

8/2/2392 4265

DEED OF CONVEYANCE OF BUILDING SITE SOLD BY ALLOTMENT.

This deed of conveyance made the 28th day of Feb 1981 between thearyana Urban Development Authority acting through the Estate Officer (hereinafter called the vendor) of the one part and Sh. M/S. Royal Tools India S/o Sh. S.S. I Plot No. 11 NH-5 in the district of Faridkot (hereinafter called 'The Transferee') of the other part.

Whereas the site hereinafter described and intended to be hereby conveyed is owned by the vendor in full proprietary rights;

AND WHEREAS the vendor has sanctioned the sale of the said site to the Transferee in pursuance of his application dated 6-6-1969 made under sub-rule (1) of rules 5 of the Punjab Urban Estates (sale of sites) Rules 1965 (hereinafter referred to as the said rules) to be used as a site for commercial/industrial/residential purpose in the urban area of Faridkot.

AND WHEREAS the vendor has fixed the tentative price of the said site at Rs. 16 111/-00 (Rupees Sixteen Thousand one hundred & eleven only).

AND WHEREAS the vendor reserves the right to enhance the tentative price by the amount of the additional price determined in accordance with the said rules;

AND WHEREAS THE Transferee has paid the tentative price sale and agrees to pay the additional price in the manner hereafter appearing;

NOW THEREFORE this deed witnesseth that for the purpose of carrying into effect the said sale and in consideration of the covenants of the Transferee contained and the said sum of Rs. 16 111/-00 (Rupees Sixteen Thousand one hundred & eleven only) paid by the Transferee and the undertaking of the Transferee to pay the additional price; if any determined to be paid by the Transferee within a period of thirty days of the date of demand made by the Estate Officer or such extended time as allowed by the Estate Officer the vendor hereby grants and conveys unto the Transferee all the piece and parcel of site No. 38 Sector 24 area in square yards 1288.88 and more particularly described in the plan filed in the office of the Estate Officer and signed by the Estate Officer aforesaid and dated the 2nd day of July 1969 (hereinafter called the said site).

To have and to hold the same unto and to the use of the Transferee subject to the exceptions reservation, condition and covenants hereinafter contained and each of them that is to say

1. The Transferee shall have the right of possession and enjoyment so long as he pays the additional price, if any determined by the vendor within a period fixed as aforesaid and otherwise conforms to the terms and conditions of sale.
2. The Transferee shall have no right to transfer by way of gift, mortgage or otherwise the site or any right title or interest (except by way of lease on a monthly basis) without the permission of the authority on such terms and conditions.

This conveyance deed has been presented by Shri Inder Raj Kalra son of Sh.Dina Nath, Partner of M/s.Royal Tools India,SSI plot No. 11,N.H.5, NIT Faridabad, the Vendee, for registration before me, the office of Sub Registrar, Faridabad, today on this 8th day of March, 1985 time between 2-3.

Presentor

Inder Raj Kalra.

Inder Raj Kalra

Mohd
Sub Registrar, Faridabad.

Having satisfied myself that this conveyance deed has been executed by the Estate Officer, Faridabad in his official capacity. He is dispensed with his attendance. Hence this conveyance deed is accepted for registration. ~~The~~ Shri Inder Raj Kalra and Shri Vijay Kumar, partners of M/s, Royal Tools India, are present and are identified by Shri Deen Mohd. Lamberdar, Barhkhali and Shri Lachhman Sharma s/o Sh. Ganesh Dass 1 H 64 NIT Faridabad. Witness No.1 is personally known to me who identifies the 2nd witness.

Mohd
S.R. Faridabad.

Vendee

M/s. Royal Tools India, through
Inder Raj Kalra & Vijay Kumar.

Inder Raj Kalra *Vijay Kumar*

Wit. No.1

Deen Mohd. Lamb.

Wit. No.2

Sh. Lachhman Sharma

Lachhman Sharma

Certified that the signatures of the parties and witnesses have been taken in my presence.

Mohd
SR Faridabad.
Sub Registrar
Faridabad

Vendor reserves to himself all mines and minerals whatsoever under the said site with all such rights and powers as may be necessary or expedient for the purpose of searching for, obtaining removing and enjoying the same at all such times and in such manner as the vendor shall think fit to with power to carry out any surface or any underground working, and to let down the surface of all or any part of the said site and to sink pits erect buildings construct lines and generally appropriate and use the surface of the said site for the purpose of doing all such times as may be convenient or necessary for the full enjoyment of the exceptions and reservation herein-after contained.

Provided that the Transferee shall be entitled to receive from the vendor such payment for the occupation by him of the surface and for the damage done to the surface or buildings on the said site by such works or workings of letting down as may be agreed upon between the vendor and the Transferee or failing such agreement as shall be ascertained by reference to arbitration.

4. The Transferee shall pay all general and local taxes, rates or cesses for the time being imposed or assessed on the said land by competent authority.

