


हरियाणा HARYANA

44AA 063852

कि. वरुणा - वेपनाम

वरुणा नं. - 2374

दिनांक 8/2/2005 ई. शंकरपुर का
उक्त सत्य सत्य है।


Sub Registrar
Ferozpur Nagar
7/6/20

435/250

S <small>ERIAL</small> NO	VENDOR
ARMY KUMAR	
06 JUN 2022	
Tehsil Farrukh Nagar	
Signature	<i>A. K. Kumar</i>

Arman Kumar Sh. Vijay Singh
Rp. Sultanpur Teh. Farrukh Nagar
District. Gurgaon. *AED*

SALE DEED

CONSIDERATION VALUE: Rs. 80,32,500/-

STAMP DUTY: Rs. 4,82,000/-

STAMP NO 16542 dated 8.2.2005

Stamp Issued by Treasury Gurgaon

(20000x24)+(1000x2)

2374
8-2-05

This Sale Deed is executed at Gurgaon on this 8th day of Feb., 2005,

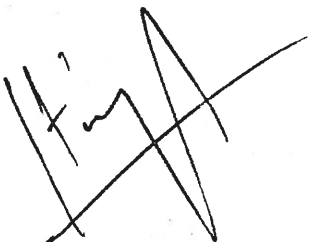
BETWEEN

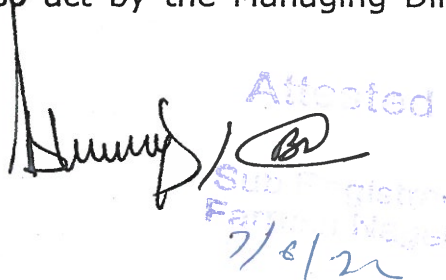
1. Shri Hanut Singh Son of Shri N. B. Singh resident of S - 22 B Windsor Court DLF City Phase 4 Gurgaon, Haryana hereinafter referred to as the VENDOR No 1
2. Shri N. B. Singh Son of Shri Jagdish Singh resident of G - 1/22 Garden Estate Gurgaon hereinafter referred to as the VENDOR No 2

and Collectively hereinafter referred to as the VENDORS which expression shall, unless proposed or repugnant to the context or expressly excluded by the context or by law, mean and include their heirs, legal representatives, administrators, executors, nominees and assigns of the FIRST PART

AND

M/S Enkei Castalloy Ltd., a Company registered under the Companies Act 1956 having its registered office at Gat No. 1426, Shikrapur Taluka Shirur, Distt Pune in the state of Maharashtra, having a Pin Code 412208 hereinafter referred to as the VENDEE, which expression shall, unless opposed or repugnant to the context or expressly excluded by the context or by law, mean and include its/ their successors, successors in business, liquidators, receivers, survivors, legal representatives, administrators, executors, nominees, directors and assigns and any Companies firm/ firms corporation/ corporations or entity/ entities with which it/ they may be amalgamated or merged with of the SECOND PART and presently acting through Mr. Sumant Ahuja son of Late Shri M. D. Ahuja resident of 102/47 Silver Oaks DLF Gurgaon Enclave Gurgaon, Haryana who has been presently authorised to so act by the Managing Director of the




Attested
Sub Registrar
Gurgaon
7/2/2005

୫.୨.୨୦୫ ବାଉଁଶ
 ସାଲ ୧୨୬ ୨-୨
 ସମ୍ପାଦକ
 ପ୍ରକାଶକ
 ପ୍ରକାଶକ
 ପ୍ରକାଶକ

ପ୍ରକାଶକ
 ପ୍ରକାଶକ
 ପ୍ରକାଶକ

ପ୍ରକାଶକ
 ପ୍ରକାଶକ
 ପ୍ରକାଶକ

ପ୍ରକାଶକ ପ୍ରକାଶକ ପ୍ରକାଶକ



ପ୍ରକାଶକ
 ପ୍ରକାଶକ
 ପ୍ରକାଶକ
 ପ୍ରକାଶକ

ପ୍ରକାଶକ

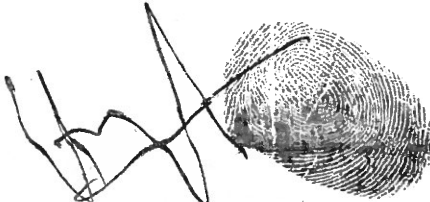
ପ୍ରକାଶକ
 ପ୍ରକାଶକ
 ପ୍ରକାଶକ

ପ୍ରକାଶକ
 ପ୍ରକାଶକ

ପ୍ରକାଶକ
 ପ୍ରକାଶକ

ପ୍ରକାଶକ

ପ୍ରକାଶକ
 ପ୍ରକାଶକ



ପ୍ରକାଶକ

Company vide Resolution passed at the meeting of the Board of Directors held on 30th October 2004 at the Registered office of the Company at Pune.

