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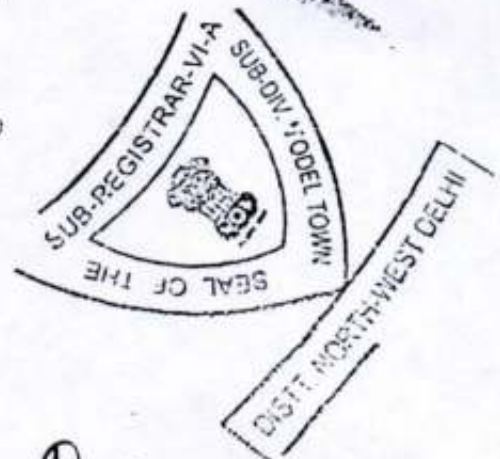
Stamp Paper No.: IN-DL23666261315891T
CERTIFIED/TRUE COPY

Registration No. 2658 In Addl. Book No. 1 Volume No. 5,046 On
Pages 61-68 On This Date 18-02-2014 Day Of Tuesday

Sub Registrar VI A
North West II

Date Of Application 15-09-2021
Calculated Fee 80
Fee Paid Rs. 80
Date Of Payment 15-09-2021
Date when Copy Is Ready 24-09-2021
Copy prepared By: MANOJ KUMAR
Copy Checked By: MANOJ KUMAR
Certified to be true copy SALE

Vide Slip No. 74,329



Registrar
MANOJ KUMAR

Header
MANOJ KUMAR

Sub Registrar VI A
North West II

2198
18/02/14

INDIA NON JUDICIAL

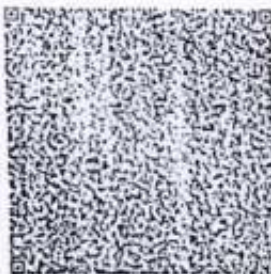
Government of National Capital Territory of Delhi

e-Stamp



सत्यमेव जयते

Certificate No. : IN-DL23494626259516M
Certificate Issued Date : 18-Feb-2014 10:17 AM
Account Reference : NONACC (BK)/ dlcblbk02/ ROHINI/ DL-DLP
Unique Doc. Reference : SUBIN-DLQLCBIBK02-43576842-AC663M
Purchased by : JAGAT AGRO COMMODITIES PVT LTD
Description of Document : Article 23 Sale
Property Description : PROP NO. A-11, MAHARANA PARTAI ENCLAVE PITAM PURA DELHI
Consideration Price (Rs.) : 3,95,00,000
(Three Crore Ninety Five Lakh only)
First Party : ARUN KUMAR NAIR
Second Party : JAGAT AGRO COMMODITIES PVT LTD
Stamp Duty Paid By : JAGAT AGRO COMMODITIES PVT LTD
Stamp Duty Amount(Rs.) : 23,70,000
(Twenty Three Lakh Seventy Thousand only)



No MCD Booking after 25.4.2011 and
also no Stay/allotment/enemy property

Checked by Reader

Please write or type below this line.



57

AC No 566242192299

ATVPN5381 P

Co-Part A AAC51713M
AC No 817698351341

For Jagat Agro Commodities Pvt Ltd



58

Doc 0001589871

Statutory Alert:

1. The Authenticity of this Stamp Certificate should be verified at www.shrestamp.com. Any discrepancy in the details on this Certificate and its availability on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Certificate No. IH-DL2349462625951611

SALE DEED

Locality Name	:	Maharaja Pratap Enclave, Pitampura, Delhi.
Category of Locality as per MCD	:	'D'
Circle Rate of Locality	:	Rs.1,06,400/-
Total area of Property	:	305.18 Sq. Mts.
No. Floors on Property	:	Ground Floor.
Land Use	:	Residential
Cost of Land (A)	:	$305.18 \times 106400 \times 1 = \text{Rs.} 3,24,71,152/-$
Total Plinth Area of Property	:	200 Sq. Mts.
Plinth Area under Transfer	:	200 Sq. Mts.
Rate of Construction as per MCD	:	Rs.9,300/-
Time & Type of construction	:	1990-99 & Pucca
Total cost of Construction (B)	:	$9300 \times 200 \times .9 = \text{Rs.} 16,74,000/-$
Total Cost of Property (A+B)	:	Rs. 3,41,45,152/-
Total Stamp duty	:	Rs. 23,70,000/-

SALE DEED FOR RS. 3.95.00.000/-

STAMP DUTY : Rs. 11,85,000/-
CORPN. TAX : Rs. 11,85,000/-
TOTAL : Rs. 23,70,000/-

STAMPED VALUE
For Jagat Agro Commodities (P) Ltd.