5. The Transferee shall have to complete the construction within two years from the date of offer or possession on the said land in accordance with the relevant rules/regulations.

Provided that the time limit for construction may be extended by the Estate Officer in case the failure to complete the building by the stipulated date was due to reasons beyond the control of the Transferee;

6. The Transferee may before the erection of the permanent buildings is commenced or completed pitch a tent or erect temporary sheds or Kaccha buildings for the purpose for which the said land has been sold;

7. The Vendor may by his officers and servants at all reasonable times and in a reasonable manner after twenty four hours notice in writing enter in and upon any part of the said land or building erected thereon for the purpose of ascertaining that the transferee has duly performed and observed the covenants and conditions to be performed and observed by him under these presents;

8. The vendor shall have full right power and authority at all times to do through officers or servants all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservation herein contained and to recover from the Transferee as first charge upon the said site the cost of doing all or any such acts and things and all costs incurred in connection therewith or in any way relating thereto;

9. The Transferee shall not use the said site for any purpose other than that for which it has been allotted nor shall be used the buildings constructed on it for a purpose other than that for which it has been constructed except in accordance with the rules/regulation made under the HUDA Act 1977 (hereinafter referred to as the Act).

...3...

Transferee shall accept and obey all rules and regulation issued under the Act.

In the event of non payment of the additional price within the fixed period by the Transferee or in the event of the breach of any other condition of sale the Estate Officer may impose a penalty or resume the land or both in accordance with the provisions of the Act and the rules/regulation made thereunder. In the event of resumption it shall be lawful for the Estate Officer notwithstanding the waiver of any previous easue or right for re-entry thereon or any part thereof to possess retain and enjoy the same as to his former estate and the transferee shall not be entitled to a refund of the sale price or any part thereof or to any compensation whatsoever on account of such reentry except in accordance with the provisions of the said Act.

2. All the disputes and differences arising out of or in any way touching or concerning this deed whatsoever shall be referred to the arbitration of the Chief Admn. acting as such at the time of reference. It will not be an objection to such appointment that the arbitration so appointed is a Govt. servant or an officer of the authority that he had to deal with the matter to which this deed relates & that in the course of his duties as such Govt. servant or officer as the case may be he has expressed his views on all or any of the matters in disputes or differences. The decision of such arbitration shall be final and binding on the parties to this deed.

