



Sl. No.

GSR/001: 214490

RECEIPT

STATE BANK OF INDIA

Branch: ROHTAK

Code No.

Received a sum of Rs. 10000/-

(Rupees Edener-las seventy thousand a hundred only)from Smt. / Shri Satyam Auto Sare HT U.

s/o, d/o, w/o

residing at New Delhi STATE BANK OF INDIA for credit to Government of Haryana
account towards Stamp Duty.

Date:

22/11/2010

Place:

ROHTAK

(Signatures of Authorised Officer)

SALE DEED

Salun
Kusum Jain

Ceede NO 073

Rajesh Kumar Saini

Sandeep & Sanyal
th u CPA

Rajiv

Sunil
Anil Kumar

Rajesh Kumar Saini

mayank don ucr CPA

Kusum Jain.

Rajesh Kumar Saini

Saini Smt. J.

Kusum Jain.

1. Type of Deed : Sale Deed
2. Village/City Name & Code : Rohtak, District Rohtak, Haryana
3. Unit Land : 7 Biswas 18 Biswansis (i.e. 1194 Sq. Yds.)
4. Type of Property : Municipal Zone
5. Transaction Value : Rs. 1,67,16,000/-
6. Stamp Duty : Rs. 11,70,500/-
7. Stamp No. & Date : 214290 / 27/11/2019 C.B. 1. Rohtak
8. Execution Date :
9. No. of Words : 1000 approx.

This **SALE DEED** is executed at Rohtak, on this 23rd day of November 2019 by and between :-

- i. Kusum Jain (1/24th share) w/o Lt. Sh. Subhash Jain s/o Mange Ram Jain
 - ii. Anil Kumar Jain (1/6th share) & Sunil Kumar Jain (1/6th share), s/o
 - iii. ~~Rajeev~~ Sh. Sagar Chand Jain, S/o Rulia Ram;
 - iv. Rajeev Kumar Jain (7/63th share) & Ajay Kumar Jain (7/63th share), S/o Late Sh. Suresh Chand Jain, S/o Sh. Rulia Ram Jain, all r/o Babra Mohalla, Rohtak, Haryana, as ancestral land;
- Sanjev Jain alias Sanjay Jain (7/63 share), son of Late Sh. Suresh Chand Jain, son of Sh. Rulia Ram Jain, resident of Babra Mohalla, Rohtak, through his Attorney Sh. Rajeev Kumar Jain, S/o Late Sh. Suresh Chand Jain, r/o Babra Mohalla, Rohtak, Haryana, vide a General Power of Attorney, duly registered as Document No. 337, dated 26.10.2010, in the office of the Sub-Registrar, Rohtak;

Sunil/An
Anil Kumar
Rajeev Kumar Jain
2

Kusum Jain. Kusum Jain
Rajeev Kumar Jain
Sunil Kumar Jain
Kusum Jain.

प्रलेख न: 10632

दिनांक 23/11/2010

डॉट संबंधी विवरण		
डॉट का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील रोहतक	गांव/शहर रोहतक	स्थित पुराना बस स्टैण्ड से भिवानी रेलवे लाइन तथा आंबर ब्रिज तक का एरिया
भवन का विवरण		सड़क 100 फुट दोनों तरफ
भूमि का विवरण		
निवासीय	1194 Sq. Yards	
धन संबंधी विवरण		
राशि 16,716,000.00 रुपये	स्टाम्प ड्यूटी की राशि 1,170,500.00 रुपये	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 3.00 रुपये	

Drafted By: जितेंद्र कौशिक वज्जेल

यह प्रलेख आज दिनांक 23/11/2010 दिन मंगलवार समय बजे श्री/श्रीमती/कुमारी कुसम जैन पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी सुभाषचंद जैन निवासी बाबरा मोहल्ला रोहतक द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



हस्ताक्षर प्रस्तुतकर्ता

महेश्वर सिंह राजिस्टरार
रोहतक रोहतक

श्री कुसम जैन, अनिल कुमार जैन, राजीव कुमार जैन, संजीव जैन उर्फ संजय जैन thru राजीव कुमार जैन (GPA), मयंक जैन thru कुसुम जैन (GPA), अजय कुमार जैन, सुरेश कुमार जैन,

