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7/2/05



उत्तर प्रदेश UTTAR PRADESH

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ATTN



GOEL  
D/W MEERUT

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Sale Consideration Rs.36,00,000/-

Stamp Duty Rs. 3,60,000/-

This Sale Deed is made on this 28th day of December, 2005 between :-  
 Shri Ajit Joel and Shri Ashok Joel both Sons of Late Col A.R.Joel both  
 resident of Ashiyana, Modipuram Roorkee Road, Meerut City and Smt  
 Shakuntala Pond D/O Late Col A.R.Joel, presently resident of 410, Hadden  
 Drive West, Vancouver, Canada, hereinafter called the "VENDORS" of the  
 one part.

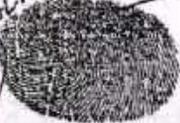
AND IN FAVOUR OF

M/e INDUS VALLEY PROMOTERS LTD ( a company incorporated under  
 Indian Companies Act, 1956) its head office at Rainbow Chambers,  
 P.L.Sharma Road, Meerut City acting through its Director Shri Ajay Gupta,  
 Son of Late Shri R.K.Gupta, Resident of A-2 Shastri Nagar, Meerut City

*[Signature]*  
 (AJIT JOEL)

*[Signature]*  
 (ASHOK JOEL)

*[Signature]*  
 (SHAKUNTALA POND)







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S. K. GOEL  
MEERUT

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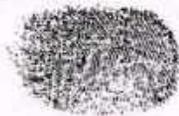
(who is duly authorized by the Board of directors of the company for this purpose), hereinafter called the "VENDEE" of the other part.

WHEREAS the Vendors are the absolute owner and in possession of all that 0.550 hectare or thereabout which is Part of Khasra No. 471 situated at Village Mukarabpur Palhera, Pargana Daurala, Tehsil Sardhana and Distt. Meerut alongwith easements and appurtenances thereto, hereinafter called "the said land" and which is more clearly mentioned in schedule 1 of this sale deed and shown by red colour in the enclosed sijra plan.

AND WHEREAS the said land originally purchased by Col A.R. Joel S/o Late Shri Thomas Joel through a Sale Deed dated 27.04.1968 from Shri Salimuddin and others which was registered in Book No. 1, Volume 756, on page 36/41 on



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Sl. No. 1450 on dated 10.05.1988 in the Office of the Sub Registrar, Sardhana, District Meerut and after his death on dated 27.08.1991 the said land was mutated by Tehsildar Sardhana in the name of Smt. Matilda Joel wife of Late Col A.R. Joel and upon her death on dated 08.05.1998 the Vendors alongwith Shri Vinod Joel Son of Late Col A. R. Joel inherited the said land alongwith some other land and name of the Vendors was duly recorded in the revenue records on dated 13.10.98.

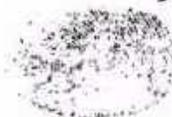
AND WHEREAS after the death of Shri Vinod Joel on dated 29-10-99 the Vendors also inherited his share and got it mutated on 14-11-2003 with Tehsildar Sardhana, Meerut and at present the Vendors are the only recorded owners of the said land in the revenue records and are in peaceful possession of the same.

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*S. Sand*



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AND WHEREAS the said land is agriculture land and recorded as agriculture land in the revenue records and at present ARHER is growing in the said land but now this land is sold for the purpose other than agriculture that is (अन्य प्रयोजन).

AND WHEREAS the Vendors are true and absolute owners of the above said land and the Vendors has assured the Vendee that the said land alongwith appurtenances thereto is free from all kind of encumbrances and lien of every kind upto this day and is not in any way transferred alieneated or mortgaged and there is no charge or any third party claim of any kind on the said land upto this date and the Vendors has got full rights and powers to transfer the same in every respect and only on these assurances ' the Vendee' has agreed to purchase 'the said' land alongwith appurtenances land thereto.

Handwritten signatures and four fingerprints of the vendors and vendee.



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AND WHEREAS the Vendors offers to sell the said land with in boundaries marked and shown in the enclosed sijra plan for a total consideration of Rs 36,00,000/- (Rupees Thrity Six Lacs only) which has been accepted and agreed by the Vendee and accordingly it is deemed expedient to record the terms and conditions governing the sale in this sale deed.

