

SALE 197 F D 2

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दिल्ली DELHI

H. AMIT JAIN

AAEPJ0014F

DISTT. NORTH



MRS. ALKA AMIT JAIN

AAGPJ0267Q

SALE DEED

[CONSIDERATION RS. 66, 65, 000/-]

Stamp Duty @ 5% Rs. 4, 43, 250/-

Corpn. Tax @ 3% Rs. 2, 65, 950/-

Total Rs. 7, 09, 200/-

This SALE DEED is made and executed at New Delhi, on this  
5th day of June, 2006,

Contd... P/2

For Anand Raj Industries Ltd.

Author's Signatory

for

Alka Jain

7,092.00

5/20

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Deputy Treasurer  
Dahli Treasury

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34/10/2022

1. 在下列各题中，选择正确的答案，将序号填入括号内。

**and Shrivastava**, [www.shrivastava.com](#)

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- 2 -

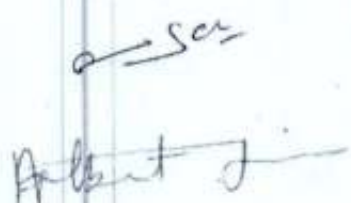
BY

Shri Amit Jain S/o Shri Ajit Prasad Jain & Smt. Alka Amit Jain W/o Shri Amit Jain both R/o 49, Rajpur Road, Delhi, hereinafter referred to as the 'VENDORS' (which expression shall unless repugnant to the context mean and include 'the VENDORS' and their legal heirs, successors, legal representatives, administrators, nominees, executors, assigns, etc.).

Contd... P/3

For Anant Raj Industries Ltd.

  
Authorized Signatory



825195/1

Date 8/12/05  
This paper is for  
to  
S/O  
Ad-free  
through

1/1/2005

Delhi Treasury  
Chand Singh  
Asst. Treasurer  
Delhi Treasury

Amit Jain

Atk Amit Jain  
Vendors

Jalraj Nakhe  
Authorized signat at  
Anant Raj Industries Ltd  
Vendor

1) Anil Mahandke  
Mr

Rajade Syk  
Mr



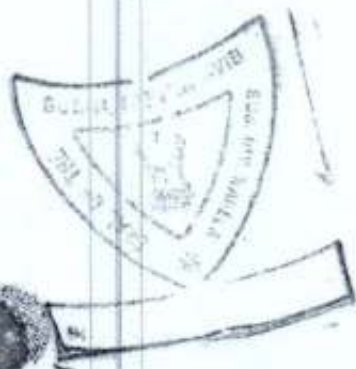
(A) Mahandke

(RS)

ATK J



Rajade







दिल्ली DELHI

088170

- 3 -

IN FAVOUR OF

M/S ANANT RAJ INDUSTRIES LTD., having its registered office at Village Bhudla, P.O. Sangwari, Distt. Rewari, Haryana, through its Authorised Signatory Shri Pankej Nakra S/o Shri L.R. Nakra R/o B-10, Bijli Apartment, 12 Jarnail Bagh, G.T. Road, Delhi, hereinafter referred to as the "VENDEE" (which expression shall unless repugnant to the context mean and include "the VENDEE" and its successors-in-title, successors-in-interest, legal representatives, administrators, nominees, assigns, etc.).

Contd... P/4

For Anant Raj Industries Ltd.

Authorized Signatory

*So*  
*Albert J.*

825195 / 2 8/12/21

Date  
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12/12/21

Delhi Treasury  
Delhi

Chamom  
(Chaman Singh)  
Asst. Treasurer  
Delhi Treasury





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088169

- 4 -

WHEREAS the Vendors have represented that they are the absolute owners/bhumidar and in actual physical possession of the agricultural land measuring 13 Bigha 19 Bishwa in Mustil No. 22, Kila No. 6 min (3-17), 7(4-16), 8/2(1-11), 14(3-15), situated in the revenue estate of Village Nangli Poona, Delhi.

Coptd... P/S

For Agent Rajendra Lal.

