



INDIA NON JUDICIAL
Government of Himachal Pradesh -150-



Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: 05-Mar-2019 03:39 PM

: NONAUC (BK)/ hppnbbk02/ SOLAN/ HP-SL

: SUBIN-HPHPPNBBK0205278338964515R

: OJAS GRAM THROU RHOIT BANSAL

: Article 23 Conveyance

: KH N 96,163,165,166,169,170 AND 213/4KITA 7 MSR03-16-82 HCT
31682 SQM MAUZA SERGATA TEH JANGA SHIMLA

: 49,41,000

(Forty Nine Lakh Forty One Thousand only)

: HIRA LAL

: OJAS GRAM

: OJAS GRAM

: 4,14,000

(Four Lakh Fourteen Thousand only)



.....Please write or type below this line.....

Hishendra

[Signature]
उप-मजिस्ट्रेट
उप-तहसील जुनगा,
जिला सिरमौर

[Signature]
For OJAS GRAM
[Signature]
Partner



Government of Himachal Pradesh
e-Registration Fee Receipt

Receipt No HP1505411803822
Issue Date 05-MAR-2019 15:45
ACC Reference NONSH/PUNJAB NATIONAL BANK HIMACHAL
PRADESH SOLAN
ESI Certificate No IN HP0284*156226457B
Purchased By OJAS GRAM THROU RHOIT BANSAL
Registration Fees Paid By OJAS GRAM
Property Description KH N96,163,165,166,169,170 AND 213/4KITA 7MSR03-16
82 HCT 31682 SQM MAUZA SERGATA TEH JANGA
SHIMLA
Purpose Article 23 Conveyance

Particulars	Amount (Rs.)
Registration Fee	₹ 1,38,000.00
Misc Charges	₹ 10.00
Total Amount	₹ 1,38,010.00

(Rupees One Lakh Thirty-Eight Thousand Ten Only)

Signature and Stamp of Issuing Authority

Statutory Alert :

This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e
<https://www.shillestamp.com/Registration/>



H/8 Shams

For OJAS GRAM
Partner

उप-प्रकार
उप-प्रकार सुयोग
गिरा सुयोग

25/2019 e-Star

Circle rate
Circle rate
Circle rate
Area under
Area under
Total area u

Assessed value of land 8269x267	Rs. 22,07,823.00
Assessed value of land 23413x200	Rs. 46,82,600.00
Total assessed value of the land	Rs. 68,90,423.00
Sale consideration	Rs. 49,41,000.00
Stamps on value of Rs. 69,00,000/- @ 6% worth	Rs. 4,14,000.00
Registration fee paid @ 2%	Rs. 1,38,000.00
Words about	1800
Lines about	180

"Sale Deed"

This Indenture of sale is made at Junga District Shimla on 6.3.2019 by:

Shri Hira Lal son of **Shri Deep Ram** son of **Shri Tulsi Ram**, resident of village **Baddu/Barach**, Tehsil **Theog**, District **Shimla HP** (hereinafter referred to as the Seller)

in favour of:

M/s Ojas Gram having its Head office at House No. 1078 near BP Petrol Pump, Sector 15 Panchkula, Tehsil and District Panchkula, Haryana and branch office at Village Neen, PO Koti, Tehsil and District Shimla HP, a partnership firm duly registered with the Sub Registrar, Solan, through its partner cum authorized signatory **Shri Rohit Bansal** son of **Shri Ved Parkash**, resident of House No. 1078 near BP Petrol Pump, Sector 15 Panchkula, Tehsil and District Panchkula, Haryana 134113 (hereinafter referred to as the Purchaser)

Now, this Sale Deed witnesses as under:

1. That the Seller is absolute owner in possession of the land comprised in khata/khatauni No. 2/2, khasra Nos. 96, 163,

Hira Lal

Shri Hira Lal
son of Shri Deep Ram
son of Shri Tulsi Ram
resident of village Baddu/Barach
Tehsil Theog, District Shimla HP

For OJAS GRAM
Shri Rohit Bansal
Partner

165, 166, 169, 170 and 213/4, katas 7 total measuring 03-16-82 hectares (31682 sq. metres) situated in Mohal Sergata, Hadbast No. 185, Sub Tehsil Junga, District Shimla H.P. as per copy of Jamabandi for the year 2011-2012 which is enclosed herewith.