WHEREAS:

On the representations made by the Vendor that:

- I. The **VENDORS** are the absolute owner/s and in possession of 15 Kanal 6 Marla comprised in Rectangle No. 90 Killa No. 3(8 Kanal 0 Marla), 4(7 Kanal 6 Marla), situated at Vill. Bhora Kalan Teh. Faruk Nagar Distt. Gurgaon, the share of the Vendor No 1 being 256/338 share and the share of the Vendor No 2 being 82/338 share herein before by way of Mutational Intkal No. 12004 date of decision 8-2-05 and hereinafter referred to as the Vendors Collective **Agricultural Land**.
- II. The Vendors have further demarcated 15 Kanal 6 Marla and more particularly described in the Schedule of property appearing hereinafter and demarcated and delineated in Red in the site plan annexed with this Sale Deed and hereinafter referred to as the Said Agricultural land.
- III. The Vendors are the legal owners and in complete and legal possession of the Said Agricultural Land
- IV. The Vendors are the recorded and absolute owner and in possession of the afore Said Agricultural Land to the exclusion of all others and nobody else besides the vendors has any sort of interest, right or claim whatsoever of any kind in the afore Said agricultural land and the afore Said agricultural land is free from all sorts of encumbrances including and amongst other litigation, disputes, previous sale, gift, mortgage, lease and liens, attachments, injunctions, notices, mandatory or prohibitory, charges, demands, liabilities, religious and legal disputes of all kinds whatsoever.
- V. The afore Said Agricultural Land is not a subject matter of any surety, security or guarantee and that no loan or taccavi has been availed of by the Vendor by keeping this land as security.
- VI. The Vendor's name has been recorded in the record of rights, in the revenue records of Bhora Kalan Tehsil Faruknagar District Gurgaon, in the state of Haryana.

Zohan

80334 T.15

प्रमाणित किया जाता
है संस्थान के निम्न
हस्ताक्षरों के द्वारा

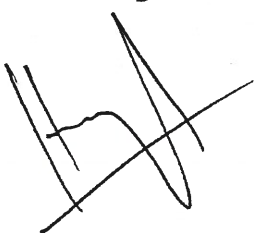
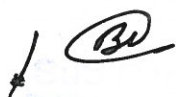
[Handwritten signature]

- VII. The Vendor is seized and possessed of his right as full absolute and recorded owner and otherwise well and sufficiently entitled to the Said Agricultural Land
- VIII. The Vendors have full and unrestricted right and power to convey, assign, transfer, alienate and sell the aforesaid Agricultural Land.
- IX. The Vendors became the recorded and absolute owners and in possession of the afore Said Agricultural Land as represented hereinabove.
- X. The Vendors for their personal needs and requirements, voluntarily, without any coercion, intimidation, undue influence or pressure and in their good and proper senses were desirous of selling total 15 Kanal 6 Marla of aforesaid Agricultural Land, and more particularly described in the Schedule of property appearing hereinafter and demarcated and delineated in Red in the site plan annexed with this Sale Deed and has offered to Sell the same to the Vendee for a total sale consideration of Rs. 80,25,500/- (Rupees Eighty Lakhs Thirty Two Thousand Five Hundred Only).
- XI. The Vendee agreed to purchase the aforesaid Agricultural Land admeasuring 15 Kanal 6 Marla comprised in Rectangle No.90 Killa No 3 (8 Kanal 0 Marla), 4(7 Kanal 6 Marla) as represented to be owned and possessed by the Vendor for the aforesaid for a total sale consideration of Rs. 80,32,500/- (Rupees Eighty Lakhs Thirty Two Thousand Five Hundred Only) from the Vendors.
- XII. The Vendors and the Vendee had executed an Agreement to Sell dated 20th of January 2005 for the sale of the aforesaid Agricultural Land.
- XIII. The Vendors, in specific performance of the aforementioned Agreement to Sell dated 20th January 2005 are executing this Sale Deed before the Sub-Registrar.

