

SALE DEED 3



AB

81



दिल्ली DELHI
MR. ANIL PRASAD JAIN
AAEPJ0013C

5005



MRS. SARASWATI JAIN
AAIPJ 6394E

DELHI

DELHI



42

SH. PANKAJ NAKHA
AAAPJ0072F

DELHI

9650488119 Rajendra Singh
Anant ray

SALE DEED

(CONSIDERATION RS. 64, 83, 000/-)

Stamp Duty @ 5% Rs. 4, 24, 150/-
Corpn. Tax @ 3% Rs. 2, 54, 490/-

Total Rs. 6, 78, 640/-

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

Contd... P/2

AS per

Saraswati Jain For Anant Raj Industries Ltd.
Rajendra Singh
Authorized Signatory

25000 x 27
 10000 x 3
 500 x 1
 100 x 2

 6,78,700

No. 825196 Date 2/12/05
 To Mr. Anant Raj Singh & Sons Ltd. Registered
 S/o. of Mr. Bhushan P. Sanghvi 125th Room
 Address
 5/2 Chander
 1st Floor K.P.

22/17, 22/24, 27/4, 27/3
 7 min. of Virel Nangli Panna

Ajit Keshav Jain
 S/o. Mangal Ram Jain
 R/o 48 - Rajpur Road
 Doh
 Neg

Hga





दिल्ली DELHI

088198

-: 2 :-

BY

Shri Ajit Prasad Jain S/o Shri Mangat Ram Jain & Smt. Saraswati Jain W/o Shri Ajit Prasad 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

Signature
Saraswati Jain

For Anant Raj Industries Ltd.
Signature
Authorized Signatory

825196 1 8/12/57

File no. _____
This paper is for _____
S/c. _____
Address _____
through _____

JAGDESH KR.

Chowdhury
To District Officer
Delhi Treasury

Ajit Prasad Jain
Saraswati Jain
Vendors

Pankaj Nalwa
Authorized Signatory of
M/s. Anant Raj Industries
Vendor

Raja
Saraswati Jain

1) Anil Maheshwari

2) Rajendra Singh
SUB-REGISTRAR
Sub Dist. No. V

Anandh



दिल्ली DELHI

088197

- 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

Alban

S. Anaswathur

M/S Anant Raj Industries Ltd.

Pankej

Authorised Signatory

825196 / 2 5/12/05

No.	Date
This price	Rs.
to	
Sl.	
Address	
through	

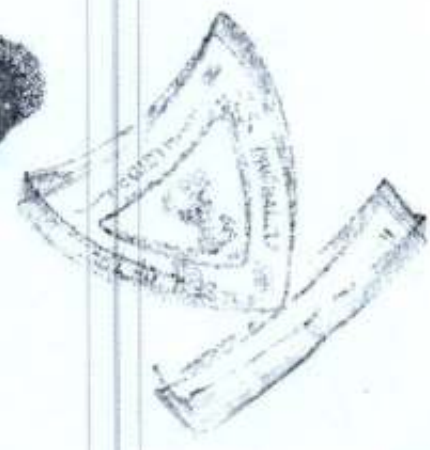
JAGDISH KR.

[Signature]
Asst. Treasurer
Delhi Treasury

Right *Left*



Right





दिल्ली DELHI

088196

- 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, 7 Bishwa in Mustil No. 22/17(2-05), 22/24(3-5) 27/4(4-0), 27/3(2-01) 7 min (1-16), situated in the revenue estate of Village Nangli Poona, Delhi.

[Signature]

Contd... P/5

Saraswati

For Asant Raj Industries Ltd.

[Signature]

Authorised Signatory.

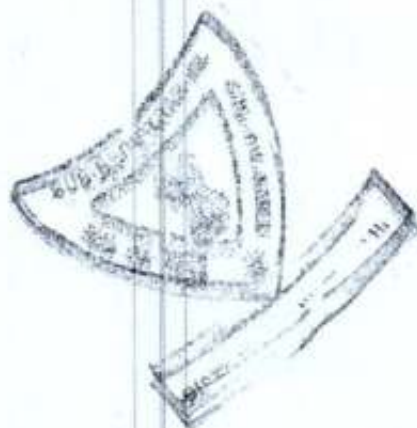


825196 / 3 8/12/53

This paper Re. Rs.
of
Size
Address
through

JAGDISH KR.