The above said land as mentioned hereinafter intended or expressed to be sold to the Purchaser through this sale deed is free from all encumbrances, liens, charges, attachments, cesses, gifts, prior injunctions, prior sales, acquisitions, requisitions, litigations, loans etc.. The Seller hereby declares, agrees and covenants with the Purchaser that he has not earlier entered into any agreement/transaction (s) with any other person (s) etc. other than the Purchaser for the sale, mortgage, transfer, equitable mortgage or disposal of the above said land intended to be sold through this sale deed.

2. That the Seller, vide agreement for sale dated 30.8.2016, subsequent agreement dated 13.7.2017 and extension agreement dated 1.2.2018 had agreed with the Purchaser for the absolute sale of the above mentioned land comprised in khata/khatauni No. 2/2, khasra Nos. 96, 163, 165, 166, 169, 170 and 213/4, katas 7 total measuring 03-16-82 hectares (31682 sq. metres) situated in Mohal Sergata, Hadbast No. 185, Sub Tehsil Junga, District Shimla H.P. as per copy of Jamabandi for the year 2011-2012 for the total sale consideration of Rs. 49,41,000/- (Rupees forty nine lacs forty one thousand only).
3. That on the basis of the above said agreement dated 30.8.2016, subsequent agreement dated 13.7.2017 and extension agreement dated 1.2.2018 and other documents, the Purchaser, after getting NOCs from various Departments of the Government and the Essentiality Certificate from Tourism Department had applied to the Government of Himachal Pradesh for grant of permission in its favour under section 118 of the B.P. Tenancy & Land Reforms Act for purchase of the above said land. Accordingly the Government of Himachal Pradesh has considered the request of the Purchaser and vide its letter issued by the office of Additional Chief Secretary cum

FOR DIAS GRAM

Partner

11/11/2018

37/11/2018

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Commissioner (Revenue) to the Government of Himachal Pradesh through Joint Secretary (Revenue) vide letter No. Rev-B-F(10)-252/2018, dated 21.2.2019, the Government of Himachal Pradesh has accorded permission in favour of the Purchaser for the purchase of the above said land.

4. That the Purchaser had already paid the entire sale consideration of Rs. 49,41,000/- (Rupees forty nine lacs forty one thousand only) to the Seller as full and final sale consideration amount i.e. Rs. 14,50,000/- through cheque No. 539568 dated 30.8.2016 drawn on Canara Bank, Sector 20 Panchkula under the earlier agreement dated 30.8.2016. Rs. 10,00,000/- through cheque No. 460411 dated 30.9.2016 drawn on Canara Bank, Mall Road Bhatinda and Rs. 2,00,000/- through cheque No. 596612 dated 30.12.2016 drawn on Canara Bank, Sector 20 Panchkula, Rs. 17,96,900/- through cheque No. 596625 dated 2.2.2018 drawn on Canara Bank, Sector 20 Panchkula and Rs. 4,94,100/- through cheque No. 596630 dated 6.3.2019 drawn on Canara Bank, Sector 20 Panchkula, Haryana, the receipt of which is hereby acknowledged by the Seller and now nothing is due towards the Purchaser to be paid to the Seller at the time of presentation and registration of this sale deed before the Sub Registrar, Junga, District Shimla H.P.
5. That thus the Seller who as absolute owner in possession of the above mentioned land does hereby sell, convey, assign, assure and transfer the above mentioned land comprised in khata/khatauni No. 2/2, khasra Nos. 96, 163, 165, 166, 169, 170 and 213/4, katas 7 total measuring 03-16-82 hectares (31682 sq. metres) situated in Mohal Sergata, Hadbast No. 185, Sub Tehsil Junga, District Shimla H.P. as per copy of Jamabandi for the year 2011-2012 alongwith all rights, title, interests, path leading to the said land, ancient right, air, light, trees of all kind, common land right, privileges, liberty kuhals, water, water sources, all rights in the approved plans and NOCs issued by any authority if any, all user rights in the water sources and all sort of other easementary rights whatsoever of the Seller attached to the above said land hereby transferred/conveyed unto the Purchaser absolutely and forever and for valuable consideration. To