Secretary

Albert J.



825195 / 3 3/12/05

Date  
Value  
No.  
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Unit

JAGDISH K.D.

Chandni Singh  
Asst. Treasurer  
Dahli Treasury

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-: 5 :-

AND WHEREAS in the relevant revenue records the above said agricultural land stand mutated in the name of the Vendors herein as owners/Khatedar thereof and the Vendors have full right, as well as absolute authority to sell, to transfer or to deal with aforesaid land in whole or in parts in any manner he like.

Contd... P/6

Authorized Signatory  
*[Signature]*  
Authorized Signatory

*[Signature]*

825185 / 4 2/12/05

No. and Date  
This paper is for  
to  
S/c  
Address  
through

JAGDISH KR.

*Chanderjit Singh*  
(Chanderjit Singh)  
Asst. Treasurer  
Dahli Treasury

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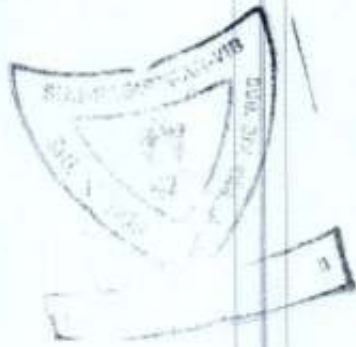


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This paper is valid for the Date 8/12/85  
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1 AGHISH KR.

Charan Singh  
(Charan Singh)  
Asst. Treasurer  
Delhi Treasury





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088166

- 7 -

AND WHEREAS the Vendee has agreed to purchase, acquire and possess the said land (admeasuring 13 Bigha 19 Biswas) relying on the various assurances, covenants, representations, statements and undertakings given by the Vendors and believing the same to be true and acting on the faith thereof and on the terms and conditions mentioned hereinunder:

Contd... P/8

for Angul Raj Industries Ltd.

*[Signature]*  
Authorized Signatory

*[Signature]*

*[Signature]*

825195

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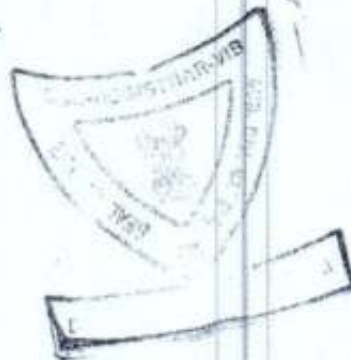
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Dated Treasury

Charan Singh  
(Charan Singh)  
Asst. Treasurer  
Dahli Treasury







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NOW THIS SALE DEED WITNESSETH HERE AS UNDER:

1. That in pursuance of this Sale Deed and for a total sale consideration of Rs. 88,65,000/- (Rupees Eighty Eight Lacs and Sixty Five Thousand Only). the Vendors do hereby sell, convey, assign and transfer absolutely and forever the said land to the Vendee.

Contd... P/9

For Anant Raj Indust. Co. Ltd.,

Authorized Signatory

*Handwritten signature*

825195 / 2 3/12/85

This is to certify that the sum of Rs. 1000/-  
to the order of the Government of India  
is paid to the Government of India  
through the Government of India

JAGDISH K.P.

Deputy Treasurer

Delhi

Chowdhary

(Charanjit Singh)

Asst. Treasurer

Delhi Treasury





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-: 10 :-

Rs. 31, 82, 500/- vide Pay Order No. 195528, Dt. 2/6/06  
drawn on State Bank of India, Commercial Branch, New  
in favour of Shri Amit Jain Place N. Delhi

Rs. 31, 82, 500/- vide Pay Order No. 195529, Dt. 2/6/06  
drawn on State Bank of India, Commercial Branch, New  
in favour of Smt. Alka Amit Jain Place N. Delhi

the receipt whereof the Vendors do hereby admit and  
acknowledge.