(Signature)
(Chaman Singh)
Asst. Treasurer
Delhi Treasury





दिल्ली DELHI

088195

-: 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.

M. Gov.
Saraswati. K. K.

Contd... P/6

For Agent Raj Industries Ltd.

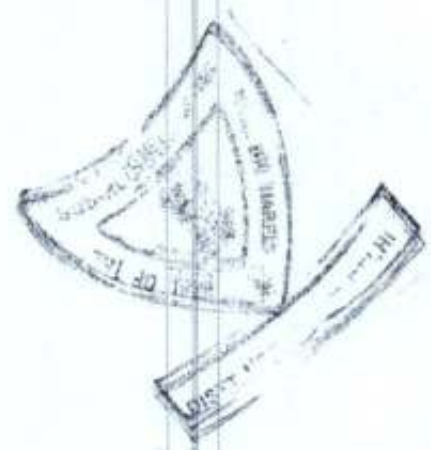
Raj
Authorized Signatory

825796 / 6 3/12/05

This paper of Be...
to...
Site...
Address...
through...

1400151 KR.

Chun...
D...
D...
D...
D...





दिल्ली DELHI

088194

- 6 -

AND WHEREAS the Vendors due to their bonafide needs and requirements, have agreed to sell, transfer, assign and convey the above said land measuring 13 Bigha 7 Bishwa in Mustil No. 22/17(2-05), 22/24(3-5) 27/4(4-0), 27/3(2-01) 7 min (1-16), situated in the revenue estate of Village Nangli Poona, Delhi, together with all structures (pucca or otherwise), crops, trees, groves, borewell, othermovable attached alongwith all his right title and interest including Bhumidari and cultivatory rights, rights of easements patent or latent, rights of way and access enjoyed or reputed to be enjoyed in respect of the abovesaid land alongwith all benefits, privileges advantages belongings to or in any way appertaining to the abovesaid land (hereinafter referred to as 'the said land'), to the vendee for a total sale consideration of Rs. 84, 83, 000/- (Rupees Eighty Four Lacs and Eighty Three Thousand Only).

Rajan

Contd... P/7

Saraswati. hwt

For Agent Raj Industries Ltd.

Rohit

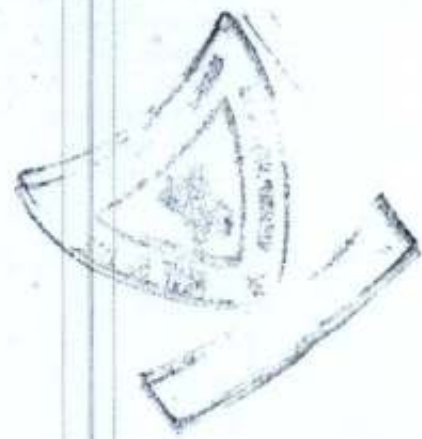
Authorized Signatory

825186 / 5 - 8/12/05

This paper is Re...
to...
S/c...
Address...
through...

VA-DESP. CR.

Chowdhury
Deputy Treasurer
Deputy Treasurer
Deputy Treasurer





दिल्ली DELHI

088193

- 7 -

AND WHEREAS the Vendee has agreed to purchase, acquire and possess the said land (admeasuring 13 Bigha 7 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 herinunder:

Agar

Saravati hika

Contd... P/8

For Anant Raj Industries Ltd.

Raj

Authorized Signatory

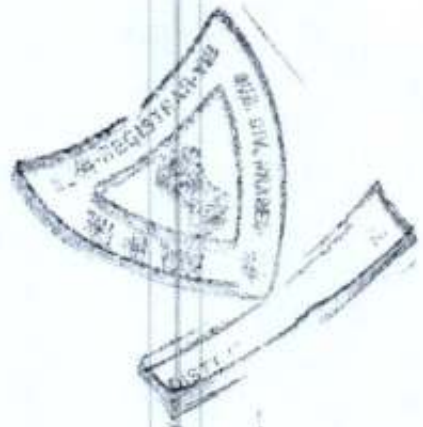
825196 / 6 8/14/81

Name _____ Date _____
This paper is for _____
to _____
for _____
Address _____
through _____

Channing

1A GUSSEY RD.