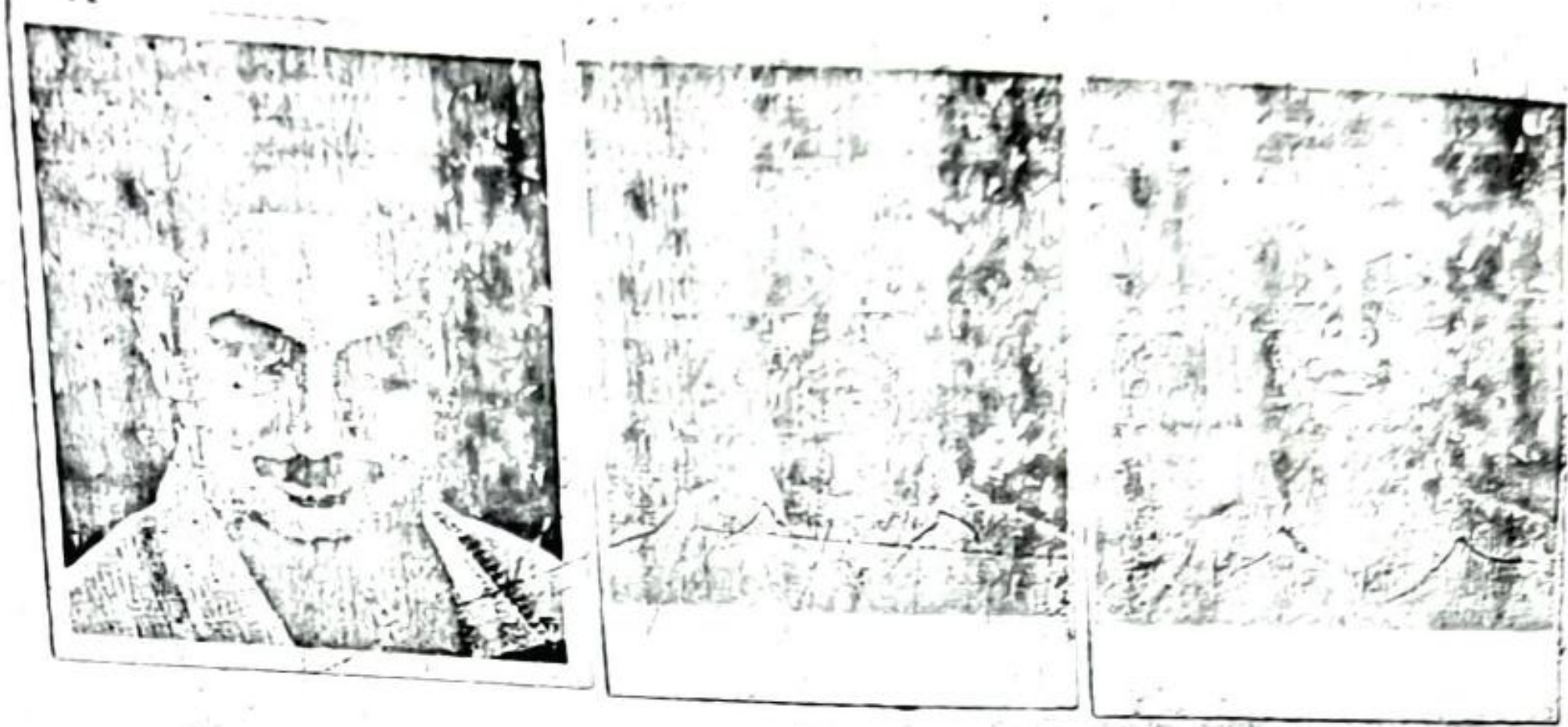
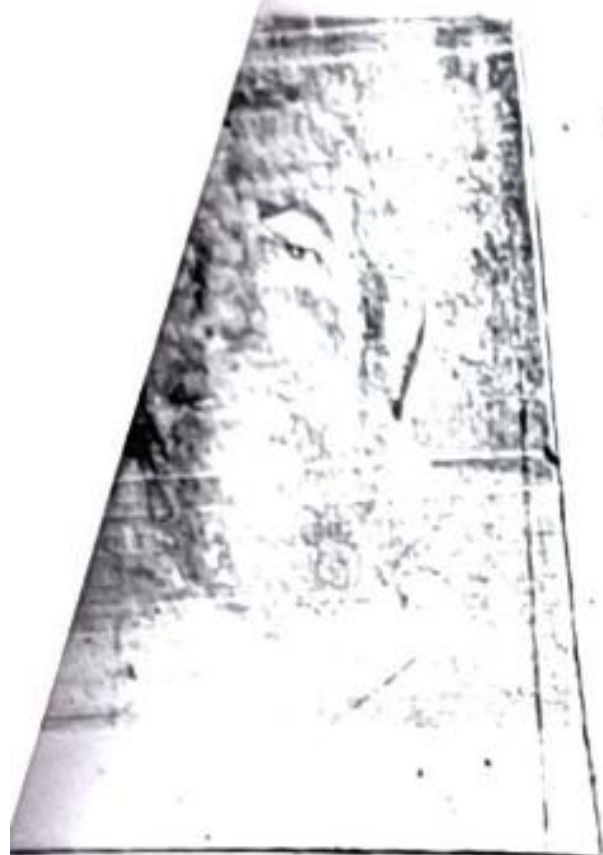
If and so long as the transferee shall fully perform and comply with and shall continue to so perform and comply with each and all the terms and conditions herein made and provided but not otherwise the vendor will secure the Transferee fully and peaceful enjoyment of the rights and privileges herein and hereby conveyed and assured.

And it is hereby agreed and declared that unless a different meaning shall appear from the context:-

- a. The expression 'Chief Administrator' shall mean the Chief Admn. of the authority as defined in clause (e) of section 2 of the Act.
- b. The expression 'Estate Officer' shall mean a person appointed by the Authority under clause (d) of section 2 of the Act to perform the functions of Estate Officer under the Act in one or more than one urban area.
- c. The expression vendor used in these presents shall include in addition to the HUDA and in relation to any matter or anything contained in or arising out of these presents every person duly authorised to act or to represent the HUDA in respect of such matter or thing.
- d. The expression 'Transferee' used in these presents shall include in addition to the said successors representatives lessees and his lawful heirs, occupation of the said land or building erected thereon with the permission of Estate Officer.

AK KUMAR
FARIDABAD

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बकामा :- रु 27,00,000/- रुपये
मदत :- रु 2,12,000/- रुपये जमा नं 59 दिनांक 2-4-04
जमा कर दिया है।

तलाश :- सेक्टर 24 फरीदाबाद तहसील बल्लभगढ़ जिला
फरीदाबाद, फलस्वीय नगर नं 38, बालक
1288-88 बंगला

महोदय श्री सुन्दराम कानरा शु. श्री दीनानाथ निवासी नगर नं 30,
सेक्टर 24 फरीदाबाद तहसील बल्लभगढ़ जिला फरीदाबाद का है।

ATTESTED
For Sub Registrar
Ballabgarh

8 FEB 2021

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जो कि मैं बाका मौजा सेक्टर 24 फरीदाबाद तहसील बल्लभगढ़ जिला
फरीदाबाद में एक इन्डस्ट्रियल प्लॉट नं० 38 बरकबा 1288.88 वर्ग
फुट में 1500 वर्ग फुट का लैंड टी-सी-5 बना हुआ है जो मालिक व काबिल
नं० 396 दिनांक 24-3-1985 से है। जो मालिक ने मेरे नाम
पर नं० 4764 दिनांक 8-3-1985 कार्यालय सब रजिस्ट्रार फरीदा
बाद में दर्ज कराया है। जो कि सब चेंज बाक टाइटिल जारोका पत्र द्वारा मेरे नाम
पर संपादित हो चुकी है। अब मैं पूर्ण रूप से उस संपाति का मालिक व काबिल
हूँ कि उस संपाति का प्रसार मैं और यदि होगा तो मैं ही करूँगा। अब करने में
कोई बाधा नहीं है। मैं ये निवेदन सब रजिस्ट्रार प्लॉट नं० 38 बरकबा की माफ़



