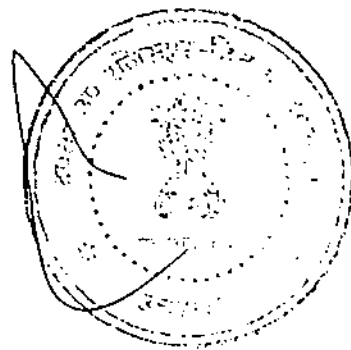


(4) 4930

(copy 1 of 6) (7)

SALE DEED/RELEVANT PARTICULARS

Consideration	Rs. 12,50,000.00
Market Value on which Stamp duty paid	Rs. 18,80,000.00
Stamp Duty	Rs. 1,88,000.00
Avas Vikas Duty	Included
Total Stamp Duty Paid	Rs. 1,88,000.00
Main Locality	Malsi
Locality	out side the limits of Nagar Nigam
Description of Property	All that Land bearing Khasra No. 182-Ka New measuring 376.00 Sq. Mtrs. or 450.00 Sq. Yards situated in Mauza Malsi, Pargana Central Doon, Distt. Dehradun, Uttaranchal.
Circle Rate	Rs. 5000/- Sq. Mtr.
Distance from main Road	On Mussoorie Diversion Road between Malsi Deer Park and Kuthal Gate.
Name and Address of Seller	Shri Pankaj Nagalia son of Shri Gopi Chand Naglia proprietor Premier Cali Chemicals, a proprietry firm 13-B, New Survey Road, Dehradun.
Name and Address of Purchaser	Shri Ram Niwas Dhanuka son of Shri Chunni Lal Dhanuka, resident of A-3/314, Sunrise Apartments, Sector-13, Rohini, New Delhi through Attorney Shri Shyam Lal Dhanuka son of Shri Ram Niwas Dhanuka.





जसे विक्री
 ५ ठरवाचि उत्तरांचल
 मुख कोषाधिकारी
 देहादन (उत्तरांचल)

024773

SALE DEED

This sale deed is made on this the 12th day of July, 2006 at Dehradun between Shri Pankaj Nagalia son of Shri Gopi Chand Nagalia proprietor Premier Cali Chemicals, a proprietry firm 13-B, New Survey Road, Dehradun (hereinafter called the Seller) of the one part ;



IN FAVOUR OF

Shri Ram Niwas Dhanuka son of Shri Chunni Lal Dhanuka, resident of A-3/314, Sunrise Apartments, Sector-13, Rohini, New Delhi through Attorney Shri Shyam Lal Dhanuka son of Shri Ram Niwas Dhanuka (hereinafter called the Purchaser) of the other part ;

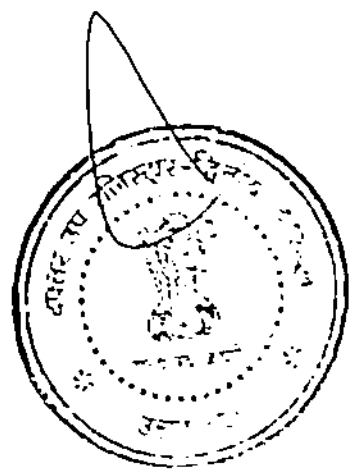
श्री राम निवास धानुका

Handwritten signature/initials



12 JUL 2006
सहायक लेखाधिकारी
कोषागार, देहरादून

कमिशनर 15/0 चौकसी लुट्टी 06





2. उत्तरांचल UTTARANCHAL

024774

उत्तरांचल
पंचायत (उत्तरांचल)

Which both terms "Seller" and "Purchaser" used herein unless repugnant to the context hereunder, shall always include and mean their respective heirs, legal representatives, successors, administrators and assigns.

2. उत्तरांचल 024774

1. उत्तरांचल

12 JUL 2006
SALE (IMMOVABLE) (कंश)
SALE देहरादून

डॉ. ०

प्रलेख नः 4930

1250000.00

मातियत (स्टाम्प दिया गया)

1880000.00

रजिस्ट्रेशन फीस

5000.00

पेस्टिंग शुल्क

10.00

Electronic Processing Fee

320.00

कुल योग

5330.00

शब्द लगभग

1000

श्री/श्रीमती/कुमारी श्याम लाल

पुत्र/पुत्री/पत्नी श्री रामनिवास

निवासी सनराईज एपा0 रोहिणी दिल्ली

ने आज दिनांक 12/07/2006 समय 6:47:01PM

कार्यालय उप निबन्धक सदर 2 देहरादून

में प्रस्तुत की

उपनिबन्धक सदर 2 देहरादून

इस लेखपत्र का निष्पादन उक्त 12/7/06

श्री श्याम लाल, s/o रामनिवास, सनराईज एपा0 रोहिणी दिल्ली

ने स्वीकार किया तथा विलेख का निष्पादन तथा उसमें वर्णित विक्रय

धन मू० 1250000.00

पूर्व/नगद से प्राप्त कर

श्री पंकज नागिलया, s/o गोपीचन्द, न्यू सर्वे रोड देहरादून

से स्वीकार किया ।

पहचान श्री चरनजीत बत्रा

पुत्र श्री एस0डी0बत्रा

निवासी प्रकाशनगर देहरादून

श्री देवीदत्त

पुत्र श्री जयभगवान

निवासी उपलानाकरनाल

ने की

उपनिबन्धक सदर 2 देहरादून

12/7/06

श्याम लाल

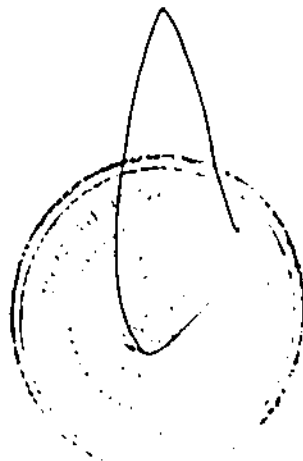
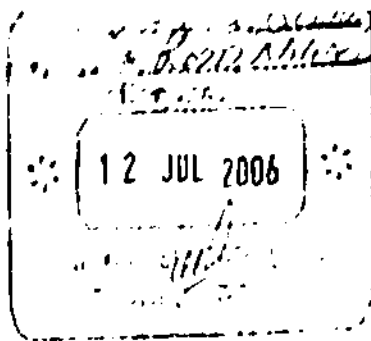


