



हरियाणा HARYANA

27AA 152713

प्रमाणित किया जाता है कि इसका दस्तावेज नं. 260
दस्तावेज नं. 8558 का नं.
दिनांक 8/4/13 दिनांक 13/4/13 में जमा किया गया
मुद्रा नं.
दिनांक 8/4/13
संका नं. में दस्तावेज किया गया।

Sub. Registrar
FARIDABAD

Attested

Sub. Registrar
FARIDABAD

02 AUG 2013

COMPARED BY ME
A R C

260



SALE DEED

FOR Rs. 2,54,49,000/- STAMP DUTY WORTH RS. 17,81,500/- STAMP
PAPER ISSUED BY DISTT. TREASURER, TREASURY, FARIDABAD AT
SERIAL NO. 169 DATED 04-04-2013.

For HLKR Trading Co. Pvt. Ltd.

A.S. Director

CONTD..P.2...

COMPARED BY ME
A RC

For MAHADEV MOTORS PVT. LTD.

Director

Attested
Sub. Registrar
FARIDABAD

U 2 AUG 2013

प्रलेख नं: 260

दिनांक 08/04/2013

डॉक संबंधी विवरण		
डॉक का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील फरीदाबाद	गाँव/शहर फरीदाबाद	स्थित M.Road.Ind.1/00Sy.to
भवन का विवरण		2000Sy.
भूमि का विवरण		
निवासीय	1497 Sq. Yards	
धन संबंधी विवरण		
राशि 25,449,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 1,781,500.00 रुपये	
स्टाम्प की राशि 1,781,500.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 3.00 रुपये

Drafted By: M.c Saxena ADV

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 08/04/2013 दिन सोमवार समय 3:19:00PM बजे श्री/श्रीमती/कुमारी M/ HLKR Trading com. Pvt. लि. पुत्री/पुत्र/पत्नी श्री/श्रीमती/कुमारी निवासी fbd द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

M/ HLKR Trading Co. Pvt. Ltd.

हस्ताक्षर प्रस्तुतकर्ता As Director

उप/संयुक्त पंजीयन अधिकारी
फरीदाबाद

श्री M/s HLKR Trading com. Pvt. Ltd. thru G.N Gool

उपरोक्त विवेकाव श्री/श्रीमती/कुमारी M/s mahadev Motors Pvt. Ltd. thru Pradeep Garg ब्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों के साथी वकील के सुनिश्चित किया। प्रलेख के अनुसार 0.00 रुपये की राशि ब्रेता ने मेरे समक्ष विवेका को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी H.b Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी ADV निवासी fbd व श्री/श्रीमती/कुमारी Tusar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Pradeep निवासी fbd ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा यह साक्षी न:2 की पहचान करता है।

दिनांक 08/04/2013

उप/संयुक्त पंजीयन अधिकारी

For HLKR Trading Co. Pvt. Ltd.
H.B. SINGH
ADVOCATE
DIST & Session Courts

For MAHADEV MOTORS PVT. LTD.

फरीदाबाद

:: 2 ::

THIS SALE DEED is made at Faridabad on this 8TH day of April 2013 by M/s. **HLKR Trading Company Pvt. Ltd.**, a company incorporated under the provisions of the Companies Act, having its office at 53 Industrial Area, NIT Faridabad through its Authorized Person **Shri G.N. Goel (Financial Advisor of company) S/o Late Shri R.K. Goel, Resident of House no. 254, Sector-19 Faridabad**, duly authorized to sign this sale deed as per board resolution passed by the Directors of the company in their meeting held on 15-03-2013, hereinafter called the **VENDOR** (Which terms shall and where the context be so admits, includes its directors, legal representatives and permitted assigns) of the **ONE PART.**,

CONTD...P.3...

For **HLKR Trading Co. Pvt. Ltd**

A.S

Director

COMPARED BY ME

A.R.C

Attested

Sub-Registrar
FARIDABAD

02 AUG 2013

:: 3 ::

IN FAVOUR OF

M/s. Mahadev Motors Private Limited, having its registered office at Plot No. 1283, Sector-14 Faridabad, through its Director Shri Pradeep Garg S/o Shri P.M. Garg, Resident of House No. 1283, Sector-14 Faridabad, duly authorized to sign this sale deed as per board resolution passed by the Directors of the company in their meeting held on 02-04-2013, hereinafter called the VENDEE (which terms shall where the context so admits includes its directors, successors, legal representatives and permitted assigns) of the OTHER PART.

For HLR Trading Co. Pvt. Ltd.

CONTD..P.4...

P.M. Garg

Director

COMPARED BY ME
4
A R C

Attested

Sd/- Registrar
FARIDABAD

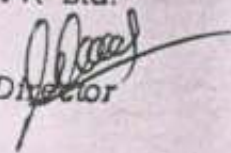
02 AUG 2013

:: 4 ::

WHEREAS the Vendor is the absolute owner and in possession of Part Portion (Corner Side) of Industrial Plot No. 01, measuring 1497 Sq. Yds. (hereinafter referred to as the **"SAID PROPERTY"**) {out of total area 2994 Sq. Yds. of Plot No. 01 out of khasra no. 64//6/1(1-12), 65//10/2 (4-2)} situated at 13/3, Main Mathura Road, in the Revenue Estate of Village Sarai Khawaja Faridabad, Tehsil & Distt. Faridabad, Haryana, vide sale deed registered in the office of the Sub Registrar, Faridabad at Sr. No. 725 dated 15-04-2010 and vide mutation no. 2346 dated 20-12-2010.

