



0000 43982



Ag 42-B-1-29/11/98

SALE DEED FOR RS.10,40,000/-  
Stamp Paper For Rs.1,61,000/-



THIS SALE DEED is executed at FARIDABAD on this 29<sup>th</sup> day of Jan, 1998 by M/s Northern Indian Iron & Steel Company Ltd., Company duly incorporated and registered under the Indian Companies Act, 1956 having its Registered Office at 118, Ansal Bhawan, 70, Kasturba Gandhi Marg, New Delhi-110001 ( Hereinafter called the VENDOR which expression shall mean and include, unless repugnant to the context or otherwise is excluded from the same, its successors, assigns, administrators, executors, nominees and representatives etc). through its Director Sh. Vijay Gupta S/o Sh. Kishori Lal Resident of H.No. 2028, Sector-9, Faridabad, (Haryana) who is duly authorised to sign and execute this Sale Deed for and on behalf of the VENDOR, vide resolution Dt. 13-10-1997 passed by the Board of Directors.

AND

Shri Daman Chopra son of Shri Dev Raj Chopra Resident of House No. 1712, Sector-16, Faridabad, Teh. & Distt. Faridabad (Hr.), Hereinafter called the PURCHASER which expression shall unless repugnant to the context of or otherwise is excluded from the same, include its successors, assigns, administrators, executors, nominees and representatives etc.).

for Northern India Iron & Steel Co. Ltd

CONTD.....P.2.

*[Signature]*  
Director

4867 Dated 22/1/98  
 Name Northern India Iron & Steel Co. Ltd.  
 R/o Moh. ...  
 Deed for ...  
 FAVOUR ...

District Treasurer  
 FARIDABAD

21/1/98  
 दिनांक 21/1/98

22/1/98  
 दिनांक 22/1/98  
 दिनांक 22/1/98

Northern India Iron & Steel Co. Ltd.

Director

District Treasurer  
 FARIDABAD

दिनांक 22/1/98  
 दिनांक 22/1/98  
 दिनांक 22/1/98

दिनांक 22/1/98  
 दिनांक 22/1/98  
 दिनांक 22/1/98

C.S. SHARMA  
 Advocate  
 Dist. Court Faridabad



दिनांक 22/1/98  
 दिनांक 22/1/98  
 दिनांक 22/1/98

दिनांक 22/1/98  
 दिनांक 22/1/98  
 दिनांक 22/1/98





00DD 439819

: -2- :

WHEREAS the VENDOR paid the entire sale consideration demanded by the Government of Haryana and took possession of the entire said land on 11-07-1963 for the prescribed use.

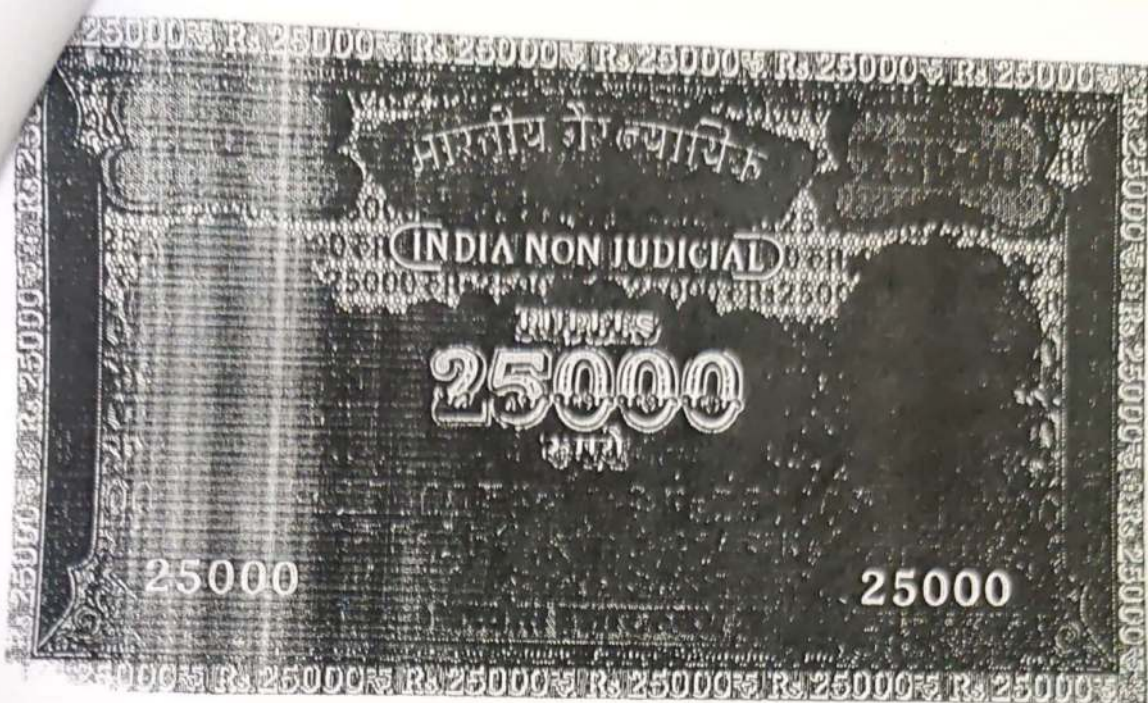
WHEREAS three separate Sale Deed were executed in favour of the VENDOR in the following manner:-