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For Sub Registrar
Ballabgarh

8 FEB 2021

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कीमत मिल रही है। ये कि बराबे ज़रूरियात उर्वा जानगी व कटौतरी
व्यापार के लिए उन की सतत जरूरत है। इसलिए अब मैं अपने हालात
व मफ़ाद व ज़रूरियात को गदे नजर रखते हूँ अपनी उम्मीद इन्डस्ट्रीयल प्लॉट
नम्बर 38 बाराक़्वा 1288.08 वर्गज मय कवर्ड ऐरिया 1500 वर्गफुट टी-शेड
फिक्स्ड कैपिटल 24 फरीदाबाद सदसीन बल्कमसुड जिला फरीदाबाद को



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For Sub Registrar
Ballabgarh

8 FEB 2021

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कमने कुल अधिकारी सहित बाएका मु० 27,00,000/- रुपये । सत्ताईस लाख रुपये कि अधिक जितके मु० 13,50,000/- रुपये होते है में पात्र मैसर्स माईको टूलस इंडिया प्रा० लि० , 59 , एल.एम.वाई.ई. फैस -II, अनोजिट वाई.एम.सी.ऐ, मथुरा रोड फरीदाबाद द्वारा डारेक्टर्स -1- दिनेश शर्मा 2- संजीव हरमियासी 3- इन्दरेश शर्मा , वय कतई फिरोजत मुन्नी कर दिया है। वेद दिया है । ये कि

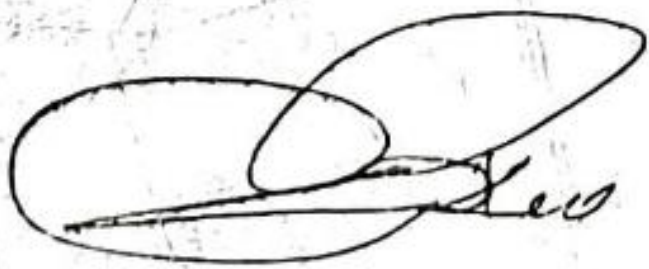


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For Sub Registrar
Ballabgarh

1- 8 FEB 2021

कुल जरे व्यय मेरे मु० 22,00,000/- रुपये वसुधै देव पैसा भर नं० 427727 दिनांक
27-3-2004 बरबैंक स्टेट बैंक आफ पटियाला, फरीदाबाद मु० 5,00,000/-
रुपये वसुधै देव बैंक नम्बर 471102 दिनांक 30-12-2003 बरबैंक स्टेट बैंक
आफ पटियाला फरीदाबाद, द्वारा वसूल समझीन है। कोई लेन देन
बाकी नहीं रहा है। कच्चा मौका पर उक्त लिखित शुद्ध इन्डस्ट्रीयल प्लॉट



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For Sub Registrar
Ballabgarh

- 8 FEB 2021

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नं० 38 का खजाने खरीदार कर दिया है। खरीदार नेरी खजाये उक्त
विहीत शुदा प्लॉट सम्पत्ति का मालिक व काबिज हो गया है। ये कि
मु० 22,000/- रुपये जल्द बैंक पेआउर, वल्वे रोवर स रजिस्ट्रार साहब
अड्डा करेगा। अब खरीदार को एक होगा कि उक्त विहीत शुदा सम्पत्ति
को किसी तरह इस्तेमाल में लाये, एक मुताबिक करे, कोई उजर एतराज
ना होगा। ये कि विहीत शुदा सम्पत्ति हर प्रकार की जेस्पारी व देनदारी



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ATTESTED

For Sub Registrar
Ballabgarh

8 FEB 2021

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जिमी, कुर्मी, रत्न, वय, पट्टा, हिब्बा, बैंक लोन, जमाना, किसान,
आवरल, आदि वं इकरारनामा आदि से पाक साफ है वार किसी फिर्म
का मुका मिलकियत मिलेगा या कब्जा कु या जुजव छरीदार के हाथ से



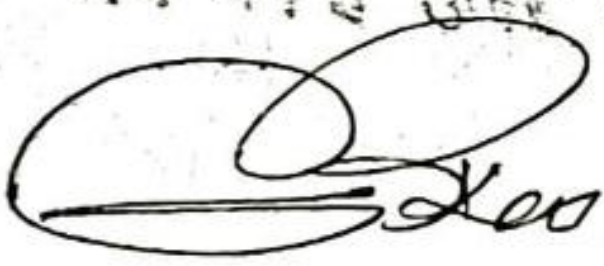
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For Sub Registrar
Ballabgarh