Contd... P/11

For Authorised Signatory

Notes  
Authorised Signatory

2500  
Amit Jain

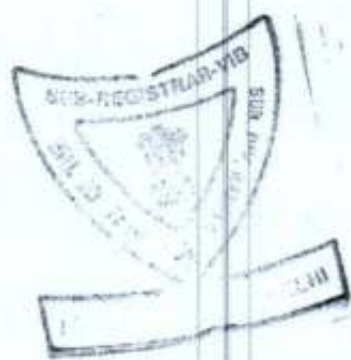


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3. That the Vendors have handed over the peaceful, vacant and physical possession of the said land to the Vendee on spot alongwith all the structures standing thereon besides all the rights appurtenant thereto including the right of easement and privileges.

Contd... P/12

For Arant Raj Industries Ltd.

*Rohas*

Authorised Signatory

*a-sa*

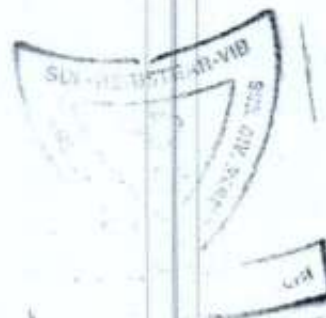
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*Chamron*  
Chamron Singh  
Asst. Treasurer  
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4. That the Vendors have handed over the original title deeds of the said land together with all other concerned documents of the said land to the Vendee, at the time of execution of this Sale Deed.

Contd... P/13

For A. J. Raj Industries Ltd.

*Raj*  
Authorized Signatory

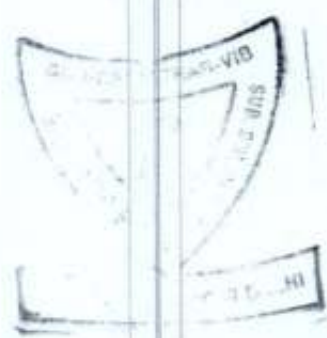
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Charan Singh  
(Charan Singh)  
Asst. Treasurer  
Delhi Treasury





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2. That the Vendee has paid the above said sale consideration in full to the Vendors as follows:-

Rs. 12,50,000/- vide Cheque No. 897210, Dt. 15.10.2005, drawn on S. B. I. Chanderlok Building, Janpath, New Delhi, in favour of Shri Amit Jain

Rs. 12,50,000/- vide Cheque No. 897209, Dt. 15.10.2005, drawn on S. B. I. Chanderlok Building, Janpath, New Delhi, in favour of Smt. Alka Amit Jain

Contd... P/10

For Anant Raj Industries Ltd.

*Authorised Signatory*

*Albert J*



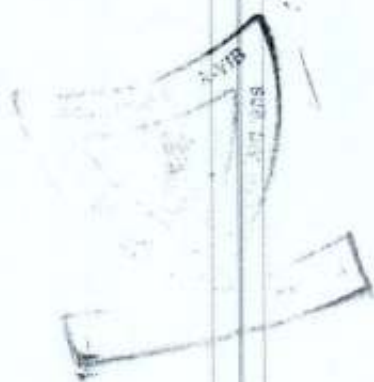
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(Chand Singh)  
Asst. Treasurer  
Dist. Treasury





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5. That the Vendors undertake and assure the Vendee that their rights and title in the said land subsists and except the Vendors nobody else has any right, title interest or claim whatsoever or howsoever in the said land and the Vendors have full unfettered and unrestricted right and power and absolute authority to sell, transfer, convey and assign the said land and is fully competent to execute this Sale Deed and sign all necessary documents in this regard.

Contd... P/14

For Anant Raj Industries Ltd.

*Rohit*

Authorised Signatory

*Albert J.*

825795/12 2/12/85

To  
No.  
S/c  
Ad.  
Date

TREASURY NO.

Debt Treasury  
*Chamra*  
(Gharanjit Singh)  
Asst. Treasurer  
Debt Treasury







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-: 14 :-

6. That the Vendors assure the Vendee that the said land has clear marketable title and is free from all sorts of encumbrances including but not restricted to prior sale, mortgage, charge, will, lien, guarantee, surety, security, agreement, arrangement, power of attorney, proceedings, decree, trust, claim, lispendens, breaches, disputes, litigation, court injunction, stay order, notifications, notice, attachment, acquisition etc. and is not subject matter of any WUF, Trust, minors etc.