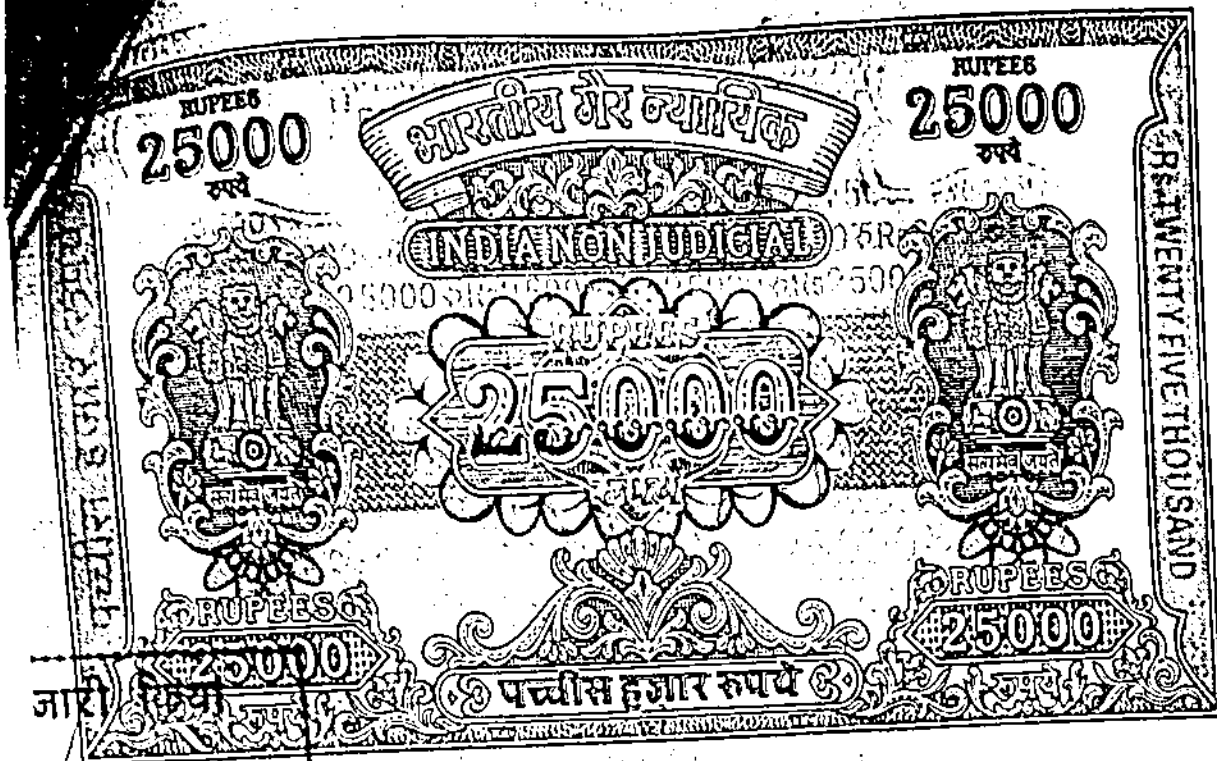


मुख्य कोषाधिकारी
उत्तरांचल (देहरादून)

024775

WHEREAS Land bearing New Khasra No. 182-Ka (Old No. 66, 67, 72-Min. 73, 74, 75, 60-Min., 61-Min., 62, 63, 64, 68-Min., and 236-Min.) situated in Mauza Malsi, Pargana Central Doon, Distt. Dehradun, Uttaranchal was purchased by firm M/s Premier Cali Chemicals, vide sale deed dated 3.1.1976 duly registered in the office of Sub-Registrar, Dehradun in Book No. 1, Vol. No. 1272 pages 427 to 450 as document No. 41 with duplicate No. 42, 43, 44 dated 5.1.1976 and sale deed dated 12.1.1979 duly registered in the office of Sub-Registrar, Dehradun in Book No. 1, Vol. No. 3 pages 237 to 245 as document No. 426. The name of the Firm is duly recorded in Khata No. 123 (Fasli 1410-1415).





जारी किया

2 JUL 2003

उद्योग संस्थान, टारानचल

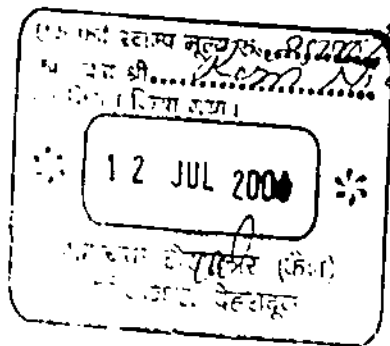
देहात (उत्तरांचल)

024776

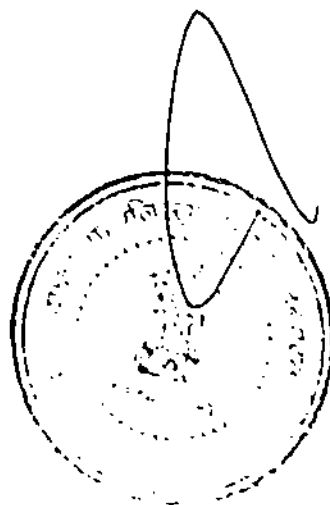
AND WHEREAS vide dissolution deed dated 1.10.1999 the said firm was dissolved and the immovable property i.e. land and assets came in ownership of Shri Pankaj Nagalia son of Shri Gopi Chand Nagalia in proprietryship exclusively. As such seller's firm became absolute owner in possession of the aforesaid land. The name of the seller's firm is duly mutated in revenue Records.