8 FEB 2021

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मिल जायेगा तो कम हार्जिर्वा का देदार व जिम्मेदार रहूंगा।
ये कि उर्वा बख्शामा तमाम जहीदार ने ल्हाया है ये कि सम्बन्धित
विभाग ने नाम सख्दीत करा दूंगा या इस बख्शामा की सह से जहीदार
रक्के करा जैसे कोई एक पारराज ना होगा। ये कि उक्त सम्पत्ति का



ATTESTED

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For Sub Registrar
Ballabgarh

- 8 FEB 2020

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वारसम का उत्तर विधित्त शुदा इन्टर कल पाल नं० 38 सेक्टर 24
बारका 1288.88 वर्गज मय तामीरात शुदा जादि से कोई तालुक जास्ता
नहीं रहा है और ना ही आईन्दा होगा। अतः मैने यह बखाना सब सोच
कर साझकर सुनकर बाबूजी खुद बाबूजी व हजार बातन्तुस्त जन्मियों के तारीर
कर दिया है कि सन्द रहे और बात जस्त काम जावे। दिनांक:- 2-4-04

हो श्री इन्दुराज कालरा बाया

हो श्री गण

सा० श्री रविन्द्र कुमार ऐडवोकेट बल्लभगढ़

सा० श्री सतीशरसिंह शर्मा पुत्री
श्रीशराम शर्मा निवासी 158/10
फरीदाबाद।

ATTESTED

For Sub Registrar
Ballabgarh

- 8 FEB 2021

Attested By

Sharma

24/04/20

Seal

POSSESSION CERTIFICATE

Memo No. EO-81/ 3156

Dated 2.8.86

Certificate that I Rattan Singh Junior Engineer of the Estate Faridabad have Carefully checked the relevant papers & the dimension of plot No 38 Sector 24 of Urban Estate Faridabad & the size of plot allottee to Sh Shri M/s. Royal Tools & more is given as under :-

- I. Length of the plot 145'
- II. Breath of the plot 80'
- III. Area 1288.88 sq. yards
- IV. Rear Set back 1'
- V. Front Set back 1'

Accordingly, on the basis of above details the possession of the plot has been given to the said allottee.

Rattan Singh
Junior Engineer

[Signature]
Asstt. Engineer
for Estate Officer
Haryana Urban Development Authority
Faridabad

I Ankur Rajkumar S/o Shri Dina Nath Kalde the above allottee of the Urban Estate Faridabad have taken over the possession of the said plot as per above dimensions as allotted transfer to me vide Estate Officer allotment letter No 27422 Dt 27/7/86

2. As per Provision in regulation 10 of the HUDA (Erection of Buildings) regulation 1979. I hereby noted that I will have to give at least a week's notice to the Estate Officer before actually commencing the erection of the building on the said site.

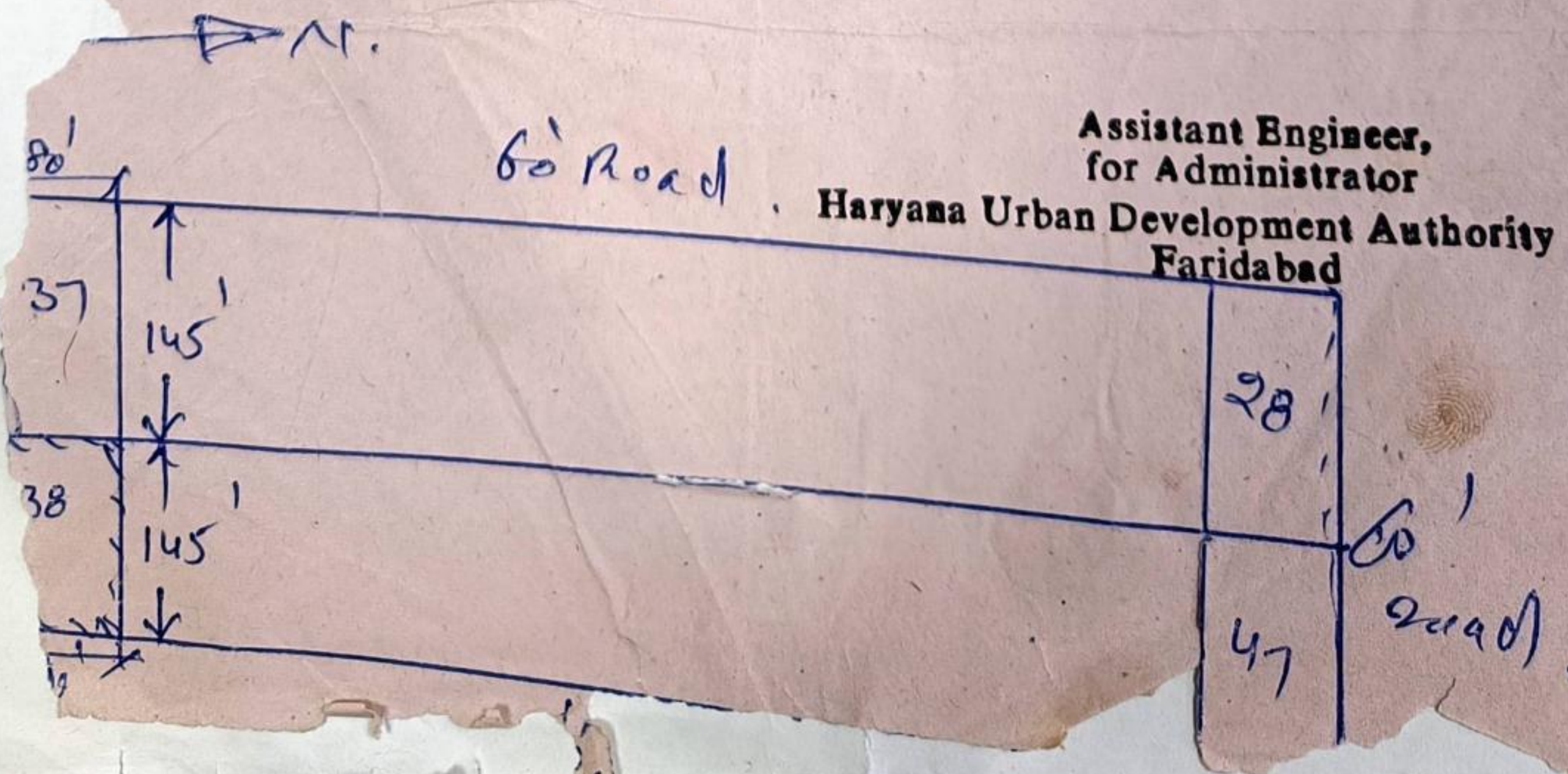
note: please get a comp. certificate at POC level.