Smita
Director

RegNo. 2658

Deed Related Detail

Date

SALE WITHIN MC AREA

Deed Name SALE

Land Detail

Tehsil/Sub Tehsil Sub Registrar V/A

Building Type

Village/City Pitampura

Place (Segment) Pitampura

Property Type Residential

Property Address House No.: A-11 Maharana Partap Encl, Road No.: Pitampura

Area of Property 305.18 Sq.Meter 0.00

Money Related Detail

Consideration Value 500,000.00 Rupees

Stamp Duty Paid 2,370,000.00 Rupees

Value of Registration Fee 395,000.00 Rupees

Pasting Fee 100.00 Rupees

Transfer Fee 200 Rupees

Government Duty 1185000

Signature of Registrar

This document

SALE WITHIN MC AREA

Presented by: Shri Smt.

Arun Kumar Nair

Raj Kumar Nair

R/o

A-11, Maharana Partap Encl., Pitampura

in the office of the Sub Registrar, Delhi

13/03/2014 12:20:21PM day Tuesday

Signature of Presenter

Execution admitted by the said Shri / Ms.

Arun Kumar Nair

and Shri / Ms.

Jagat Agro Commodities Pvt. Ltd. through its Sant Lal Aggarwal

Who is/are identified by Shri/Smt/Km. Ravi Bajaj S/o W/o D/o Tilak Chand Bajaj R/o A-11, Maharana Partap Encl., Pitampura, Delhi and Shri/Smt./Km. Gaurav Aggarwal S/o W/o D/o Sant Lal Aggarwal R/o D-31, Pushpanjali Encl., Pitampura, Delhi (Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understood the conditions and admit that they have executed the same in the presence of the Registrar.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Date 13/03/2014 17:17:28

Barcode 147876322658

Revenue Department NCT of Delhi

DORIS

NIC-DSU

This is to certify that the above mentioned property is the property of the Vendor and is being sold to the Purchaser for the purpose of the above mentioned transaction.

IN FAVOUR OF

M/s JAGAT AGRO COMMODITIES Pvt. Ltd. having its registered office at 1st Floor, Deep Building, 8th Floor, K.G. Marg, Connaught Place, New Delhi-110001 through its Director namely Mr. Sant Lal Aggarwal for Mr. Sant Lal Aggarwal R/o D-31, Padmajanjali Enclave, Pitampura, Delhi (hereinafter referred to as the Vendor) (the Vendor shall mean and include its heirs, successors, administrators and assigns)

Whereas the Vendor is the owner of Freehold Single Staged Building Property No. 1 in Block No. A, measuring 105 Sq. Yds, located in the East plotted Deed CHD 141 now known as Mahatma Park, D-31, Padmajanjali Enclave, Pitampura, Delhi and which is bounded as under:-

NORTH : Service Road
SOUTH : Road 150' wide
EAST : Plot No. 12
WEST : Plot No. 10

by virtue of Relinquishment Deed duly registered as Deed No. 10/44, in Volume No. 1, Volume No. 6005, on page 19 to 21 on 24/02/2003 in the office of the Sub-Registrar-VI, Delhi executed by other legal heirs of Late Sant Lal Aggarwal and Sant Lal Aggarwal on 31.12.2001

STAMP YOUR COPY

[Signature]

[Signature]
Date: 01/11/2004

Certificate No. 1N-DL23494626259516M

And whereas originally Late Smt. Pushpa Devi Nair W/o Late Shri Raj Kumar Nair was the owner of the said Property vide Conveyance Deed duly Registered as Document No. 1199, in Addl. Book No. 1, Volume No. 931, on page 55 to 56 on 29.05.2003 in the office of the Sub-Registrar-VII, INA., New Delhi, executed by The President of India through DDA, Delhi.

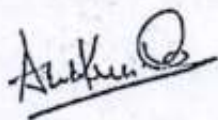
And whereas there is/are no legal defect in the title of the Vendor who has full power, authority and unrestricted rights to use, hold, enjoy, utilize, mortgage, gift or to sell and transfer or any alienate the same or any portion thereof, in any manner in favour of any person(s) and to execute this Sale Deed and no one else except the Vendor has got any claim, title and interest in the above mentioned property.

And Whereas the Vendor has agreed to sell and transfer the said his Entire said Free-hold Built up Property No. 11, in Block No. A, measuring 365 Sq. Yds., Situated at, Maharana Partap Enclave, Pitampura, Delhi (hereinafter called the property) unto the Vendees for a sum Rs.3,95,00,000 /- (Rs. Three Crores & Ninety Five Lakhs Only) which the Vendees have agreed to purchase the same from the Vendor for the said sum.