Contd... P/15

For Anant Raj Industries Ltd.,

*Rohit*

Authorized Signatory

*A-Sa*

*Albert J.*

825195/13 8/12/13

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(Chand J. Singh)  
Asst. Treasurer  
Delhi Treasury





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7. That the Vendors have obtained the No objection Certificate/permission for the sale of the aforesaid land in favour of the Vendee from the Tehalidar and/or concerned authorities.

Contd... P/16

For Albert Raj Indur...

*Roby*

Authorized Signatory

*a-sa*

*Albert Raj*



825195/14 3/12/63

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for \_\_\_\_\_  
Address \_\_\_\_\_  
through \_\_\_\_\_

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Delhi Treasury

Charan Jit Singh  
(Charan Jit Singh)  
Asst. Treasurer  
Delhi Treasury





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-: 16 :-

8. That the Vendors have assured and undertaken to the Vendee that there is no other subsisting agreement, arrangement, MOU, settlement, Power of attorney etc. in respect of the said land or any part thereof with any person, authority, organization etc. and the Vendors have further assured that they have neither done nor been party to any act whereby Vendors, right and title in the said land may in any way be impaired or whereby the Vendors may be prevented from transferring the said land.

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For Arant Pte] Industries Ltd.

  
Authorized Signatory



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(Chaman Jit Singh)  
Asst. Treasurer  
Orbit Treasury

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9. That the Vendors have represented and assured to the Vendee that there is no breach, violation etc. and they have not violated any of the bye-laws, rules and regulations etc. of any status as applicable to the said land and has deposited all demands dues etc.

Contd... P/10

For Agent Rej Industries Ltd.,

*[Signature]*  
Authorised Signatory

*[Signature]*  
Albert J.

925185 /16 8/12/85

Date  
This paper  
to  
By  
Address  
through

TAGDISH RZ.

Delhi Treasury  
*Chanderjit Singh*  
(Chanderjit Singh)  
Asst. Treasurer  
Delhi Treasury

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-: 18 :-

10. That the Vendors have represented, assured and undertaken to the Vendee that the said land has never been put into the hotch-potch of any HUF and/or Trust etc.

Contd... P/19

For Asset Raj Industries Ltd.

*Raj*

Authorised Signatory

*AS*

*Albert J.*



825195/17 8/21/05

TO: \_\_\_\_\_  
FROM: \_\_\_\_\_  
SUBJECT: \_\_\_\_\_  
DATE: \_\_\_\_\_

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(Chandran Jit Singh)  
Asst. Treasurer  
Dahli Treasury

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088154

-: 19 :-

11. That the Vendors have represented and assured to the Vendee that the said land is themselves acquired land as the same has been acquired out of their own funds and sources.

contd... P/20

By Albert J. Indur...

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Albert J.

*[Signature]*

Authorized Signatory

825195/18 - 8/12/03

Unit 1000

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Chomny  
(Cheran Jit Singh)  
Asst. Treasurer  
Delhi Treasury

19/11/03

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- 20 -

12. That the Vendors have assured and undertaken to the Vendee that not other family member(s) and/or relative(s) have any right, claim, title, interest etc. in the said land of whatsoever nature, in whatsoever capacity and on whatsoever account.

Contd... P/21

for A. L. S. Industries Ltd.

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*Robert*  
Authorised Signatory

Albert J.

825185 / 19 8/12/05

Date  
This paper is for  
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*Chorani*  
Chorani J. S. Singh  
Asst. Treasurer  
Delta Treasury

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-: 21 :-

13. That the Vendors shall not act in contravention of this Sale Deed or evade any action that may put the Vendee to any losses/damages or which is detrimental to the interest of the Vendee.

Contd... P/22

For Asset Raj Indus. Co. Ltd.