[Signature]
Name/sign of allottee
with complete address

15B. Fruit Garden
M-12-5 Faridabad

Endst ----- Dated ----- FBD.

Copy is forwarded to the Estate HUDA, Faridabad for information with reference to him memo No 114 Dt 24/8/86 (6) 2/8/86





DEED OF CONVEYANCE OF BUILDING SITE SOLD BY ALLOTMENT.

This Deed of conveyance made the 28th day of Feb. 1985 between the Haryana Urban Development Authority acting through the Estate Officer (hereinafter called the vendor) of the one part and Sh. M/S Royal Tools India S/o Sh. S.S. M/S Royal Tools India S.S.I. NH-5 N.I.T. Faridabad resident of Faridabad (hereinafter called 'the Transferee') of the other part.

Whereas the site hereinafter described and intended to be hereby conveyed is owned by the vendor in full proprietary rights;

AND WHEREAS the vendor has sanctioned the sale of the said site to the Transferee in pursuance of his application dated 6-6-1969 made under sub-rule (1) of rules 5 of the Punjab Urban Estates (sale of sites) Rule 1965 (hereinafter referred to as the said rules); to be used as a site for commercial/industrial/residential purpose in the urban area of Faridabad.

AND WHEREAS the vendor has fixed the tentative price of the said site at Rs. 16111-00 (Rupees Sixteen Thousand one Hundred & eleven only).

AND WHEREAS THE vendor reserved the right to enhance the tentative price by the amount of the additional price determined in accordance with the said rules;

AND WHEREAS THE Transferee has paid the tentative sale price and agrees to pay the additional price in the manner hereafter appearing;

NOW THEREFORE this deed witnesseth that for the purpose of carrying into effect the said sale and in consideration of the covenants of the Transferee hereafter contained and the said sum of Rs. 16111-00 (Rupees Sixteen Thousand one Hundred & eleven only) paid by Transferee and the undertaking.

For Royal Tools (India)

[Signature]

Parties

For Royal Tools (India)

[Signature] ...2

Parties

[Signature]

Estate Officer

Haryana Urban Development Authority



..2...

of the Transferee to pay the additional price; if any determined to be paid by the Transferee within a period of thirty days of the date of demand made by the Estate Officer or such extended time as allowed by the Estate Officer the vendor hereby grants and conveys unto the Transferee all the piece and parcel of site No. 38 Sector 24 area in square yards 1288.88) and more particularly described in the plan filed in the office of the Estate Officer and signed by the Estate Officer aforesaid and dated the 2nd day of July 1969 (hereinafter called the said site).

To have and to hold the same unto and to the use of the Transferee to the exceptions reservation condition and — covenants hereinafter contained and each of them that is to say —.