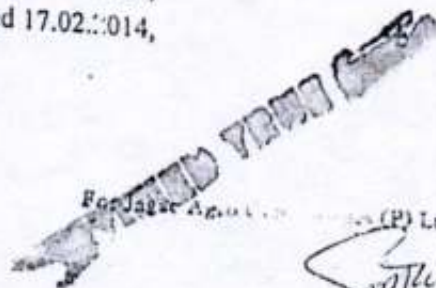
NOW THIS SALE DEED WITNESSED AS UNDER:-

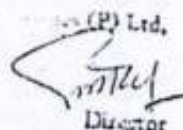
- 1) That in consideration of the said sum of Rs.3,95,00,000 /- (Rs. Three Crores & Ninety Five Lakhs Only) the whole of which has been paid by the Vendees to the Vendor prior to the execution of this Sale Deed, the Vendor do hereby acknowledge the receipt of the same before the Concerned Sub-Registrar, Delhi details as per below:

- a) Rs. 3,95,000/- TDS;
- b) Rs.40,00,000/- Vide Cheque No.936842, Dated 26.12.2013,
- c) Rs.90,00,000/- Vide Cheque No.936843, Dated 17.02.2014,
- d) Rs.85,00,000/- Vide Cheque No.936844, Dated 17.02.2014,



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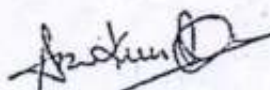
(P) Ltd.

Director

Certificate No. IN-DL23494626239516M

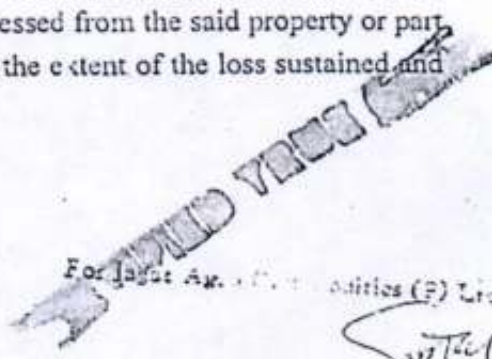
- e) Rs.95,00,000/- Vide Cheque No.936845, Dated 17.02.2014.
f) Rs.81,05,000/- Vide Cheque No.936846, Dated 17.02.2014.
All cheques drawn on S.B.P., S.N. Marg, Delhi.

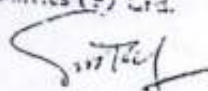
and the Vendor doth hereby sells, conveys, transfers and assigns all his rights, title, interest, in the said property under sale unto the Vendees with all fittings and fixtures, with all easements, title, interests, privileges, options, rights of ingress and egress permanently to have to hold use and enjoy the same in any manner they like.

- 2) That the Vendor has delivered the physical vacant peaceful possession of the said property under sale to the Vendees on the spot.
- 3) That the Vendor hereby assures the Vendees that the said property is free from any claim whatsoever which can prevent the Vendor from conveying, assigning or transferring the said property unto the Vendees in the manner herein before described.
- 4) That the Vendor hereby declares that the interests hereby sold to the Vendees subsist and that the said property is free from any encumbrances, charge or lien such as sale, mortgage, gift, Agreement to sell, irrevocable General/ Special Power of Attorney, earnest money-cum-advance amount receipt, litigation, injunction or notice and if it is proved otherwise the Vendor shall indemnify the Vendees to the extent of the loss suffered by the Vendees.
- 5) That the Vendor further declares that he is the only rightful owner of the above said property and no one else have any right to sell, transfer, convey or assign the same in the manner herein.
- 6) That the Vendor further undertakes that in the event of any defect in the title of the Vendor as a result whereof, the Vendees are dispossessed from the said property or part thereof, the Vendor shall indemnify the Vendees to the extent of the loss sustained and suffered by the Vendees.



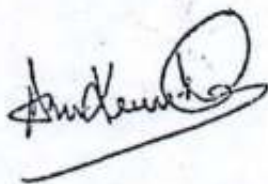
Page 5 of 8

For  (P) Ltd.