Debit
Credit
Debit Treasury





दिल्ली DELHI

088192

- 1 8 -

NOW THIS SALE DEED WITNESSETH HERE AS UNDER:

1. That in pursuance of this Sale Deed and for a total sale consideration of Rs. 84, 83, 000/- (Rupees Eighty Four Lacs and Eighty Three Thousand Only). the Vendors do hereby sell, convey, assign and transfer absolutely and forever the said land to the Vendee.

R. J. Singh

Contd... P/9

Saraswati Singh

For Anant Raj Industries Ltd.

R. J. Singh

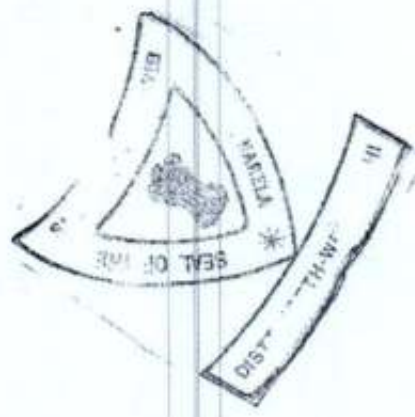
Authorized Signatory

825190 17 8/12/55

To...
This paper...
to...
S/c...
Address...
through...

1A 11/12/55

Cherry
TO: Delhi
Delhi Treasury





दिल्ली DELHI

088191

-: 8 :-

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. 897207, Dt. 15.10.2005, drawn on S. B. I. Chanderlok Building, Janpath, New Delhi, in favour of Shri Ajit Prasad Jain

Rs. 12, 50, 000/- vide Cheque No. 897208, Dt. 15.10.2005, drawn on S. B. I. Chanderlok Building, Janpath, New Delhi, in favour of Smt. Saraswati Jain

[Signature]

Contd... P/10

Saraswati Jain

For Anant Raj Industries Ltd.

[Signature]

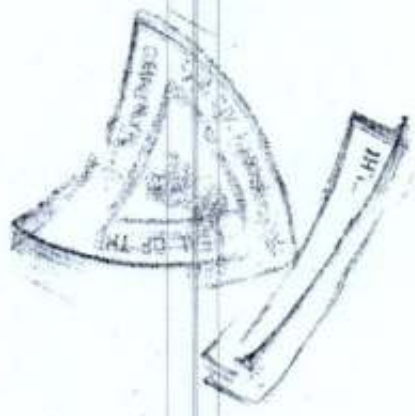
Authorized Signatory

825192 / 8 8/12/07

To...
This paper is for...
to...
S/c...
Address...
through...

1A 2012/07

[Signature]
Date...
Sight...
Amount...
Bank Treasury





दिल्ली DELHI

088190

- 10 -

Rs. 29, 91, 500/- vide Pay Order No. 195526, Dt. 2/6/06
drawn on State Bank of India, Commercial Branch, N. Del.
in favour of Shri Ajit Prasad Jain

Rs. 29, 91, 500/- vide Pay Order No. 195527, Dt. 2/6/06
drawn on State Bank of India, Commercial Branch, N. Delhi
in favour of Smt. Saraswati Jain

the receipt whereof the Vendors do hereby admit and
acknowledge.

Contd... P/11

AP Jan
Saraswati Jain

For Asst. Raj Industries Ltd.

Raj
Authorized Signatory

825196 / 9 8/12/05

This paper is for
to
S/r
Address
through

1A/2015P K.P.

Channay
Deputy Secretary
Tamil Nadu
Securer
Debt Treasury





दिल्ली DELHI

088189

-: 11 :-

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

ABga
Sarawat

For Arant Raj Industries Ltd.