2. The Transferee shall have the right of possession and enjoyment so long as he pays the additional price if any determined by the vendor within a period fixed as aforesaid and otherwise conforms to the terms and conditions of sale.
2. The Transferee shall have no right to transfer by way of sale, gift, mortgage or otherwise the site or any right title or interest therein (except by way of lease on a monthly basis) without the permission of the Authority on such terms and conditions as it may think fit to impose unless building has been constructed on the land upto a minimum of ten percent of the area of the land.
3. The vendor reserves to himself all mines and minerals whatsoever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose of searching for, working obtaining removing and enjoying the same at all such times and in such manner as the vendor shall think fit with power to carry out any surface or any underground working, and to let down the surface of all or any part of the said site and to sink pits erect building construct lines and generally appropriate and use the surface of the said site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exceptions and reservation hereinafter contained.

For Royal Pools (India)

[Signature]

Partner

For Royal Pools (India)

[Signature]
Partner

..3

[Signature]
Estate Officer

Urban Development Authority
PABHATAD

Mo. 649 DT. 21/2/85 Value 2000 + 200 + 100 + 25 = 2525

Estate Officer HUD A that for C/deed 16502

Of M/s Royal Tools India

21/2/85

A7B
[Signature]

This conveyance deed has been presented by Shri Inder son of Sh. Dina Nath, Partner of M/s. Royal Tools India, 11, N.H.5, NIT Faridabad, the Vendee, for registration at the office of Sub Registrar, Faridabad, today on this 21st March, 1985 time between 2-3.

Presentor

Inder Raj Kalra.

[Signature]

[Signature]
Sub Registrar, Faridabad.

Having satisfied myself that this conveyance deed has been executed by the Estate Officer, Faridabad in his official capacity. He is dispensed with his attendance. Hence this conveyance deed is accepted for registration. ~~The~~ Shri Inder Raj Kalra and Vijay Kumar, partners of M/s. Royal Tools India, are present and are identified by Shri Deen Mohd. Lamberdar, Barhkhali and Lachhman Sharma s/o Sh. Ganesh Dass 1 H 64 NIT Faridabad. No. 1 is personally known to me who identifies the 2nd witness.

[Signature]
S.R. Faridabad.

Vendee

M/s. Royal Tools India, through Inder Raj Kalra & Vijay Kumar.

[Signature]

[Signature]

Wit. No. 1

Deen Mohd. Lamb.

Wit. No. 2

Sh. Lachhman

[Signature]

Certified that the signatures of the parties and witnesses taken in my presence.

[Signature]



...3...

Provided that the Transferee shall be entitled to receive from the vendor such payment for the occupation by him of the surface and for the damage done to the surface or building on the said site by such works or workings of letting down as may be agreed upon between the vendor and the Transferee or failing such agreement as shall be ascertained by reference to arbitration.

4. The Transferee shall pay all general and local taxes rates or cesses for the time being imposed or assessed on the said land by competent authority;
5. The Transferee shall have to complete the construction within two years from the date of offer or possession on the said land in accordance with the relevant rules/regulation.

Provided that the time limit for construction may be extended by the Estate Officer in case the failure to complete the building by the stipulated date was due to reasons beyond the control of the Transferee;

6. The Transferee may before the erection of the permanent building is commenced or completed pitch a tent or erect temporary sheds or Kaccha building for the purpose for which the said land has been sold;
7. The vendor may by his officer and servants at all reasonable times and in a reasonable manner after twenty four Hour's notice in writing enter in and upon any part of the said land or building erected thereon for the purpose of ascertaining that the transferee has duly performed and observed the covenants and conditions to be performed and observed by him under these presents;
8. The vendor shall have full right power and authority at all times to do through officers or servants all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms conditions and reservation herein contained and to recover from the Transferee as first charge upon the said site the cost of doing all or any such acts and things and all cost incurred in connection therewith or in any way relating thereto;

Estate Officer
Haryana Urban Development Authority
FARIDABAD

For Royal Pools (India)

Partner

Partner



..5..

And it is hereby agreed and declared that unless a different meaning shall appear from the context:-

- a. The expression 'Chief Administrator' shall mean the Chief Administrator of the authority as defined in clause (e) of section 2 of the Act.
- b. The expression 'Estate Officer' shall mean a person appointed by the authority under clause (d) of section 2 of the Act to perform the functions of Estate Officer under the Act in one or more than one urban area.
- c. The expression vendor used in these presents shall include in addition to the Haryana Urban Development Authority and in relation to any matter or anything contained or arising out of these presents every person duly authorised to act or to represent the Haryana Urban Development Authority in respect of such matter or thing;
- d. The expression 'Transferee' used in these present shall include, in addition to the said _____ his lawful heirs, successors representatives lessees and any person or persons in occupation of the said land or building erected thereon with the permission of Estate Officer.

In witness whereof the parties hereto have hereunder respectively subscribed their names at the places and on the date hereinafter in each case specified.

..6

For Royal Tools (India)

For Royal Tools (India)

[Signature]
Estate Officer

[Signature]
Partner

Haryana Urban Development Authority
PARLIHABAD

75 Rs.



..4..