Handwritten signature

Handwritten signature
Sub-Registrar, Junga,
District Shimla

For OIAS GRAM

Handwritten signature
Partner

have, hold, possess and enjoy the same into the use of the Purchaser its legal heirs, successors, executors, assigns, legal representatives absolutely and forever, without any let, interruption, obstruction, interference etc. by the Seller or any other person or persons claiming through or acting under him

6. That the actual, vacant and physical possession of the above mentioned land under sale along with all rights, title and interests attached to etc. which were being enjoyed by the Seller qua the said land which was with the Seller at the spot, has been delivered to the Purchaser at the spot by the Seller and now the Purchaser shall be absolute owner in possession of the above mentioned land and shall be entitled for all benefits and profits of the said land.
7. That the Seller has agreed with the Purchaser that he will at the request and costs of the Purchaser or any other person or persons requiring the same do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the above said land and every part thereof in the manner as aforesaid according to the true intent and meaning of this deed.
8. That the Seller has assured the Purchaser that the above said land under sale is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigations, acquisition, attachment in the court decree of any court, notices, lien, court injunction, lease, agreement to sell etc. and if it is ever proved otherwise or if the whole or any portion of the said land is taken away or goes out from the possession of the Purchaser on account of any legal defect in the ownership and title of the Seller, then the Seller will be liable and responsible to make good the losses suffered by the Purchaser and shall keep the Purchaser indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the Purchaser.
9. That all the taxes, cesses, dues, assessments etc. with regard to the above mentioned land under sale for the period prior to registration of this sale deed shall be borne and payable

M. B. Sharma

For OJAS GRAM

Shri. Ram Lal
Partner

by the Seller and after the registration of this sale deed, the same shall be payable by the Purchaser. However, the liability of the Seller for prior period dues will not cease even after the execution and registration of this sale deed.

10. That the expenses for the purchase of stamp papers for execution of this sale deed as well as the expenses for registration have been borne and paid by the Purchaser and the miscellaneous expenses are also being borne by the Purchaser. It has also been agreed that if any further/deficient stamp duty, registration charges, service tax or any other imposition, after the execution and registration of this sale deed are found payable or demanded by any authority including audit party, the same shall be payable by the Purchaser.
11. That the Purchaser is competent and entitled to purchase the above mentioned land in view of the permission granted by the Government of Himachal Pradesh under section 118 of the H.P. Tenancy & Land Reforms Act, 1972 and conveyed by the **Additional Chief Secretary cum Commissioner (Revenue) to the Government of Himachal Pradesh through Joint Secretary (Revenue) vide letter No. Rev-B-F(10)-252/2018, dated 21.2.2019, copy enclosed.** The Purchaser has purchased the above said land for setting up of Tourism unit (tourism purpose) and the Purchaser will use and utilize the above said land for the above said purpose only within the time period of two years subject to extension of one year as per law. The Purchaser shall not become an agriculturist in the State of Himachal Pradesh and the Purchaser will remain non agriculturist. The Purchaser shall follow and abide by all the terms and conditions of the permission letter in all respect. The Purchaser has no objection if a Red entry in the above regard is entered and made in the revenue record. The stamp duty on market value of the land has been paid by the Purchaser as mentioned in the above said permission letter.
12. That since the Seller has received the full and final sale consideration amount from the Purchaser and handed over the possession of the above said land to the Purchaser at the spot, so the Seller has no objection if the mutation of

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30/10/2019
31-10-2019
31-10-2019

FOR HIS GRAM
M. S. G. S. G.
Partner

-157-

the above said land is entered and sanctioned in favour of the Purchaser in his absence on the basis of this sale deed.