S.No.	AREA OF THE LAND	DESCRIPTION OF THE SALE DEED
1.	72 Kanals	Sale Deed between the Government of Haryana through the Director of Industries Haryana and VENDOR registered on 10-05-1965 with Joint Sub-Registrar at Ballabgarh.
2.	48 Kanals 5 Marlas	Sale Deed between the Government of Haryana through the Director of Industries, Haryana and VENDOR registered on 24-4-1985 with Joint Sub-Registrar at Ballabgarh.
3.	01 Kanal & 12 Marlas	Sale Deed between Faridabad Complex Administration (non known as Municipal Corporation of Faridabad and VENDOR registered on 26-09-1985 with Joint Sub Registrar at Ballabgarh.

for Northern India Iron & Steel Co. Ltd

CONTD...P.3.

*G. S. Singh*  
Director



00DD 439820

: -3- :

WHEREAS the said land was acquired for VENDOR for exclusive use of the factory to manufacture Steel Castings as the VENDOR may manufacture and such other products as the Government may approve and for no other purpose.

WHEREAS the VENDOR constructed on the said land buildings, sheds and temporary structures, and also installed plant and machinery thereon for the purpose of carrying on its business activities.

WHEREAS the sale of land covered by the two Sale Deed dt. 10-5-1965 and 24-04-1985 is subject to the permission of Director of Industries, Haryana.

WHEREAS by a letter No. LMI/LA/N-8/3905 dt. 17-02-1995 the Director Industries has on behalf of the State Government of Haryana accorded permission to the VENDOR to sell the land covered by the said two Sale Deeds subject to the conditions set out therein.

for Northern India Iron & Steel Co. Ltd

CONTD...P.4.

Director





00DD 439821

: -4- :

WHEREAS no permission is required from the Faridabad Complex Administration, now known as Municipal Corporation of Faridabad in respect of the land covered by the Sale Deed dt. 26-09-1985.

WHEREAS the VENDOR has absolute clear title to the said land, building sheds temporary structures constructed thereon and plant and machinery installed therein.

WHEREAS the VENDOR has agreed to sell to the PURCHASER and the Purchaser have agreed to buy from the Vendor a piece of land admeasuring  $72' \times 200' = 1600$  Sq.Yds. (With old structure) more known as Plot No. -4, now in Sector-5, Faridabad, herein and clearly marked in red in the site plan attached to this Sale Deed which from part and parcel of this Sale Deed together with, all ownership rights in the sale land comprising of  $1600$  Sq.Yds. hereinafter referred to as the said property) for a total sum of Rs.10,40,000/- (Rupees Ten Lacs Forty Thousand only) and the Purchaser have agreed to purchase the same from the VENDOR for the same amount.

for Northern India Iron & Steel Co. Ltd.

CONTD...P.5.

Director



00DD 439822

: -5- :

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in pursuance of this Sale Deed in consideration of a total sum of Rs.10,40,000/- (Rupees Ten Lacs Fourty Thousand only) which amount has been received by the VENDOR from the PURCHASER in the following manner:-

Ch. No. 665043 Dt. 31-12-1997., O.B.C.  
for Rs. 8,00,000/-  
Ch. No. 665043 Dt. 27-1-1998., O.B.C.  
for Rs. 2,40,000/-

for Northern India

CONTD....P.6.





00DD 439823

: - 6 - :

2. That the VENDOR has handed over the vacant and physical possession of the said property hereby sold to the PURCHASERS on the spot.
3. That now the VENDOR doth hereby sell, conveys and transfer and assign all ownership rights in the said property to the PURCHASERS and to hold the same to the PURCHASERS absolutely for ever.
4. That the VENDOR admits that it has been left with no right, title, interest or lien of any nature whatsoever in the said property of the PURCHASERS for all intents and purposes with the right use to enjoy, sell and transfer the same by whatever means they like without any demand, any objection, claim or interruption by the VENDOR or any person(s) claiming under or through them.

for Northern India Iron & Steel Co. Ltd.

CONTD....P. 2.