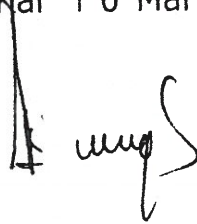
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. CONSIDERATION

That in consideration of a sum of Rs. 80,32,500/- (Rupees Eighty Lakhs Thirty Two Thousand Five Hundred Only) the Vendors do hereby transfer, convey, sell and assign to the Vendee the afore Said agricultural Land admeasuring 15 Kanal 6 Marla comprised in Rectangle No 90 Killa No 3 (8 Kanal 0 Marla), 4(7 Kanal 6 Marla)

7/6/20



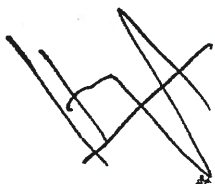
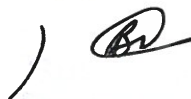
Situated within the revenue estate of Village Bhora Kalan Tehsil Faruknagar District Gurgaon, Haryana along with all the superstructures, constructions, existing thereon the afore Said Agricultural Land if any and together with construction, fittings, fixtures, trees, woods, fences, hedges, water courses, drains, tube wells and such rights, liberties, privileges, easements, benefits, advantages and appurtenances, belonging or any way appertaining to or herewith usually held, occupied, enjoyed, reputed or known as part and parcel thereof or appurtenant thereof and also of the estate rights, title, interest, property, claims and demands whatsoever of the Vendors into, out of and upon the afore Said Agricultural Land and the appurtenances thereto hereby conveyed and transferred on to the Vendee. THE VENDOR HAVE TO HOLD the afore Said Agricultural Land for ever herein comprised and hereby conveyed, transferred, sold and assigned and assured and intended so as to be with them and every of their rights, members and appurtenances conveyed on to the Vendee.

2. CONSIDERATION

That the Vendee has paid to the Vendors the aforesaid consideration of Rs. 80,32,500/- (Rupees Eighty Lakhs Thirty Two Thousand Five Hundred Only) in the manner detailed hereinafter:

a) A sum of Rs 30,00,000/- (Rupees Thirty Lakhs Only) has been paid by the Vendee to the Vendor on the signing of the Agreement to Sell dated 20th January 2005 as part payment towards the sale consideration of the afore Said Agricultural Land vide demand draft nos. 784971 dated 30.12.2004 for Rs. 2,50,000/-, 786137 dated 08.01.2005 for Rs. 9,00,000/- and 786138 dated 08.01.02005 for Rs. 3,50,000/- favouring Shri N. Singh and demand draft nos. 784970 dated 30.12.2004 for Rs. 2,50,000/-, 786136 dated 08.01.2005 for Rs. 9,00,000/- and 786135 dated 08.01.02005 for Rs. 3,50,000/- favouring Shri Hanut Singh drawn on Bank of Maharashtra thus totaling Rs. 30,00,000/- (Rupees Thirty Lakhs only) and the Vendors acknowledged the receipt of this consideration as aforesaid from the Vendee.

b) A further sum of Rs. 50,32,500/- (Rupees Fifty Lakhs Thirty Two Thousand Five Hundred Only) has been paid by the Vendee to the Vendors vide bank draft No 786138 dated 25.01.05 on Bank of Maharashtra for Rs. 45,83,787/- (Forty Five Lakhs Eighty Three Thousand Seven Hundred Eighty Seven Only) favouring Shri Hanut Singh and bank draft No 786139 dated 25.01.06 on Bank of Maharashtra for Rs. 4,48,713/- (Four Lakhs Forty Eight Thousand


Seven Hundred Thirteen Only) favouring Shri N. B. Singh as the full and final balance consideration towards the sale of the aforesaid agricultural land before the Sub-Registrar/ Registrar of Assurances on the execution and Registration of this Sale Deed before The Sub-Registrar and the Vendor has acknowledged receipt of the aforesaid consideration from the Vendee.

3. OPERATIVE

That the Vendors have assured and represented to the Vendee that the Vendor shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Vendee even after the execution of this Sale Deed in favour of the Vendee, make, do and acknowledge, execute and perfect with all proper dispatch of all such further and other lawful and reasonable acts, deeds and things and conveyance matters whatsoever for the further better and more perfectly ensuring the afore Said Agricultural Land together with the appurtenances on to the Vendee.