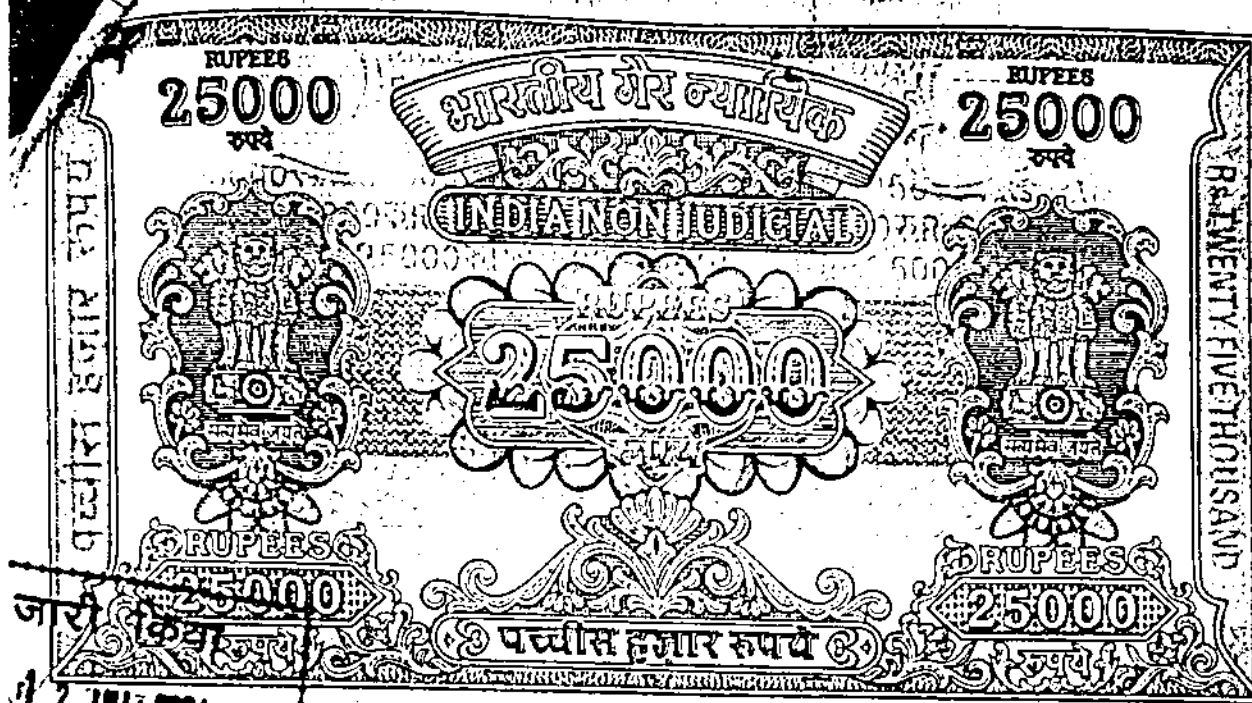
श्री पंकज नागालिया

Handwritten signature



Handwritten text in Hindi script, possibly a name or address, partially obscured by a dark mark on the right.





2 JUL 1986

उत्तरांचल (Uttaranchal)

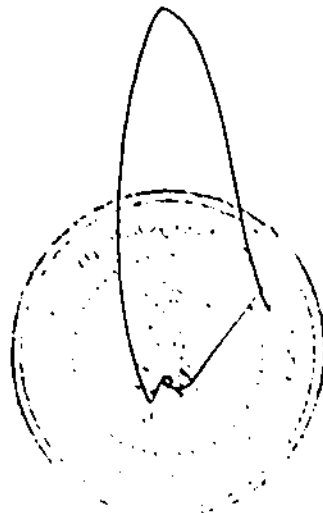
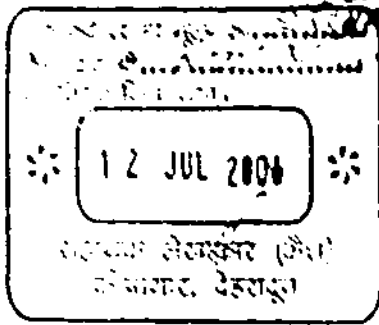
024777

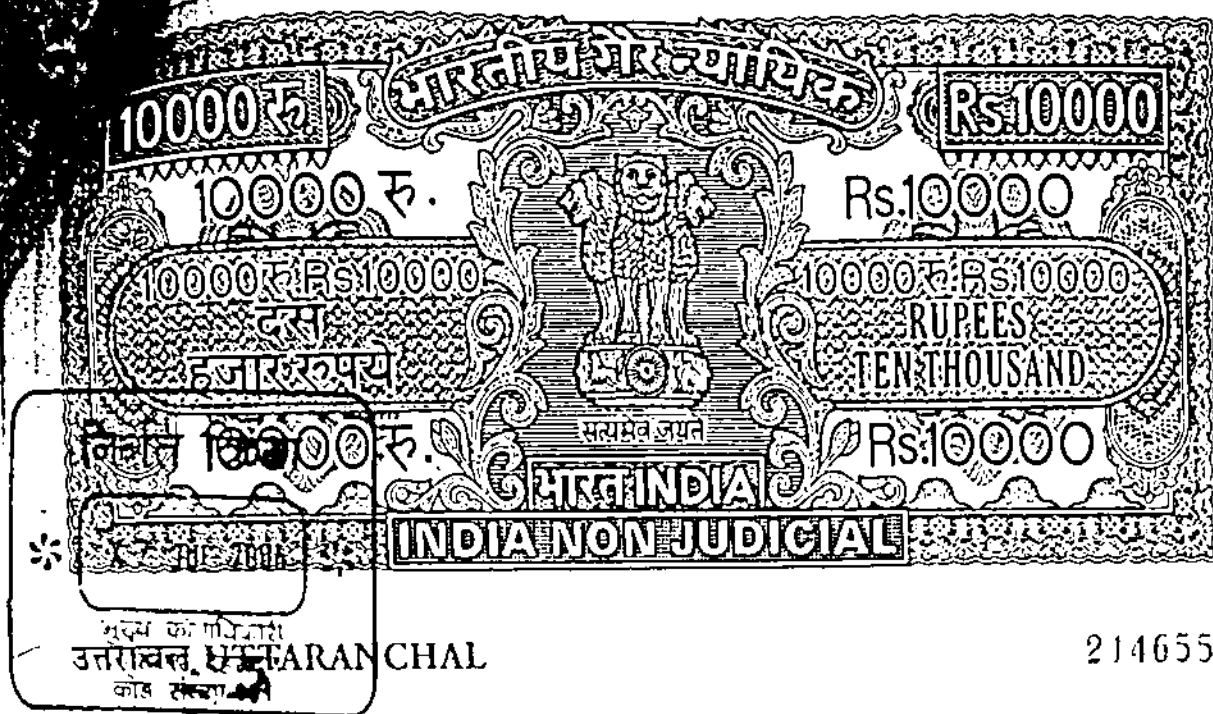
AND WHEREAS the Seller has agreed to sell and the Purchaser has agreed to purchase all that Land bearing Khasra No. 182-Ka New measuring 376.00 Sq. Mtrs. 450.00 Sq. Yards, situated in Mauza Malsi, Pargana Central Doon, Distt. Dehradun, Uttaranchal out of the aforesaid land and morefully described in the Schedule at the foot of this deed and hereinafter referred to as the "said land" for a total sale consideration of Rs. 12,50,000.00 (Rupees Twelve Lac Fifty Thousand only).

AND WHEREAS there is no legal impediment to the sale of the said land by the Seller to the Purchaser :

— 1250000 —

Handwritten signature





NOW THIS DEED WITNESSES AS UNDER

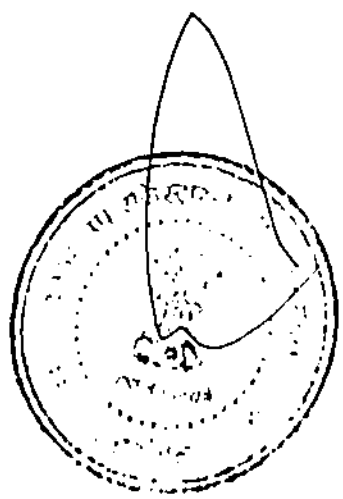
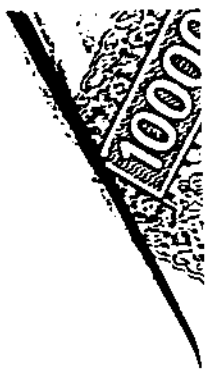
1. That in pursuance of the said agreement and in consideration of Rs. 12,50,000.00 (Rupees Twelve Lac Fifty Thousand only) which has been received by the Seller from the purchaser in the following manner :-
 - a) Rs. 12,50,000.00 vide Draft No. 142362 dated 18.3.2006 drawn on Standard Chartered Bank Ltd., Delhi.