**NOW THIS DEED OF SALE WITNESSTH AS FOLLOWS :**

1. That in consideration of the sum of Rs. 36,00,000/- (Rupees Thrity Six lacs only) received and acknowledged by the Vendors from the Vendee, as per details given in the schedule-II given at the foot of the sale deed, the Vendors hereby transfer and convey to the Vendee by way of sale full and absolute ownership of all that land measuring 0.550 Hectare or thereabout which is part of Khasra No. 471 situated at Village Mukarabpur Palhera, Pargana Daurala, Tehsil Sardhana and Distt. Meerut alongwith appurtances thereto alongwith all

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*[Signature]*

S. Paul

*[Signature]*







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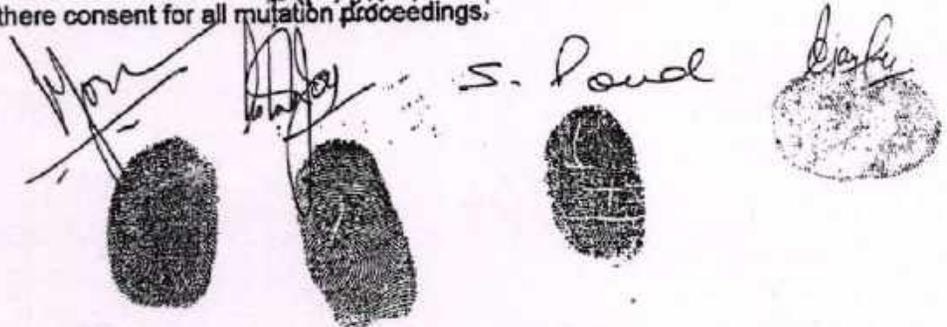
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rights title and interest to the Vendee to be held and enjoyed by them as absolute owner forever. The boundaries of the total land are mentioned in the sajra plan enclosed herewith.

2. That the Vendors has delivered the actual possession of the said land alongwith appurtances thereto by way of sale to the Vendee and the Vendee will be fully entitled as absolute owner to its use, occupation, disposal according to their own will without any objection or obstruction by the Vendors or any other person or persons claiming under them whomsoever.

3. That the Vendors hereby transfer and convey all its rights, title and interest in the said land and the Vendee will become the absolute and lawful owner of the said land.

4. That the Vendee shall be entitled to get mutated their names in the Revenue records as and when required and the Vendors shall be bound to give there consent for all mutation proceedings.





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5. The Vendors hereby covenant with the Vendee as follows :
- (i) The said Vendee shall be quietly entered into and upon and hold and enjoy the rents and profits received therefrom by the Vendee without any interruption and disturbances by the Vendors or any person claiming through or under them without any disturbances or interruption by any other person whatsoever.
  - (ii) The Vendors will at the cost of the person requiring the same execute or do any such assurance or thing necessary for further or more perfectly assuring the said land to the Vendee, his successors or assigns as may responsibly be required.
  - (iii) The land and appurtenances thereto hereby sold is free from encumbrances.
  - (iv) The Vendors will always keep, indemnify and harmless the Vendee.

*[Handwritten signatures and fingerprints]*

*[Handwritten signature: S. Paul]*

*[Handwritten signature: Singh]*



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their successors and assigns against all claims made and actions or proceedings taken by any person or persons claiming through or under them or the Vendors in respect of the said land alongwith appurtenances and against all costs and expenses incurred by the Vendee, his successors and assigns in defending such claim, action or proceedings.

6. That the expenses of Stamp and Registration for execution for this sale deed for the said land shall be borne by the Vendee only.

PROVIDED ALWAYS and it is hereby declared that whenever such an interpretation would be requisite to give fullest possible scope and effect to any contract or covenants herein contained, the expression the Vendors hereinbefore, use include their respective heirs, legal representative, successors transferees and assignees and the expression Vendee herein before use include their successors and assignees.

*[Handwritten signatures and four fingerprints]*



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IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED AND EXECUTED THIS SALE DEED ON THIS 28th DAY OF DECEMBER, 2005 AT MEERUT

**SCHEDULE-I**

All that 0.550 Hectare land part of Khara No. 471 situated at Village Mukarabpur Palehra, Pargana Daurala, Tehsil Sardhana and Ditt Meerut alongwith easements and appurtances thereto and more clearly shown in the sijra plan enclosed therewith.