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*Rohr*

Authorized Signatory

*Albert J.*



825195/20 2/12/01

To \_\_\_\_\_ Date \_\_\_\_\_  
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to \_\_\_\_\_  
Sd/- \_\_\_\_\_  
Address \_\_\_\_\_  
through \_\_\_\_\_

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Charan  
(Charanjit Singh)  
Asst. Treasurer  
Delhi Treasury





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- 22 :-

14. That the said land has not been notified under section 4 and/or 6 of Land Acquisition Act, 1894, either for the planned development of Delhi or for any other purposes. The Sale Deed will not contravene the provision of Delhi Land Reforms Act, 1954.

Contd... P/23

For Anant Raj Industries Ltd.

*[Signature]*  
Authorised Signatory

*[Signature]*

825195 / 21 8/12/05

This is to certify that  
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of  
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the

JAGDISH K.P.

Charan Singh  
(Charan Singh)  
Asst. Treasurer  
Rajya Sabha







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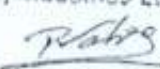
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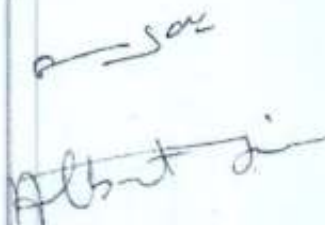
- 23 -

15. That there is no poultry farm, warehouse, cattle livestock on the said land. The said land is agricultural land.

Contd... P/24

For Anant Raj Industries Ltd.

  
Authorized Signatory

  
Albert J.

825195 / 22 8/12/05

Date  
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through

JAGDISH KR.

*Chandram*  
*(Chandram)*  
Asst. Treasurer  
Delhi Treasury





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-: 24 :-

16. That all taxes, such as Municipal taxes, Land Revenues and other charges etc. have been paid by the Vendors and Vendors shall be fully responsible and liable for all arrears, liabilities, etc. related upto the date of possession.

Contd... P/25

For Anant Raj Industries Ltd.

*Rajiv*

Authorised Signatory

*Albert*

825195 / 23 8/12/05

Account No. \_\_\_\_\_  
This is a bill of exchange for the sum of \_\_\_\_\_  
Rupees and \_\_\_\_\_ Paise only.  
Pay to the order of \_\_\_\_\_  
\_\_\_\_\_

1 AGDESH KR.

*Charan Jit Singh*  
(Charan Jit Singh)  
Asst. Treasurer  
Delhi Treasury



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- 25 -

The Vendors also undertake that they will be liable and responsible for all the above payments even if any demand arises in future. Thereafter the same shall be paid and borne by the Vendee.

Contd... P/26

For Anant Raj Industries Ltd.

*[Signature]*  
Authorized Signatory

*[Signature]*  
*[Signature]*

825195/24 8/12/61

From \_\_\_\_\_ Date \_\_\_\_\_  
This is to certify that \_\_\_\_\_  
to \_\_\_\_\_  
for \_\_\_\_\_  
Amount \_\_\_\_\_

JA GDSH K.

*Charan*  
(Charan Jit Singh)  
Asst. Treasurer  
Dahd Treasury





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- 26 -

17. That the Vendors admit and confirm that after handing over the physical, vacant possession of the said land to the Vendee, the Vendors are left with no right, title, claim or interest whatsoever in the said land and the Vendee has become the absolute owner thereof, for all intents and purposes and the Vendee is fully competent and empowered to avail all benefits, rentals, deposits, accruals, enjoy the same as well as to transfer or alienate the same or any part thereof, by way of sale, mortgage, gift, collaboration, lease or otherwise deal with the same in the manner it likes, subject to Revenue Authorities/Tehsils rules and regulations without any disturbance, hindrance, approval, objection or demand from the Vendors or anybody else claiming under or in trust for them.

Contd... P/27

For Anant Raj Industries Ltd.

*Robing*  
Authorized Signatory

*Asa*  
*Abant*

825185 / 25 8/12/85

This order is for

Rs.