उपरोक्त विवेताव श्री/श्रीमती/कुमारी M/s Satyam Auto Serve Private Limited Thru Jitender Pasricha जेता हाजिर है। प्रस्तुत प्रलेख के अनुसार 0.00 रुपये की राशि जेता ने मेरे समक्ष विवेता 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 जयवीर सिंह नम्बरदार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी रोहतक

व श्री/श्रीमती/कुमारी अशोक जैन पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी मोक्षराम जैन निवासी रोहतक ने की।

साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 23/11/2010

महेश्वर सिंह राजिस्टरार
उप/रोहतक रोहतक

- v. **Mayank Jain** (7/24 share), son of Late Sh. Subhash Jain, son of Sh. Mange Ram Jain, resident of House No. 604, Foks Ran Daiv Plans Boro 08536 New Jursey, U.S.A, through his Attorney Smt. **Kusum Jain**, wife of Late Sh. Subhash Jain, son of Shri Mange Ram Jain, resident of Babra Mohalla, Rohtak, vide an Attorney duly attested by Notary Public, State of U.S.A, dated 26.10.2010, duly adjudicated by collector of Stamps, Rohtak, dated 04.11.2010, in which 3/24th share as ancestral land and 4/24th share by virtue of released deed No. 9315, dated 25.10.2010, executed by his real Aunty Smt. Manju Jain in my favour and Mutation No. 12417, hereinafter collectively called "**THE VENDORS**".

IN FAVOUR OF

M/s **Satyam Auto Serve Private Limited**, a Private Limited Company duly incorporated under the Companies Act, 1956, having its registered office at 4th Floor, Satyam Cinema Building, Ranjeet Nagar, New Delhi-110008, through its authroised signatory Sh. **Jitender Pasricha**, son of Shri R.S. Pasricha, resident of KD-51, Pitampura, New Delhi-110034, duly authorised vide resolution passed in the meeting of the Board of Directors held on 15.11.2010, hereinafter called "**THE VENDEE**".

The expression of the terms the 'VENDORS' and the 'VENDEE' wherever they occur in the body of this Sale Deed, shall mean and include them, their legal heirs, successors, legal representatives, administrators, executors, transferec(s), beneficiary(ies), legatee(s), probatee(s), nominees and assignee(s).

Whereas the VENDORS are the lawful, sole, absolute and recorded joint owners and in possession of the Plot of land measuring 7 Biswas 18 Biswansis (Pukhta), i.e. 1194 Square yards, bearing Khewat No. 2877/2720, Khatouni No. 4670, Khasra Nos. 622 Min,(0-2), 13929/624 Min (0-2-0), 13930/624 Min (0-2-18), 13928/625 (0-1-0), situated in the Revenue Estate of Rohtak, District Rohtak, Haryana, Jamabandi year 2002-2003, vide intkal Nos. 11356, 11357, 11358, 11359, 11378, 11379 11380, 12417, Fard Badar No. 365, which is bounded as under:-

EAST	:	228.73'	Anil Kumar Jain & Other Property
WEST	:	225.31'	Anil Kumar Jain & Other Property
NORTH	:	47.06'	Hissar Road
SOUTH	:	47.94'	Anil Kumar Jain & Other Property

That the aforesaid land stands mutated in the name of the VENDORS and they have full right, absolute authority to sell, dispose off and transfer the aforesaid plot of land in whole or in parts and none else except the VENDORS have any right, title or interest in the same.

Sunil Jain
Anil Kumar

Rajesh Kumar

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Rajesh Kumar Jain

2012 Jan 10

Kusum Jain

mayank Jain & A & P A
Kusum

Kusum Jain

And Whereas the VENDORS have agreed to sell, transfer, convey and assign to the VENDEE and the VENDEE has agreed to purchase the aforesaid Plot of land measuring 7 Biswas 18 Biswansis (Pukhta), i.e. 1194 Square yards, bearing Khewat No. 2877/2720, Khatouni No. 4670, Khasra Nos. 622 Min, (0-2), 13929/624 Min (0-2-0), 13930/624 Min (0-2-18), 13928/625 (0-1-0), situated in the Revenue Estate of Rohtak, District Rohtak, Haryana, Jamabandi year 2002-2003,, with all ownership rights of easements, patent or latent, enjoyed and reputed to be enjoyed in respect of the said land, hereinafter collectively referred to as **'THE SAID LAND'** fully described in the **Site Plan** annexed herewith, for a total sale consideration of Rs.1,67,16,000/- (Rupees One Crore Sixty Seven Lacs Sixteen Thousand Only).