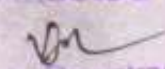
For HLKR Trading Co. Pvt Ltd.

CONTD..P.5..

A.S. 
Director

COMPARED BY ME
A R C

Attested


Sub Registrar
FARIDABAD

02 AUG 2010

:: 5 ::

AND WHEREAS the Vendor has agreed to sell the said Property to the Vendee and the Vendee has also agreed to purchase the said Property i.e. Part Portion (Corner Side) of Industrial Plot No. 01, measuring 1497 Sq. Yds. (out of total area 2994 Sq. Yds. of Plot No. 01 out of khasra no. 64//6/1(1-12), 65//10/2 (4-2)) situated at 13/3, Main Mathura Road, in the Revenue Estate of Village Sarai Khawaja Faridabad, Tehsil & Distt. Faridabad, Haryana, for a total sale consideration of Rs. 2,54,49,000/- (Rupees Two Crore Fifty Four Lacs Forty Nine Thousand only).

For HLKR Trading Co. Pvt Ltd.

CONTD..P.6...

H.S. Director

COMPARED BY ME

A R C

Attested

Sub. Registrar
FARIDABAD

02 AUG 2013

:: 6 ::

NOW THEREFORE THIS SALE DEED WITNESSETH:

1. That the total sale consideration of Rs. 2,54,49,000/- (Rupees Two Crore Fifty Four Lacs Forty Nine Thousand only) which has been paid by the Vendee to the Vendor in the following manner:
Rs. 25,00,000/- vide D.D. No. 271446 dated 07-12-2012 drawn on Union Bank of India, Faridabad.
Rs. 25,00,000/- vide D.D. Ch. No. 271457 dated 08-12-2012 drawn on Union Bank of India, Faridabad.
Rs. 2,04,49,000/- vide D.D. No. 157369 dated 08-04-2013 drawn on Union Bank of India, Faridabad.

CONTD...P.7...

For HLKR Trading Co. Pvt. Ltd.

A. S. Director

COMPARED BY ME

A R C

Attested

Sub Registrar
FARIDABAD

02 AUG 2013

::7::

which the Vendor do hereby admit and acknowledge. And the Vendor do hereby sell, convey, transfer and assign by way of absolute sale of said Property with all its rights, title and interest etc. unto the said Vendee who shall hereinafter become the absolute owner of the said Property and shall enjoy absolute rights of ownership and privileges.

2. That the Vendor has irrevocably transferred absolutely all its rights and interest to the Vendee to the extent of piece and parcel of said Property together with all rights, titles, interest, easements privileges, ways, passage, benefit and advantages of right and appurtenances thereto unto the VENDEE TO HAVE AND TO HOLD said Property hereby conveyed unto the Vendee all the estate rights, titles, interest of the Vendor in or upon the said property acquired by the Vendor and that no one except the Vendee have any rights, claims, interest whatsoever in the said Property hereby conveyed or any part thereof.

For HIKR Trading Co. Pvt. Ltd.

CONTD..P.8...

COMPARED BY ME

A.S. Director
A.R.C.

Attested

Sd/- Registrar
FARIDAEAD

02 AUG 2013

:: 8 ::

3. That the Vendor hereby declares and assures the vendee that he is the rightful and lawful owner in possession of the said property and the said property is its self acquired property and that no body except the vendor has any right to deal with it. The Vendor further declares and assure the vendee that the said property is free from all sorts of encumbrances, charges, liens, liabilities notices, injunctions legal flaws, disputes, mortgages, prior sale, lease, gift, mortgage, security, surety and defects in the title and if it is proved otherwise or on account of any such defaults of the vendor the vendee suffers any loss or whole or part of the property hereby conveyed is taken away from the possession of the vendee or the vendee is called upon to pay the dues for the said property for the period prior to the date of these present, then the vendor shall be liable to make good the loss suffered by the vendee entitling the vendee to recover the same from the moveable or immoveable assets of the vendor whatsoever and further the vendor undertakes to keep the vendee harmless, saved and indemnified in all respects against all losses, cost, damages and expenses caused hereby.

For HLKR Trading Co. Pvt. Ltd.

COMPARED BY ME

A R C

A-5 Director

CONTD... P 9

Attested

Sub. Registrar
FARIDABAD

02 AUG 1971

:: 9 ::

4. That the Vendor hereby covenants to the Vendee the absolute interest which the Vendor possesses in the said Property and that the Vendor have good title, interest and rightful power and absolute authority to grant, convey, transfer or assign the same in any manner whatsoever.
5. That the Vendee is entitled to get the said property mutated / transferred in its own name in the records of Municipal Corporation Faridabad or in any other concerned authority on the basis of the sale deed and the Vendor will render all possible help and will sign and execute the necessary documents in connection with the transfer of the said property in favour of the Vendee.