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Adm.

Charg.

JAGDISH K.

Chamra

(Gintan H. Singh)  
Joint Treasurer  
Gulbi Treasury







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18. That if in future the said land and/or any part thereof is acquired by any department, authority or government in that case the Vendee shall be entitled for all benefits rights, claims, residuary rights, advantages and easements pertaining to the said land including the compensation of the same as well as the alternative lands/properties and the Vendors shall have no claim whatsoever in this regard.

Contd... P/28

For Anant Raj Industries Ltd.

*Rohit*

Authorised Signatory

*Atant ji*

825195 / 26 8/12/05

No. \_\_\_\_\_ Date \_\_\_\_\_  
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thru \_\_\_\_\_

JAGDISH K.

Chowdhury  
(General Secy)  
General Secy  
General Treasury





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088145

-: 28 :-

19. That henceforth the Vendee shall be fully entitled for mutation, Girdawari, transfers etc. in its name in the records of Delhi Development Authority/Tehsil/Revenue authorities and other concerned departments/M. C. D. / N. D. M. C. / Delhi Administration/House Tax Department/Electricity Company and concerned authorities/Delhi Jal Board/M. T. N. L. etc. in respect of the said land and the matters, connections, facilities etc. related to the said land wherever, if so, required on the basis of this Sale Deed or its certified true copies and the Vendors shall be deemed to have given their "No Objection" in this regard and the Vendee may also get new connections installed at the said land in its own name at its own costs and expenses. The Vendee shall also be entitled for all the security deposits etc. made by the Vendors and may derive all benefits and accruals thereof.

Contd... P/29

For Anant Raj Industries Ltd.

*Raj*  
Authorised Signatory

*Sa*  
*Anant Raj*



525198 / 27 8/12/05

To: \_\_\_\_\_  
This \_\_\_\_\_  
cc: \_\_\_\_\_  
S/c: \_\_\_\_\_  
Add: \_\_\_\_\_  
thru: \_\_\_\_\_

JAGDISH KR.

Chief Treasurer  
*Charan*  
(Charan Jit Singh)  
Asst. Treasurer  
Delhi Treasury







- 29 -

20. That in the event of any of the covenants, representations, undertakings, assurances etc. made herein by the Vendors turning out to be incorrect or false or found contrary or the title of the Vendors in the said land is found defective or if any one else claims adverse right or interest in the said land, the the Vendors shall be liable and responsible, for all the liabilities, risks, dues, losses, costs, expenses, claims, arrears, etc. on

Contd... P/36

For Anant Raj Industries Ltd.

*Authorised Signatory*

*See*  
*Albert J.*

825 195

128 8/17/65

RECEIVED  
This receipt is for the sum of \_\_\_\_\_  
to the order of \_\_\_\_\_  
for the purpose of \_\_\_\_\_  
and is subject to the conditions of the \_\_\_\_\_

Chambers  
Richard J. Singh  
Director  
Public Treasury

1000000000

THE SUB-REGISTRAR OF THE DISTRICT OF THE NORTH WEST PROVINCE  
HAS RECEIVED FROM THE REGISTRAR OF THE DISTRICT OF THE NORTH WEST PROVINCE  
A CERTIFICATE OF TITLE IN FAVOR OF THE DISTRICT OF THE NORTH WEST PROVINCE  
FOR THE PURPOSE OF THE DISTRICT OF THE NORTH WEST PROVINCE  
AND IS SUBJECT TO THE CONDITIONS OF THE DISTRICT OF THE NORTH WEST PROVINCE





दिल्ली DELHI

119865

- 30 -

whatsoever account or of whatsoever nature. In case the vendee suffers any type of losses, damages costs etc. on these accounts or is deprived off from the whole or any part of the said land, and also compensate the vendee for the same. In addition to the same the Vendee shall have right to take legal action against the Vendors. The person of the vendors and their all kinds of moveable and immoveable properties shall be responsible to fulfil all the losses sustained by the Vendee. The Vendee shall be fully entitled to proceed for all action, claims, dues, losses, etc. against Vendors. No one shall have any objection to it.