[Signature]

[Signature]

12/12/86

ममं
रुद्र





उत्तरांचल UTTARANCHAL

347414

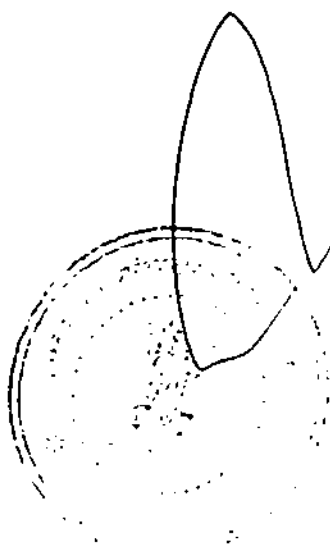
the receipt of which the Seller hereby acknowledges and admits before the Sub-Registrar, Dehradun at the time of presentation of this Deed of registration, the Seller hereby conveys and transfers all that property morefully described in the Schedule of Property to the purchaser as the absolute owner thereof forever and to enjoy the said property without any hindrance.

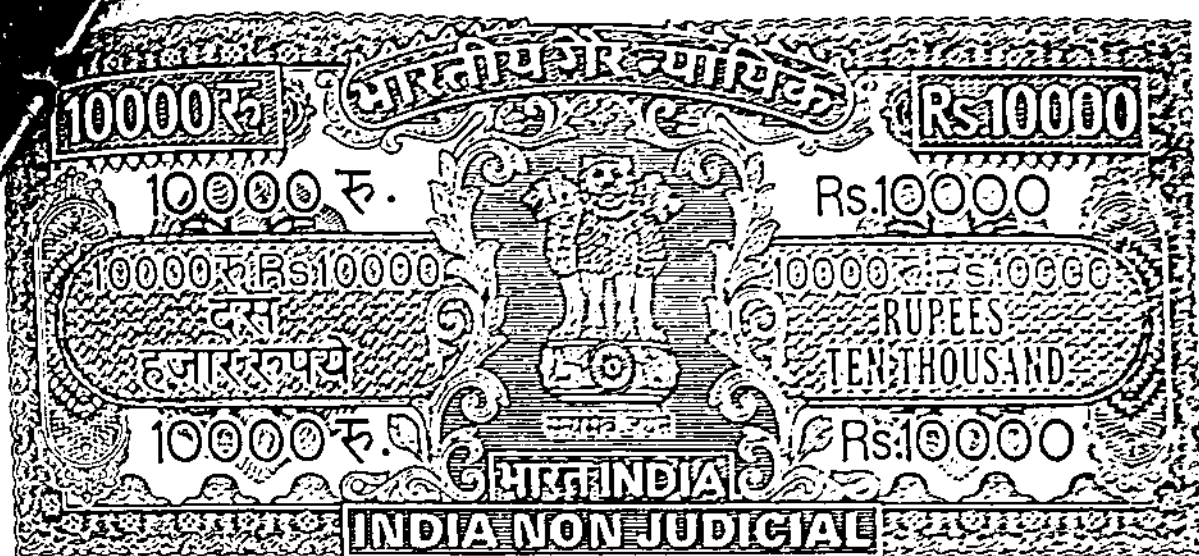
3/11/2015

सिलसिले

10 3/4 miles

नाम: राजेश कुमार
पता: राजेश कुमार, बंगला, बंगलूर
मोबा: 98765 43210





उत्तरांचल UTTARANCHAL

214967

2. That the Seller hereby further covenants with the Purchaser as under:-
 - (a) The said land is free from all sorts of encumbrances, charges, and liens etc. and is not subject matter of any proceedings of acquisition or requisition pending in any Court or Tribunal, nor is subject matter of any Court attachment or mortgaged with the Bank or Financial Institution and the Seller has clear and subsisting title over the said land.

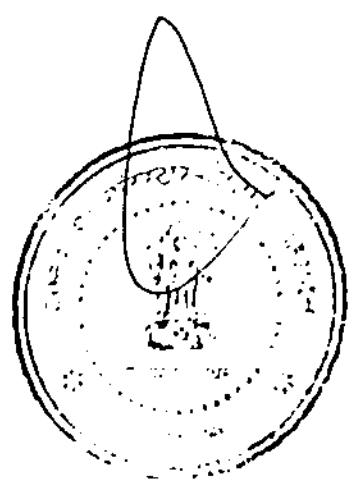
Ambedkar

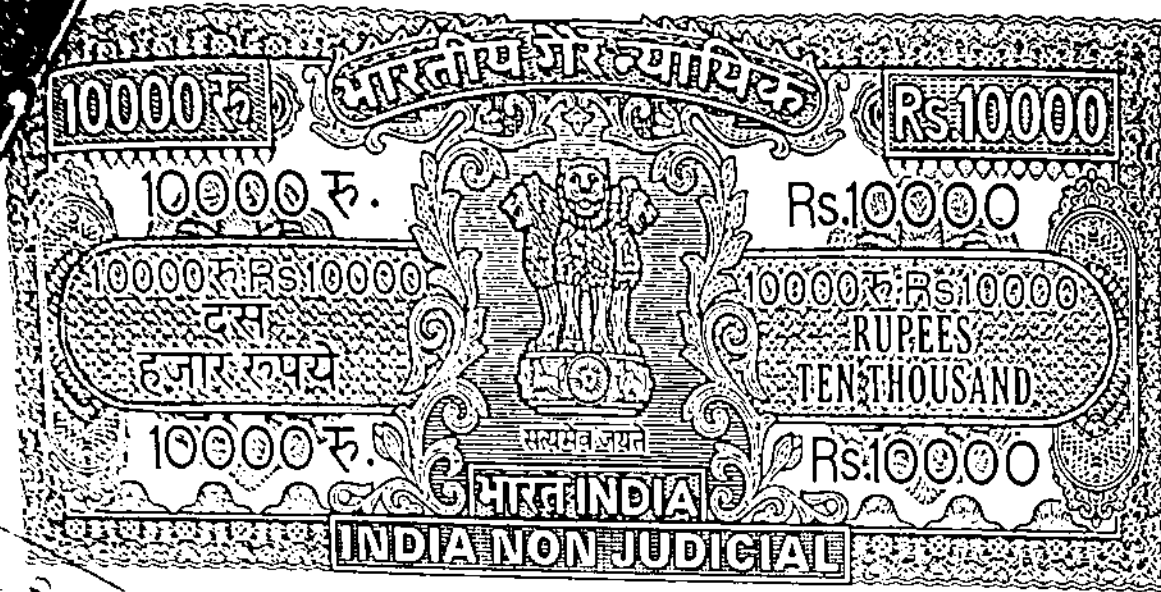
86
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10000 1m 50000 no 3-11/11/11