Ratna
Authorised Signatory

925186/10

2/12/05

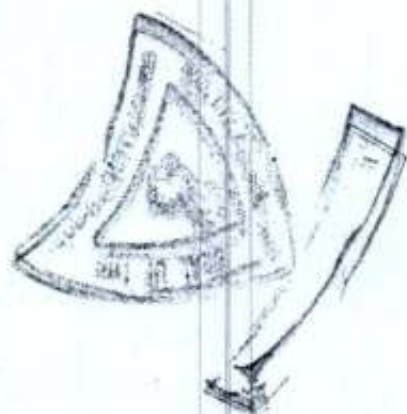
This paper is Re...
to...
S/c...
Address...
through...

Chamaryar

To Mr. Singh

Asst. Dir. Transport
Delhi Transport

1A THESI KR.





दिल्ली DELHI

088188

-: 12 :-

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.

R. G. Rao

Contd... P/13

Saraswati Mishra

For Ascent (Co.) Industries Ltd.

P. K. Singh
Authorized Signatory

825996 / 11 8/12/07

No. Date
This paper is R.
to ...
S/r ...
Address ...
thereof ...

14.08.07 KR.

Cham ...
To ... Singh
...
...
...
...
...

14.08.07
14.08.07
14.08.07



दिल्ली DELHI

088187

- 13 -

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.

(Signature)

Contd... P/14

Saraswati Kish

For Anant Raj Industries Ltd.

(Signature)

Authorized Signatory

825196 1/12 8/12/05

No. of ...
This paper is for ...
to ...
Sf ...
Address ...
through ...

Chaurang
Singh
Datta
Datta

1 AGDESH KR.

POST OFFICE
SUE



दिल्ली DELHI

088186

-: 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 HUF, Trust, minors etc.

ABga

Contd... P/15

Sarashwath

For Anant Raj Industries Ltd.

Raj

Authorised Signatory

825196 / 13 8/12/07

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

JAGDISH KR.

~~Dr. Jagdish~~
Dr. Jagdish
(Sd/-)
Jagdish Kr.
Dahi Treasury

SEAL OF THE



दिल्ली DELHI

088185

-: 15 :-

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 Tehsildar and/or concerned authorities.

APG

Contd... P/16

Saraswati. h. h.

For Anant Raj Industries Ltd.

R. R. R.
Authorized Signatory

825196 / 14 8/12/05

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

JAGDISH K.P.

Devi Singh
Devi Singh
Joint Treasurer
Delhi Treasury

825196
8/12/05



दिल्ली DELHI

088184

-: 16 :-

8. That the Vendors have assured and undertaken to the Vendees 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.

AS per

Contd... P/17

Saraswati Lumber

For Anant Raj Industries Ltd.

R. Singh
Authorized Signatory

825186/15 8/12/05

No. and Date
This paper is No. 825186
to be used for the purpose of
Selling
Address
through

JAGDISH KR.

Channay
Agent (Tina Singh)
Delhi
D.H. (Treasure)





दिल्ली DELHI

088183

-: 17 :-

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.

R. J. A.

Contd... P/18

Sarabwat

For Anant Raj Industries Ltd.

R. J. A.

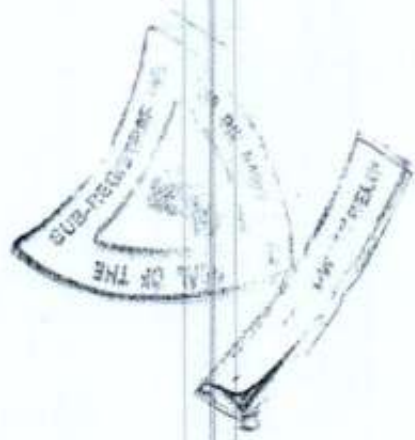
Authorised Signatory

825196 / 16 8/12/07

No. of ... Date ...
This paper is Re ...
to ...
S/c ...
Address ...
through ...

JAGDISH KR.

Chandigarh
(C. D. Singh)
Jagat
Delhi





दिल्ली DELHI

088182

-: 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

Sarabhat...

... Industries Ltd.

Roh...