And Whereas the VENDORS have represented that the title of the said land is clear and marketable and the same is free from all sorts of encumbrances, charges, liens, claims, prior agreements and except the VENDORS no other person has any right, title or interest in the same in any manner whatsoever and the VENDORS has full power and authority to sell the same on the terms and conditions appearing hereinafter.

NOW THIS SALE DEED WITNESSETH AS UNDER :-

- 1 That in consideration of the sum of Rs.1,67,16,000/- (Rupees One Crore Sixty Seven Lacs Sixteen Thousand Only) which has already been received by the VENDORS from the VENDEE, in the following manner:-

Amount	Ch./D.D.No. /cash	Dated	Drawn on	Ownership
Rs. 6,94,750	076156	27.10.10	Kotak Mahindra Bank	Kusum Jain
Rs. 2,155	Cash			Kusum Jain
Rs.27,79,000	076164	27.10.10	Kotak Mahindra Bank	Anil Kr. Jain
Rs. 6,905	Cash			Anil Kr. Jain
Rs.27,85,334	076178	22.11.10	Kotak Mahindra Bank	Sunil Kr. Jain
Rs. 571	Cash			Sunil Kr. Jain
Rs.18,56,888	076179	22.11.10	Kotak Mahindra Bank	Rajeev Kr. Jain
Rs. 571	Cash			Rajeev Kr. Jain
Rs.18,52,666	076168	27.10.10	Kotak Mahindra Bank	Ajay Kr. Jain
Rs. 4,794	Cash			Ajay Kr. Jain
Rs.18,52,666	076173	27.10.10	Kotak Mahindra Bank	Sanjay Jain
Rs. 4,794	Cash			Sanjay Jain
Rs.27,85,334	076180	22.11.10	Kotak Mahindra Bank	Mayank Jain
Rs.20,84,250	076153	27.10.10	Kotak Mahindra Bank	Mayank Jain
Rs. 5,322	Cash			Mayank Jain
Rs.1,67,16,000				

Mayank Jain to U G D A
Kusum

Kusum Jain

Sunil Jain
Anil Kumar

Rajeev Kumar Jain

Rajeev Kumar Jain
20/11/10

the receipt of which the VENDORS hereby admits and acknowledges, in full and final settlement, the aforesaid VENDORS doth hereby sell, convey, transfer, assign the said land i.e. Plot of land measuring 7 Biswas 18 Biswansis (Pukhta), i.e. 1194 Square yards, bearing Khewat No. 2877/2720, Khatouni No. 4670, Khasra Nos. 622 Min.(0-2), 13929/624 Min (0-2-0), 13930/624 Min (0-2-18), 13928/625 (0-1-0), situated in the Revenue Estate of Rohtak, District Rohtak, Haryana, Jamabandi year 2002-2003, with all the rights of ownership, easement, privileges and appurtenances, from all encumbrances unto the VENDEE, absolutely and forever.

2. That the actual physical vacant possession of the said land has been delivered by the VENDORS to the VENDEE, on the spot.
3. That the VENDORS admit that they have been left with no right, title, interest, claim or lien of any nature whatsoever in the said land, hereby sold, and the same has become the absolute property of the VENDEE, with the right to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever mean the VENDEE likes, without any demand, objection, claim or interruption by the VENDORS or any person(s) claiming under or in trust for them.
4. That the VENDORS hereby assure the VENDEE that they have neither done nor been party to any act whereby her rights and title to the said land may in any way be impaired or whereby the company may be prevented from transferring the said land.
5. And Whereas Sunil Kumar Jain and Rajeev Kumar Jain, sell, transfer, convey and assign their entire share on behalf of HUF however 3/24th share sell, convey and transfer by the Mayank Jain on behalf of HUF, alongwith other individuals.
- 5 (b) That Sh. Mayank Jain can sell, transfer, convey and assign his 4/24th share holding belonging to Mayank Jain individual alongwith other individual.
6. That the VENDORS assure the VENDEE that the said land is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, legal flaw, claims, prior Agreement to Sell, Loan, Surety, Security, lien, court injunction, litigation, stay order, notices, charges, family or religious, dispute, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrances whatsoever, and if it is ever proved otherwise, or if the whole or any part of the said land is ever taken away or goes out from the possession of the VENDEE on account of any legal defect in the ownership and title of the VENDORS then the VENDORS will be liable and responsible to make good the loss suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified against all such losses and damages suffered by the VENDEE, at the prevailing market value.