सहित
रहित
कम

10000



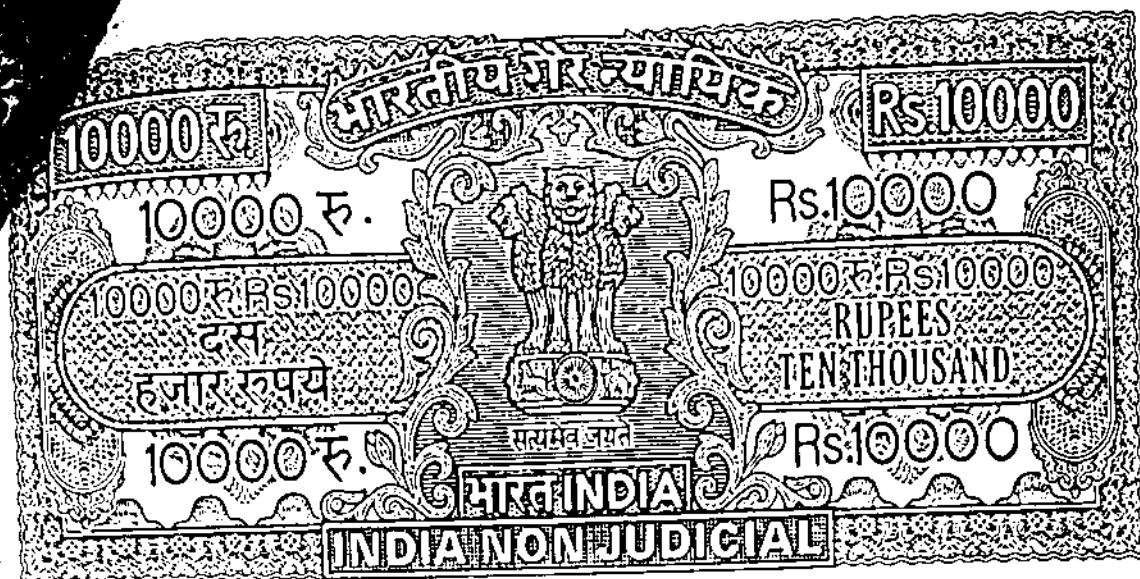


उत्तरांचल UTTARANCHAL

214549

- (b) The Seller hereby further agree to execute any further document(s), paper (s) etc for further and more perfectly assuring the said land to the Purchaser in future but always at the cost and expenses of the Purchaser.
- (c) That all taxes in respect of the said land upto the date of the sale deed shall be borne and paid by the Seller and hereafter by the Purchaser.

21/11/2005



उत्तरांचल UTTARANCHAL

347347

निर्गत

X 8 JUL 2006

मुख्य कोषाध्यक्ष
कोषागार, देहरादून
को. संख्या-051

- (d) That no proceedings Under Sec. 10 and Sec. 20 of Urban Land Ceiling Act the pending before any Authority, Tribunal or Court.
- (e) That in case the land described in the schedule of the land goes out of the hands of the Purchaser on account of any defect in the title of the Seller or his predecessor in title then the Seller shall fully reimburse and indemnify the Purchaser upto the loss thus suffered.
- (f) That the circle rate of the land is 5000/- per Sq. Mtr. as such the value comes to $376 \times 5000 = 18,80,000.00$. On which the stamp duty has been paid.
- (g) That the Seller has given the physical and actual vacant possession of the land to the Purchaser and the Purchaser has entered into the land without any hindrance.

2 अगस्त 2005

Handwritten signature

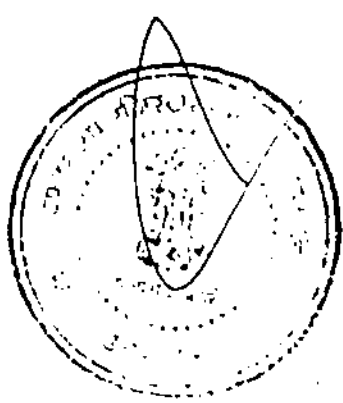
12-12-106

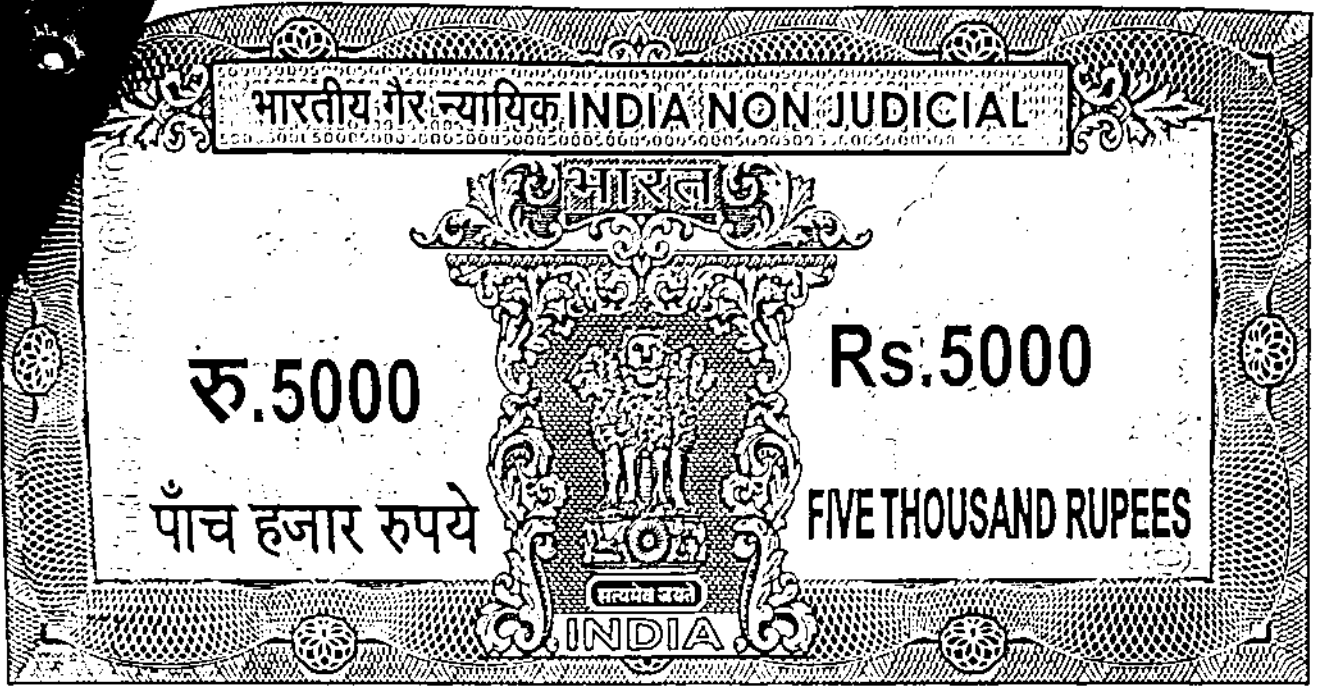
100712

9 in back of 3rd min
B.D.