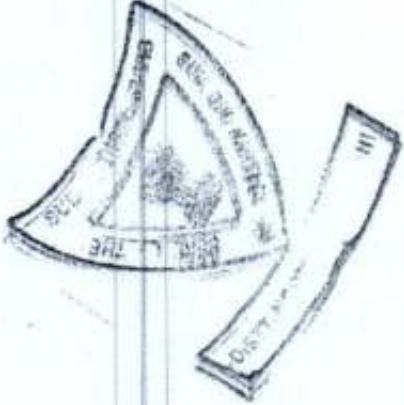
Authorized Signatory

825186 / 17 8/12/05

Read ...
This paper ...
No. ...
S/c ...
Address ...
through ...

Chowdhury
D. Singh
Asst. Dir.
Dist. Treasury

JAGDISH K.P.





दिल्ली DELHI

088181

-: 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.

Rajan

Contd... P/20

S. Anaswathi

For Anant Raj Industries Ltd.

Raj

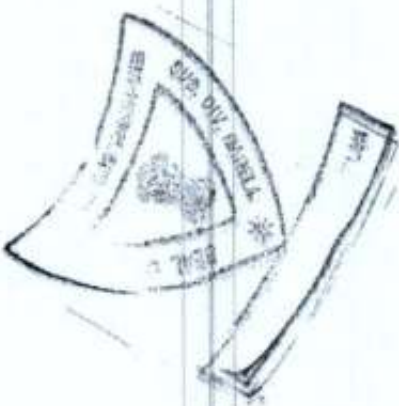
Authorized Signatory

825196 / 18 8/12/5

This paper is for
to...
S/r...
Address...
through...

JAGRESH KR.

Chorom
Dhadingh
Golan Treasury





दिल्ली DELHI

088180

-: 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.

[Signature]

Contd... P/21

Sarabjit Singh

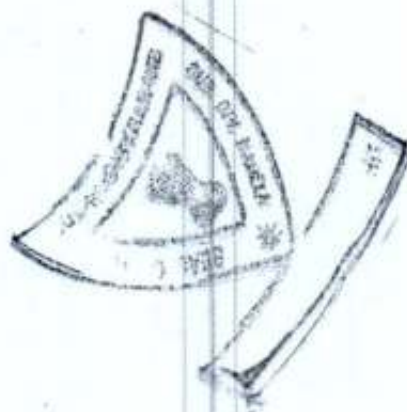
[Signature]
Authorised Signatory

825786/17 8/12/91

This paper is for
to
S/c
Address
through

YAGDISH KR.

Chamary
Chis. D. D. Singh
Asst. Treasurer
Dahli Treasury





दिल्ली DELHI

088179

-: 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.

ABgha

Contd... P/22

Sarabhekar

For Anant [ra] Industries Ltd.

Raj

Authorised Signatory

825186 / 20 5/12/67

No. 825186 Date 5/12/67
This paper of Rs. 100
to ...
S/o ...
Address ...
through ...

JAGDISH K.P.

Chandra
(Chandra Singh)
Asst. Treasurer
Delhi Treasury





दिल्ली DELHI

088178

-: 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.

Rga

Contd... P/23

Sarashwathi

For Agent Raj Industries Ltd.

RAB

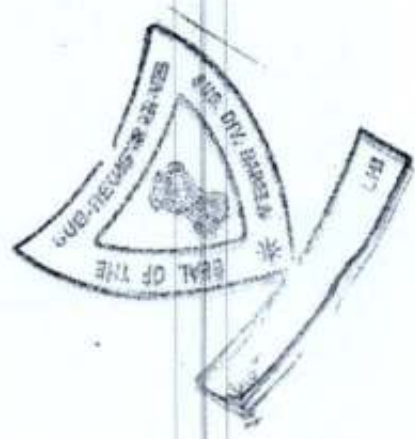
Authorised Signatory

825196 121 - 8/12/11

This paper is valid for use as a receipt for the purpose of the Delhi Development Authority Act, 1957, only when it is countersigned by the Assistant Treasurer, Delhi Treasury.

1 AG/MSF VP.

Delhi Treasury
Delhi
(Subscribed by Jit Singh)
Asst. Treasurer
Delhi Treasury





दिल्ली DELHI

088177

-: 23 :-

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

Agan

Contd... P/24

Sarawat Rishi

For Arant Raj Industries Ltd.