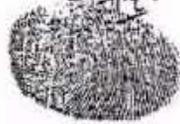
**DETAILS OF PAYMENT**

1. (a) Received Rs. 3,00,000/- (Rupees three lacs only) through a cheque no. 1367779 dated 28.09.2007 drawn on Union Bank of India, Meerut favouring Shri Ashok Joel..


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1. (b) Received Rs. 6,00,000/- (Rupees Six Lacs only) through a Cheque No 035506 dated 21.12.2005 drawn on Union Bank of Meerut favouring Mr. Ashok Joel.

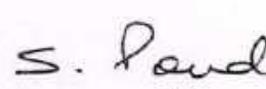
Total amount Rs. 9,00,000/- (Rupees Nine lacs only) received by Mr. Ashok Joel.

2 Received Rs. 18,00,000/- (Rupees Eighteen lacs only) through two Cheques Nos. 035505 & 035508 both dated 21.12.2005 drawn on Union Bank of India, each Rs. 9,00,000/- (Rs. Nine lacs ) Meerut favouring Shri Ajit Joel.

Total amount Rs. 18,00,000/- (Rupees eighteen lacs) received by Mr. Ajit Joel.

3. Received Rs. 9,00,000/- (Rupees nine Lacs only) through a Cheque No. 035507 dated 21.12.2005 drawn on Union Bank of India, Meerut favouring Smt. Shakuntala Pond.

Thus completing a total sum of Rs. 36,00,000/- (Rupees thirty six lacs only).




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**OTHER DETAILS:**

1. That the said land is agriculture land and sold for the purpose of other then agriculture through this sale deed.
2. That the said land situated within municipal limits.
3. That the area of the sold land is 0.550 hectare or thereabout.
4. That the Circle Rated fixed by the Collector, Meerut for the said land is Rs. 15,00,000/- per Hectare.
5. That there is no tree in the said land.
6. That the irrigation of the said land is through tubewell.
7. That the Vendor and vendee are not from the Schedule Tribe and Schedule Caste.
8. That the said land is not situated on any National Highway, Distt Highway or any road or link Road.





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9. That the revenue record such as Khasra and Khatoni are enclosed with the sale deed.

FINGERS PRINT U/S 32-A Registration Act, 1908.

Name of Vendor : Shri Ajit Joel S/o Late Col. A.R. Joel resident of Ashiyana, Modipuram, Roorkee Road, Meerut City.

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*[Handwritten signature]*

*S. Pand.*



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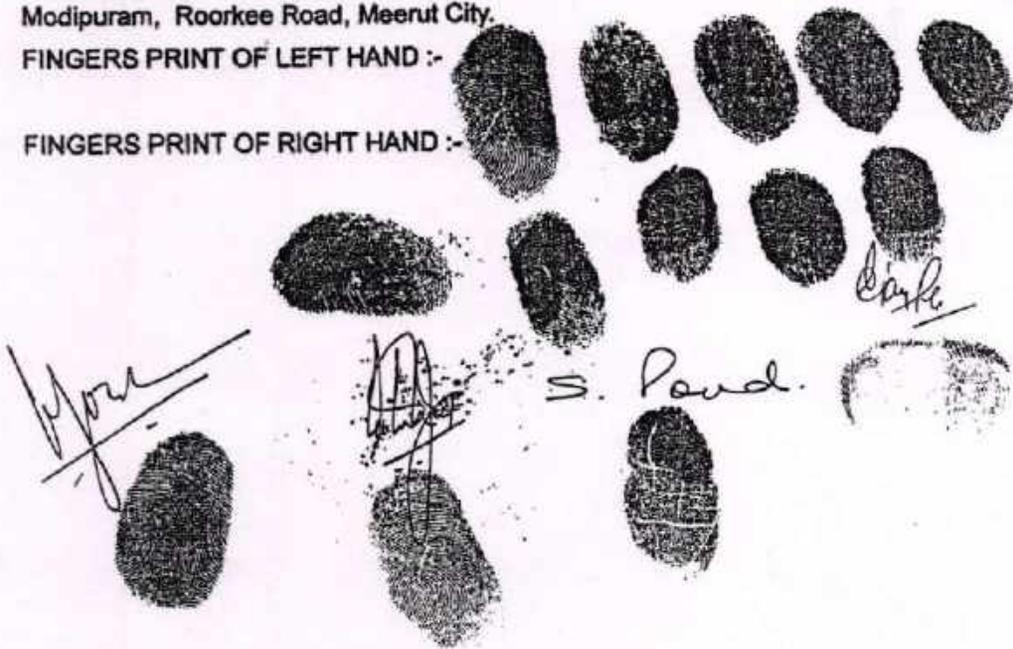
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**Name of Vendor :** Shri Ashok Joel S/o Late Col. A.R. Joel resident of Ashiyana,  
Modipuram, Roorkee Road, Meerut City.