Sam Raj Pratishtha
Stamp Vendor
Court Compound, Bareilly





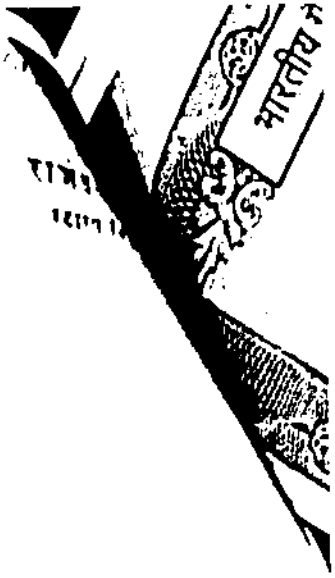
उत्तरांचल UTTARANCHAL

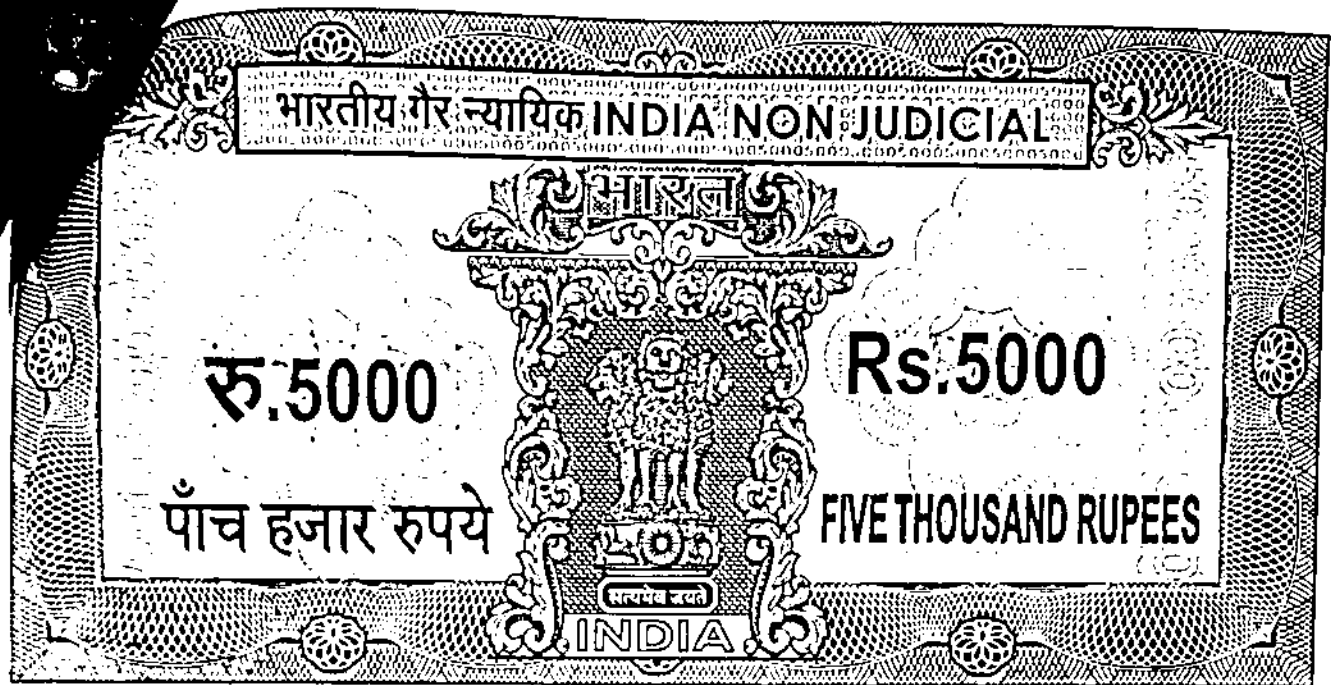
073146

- (h) That the said land is situated out side the Nagar Nigam limits. The purchaser is purchasing less than 500 Sq. Mtrs. of land . Accordingly the provisions of Section 154 (3) of the Uttaranchal (The Uttar Pradesh Abolition & Land Reforms Act 1950) (Adaptation & Modification Order, 2001) Amendment Act 2003 (Uttaranchal Act 29 of 2003) are not being contravened.
- (i) That the purchaser has authorised Shri Shyam Lal Dhanuka son of Shri Ram Niwas Dhanuka vide Attorney dated 12.7.2006 to execute this sale deed on his behalf.
- (j) That the retiring partners of the firm Shri Gopi Chand Nagalia is signing this document as witness for confirming the contents of the sale deed.

Handwritten signature

०७.०७.२००६





उत्तरांचल UTTARANCHAL

073147

SCHEDULE OF PROPERTY

ALL THAT Land bearing Khasra No. 182-Ka New measuring 376.00 Sq. Mtrs. 450.00 Sq. Yards situated in Mauza Malsi, Pargana Central Doon, Distt. Dehradun, Uttaranchal, bounded and butted as under :-

- East : Land of Seller being sold to Manoj Kumar - S.M. - 62.5 Ft.
West : Land of Seller being sold to Ram Niwas Dhanuka - S.M. - 62.5 Ft.
North : Land of Seller - S.M. - 64.8 Ft.
South : Land of Seller - S.M. - 64.8 Ft.