Contd.. P/31

P. Anant Raj Industries Ltd.

*Albert J.*  
*Authorised Signatory*



825195 / 29 Date 8/21/05

Date 8/22/0  
 This paper of the  
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 S/C the  
 Address the  
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Chand Singh  
Deputy Director  
Debt Treasury

EAGLES, N.J.







दिल्ली DELHI

119864

- 31 -

21. That the Vendors have given assurance to the Vendee that they shall sign, execute and register all necessary deeds and documents required for further assurance of this sale of the said land to the Vendee.

Contd... P/32

For Anant Raj Industries Ltd.

*Rohit*  
Authorised Signatory

*Albert J.*

825195 / 30 Date: 5/12/05

13 Date 3/1/74  
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~~Pudumam~~  
D. Singh  
L. Sumit  
Dulhi Treasure





दिल्ली DELHI

119863

-: 32 :-

22. That the parties are Indian Nationals.

contd... P/33

For Anant Raj Industries Ltd.

  
Authorized Signatory

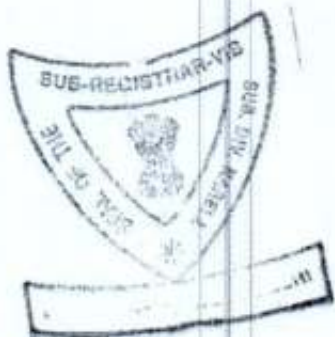


825195 / 31 8/12/05

This paper of Rs. \_\_\_\_\_  
to \_\_\_\_\_  
S/ \_\_\_\_\_  
A/ \_\_\_\_\_  
C/ \_\_\_\_\_

Channam  
(Ch. D. Singh)  
A. D. Singh  
D. D. Singh

JAGDIP K.







दिल्ली DELHI

119862

- 33 -

23. That all the expenses of this sale deed viz. Stamp Duty, Registration Charges etc. have been borne and paid by the Vendee.

Contd... P/34

For Anant Raj Industries Ltd.

Authorised Signatory

825185 / 32 8/12/05

This paper of Rs. \_\_\_\_\_  
to \_\_\_\_\_  
of \_\_\_\_\_  
at \_\_\_\_\_

1 AGDISTI 22.

Chand Singh  
(Chand Singh)  
Joint Registrar  
Delhi Treasury





दिल्ली DELHI

A 088795

-: 34 :-

24. This Sale deed is executed at New Delhi and Courts in Delhi/New Delhi alone will have the exclusive jurisdiction over this Sale Deed.

Contd... P/35

For Agent Raj Industries Ltd.

*Raj*

Authorised Signatory

*6-507*  
*Albert J.*

825195 / 33 81m105

Chemistry  
T.C. Singh  
Asst. Professor  
G.D. Tamsure







दिल्ली DELHI

A 088794

-: 35 :-

25. That the Vendors and Vendee declare that this shall not create uneconomic holding with the vendee and the vendors are selling the entire holding of agricultural land.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS SALE DEED AT NEW DELHI ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

Witnesses.

1. (Anil Mahendra)  
(Anil Mahendra).  
S/o late Sh. K.C. Mahendra  
S/o D-12, Model Town  
Delhi - P.  
ABCPM-3137 D.

VENDORS

2. (Sh. Rajinder Singh)  
S.H. Rajinder Singh  
S/o Sh. Ram Phal  
S/o Village Mukhnelpur  
Delhi - 36  
I. Card no - 28730694.

Authorized Signatory

VENDEE

2011

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8000  
Chand Singh  
Datta Treasures  
2nd Treasury  
Bali



Signature of the  
Applicant: \_\_\_\_\_  
on this Date: \_\_\_\_\_

5003

Q. 2

on this Gate:

56/08

23-10-1960  
200  
DIST. NORTH WEST DELHI  
Sub Dist. No. VI  
Pirmanspura Gaihi