Rishi

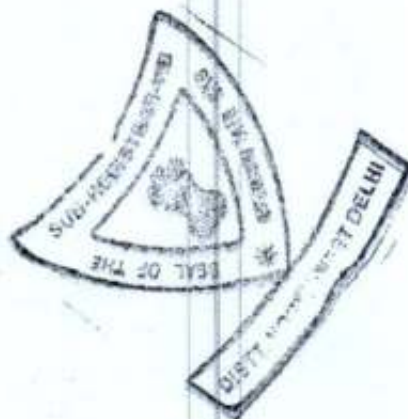
Authorised Signatory

825186 / 22 8/2/01

Date _____
 This page of _____
 to _____
 Site _____
 Address _____
 through _____ for _____

TAGNISH KR.

(Date) _____
 Delhi 5/1/19
 Asst. Treasurer
 Delhi Treasury





दिल्ली DELHI

088176

-: 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.

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/25

ABG

Saraswati Kumar

For Anant Raj Industries Ltd.

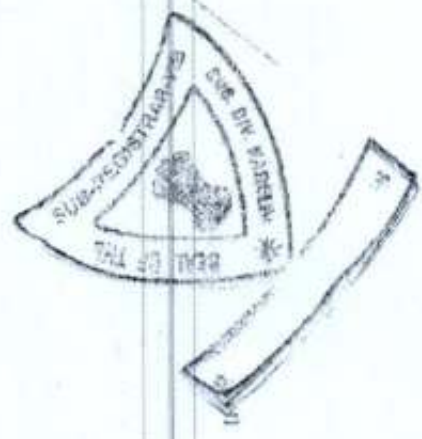
[Signature]

Authorised Signatory

815156/23 - 21/2/07
 Date
 This paper is for
 to
 of
 Address
 through

14/01/07

Deputy
 Chandra
 Singh
 Delhi Treasury





दिल्ली DELHI

088175

-: 25 :-

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.

(Signature)

Contd... P/26

Sarawat. h. h.

For Anand Raj Industries Ltd.

(Signature)

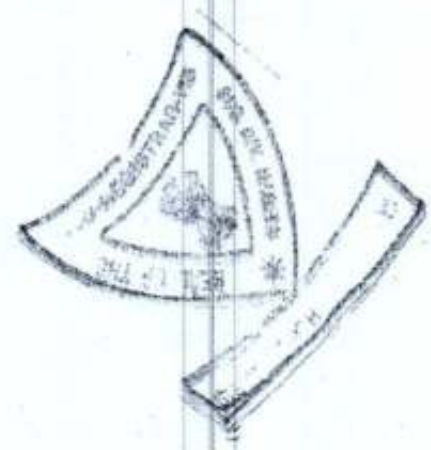
Authorised Signatory

825 186 / 24 8/12/05

No. _____ Date _____
This paper of Rs. _____
to _____
for _____
Admission by _____
through _____

JAGDISH KR.

Chandrag
(Chandrag)
Asst. Treasurer
Dahli Treasury





दिल्ली DELHI

088174

-: 26 :-

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.

APG

Contd... P/27

Sarabjit Singh

For Anant Raj Industries Ltd.

RKS

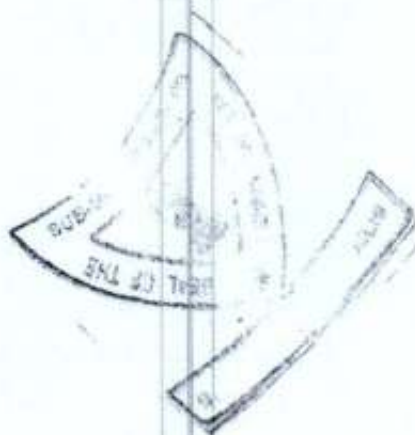
Author and Signatory

825196 / 25 8/12/03

To... Date...
This paper is Pa...
to...
S/o...
Address...
through...

1A/25196 KR.

Chaitin
Treasurer
South Treasury





दिल्ली DELHI

119868

-: 28 :-

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 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.