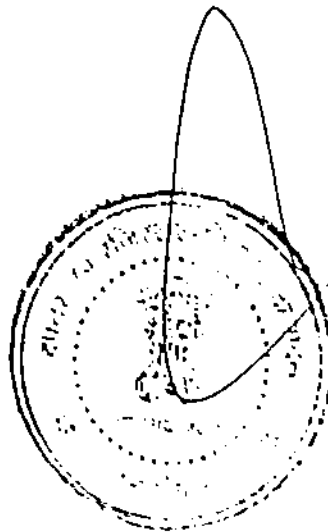
Manoj Kumar

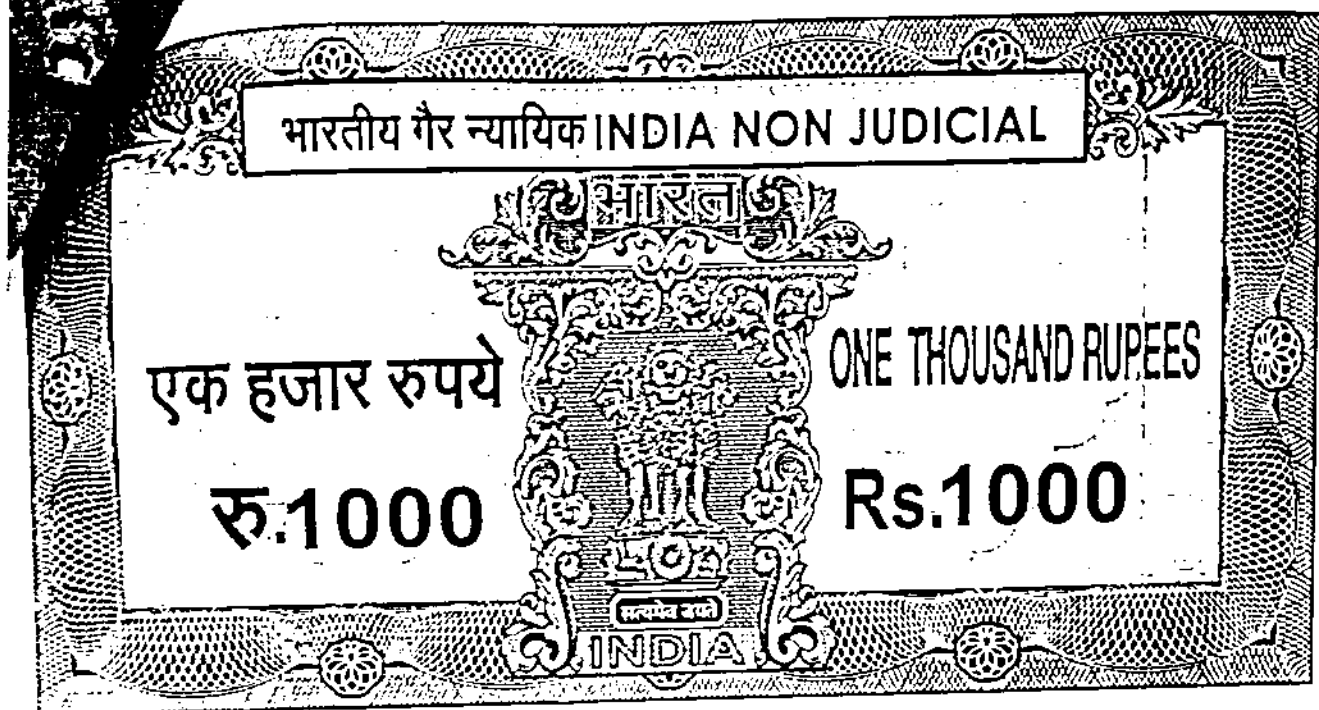
मनोज कुमार

10/10

11/11/11

राजेंद्र प्रकाश गुप्ता
स्टाम्प डिपार्टमेंट, देहरादून





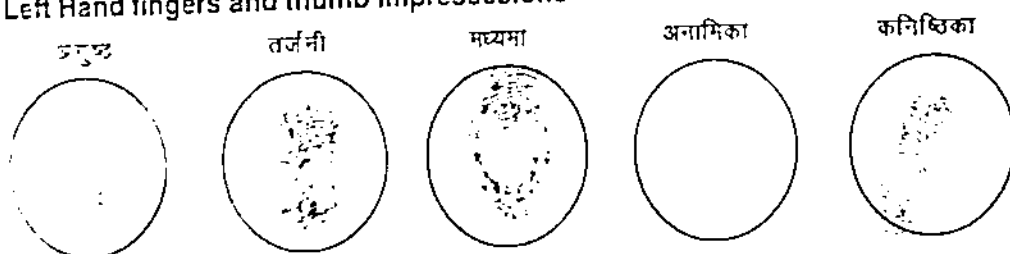
उत्तरांचल UTTARANCHAL

027427

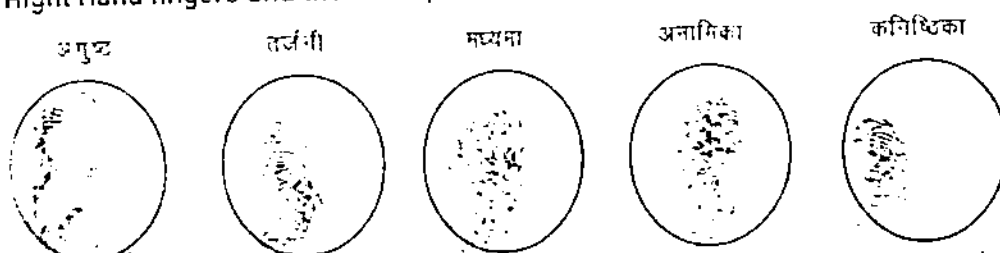
Fingers print in compliance of Section 32-A, of Registration Act 1908

Name and address of the Seller : Shri Pankaj Nagalia son of Shri Gopi Chand Nagalia proprietor
Premier Cali Chemicals, a proprietry firm 13-B, New Survey Road,
Dehradun.