4. OPERATIVE

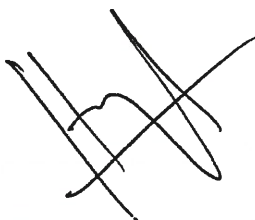
That the Vendors have assured and represented to the Vendee that the Vendors have got the right, full power and absolute authority to grant, convey, transfer, assign and assure the afore Said Agricultural Land hereby Sold, granted, conveyed, transferred, assigned and assure and that it shall be lawful for the Vendee at all times to enter into and upon the afore Said Agricultural Land and hold and enjoy the same and every part thereof with every easement, right, appurtenance whatsoever and in addition thereto to receive the rents, dues and profits thereof without any interruption, disturbance, claim or demand from the Vendor after the execution of this sale Deed in favour of the Vendee.

5. OPERATIVE


That the Vendors have assured and represented to the Vendee that on the execution of this Sale Deed, the Vendors shall be left with no right, title claim or interest whatsoever in the afore Said Agricultural Land.

6. OPERATIVE

That the actual, vacant, physical possession of the afore Said Agricultural Land as it exists on the Site has been actually



Attested


Sub-Registrar
Farrukh Nagar

handed over to the Vendee on the Site by the Vendors Simultaneously on execution of the Sale Deed.

7. TITLE PAPERS

That the original title deeds of all the transfers and conveyances in respect of an in relation to the title of the afore Said Agricultural Land as represented by the Vendors have been handed over to the Vendee by the Vendors, and the Vendee has acknowledged receipt of the same.

8. DEFECT IN TITLE

That the Vendors have assured and represented to the Vendee that although the Vendee has verified all the title deeds in respect of the afore Said Agricultural Land being sold under these presents, the Vendor shall still be responsible for and be liable for any defect in title of the afore Said Agricultural Land being Sold under these presents. Should any discrepancy be observed and/or a misstatement is made by the Vendors as to the title, possession, rights, liens encumbrances dispute, flaws, litigation, acquisition, loan attachments in the decree of any court, demand, claim, liabilities and mortgages etc. in respect of the said afore said Agricultural Land being sold under these presents.

9. INDEMNITY

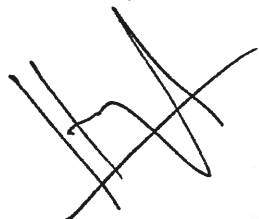
That the Vendors hereby undertake and indemnify and keep indemnified and harmless the Vendee from all proceedings in the courts of law and all claims of all third parties including all statutory authorities in respect of and in relation to afore Said Agricultural Land sold under these presents.

10. MUTATION

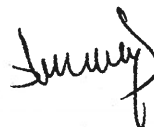
That the Vendors have represented to the Vendee that the Vendee shall be at liberty to take all the appropriate steps to get the afore Said Agricultural Land mutated in their name in the record of rights and the Vendors shall have no objection to the same. The Vendors further assure and represent that they shall assist on every demand made by the Vendee to achieve the afore said objective and purpose.

11. STATUTORY DUES

That the Vendors have assured and represented to the Vendee that all the Dues of the Revenue Authorities, Municipal taxes, property taxes, electricity dues, water dues and/ or any other



Attested
[Signature]
7/6/11 L



dues statutory, directory administrative or otherwise any dues, due and payable by the Vendors in respect of the afore Said Agricultural Land till the date of execution of this Sale Deed shall be the responsibility of and be payable by the Vendors and thereafter it shall be the liability of and be payable by the Vendee.

12. UL (C+R) ACT 1976

That the Vendors have assured and represented to the Vendee that the afore Said Agricultural Land is not attracted by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976, The Law applicable and relating to the Holdings of Agricultural Land in the State of Haryana and that in the transfer of the Said Agricultural Land there is no violation of any statutory provision of the Revenue Code of the State of Haryana.