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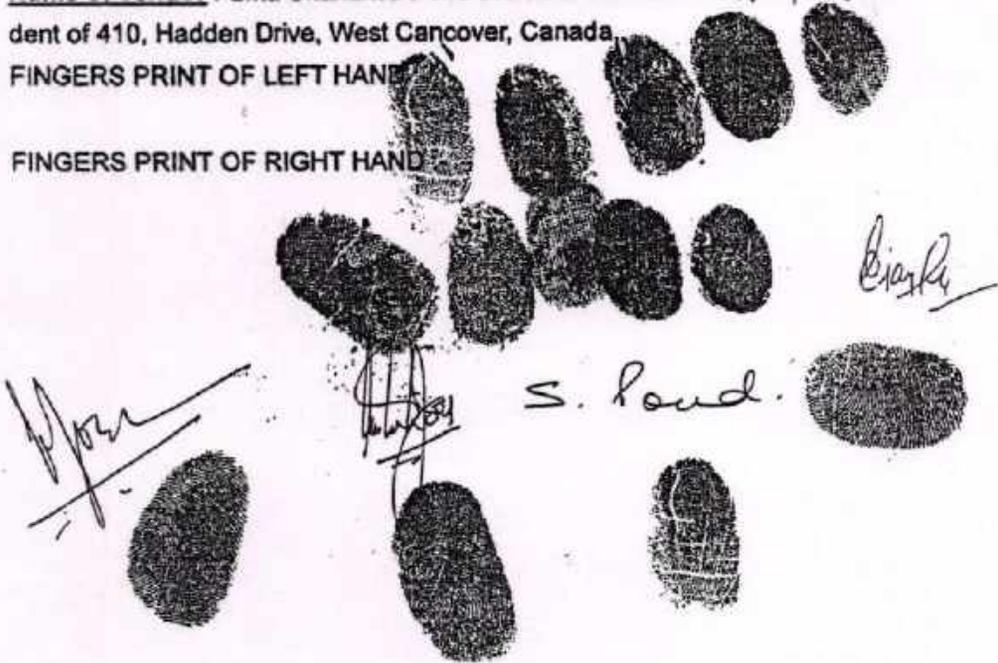
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Name of Vendor : Smt. Shakuntla Pond D/o Late Col A.R. Joel, presently resident of 410, Hadden Drive, West Cancover, Canada

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5000Rs.



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**Name of Vendee :** M/s Indus Valley Promoters Ltd. through its Director Shri Ajay Gupta Son of Late Shri R.K. Gupta, Resident of A-2, Shastri Nagar, Meerut.  
**FINGERS PRINT OF LEFT HAND :-**

**FINGERS PRINT OF RIGHT HAND :-**



5000Rs.



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*[Signature]*  
 (AJIT JOEL)

*[Signature]*  
 (ASHOK JOEL)

*[Signature]*  
 (SHAKUNTALA POND)

**WITNESS:**

1. *[Signature]*  
 B.R. Sharma  
 5/0 Lal. St. G.P. Meera  
 159/10, Shastri Nagar  
 Meerut

2. *[Signature]*  
 61 Shivaji Road  
 Meerut



M/s INDUS VALLEY PROMOTERS LTD.



DRAFTED BY : SHRI D.K. GARG, DOCUMENT ADVISOR, MEERUT.

*[Signature]*

**D. K. GARG**

L. No. 13

Valid up to 31-3-2008