APR

Contd. . P/ 29

Saraswati for Anant Raj Industries Ltd.

RS

Authorised Signatory

825191 / 27 8/12/01

This paper is for the use of the

SO

SI

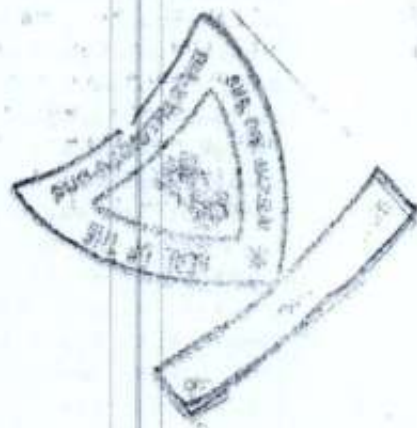
Ad

Direct

Chandni Singh
Suresh
Dinesh

12/01/01

12/01/01





दिल्ली DELHI

088173

-: 27 :-

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.

ABG

Contd... P/28

Saraswati, hndk

For Agent Raj Industries Ltd.

Raj

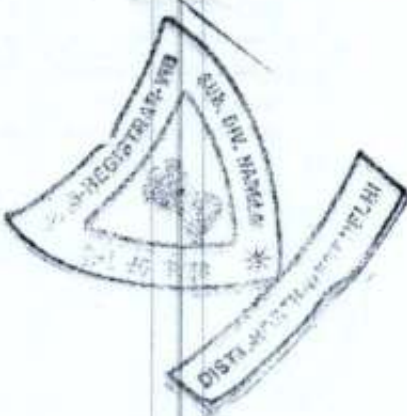
Authorised Signatory

825186/26 8/17/72

This paper of Re...
to...
S/t...
Address...
through...

TA/DEVT KR.

Chowram
Deshi Imp...
Deshi
K...
Gini Treasury



825196 / 28 8/12/83

To
Date
By
Adm
thru

TAGORE

Chammy
Tcha. 8/12/83
Adm. Officer
Dahli Treasury





दिल्ली DELHI

119866

-: 30 :-

22. That the parties are Indian Nationals.

HS gh

Contd... P/31

Saiaswet h... Sant Raj Industries Ltd.

R...

Authorized Signatory

Chemistry

LAGDETM



-: 31 :-

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

APG

Contd... P/32

Saraswati Mishra

For Anant Raj Industries Ltd.

Raj

Authorized Signatory

825196 / 30 Date 8/12/07

This paper is for
the use of the
Address
Number

1A322222 22
Cheng
TCH
United Treasury





दिल्ली DELHI

A 088797

-: 32 :-

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/33

S. Anaswathi
S. Anaswathi

R. K. Singh
Authorized Signatory

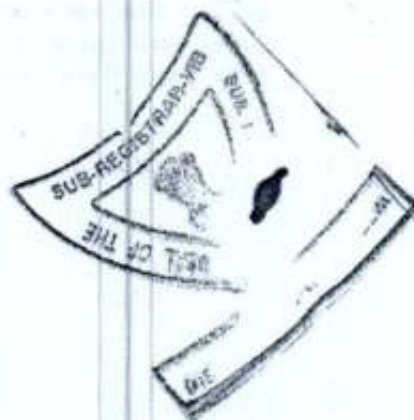
825196 /31 8/12/65

1
6
5
4
3
2
1

JAN 1967

Chomom

TC
Singer
Lester
Cecil Trassler
Cedar





दिल्ली DELHI

A 088796

-: 33 :-

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. *Ramesh*
(Anil Mahender)
S/o late Sh. K.C. Mahender
7/0 D-12, Model Town
Delhi - 11.

S. Saraswati
VENDORS

SH. Rajender Singh
2. S/o Sh. Ram Phal
7/0 village Mukhmalpur
Delhi - 36.

Prakash
Authorized Signatory

VENDEE

I. Card no 28730694.

825186/32 8/11/5

Channing

TOLSON
Asst. Dir. for
Crim. Inv.

Re: Substantive -
on this date.....

5004
284

9/6/53

108

lag