Directo



00AA 670781

: - 7 - :

5. That the VENDOR has assured the purchaser that the aforesaid property is free from all kinds of encumbrances, such as, prior sale, mortgage, gift, will, lien, litigation, disputes, lease, loan, surety, security, income tax or wealth tax, attachments, family or religious disputes, injunctions, hypothecation, or any other registered or unregistered encumbrances, etc. and if it is proved otherwise then the VENDOR shall be liable and responsible to indemnify all the losses/damages, thus suffered by the PURCHASER.

6. The VENDOR confirms that they have cleared all outstanding liabilities of PUNJAB NATIONAL BANK, HARYANA STATE ELECTRICITY BOARD, PROVIDENT FUND, E.S.I., SALES TAX, INCOME TAX, ETC. in respect of the said property before the execution of this SALE DEED and handing of the vacant and physical possession of the said property to PURCHASER.

7. All rates, taxes or other charges levied or leviable in respect of the said plot of land shall be payable and be paid by the PURCHASER with effect from the date of execution of Sale Deed.

for Northern U.P.

CONTE....P.B.

Director





:-8-:

B. That all expenses of this Sale Deed viz Corporation Tax, Registration Fee, Transfer levy fee have been borne and paid by the PURCHASER.

Schedule of the said plot of land referred to above Plot No. -4, measuring -1600, Sq.Yds. (72' x 200') along with builtup area thereon and bounded as under:

NORTH : 40' wide Road.

SOUTH : Bhartiya Cuttler Hammer.

EAST : Plot No. 4/1.

WEST : Plot No. 4-A.

IN WITNESS WHEREOF the VENDOR and PURCHASER have signed and executed this Sale Deed on the date, month and year first above written in the presence of the following witnesses.

WITNESSES:

for Northern India India

1. *[Signature]* Faridabad

VENDOR

Direct

2. *[Signature]* Surinder Vaswani & Co. Sd  
Pun. 180 Lakhmi Rasmi  
N. Delhi

PURCHASER

*[Signature]*

RW 79

*[Signature]*  
Rajinder Nathani  
Legal Document Writer  
Sector-12, FARIDABAD  
Rest. 134/9, NBD  
PA (R) 282761 (O) 284337



0000 439832



SALE DEED FOR RS.15,60,000/-  
Stamp Paper For Rs.2,42,000/-

THIS SALE DEED is executed at FARIDABAD on this 29th day of Jan 1998 by M/s Northern Indian Iron & Steel Company Ltd., a Company duly incorporated and registered under the Indian Companies Act, 1956 having its Registered Office at 118, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110001 ( Hereinafter called the VENDOR which expression shall mean and include, unless repugnant to the context or otherwise is excluded from the same, its successors, assigns, administrators, executors, nominees and representatives etc.) through its Director Sh. Vijay Gupta S/o Sh. Kishori Lal Resident of H.No. 2028, Sector-9, Faridabad, (Haryana) who is duly authorised to sign and execute this Sale Deed for and on behalf of the VENDOR, vide resolution Dt. 13-10-1997 passed by the Board of Directors.

AND

Shri. Rakesh Anan Aggarwal son of Shri R.S. Aggarwal Resident of House No. 37, Sector-16A, Faridabad, Teh. & Distt. Faridabad, (Hr. Hereinafter called the PURCHASER which expression shall unless repugnant to the context of or otherwise is excluded from the same, include its successors, assigns, administrators, executors, nominees and representatives etc.).

for Northern Indian Iron & Steel Co. Ltd

CONTD.....P.2.

Director





00DD 43982

WHEREAS the VENDOR paid the entire sale consideration demanded by the Government of Haryana and took possession of the entire said land on 11-07-1963 for the prescribed use.

WHEREAS three separate Sale Deed were executed in favour of the VENDOR in the following manner:-

S.No.	AREA OF THE LAND	DESCRIPTION OF THE SALE DEED
1.	72 Kanals	Sale Deed between the Government of Haryana through the Director of Industries Haryana and VENDOR registered on 10-05-1965 with Joint Sub-Registrar at Ballabgarh.
2.	48 Kanals 5 Marlas	Sale Deed between the Government of Haryana through the Director of Industries Haryana and VENDOR registered on 24-4-1965 with Joint Sub-Registrar at Ballabgarh.
3.	01 Kanal & 12 Marlas	Sale Deed between Faridabad Complex Administration (now known as Municipal Corporation of Faridabad and VENDOR registered on 26-09-1965 with Joint Sub Registrar at Ballabgarh.

for Northern India Iron & Steel Co. Ltd.

CONTD...P...

Director



0000 139825

WHEREAS the said land was acquired for VENDOR for exclusive use of the factory to manufacture Steel Castings as the VENDOR may manufacture and such other products as the Government may approve and for no other purpose.

WHEREAS the VENDOR constructed on the said land buildings, sheds and temporary structures, and also installed plant and machinery thereon for the purpose of carrying on its business activities.