CONTD...P.10...

For HUKM Trading Co. Pvt. Ltd.

AS Director

COMPARED BY ME

A RC

Attested

Sub. Registrar
FARIDABAD

2 AUG 2013

: : 10 : :

6. That it shall be lawful for the Vendee for all times after registration of this Sale Deed to enter upon the said Property and hold and enjoy the same and every part thereof with every right and appurtenances whatsoever in any manner whatsoever without interruption, disturbances, claims or demands whatsoever from the Vendor.
7. That the Vendor shall from time to time upon written request by the Vendee and at the cost of Vendee acknowledge execute such other document or documents which are within the rights of the Vendor to perfect titles and make good of all such things and lawful acts, deeds and things whatsoever for further better or more efficiently effective transfer of the Property thereby conveyed and transferred to the Vendee.

For HLKR Trading Co. Pvt. Ltd.

COMPARED BY ME

AFC

A.S. Director

CONTD...P.11 tested

Sub-Registrar
FARIDABAD

02 AUG 2013

:: 11 ::

8. That all taxes, dues, demands, charges, levies, or any other dues in any Government Departments in connection with the said Property shall be paid by the Vendor upto the date hereof and thereafter it shall be liability of the Vendee to pay all such dues, demands, charges, and taxes. However, in case any claim by the Local Government or Authority are as a result of the action prior to the purchase of this Property by the Vendee, all such claims will be borne by the Vendor and the Vendee will not be responsible at any later stage. The vendee will be empowered and entitled to recover and receive any dues in any case towards any authority in regard to the said property.

For HLKR Trading Co. Pvt. Ltd.

A.S. Director

COMPARED BY ME

A.R.C.

CONTD..P.12...

Attested

Sub. Registrar
FARIDABAD

2 AUG 2013

:: 12 ::

9. That the actual physical and vacant peaceful possession of the said Property has been handed over by the Vendor to the Vendee, and the Vendee has become the absolute and sole owner in possession of the above said property.
10. The Vendee shall hereafter peacefully and quietly possess and enjoy the aforesaid property and deal with the same in any manner it deem fit without any hindrance, claim or demand whatsoever from the Vendor.
11. That all the original relevant documents which are in the possession of the Vendor related to this Property have been handed over to the Vendee by the Vendor at the time of execution and registration of this Sale Deed.

For HLKR Trading Co. Pvt. Ltd.

CONTD..P.13....

COMPARED BY ME

A R C

H.S

Director

Attested

Sub Registrar
FARIDABAD

02 AUG 2013

:: 13 ::

12. That all the expenses including stamp duty for preparation, execution and registration charges of this Sale Deed have been paid and will be borne by the Vendor.
13. That the above said property is bounded as under:-
- NORTH : Part Portion of Plot No. 01, 13/3 Main Mathura Road, Faridabad, occupied by M/s Inshu Motors.
- SOUTH : Road 24' wide.
- EAST : Plot No. 02, 13/3 Mathura Road, Faridabad, occupied by M/s Globe-Tex.
- WEST : Main Mathura Road.

For HLKR Trading Co. Pvt. Ltd.

CONTD..P.14...

A.S. Director

COMPARED BY ME

A R C

Attested

Sub Registrar
FARIDABAD

02 AUG 2013

OTJ LTV 28070M V30AHAM 107

1070951

:: 14 ::

IN WITNESSES WHEREOF the said Vendor and Vendee have set and subscribed their hands on this sale deed on the day, month and year first above mentioned in presence of the witnesses signing hereunder.

WITNESSES:-

1.

H. B. SINGH
ADVOCATE
DIST. & SESSIONS COURT
FARIDABAD

COMPARED BY ME

2. Tushar Garg
S/o Pradeep Garg
1283 Sector 14
Faridabad

For HLKR Trading Co. Pvt Ltd.

VENDOR

A.S. Director

VENDEE

M.C. SAXENA
ADVOCATE
Distt. Court, Sec. 12,
FARIDABAD

For MAHADEV MOTORS PVT. LTD.

Director

Attested

Sub Registrar
FARIDABAD

02 AUG 2013

Reg. No.
260

Reg. Year
2013-2014

Book No.
1



गवाह

विक्रेता

For HLKR Trading Co. Pvt. Ltd.

विक्रेता

M/s HLKR Trading com. Pvt. Ltd. thru G.N Goel

For MAHADEV MOTORS PVT. LTD.

केता

M/s mahadev Motors Pvt. Ltd. thru Pradeep Garg

Director

गवाह 1:- H.b Singh

गवाह 2:- Tusar

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 260 आज दिनांक 08/04/2013 को बही न: 1 जिल्द न: 0 के पृष्ठ न: 58 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 7 के पृष्ठ सख्या 52 से 54 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 08/04/2013

उप/संयुक्त पंजीयन अधिकारी
फरीदााद

For MAHADEV MOTORS PVT. LTD.

Director