13. OWNERSHIP

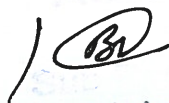
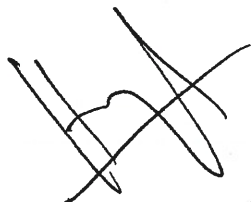
That the Vendors have assured and represented to the Vendee that they are the recorded and absolute owner and in possession of the afore Said Agricultural Land measuring 15 Kanal 6 Marla comprised in Rectangle No 90 Killa No 3 (8 Kanal 0 Marla), 4(7 Kanal 6 Marla) Situated within the revenue estate of Village Bhora Kalan Tehsil Faruknagar District Gurgaon, Haryana being sold under these presents to the Vendee to the exclusion of all the others and that nobody else besides the Vendors have any sort of interest, right or claim whatsoever of any kind and that the Vendors have full and unrestricted right and power to convey, assign, transfer, alienate and sell the afore Said Agricultural Land.

14. SURETY

That the Vendors have assured and represented to the Vendee that the afore Said Agricultural Land measuring 15 Kanal 6 Marla comprised in Rectangle No 90 Killa No 3 (8 Kanal 0 Marla), 4(7 Kanal 6 Marla) Situated within the revenue estate of Village Bhora Kalan Tehsil Faruknagar District Gurgaon, Haryana being sold under these presents is not a subject matter of any surety, security or guarantee and have further agreed and represented to the Vendee that no loan or taccavi has been availed of by the Vendors by keeping the land as security either with the Government or otherwise.

15. ENCUMBRANCES

That the Vendors have assured and represented to the Vendee that the afore Said Agricultural Land measuring 15 Kanal 6



21/6/12

Marla comprised in Rectangle No 90 Killa No 3 (8 Kanal 0 Marla),
4(7 Kanal 6 Marla) Situated within the revenue estate of Village
Bhora Kalan Tehsil Faruknagar District Gurgaon, Haryana being
sold under these presents is free from all sorts of encumbrances
including and amongst others litigation, disputes, previous sale,
gift, mortgage, lease and liens attachments, injunctions,
notices, mandatory or prohibitory, charges, demands, liabilities,
religious and legal disputes of all kinds whatsoever.

16. HARYANA REVENUE CODE

That the Vendors have assured and represented to the Vendee
that in the transfer of the afore Said Agricultural Land there is no
contravention of the Haryana Revenue Code. The Vendors have
further assured and represented to the Vendee that in the event
of there being any violation of the Haryana Revenue Code, the
Vendee shall take all steps to ensure the transfer of the afore
said Agricultural land entirely at the cost of the Vendors.

17. ACQUISITION PROCEEDINGS

That the Vendors have assured and represented to the Vendee
that the Said Agricultural Land being Sold under these presents
is not a subject matter of any acquisition proceedings either by
the State Government /Administration or by the Central
government and that the afore Said Agricultural Land has not
been notified either under Section 4 or under Section 6 of the
Land Acquisition Act and that there is no litigation pending or
restriction on the transfer of the afore Said Agricultural Land.

18. CONSOLIDATION

That the Vendors have assured and represented to the Vendee
that in case any land is found to be deficient on account of
consolidation of holding in village, it shall be the responsibility of
the Vendors to make up the deficiency of the land.

19. INCOME TAX AUTHORITIES CLEARANCES AND PERMISSIONS

That the Vendors have assured and represented to the Vendee
that the Vendors have obtained the necessary permissions and
the Income Tax clearance certificate if any as required under the
Income Tax Act.

20. VACANT LAND

That the Vendors have assured and represented to the Vendee
that the land being conveyed under these presents is completely
vacant land.

Attested
Sub Registrar
Faruknagar
7/6/22

North: Passage

South: Land belonging to Shri Rajiv Sehgal Son of Shri P. S. Sehgal

East: Land belonging to Shri Mahinder Singh and Shri N. B. Singh

West: Passage

And more particularly demarcated and delineated in Red in the site plan (Aks Shajra) annexed to this deed of sale and hereinabove referred to as the Said Agricultural land.

IN FAITH AND TESTIMONY THE PARTIES HERETO HAVE SET THEIR HANDS TO THIS SALE DEED ON THE DAY, MONTH AND YEAR HEREINABOVE FIRST WRITTEN IN THE PRESENCE OF WITNESSES.

Drafted by me

Hem Ram Khurana
Advocate
Gurgaon

WITNESSES:

1.

Sohan Singh

महेश्वर

ब. ए. ए. ए.



[Signature]
VENDORS

[Signature]

2. *[Signature]*
Mahesh Singh
870 Smt. Durgam Khan
A14/10 DLF Phase I
Gurgaon

[Signature]
7/6/20

[Signature]
VENDEE