13. That provided always and it is hereby agreed that whenever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained the expressions used in this deed as "the Seller" and "the Purchaser" shall include their respective legal heirs, successors, executors, assignees, administrators, legal representatives etc. etc..

In witness whereof the Seller and the Purchaser hereto have put their respective hands on this sale deed at Junga, District Shimla on the day, month and year first above written as token of its acceptance and correctness of its contents which sale deed has been drafted and prepared at the instance and on the instructions of both the parties.

Witnesses:

Seller.

Hira Lal

(Hira Lal)

Purchaser.

For OJAS GRAM

Shri Rohit Bansal

Partner

M/s Ojas Gram through
its partner cum authorized
signatory Shri Rohit
Bansal

1. Rakesh Kumar S/o Gauri Ram
70 Chakri S/O Junga Dist
Shimla JH

2. Suresh Sharma S/o Babbar
S/o Chayana Ten Chakri
Dist Shimla JH

Drafted by:

SEEMASEN

Document Writer

Sub-Teh Junga, Dist Shimla

Reg. No. 24/19 Dated... 6. 3. 19

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हिमाचल प्रदेश HIMACHAL PRADESH

B 087836

"Partnership Deed"

This partnership deed is made at Solan, District Solan on 30.8.2016 amongst;

- 1) Shri Rohit Bansal, aged about 42 years son of Shri Ved Parkash, resident of House No. 1078 near BP Petrol Pump, Sector 15 Panchkula Tehsil and District Panchkula, Haryana 134113 (hereinafter referred to as the first party)
- 2) Shri Deepanshu Bansal, aged about 26 years son of Shri Rakesh Bansal, resident of House No. 130, Shivalik School Wali Gali, Bhucho Mandi, Tehsil and District Bathinda, Punjab (hereinafter referred to as the second party)
- 3) Shri Pankaj Bansal, aged about 37 years, son of Shri Ved Parkash, resident of 242, near S.S. High School Bhucho Mandi, Tehsil and District Bathinda, Punjab (hereinafter referred to as the third party)

Whereas the above said parties are major and all the parties have joined hands to carry on the business in partnership under the name and style of M/s Ojas Gram having its Head office at House No. 1078 near BP Petrol Pump, Sector 15 Panchkula, Tehsil and District Panchkula, Haryana and branch office at Village Neen, PO Koti, Tehsil and District Shimla HP.

उप-...
दिनांक 30/8/16
[Signatures of Rohit Bansal, Deepanshu Bansal, and Pankaj Bansal]

[Signature]



हिमाचल प्रदेश HIMACHAL PRADESH

B 087836

"Partnership Deed"

This partnership deed is made at Solan, District Solan on 30.8.2016 amongst;

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- 3) Shri Pankaj Bansal, aged about 37 years, son of Shri Ved Parkash, resident of 242, near S.S High School Bhucho Mandi, Tehsil and District Bathinda, Punjab (hereinafter referred to as the third party)

Whereas the above said parties are major and all the parties have joined hands to carry on the business in partnership under the name and style of M/s Ujas Gram having its Head office at House No. 1078 near BP Petrol Pump, Sector 15 Panchkula, Tehsil and District Panchkula, Haryana and branch office at Village Neen, PO Koti, Tehsil and District Shimla HP

उप-र

द्वारा

31/8/16

Shri Bansal



हिमाचल प्रदेश HIMACHAL PRADESH

B 126137

And whereas the said parties wish and feel it convenient and advisable to reduce the terms and conditions of this partnership into writing to avoid any conflict or misunderstanding amongst the parties and to abide by the same as laid down here under:

1. That the business of the firm shall be carried on under the name and style of M/s Ojas Gram having its Head office at House No. 1078 near BP Petrol Pump, Sector 15 Panchkula, Tehsil and District Panchkula, Haryana and branch office at Village Neen, PO Koti, Tehsil and District Shimla HP or at any other place (s) where the parties may decide from time to time and shall be that of running a Tourism resort, Eco Tourism, Health and fitness programmes like Yoga, Taichi, organic farming, apple orchard, development of community living, adventure sports, meditation activities at village Sergata, Tehsil Junga, District Shimla HP.
2. That this partnership deed shall be deemed to have come into force with effect from 30.8.2016 and shall be at Will.
3. That the parties shall be entitled to or be liable to the net profit or losses of the firm as the case may be as under.