Left Hand fingers and thumb impressions



Right Hand fingers and thumb impressions



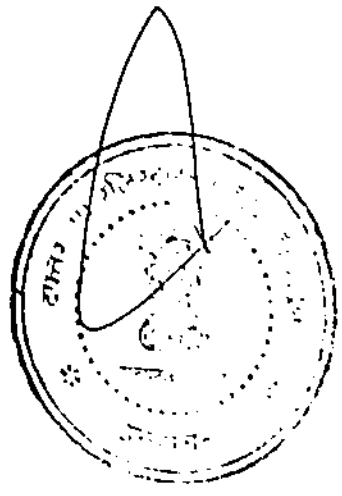
Signature of Seller

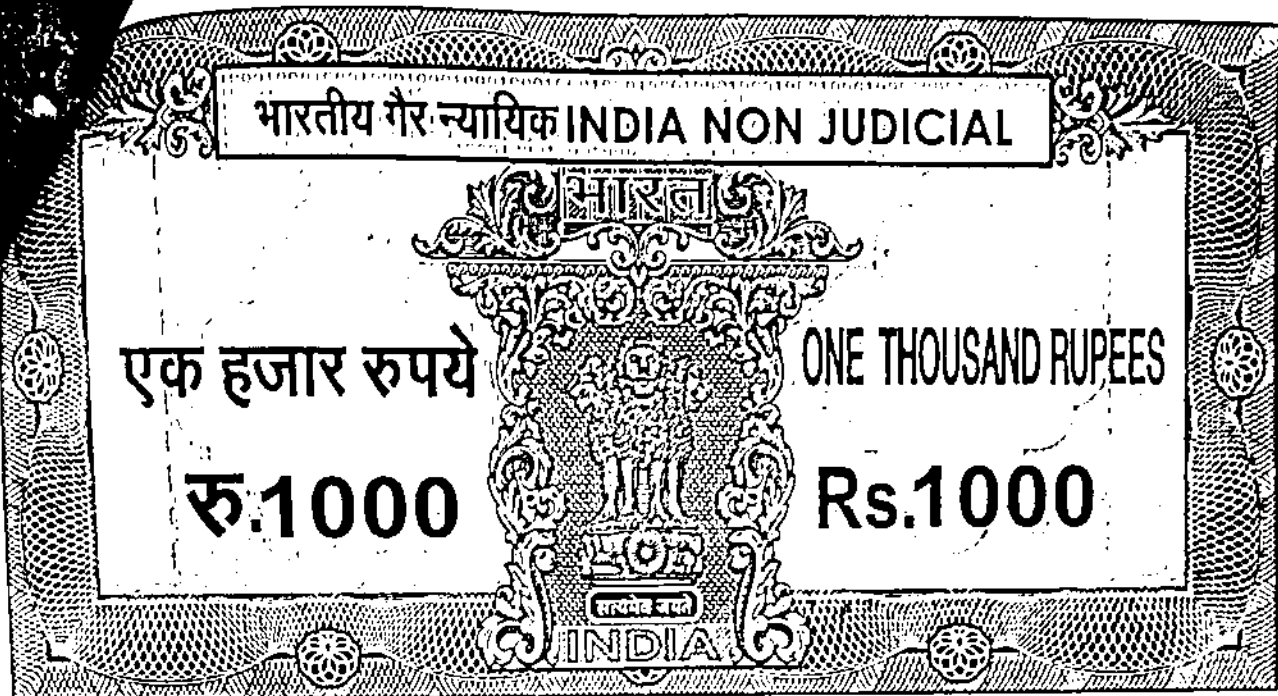
५

19/10/1971

1/10

राजेन्द्र प्रसाद मण्डल
हस्ताक्षर



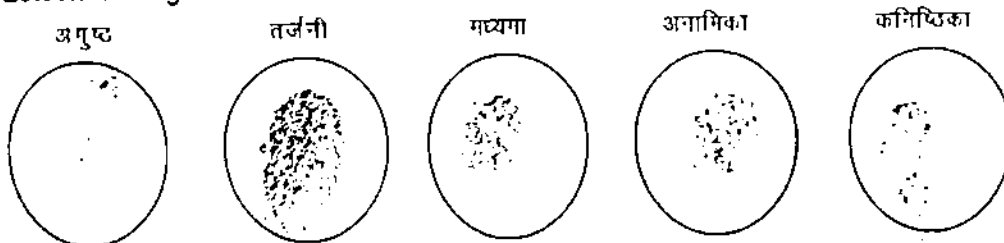


उत्तरांचल UTTARANCHAL

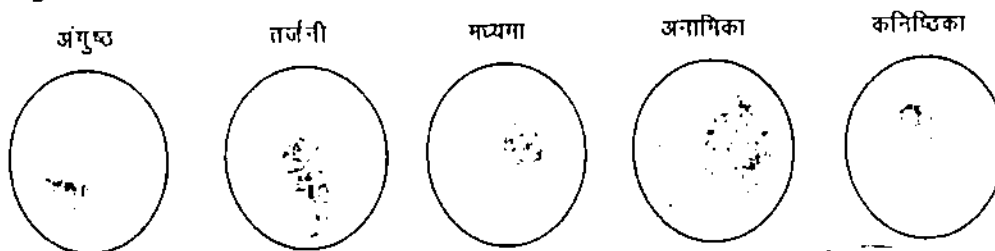
027428

Name and address of the Purchaser :Shri Ram Niwas Dhanuka son of Shri Chunni Lal Dhanuka, resident of A-3/314, Sunrise Apartments, Sector-13, Rohini, New Delhi through Attorney Shri Shyam Lal Dhanuka son of Shri Ram Niwas Dhanuka.

Left Hand fingers and thumb impressions



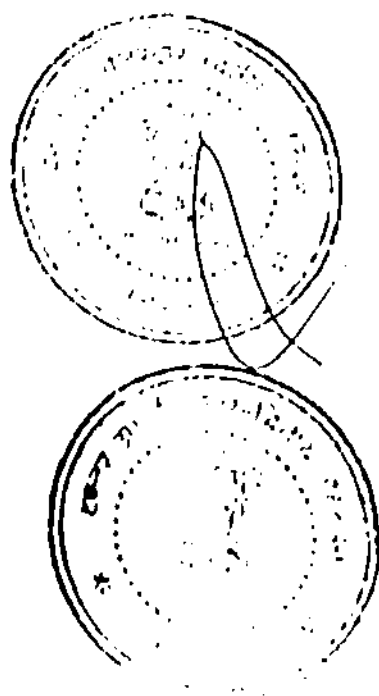
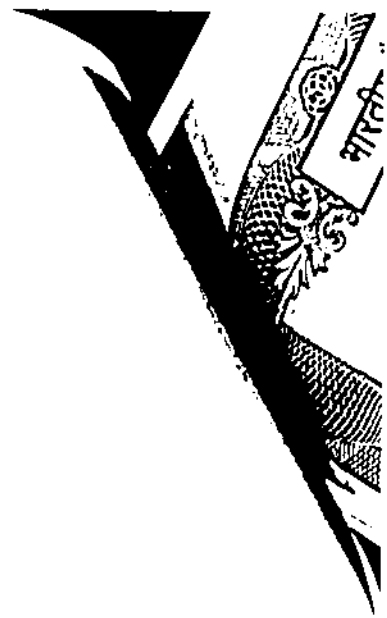
Right Hand fingers and thumb impressions



Signature of Purchaser

मे १९४७

राजेश चन्द्र गुप्ता
स्थापक निदेशक



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

₹.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

~~उत्तरांचल UTTARANCHAL~~

027429

निवृत्त विज्ञा

X 7 JUL 2005

संख्या-००१

WITNESS WHEREOF THE SELLER AND PURCHASER HAVE EXECUTED
THIS DEED ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

SELLER

PURCHASER

Witnesses :

1. Lysozyme

2

Drafted by : Rahul Sharma Advocate, Dehradun

Typed by : Virendra Kumar, 17, Court Road, Dehradun.

9/3
17/6

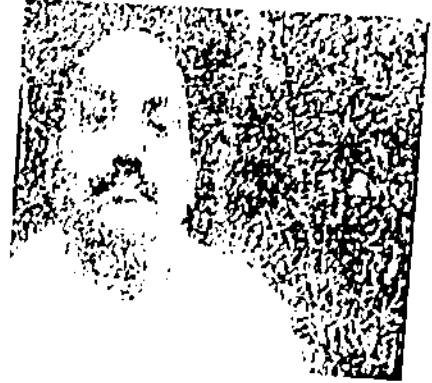
17/6

(2 30 21)

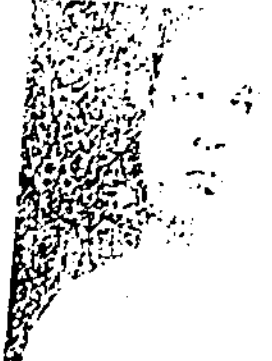
राजेंद्र प्रसाद
स्टाम्प विक्रेता, ...



विक्रेता



क्रेता



गवाह

करी न. 1	विल 1,547	1683 360
ए. पी. फा. बुक 1	जिल्द 1620	मिस्टर-मिस्स 17 से 19
में न. 4930	पर आद दिनेक 12/07/2006	में मिस्टर की 17
		पर 2 से
अलवर-राज		

CROWNED

NOT AT ALL