WHEREAS the sale of land covered by the two Sale Deed dt. 10-02-1965 and 24-04-1985 is subject to the permission of Director of Industries, Haryana.

WHEREAS by a letter No. LMI/LA/N-8/3905 dt. 17-02-1995 the Director Industries has on behalf of the Government of Haryana accorded permission to the VENDOR to sell the land covered by the said two Sale Deeds subject to the conditions set out therein.

CONTD...P.4.

for Northern India, India

Director





0000 439827

-4-

WHEREAS no permission is required from the Faridabad Complex Administration, now known as Municipal Corporation of Faridabad in respect of the land covered by the Sale Deed dt. 26-09-1985.

WHEREAS the VENDOR has absolute clear title to the said land, building sheds temporary structures constructed thereon and plant and machinery installed therein.

WHEREAS the VENDOR has agreed to sell to the PURCHASER and the Purchaser have agreed to buy from the Vendor a piece of land admeasuring 108' x 200' = 2400, Sq.Yds. (with old structure more known as Plot No. -4/1, now in Sector-5, Faridabad, herein and clearly marked in red in the site plan attached to this Sale Deed which forms part and parcel of this Sale Deed together with, all ownership rights in the said land comprising of 2400, Sq.Yds. hereinafter referred to as the said property for a total sum of Rs.15,60,000/- (Rupees Fifteen Lacs Sixty Thousand only) and the Purchaser have agreed to purchase the same from the VENDOR for the same amount.

for Northern India

CONTD...P.5.

Direct



00DD 439829

: -5- :

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in pursuance of this Sale Deed in consideration of a total sum of Rs.15,60,000/- (Rupees Fifteen Lacs Sixty Thousand only) which amount has been received by the VENDOR from the PURCHASER in the following manner:-

Ch. No. 700008 Dt. 15-12-1997., O.S.C., N.I.T., Faridkot,  
for Rs. 12,00,000/-  
Ch. No. 678051 Dt. 27-1-1998., O.S.C., N.I.T., Faridkot,  
for Rs. 3,60,000/-

for Northern India

CONTD....P.6.

Director





0000 439829

:-6:-

2. That the VENDOR has handed over the vacant and physical possession of the said property hereby sold to the PURCHASERS on the spot.

3. That now the VENDOR doth hereby sells, conveys and transfers and assign all ownership rights in the said property to the PURCHASERS and to hold the same to the PURCHASERS absolutely for ever.

4. That the VENDOR admits that it has been left with no right, title, interest or lien of any nature whatsoever in the said property of the PURCHASERS for all intents and purposes with the right use to enjoy, sell and transfer the same by whatever means they like without any demand, any objection, claim or interruption by the VENDOR or any person(s) claiming under or through them.

for Northern

CONTD...P.7.

Director



00DD 439830

- 7 -

5. That the VENDOR has assured the purchaser that the aforesaid property is free from all kinds of encumbrances, such as prior sale, mortgage, gift, will, lien, litigation, disputes, lease, loan, surty, security, income tax or wealth tax attachments, family or religious disputes, injunctions, hypothecation, or any other registered or unregistered encumbrances, etc. and if it is proved otherwise then the VENDOR shall be liable and responsible to indemnify all the losses/damages, thus suffered by the PURCHASER.
6. The VENDOR confirms that they have cleared all outstanding liabilities of PUNJAB NATIONAL BANK, HARYANA STATE ELECTRICITY BOARD, PROVIDENT FUND, E.S.I., SALES TAX, INCOME TAX, ETC. in respect of the said property before the execution of this SALE DEED and handing of the vacant and physical possession of the said property to PURCHASER.
7. All rates, taxes or other charges levied or leviable in respect of the said plot of land shall be payable and be paid by the PURCHASER with effect from the date of execution of Sale Deed.

for Northern India Ltd. & Co. Pvt. Ltd.

CONTD....P.8.

Director





0000 43983

YA

-8-

8. That all expenses of this Sale Deed viz Corporation Tax, Registration Fee, Transfer levy fee have been borne and paid by the PURCHASER.

Schedule of the said plot of land referred to above Plot No. -4/1, measuring 2400, Sq.Yds. (108' x 200') along with builtup area thereon and bounded as under:

NORTH : 40' wide Road.

SOUTH : Bhartiya Cuttler Hardware.

EAST : Plot No. 3-D.

WEST : Plot No. 4.

IN WITNESS WHEREOF the VENDOR and PURCHASER have signed and executed this Sale Deed on the date, month and year first above written in the presence of the following witnesses.

WITNESSES:

for Notion...

1. [Signature]

VENDOR

2. S. Surender, Masudera 8/2 Bn, City Plan No. 100/1, Faridkot or Bkhi

PURCHASER

[Signature]

R.P.W. 78

Raftnder Parshad Mendiratta  
Legal Document Writer

28/11/98