सह-पार्षद	Rohit Bansal	60%
सह-पार्षद	Deepanshu Bansal	20%
सह-पार्षद	Pankaj Bansal	20%

21/8/16

[Handwritten signatures and names of the partners: Rohit Bansal, Deepanshu Bansal, Pankaj Bansal]

4. That the parties shall invest the capital in the above said business in the above said ratio or above the said ratio according to their choice.
5. That no partner shall have a right to pledge, hypothecate or alienate in any manner any property of the firm to raise any loan for his/their individual purpose. The firm shall not be liable if any partner does so. He shall be liable for its repayment.
6. That no partner shall have the right to sell, mortgage or transfer in any manner his/their share or interest in the partnership concern to a stranger.
7. That the first partner/party shall keep or cause to be kept and maintained regular books of account for the partnership concern which shall be kept at the place of business and each partner shall have a right to access and power to take the copies of the same at all reasonable hours.
8. That the accounts of the firm shall be taken on 31st March every year when profit and loss account and a balance sheet shall be prepared and the net profit and losses as the case may be of the partnership shall be divided amongst the parties in the manner mentioned above and/or shall be adjusted in his personal account.
9. That the partners shall be true and just to each other in all their transactions, dealings etc.. The entire day to day business of the firm shall be managed, controlled, looked after and run by the first party, second party and third party jointly and they shall solely be liable and responsible for all kind of sampling, criminal activities etc. and they shall at all times during the continuance of this partnership diligently and faithfully employ himself/themselves in the conduct and management of the said business and concerns of the partnership.
10. That none of the partners shall be entitled to terminate this partnership unless all the bank and third party accounts are finally settled.
11. That the death of any partner of the firm shall not operate dissolution of the partnership. The legal heirs of the deceased partner or the nominated person (s) shall be considered as partner (s) of the firm.

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34-1/16

12. That the partners shall open a bank account in any nationalized/scheduled bank in the name of partnership firm and the same shall be operated by the first party only. All the business transactions shall be made through such bank account.
13. That the first party shall solely apply for PAN of the firm, TIN number, CST and GST numbers, Registration with Tourism Department or any other authority, to enter into any agreement with any person (s) for the purchase of land, to apply for and obtain NOCs from any authority and shall be entitled to submit and sign all papers/documents in this regard, to sign all government and private tenders, agreements etc. in all departments in the State and Central Departments, to apply for Registration and renewal in any Government and Semi Government Departments in Himachal Pradesh and other States of India exclusively and to sign all the papers with any party, government department etc. and to deal with the same in the best interest of the partnership firm.
14. That in case any partner wants to get retirement from the partnership business, the retiring partner shall have to serve 30 days notice to the other partner. The firm will assess liabilities, assets, profits and losses of the retiring partner and the remaining partner may carry on the same business under the same name and style and/or after settling all the accounts of the firm the firm would be dissolved.
15. That all disputes arising out of the partnership shall be referred to the Arbitrator subject to the existing provisions of the Arbitration laws and the decision of the sole arbitrator shall be final and binding on the partners.
16. That each partner shall be entitled to draw salary per month from the partnership business as may be decided mutually from time to time. The amount of the salary may be increased/decreased by the partners from time to time with mutual consent.
17. That the partners will be entitled to charge interest on the opening balance of capital as standing in their credit on the first day of April/capital investment at the rate of 12% per annum.
18. That the partners may alter, change, add to or amend any of the provisions by mutual consent as and when the partners may decide from time to time.

19. That any other matter for which no provision is made in this Deed shall be governed by the Indian Partnership Act, 1932.

In witness whereof the parties hereto have signed this partnership deed at Solan on the day, month and year first above written in the presence of witnesses as token of its acceptance and correctness of its contents.