Director

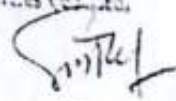
Certificate No. IN-DL2349462345931641

- 7) That the Vendor hereby agrees that all previous taxes, dues, charges of the said property such as House Tax, electricity and water charges shall be paid by the Vendor to the concerned competent authorities till the date of execution of this sale deed and thereafter paid by the Vendees.
- 8) That the Vendees can get the said property under sale mutated and transferred in their own names in the records of the Municipal Corporation of Delhi or any other local Authority on the basis of this registered Sale Deed or its certified copy.
- 9) That now the Vendor admits that he has been left with no rights, titles, claims, concern, interests whatsoever in the said property after execution of this Sale Deed.
- 10) That the Vendees have become sole and absolute owners of the said property by way of this Sale Deed and shall be fully entitled, empowered, authorized to use, enjoy, hold occupy to transfer and sale, mortgage, gift, exchange, lease out or to dispose off the same in any manner as also the Vendees shall deem fit and proper to do so as their own property without any claim, demand, objection, interference of the Vendor, any of his legal heirs or any other person claiming under the Vendor.
- 11) That the Vendor from time to time and at all times hereafter at the costs and request of the Vendees, do execute or cause to be done at such times, all such acts, deeds and things whatsoever for further and more perfectly assuring the sale of the above mentioned property in favour of the Vendees, as shall of may reasonable be required.
- 12) That there is no attachment by the income Tax Authority or any other authorities under law for the time being in force or by neither any other authority nor any notice of acquisition or requisition has been received in respect of the aforesaid property.
- 13) That there is no notice of default or breach on the part of the Vendor or his predecessors-in-interest of any provisions of law in respect of the aforesaid property.



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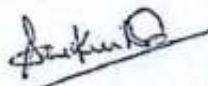
REGISTERED
OF 1994 1/2/1994


Director

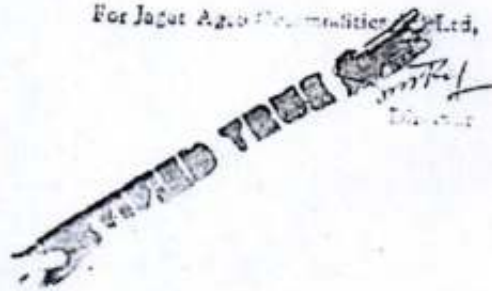
Certificate No. IN-DL23494626259516M

- 14) Now the Vendor his heirs, successors and assigns have been left with no claim, right or concern in the said property hereby conveyed. In case any legal heirs of the Vendor come forward and make a claim of the whole property or any portion thereof then her/his/their claim shall be considered as Null, Void and ineffective.
- 15) That the Vendor further declares and represents that the present Sale Deed has been executed by them in favour of Vendees with their full consent and in the complete peaceful and sound state of mind.
- 16) That the Vendor hereby assures the Vendees that he has neither done nor been party to any act whereby those rights and title to the said property may in any way be impaired or whereby he may be prevented from transferring the said property.
- 17) That the Vendor hereby declares and represent that the said property has not been purchased out of the HUF funds and is not subject matter of any HUF and that no part of the said property is owned by any minor.
- 18) That the Vendor has handed over the all original previous title deeds and other relevant papers of the said property to the Vendees for their record at the time of registration of this Sale Deed.
- 19) That all expenses of Registration of the Sale Deed such as Stamp Papers, registration fees etc. have been paid and borne by the Vendees.
- 20) That the Vendor and Vendees are the Citizen of India.

For Jagat Agro Products Pvt. Ltd,



Page 7 of 8



2021 3:40 PM

Certificate No. IN-DL23494626259516M

IN WITNESS WHEREOF, the Vendor and Vendees have signed this Sale Deed on the day, month and year first above written in the presence of the following witnesses.

WITNESSES:

1. Ravi Bajaj P

(RAVI BAJAJ)

S/o Late Sh. TILAK CHAND BAJAJ

R/o A-11 MAHAKALI PRATAP &
ENCLAVE PITAMPURA DELHI-110034

2. AC. No. 4915 5366 3552

Gaurav Aggarwal

(GAURAV AGGARWAL)

S/o Sh. SANTLAL AGGARWAL

R/o D-31, PUSHPANJALI ENCLAVE

PITAMPURA DELHI-110034

AC No: 8064 6390 3298

Ravi Bajaj

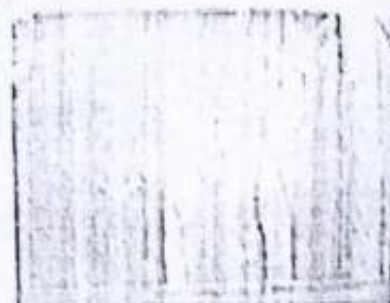
VENDOR

For Jagat Agro Commodities (P) Ltd.

VENDEES

Santlal
Director

Reg. No. 2654 Reg. Year 2014-2015 Bond No. 1



1st Party

2nd Party

Witness

1st Party

Amal Kumar Saha

2nd Party

Joint Affidavit/Declaration of the 1st Party in the presence of the 2nd Party

Witness

Joint Affidavit/Declaration of the 1st Party

Registration No. 2014-2015 of the 1st Party in the presence of the 2nd Party and both parties have been taken in the presence of the 3rd Party



For the 1st Party

Date 13/01/2014 12:45 PM

Sub Registrar
Sub Registrar VI A
New Delhi Delhi