Sunil Jain
Anil Kumar

Rajeev Kumar Jain

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Rajeev Kumar Jain

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Mayank Jain to U & P

Kusum Jain. Kusum

7. That the VENDORS hereby further covenant with the VENDEE that in case the said land hereby sold or any part thereof, is lost from the VENDEE on account of any legal defects in the title of VENDORS' right and title or the possession or quiet enjoyment of the said land by the VENDEE in any way is disturbed on account of some act or omission of the VENDORS or if any one else claims any right, title and interest paramount to the VENDORS, then the VENDORS shall be liable and responsible for all the losses, damages, costs and expenses sustained by the VENDEE.
8. That the VENDEE can get the said land mutated in its name in the Revenue Records and other concerned authorities on the basis of this Sale Deed or its certified true copy.
9. That the VENDORS agree and undertake to sign and execute any required documents for transfer of ownership, title of the said land in favour of the VENDEE in the Revenue Records or any other concerned authorities.
10. That the all tax, land revenue and other dues and demands of whatsoever nature if any payable in respect of the said land shall be paid by the VENDORS upto the date of handing over the possession to the VENDEE and thereafter the VENDEE will be responsible for the payment of the same.
11. That the VENDORS have handed over all the relevant documents in original pertaining to the said land to the VENDEE.
12. That all the parties to this sale deed are Indian Nationals.
13. That all the expenses of the sale deed viz. stamp duty, registration charges etc. have been borne and paid by the VENDEE. The VENDEE shall have the right to collect the original Sale Deeds from the office of the Sub-Registrar.
14. That this transaction has taken place at Rohtak and as such Delhi & Chandigarh Courts shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this deed.

Moharaj Jain in 13 S/A
Kusum Jain.

Anil Kumar Rajeev Kumar Jain
Rajeev Kumar Jain
Jain Jain Jain

Kusum Jain.

IN WITNESS WHEREOF, the VENDORS and the VENDEE have signed this SALE DEED at Rohtak on the date first mentioned above in the presence of the following witnesses.

WITNESSES:-

1. Ashok Jain
Ashok Jain s/o Sh. Mohi
Rani Jain R/o Shakti Nagar
Green Road Rohtak.
2. Blupesh Jain
Blupesh Jain s/o Sh. Champat Rai
R/o Railway Road Rohtak
3. Anil Jain
Anil Kumar
4. Ajay Jain
Ajay Jain
Rajeev Kumar Jain
5. Rajiv Jain
Rajiv Jain
6. Sandeep @ Sandeep
Sandeep @ Sandeep
T.P.A. Rajiv Jain
Rajeev Kumar Jain
7. Mayank Jain Vendor
Thro. T.P.A. Kusum Jain
Kusum Jain.

Satyam VENDEE
Satyam Auto Servz Pvt. Regd. office
Fourth. Floor. Satyam Cinema Building
Rajendra Nagar, New Delhi through,
Jitendra Pasricha.

Drafted by Amresh
Adv.
Vind Kanchik
Adv. Rite
23/11/2010

Reg. No.

10632

Reg. Year

2010-2011

Book No.

1



विक्रंता



क्रेता



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M/s Sayam Auto Serve Private Limited Thru Steady Pasricha

ग 1- जयदेव सिंह नम्बरदार

ग 2- अशोक जैन

प्रमाण-पत्र

पटवत सब रजिस्ट्रार
रोहतक

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10,632 आज दिनांक 23/11/2010 को बही न: 1 जिल्द न: 830 के पृष्ठ न: 123 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 9,179 के पृष्ठ सख्या 58 से 62 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रत्येककर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुल मेरे सामने किये है।

दिनांक 23/11/2010

उपस्थित सब रजिस्ट्रार
रोहतक