Witnesses:

First party
(Rohit Bansal)

Rohit Bansal

Second party
(Deepanshu Bansal)

Deepanshu Bansal

Third party
(Parkaj Bansal)

Parkaj Bansal

1. Sandeep Aggarwal
SUNDEEP AGGARWAL
S/O N D AGGARWAL
128/9 SKL, HR
98722-19128

2. Pooja Chaudhary s/o Sh. Vinod Chaudhary
H/o Khilka Colony
Village Bisno ki Shera, Katkai

[Signature]
[Signature]

30/8/16

[Signature]
[Signature]
[Signature]

मोहाल : सेरगता

नाम : xy
पिता/पति : yz

नकल शुल्क :	2.00
सेवा शुल्क :	20
कुल शुल्क :	<u>22</u>

(1)

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0.00	2				भीसे मूले श घासनी 597/213 पाटी	घासनी 01-73-40 घासनी		
माल					किता	02-11-37		
0.00					2			
स्वाई					बटा 1	अकृष्ट घासनी 02-11-37		
0.00		जोड भू-सम्पत्ति			3	किता	02-26-68	
					बटा 1	अकृष्ट 02-26-68 बंजर कदीम 00-15-31 घासनी 02-11-37		

Ramesh

Certified that this copy has been generated from the database of Revenue Department at
Central Server- HP as accessed by the Lok Mitra Kendra Ramesh Chand on
26-October-2023

To Verify; enter the Copy No above Bar Code at
<https://himbhoomilk.nic.in>
For Validity Refer : Notific. No:Rev-C(F)/10-1/2009 Dated 14-Feb-2011

Jam09022320918





सत्यमेव जयते

INDIA NON JUDICIAL

Government of Himachal Pradesh

e-Stamp

Certificate No. : IN-HP08414872349699V
Certificate Issued Date : 26-Oct-2023 12:14 PM
Account Reference : CSCACC (GV)/ hpcscceg07/ HP-SLNEE0056/ HP-SL
Unique Doc. Reference : SUBIN-HPHPCSCEG0714075398228181V
Purchased by : RAJEEV GUPTA SON OF SH SOHAN LAL GUPTA
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : RAJEEV GUPTA SON OF SH SOHAN LAL GUPTA
Second Party : Not Applicable
Stamp Duty Paid By : RAJEEV GUPTA SON OF SH SOHAN LAL GUPTA
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line



Statutory Alert:

The authenticity of this Stamp could be verified at <https://stamps.himpradesh.gov.in> and can be used e-Stamp only for legal purposes. The Stamp is not valid for use in the Certificate and is available on the website <https://stamps.himpradesh.gov.in>.
If there is any discrepancy in the information on the users of the certificate.
In case of any discrepancy please inform the Competent Authority.

AFFIDAVIT

I, Rajeev Gupta S/O Sh. Sohan Lal Gupta R/O House No 971 Sector 4 Panchkula Haryana 134112 do hereby solemnly affirm and declare as under:-

1. The road alignment proposed by ojas gram under FCA-1980 is passing through the land owned by me at kh No 213/5 msr 01-73-40 HCT 17340 Sqm. (between RD 0/105 to 0/205) Mauza Sergata Tehsil Junga Shimla H.P.
2. The undersigned is having no objection if the road approved under the said provision is constructed through my land. I am fully aware of the alignment going through my private land.

Deponent

Verification :- I, the above named deponents do hereby verify that the contents of our above affidavit are true and correct to the best of our knowledge and belief. No part of it is false and nothing has been concealed therefrom.

Deponent

Verified At Solan on this :- 26-10-2023

Witness:-

1. Archi Sehgal D/O Sh. Raj Kumar Sehgal

R/O Kamla Niwas Officer colony Solan H.P.

2. Swati Bhatt D/O Manoj Bhatt

R/O Chanderawani Dheradhun

Certified that the yy
have been read over and explained to
the yy who seems
perfectly to understand it and admitted it
to be correct.

ATTESTED

NOTARY
Anju Kohli, Solan

Notary
Anju Kohli,
Sub Division Solan