9. The Transferee shall not use the said site for any purpose other than that for which it has been allotted nor shall be used the building constructed on it for a purpose other than that for which it has been constructed except in accordance with the rules/regulation made under the Haryana Urban Development Authority Act, 1977 (hereinafter referred to as the Act).
10. The Transferee shall accept and obey all rules and regulation made or issued under the Act.
11. In the event of non payment of the additional price within the fixed period by the Transferee or in the event of the breach of any other condition of sale, the Estate Officer may impose a penalty or resume the land or both in accordance with the provisions of the Act, and the rules/regulation made thereunder. In the event of resumption it shall be lawful for the Estate Officer notwithstanding the waiver or any previous cause or right for re-entry thereof or any part thereof to possess retain and enjoy the same as to his former estate and the transferee shall not use the land entitled to a refund of the sale price or any part thereof or to any compensation whatsoever on account of such re-entry except in accordance with the provision of the said Act.
12. All the disputes and differences arising out of or in any way touching or concerning this deed whatsoever shall be referred to the sole arbitration of the Chief Administrator acting as such at the time of reference. It will not be an objection to such appointment that the arbitrator so appointed is a Govt. servant or an officer of the authority that he had to deal with the matter to which this deed relates and that in the course of his duties as such Govt. servant or officer as the case may be he has expressed his views on all or any of the matters on disputes or difference. The decision of such arbitrator shall be final and binding on the parties to this deed.

If and so long as the transferee shall fully perform and comply with and shall continue to so perform and comply with each and all the terms and conditions herein made and provided but not otherwise the vendor will secure the Transferee full and peaceful enjoyment of the rights and privileges herein and hereby conveyed and assured.

..5

[Signature]
Estate Officer
Haryana Urban Development Authority
FARIDABAD
For Royal Tools (India)
[Signature]
Partner

For Royal Tools (India)
[Signature]
Partner

For Royal Tools (India) For Royal Tools (India)

...6...

(Signature)

Partner

(Signature)

Partner

Signed by the said _____

at Faridabad on the 28th

Feb day of 1985

(Transferee)

In the presence of
witnesses:

1. Name Bhushan Sharma
Residence F/14 Faridabad
Occupation Business

(Signature)

Signature

2. Name Vinod Sharma
Residence 14/65 NZT. PBD
Occupation Business

(Signature)

Signature

Signed for and on behalf of the Haryana
Urban Development Authority and setting
under his authority.

at Faridabad the 28th
day of Feb 1985

(Signature)
Estate Officer
Haryana Urban Development Authority
FARIDABAD

In the presence of witnesses:

1. Name J.C. Bhatia
Residence c/o Estate office Fbd.
Occupation Service

(Signature)
Signature

2. Name Ranjit Singh
Residence c/o estate office Fbd
Occupation Service

(Signature)
Signature

From: The Estate Officer,
HUDA.Faridabad.

To

Sh. Inder Raj Kalra S/O Sh. Dina Nath,
Plot No. 38 Sector-24,
Faridabad.

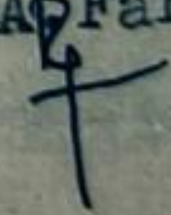
Memo No. 396

Dt. 24.3.75

Sub: Industrial plot No. 38 Sector-24 Faridabad
change of title.

Reference your application affidavit on the subject
cited above.

The title of the industrial plot No.38 Sector-24
Faridabad has been changed from M/s Royal Tools India to
Sh. Inder Raj Kalra in the record. You will hence forth have
to abide by the terms and condition of allotment letter and
the instructions/guidelines and rules/regulations of HUDA Act.
1977. You will be personally responsible regarding any loan
taken from any sources of bank extra.


Estate Officer
HUDA Faridabad.


OCCUPATION CERTIFICATE

From

The Administrator,
Haryana Urban Development Authority
Faridabad

To

Sh./Smt. M/S Royal Tools India
Industrial Plot No 38 Sector-24
Faridabad.

Memo No. 4475 Dated 27-5-86 Faridabad

Where as Sh./Smt. M/S Royal Tools India has applied for
issue of an occupation Certificate in respect of the building described
below :—

1. ☒ Granted permission for occupation of the said building.
2. ☒ Granted provisional permission of occupation for a period of six months.
This Permission for Occupation is of Fully/Partly/GF/FF :- of working shed size 85'x57' office block including Toilet block size 57'x20' + time office & office block including Toilet block size 57'x20' at F.F only

DESCRIPTION OF BUILDING

City Faridabad
Plot No. 38 Sector 24
Dated 27-5-86

[Signature]
Assistant Engineer
for Administrator
Haryana Urban Development Authority
Faridabad

Endst No./AE/.....

Dated 27-5-86

A copy is forwarded to the Estate Officer HUDA Faridabad for
information.

[Signature]
Assistant Engineer
for Administrator
Haryana Urban Development Authority
Faridabad



0300 429420

वयनामा :- मु0 27,00,000/- रुपये
 स्टाम्प :- मु0 2,16,000/- रुपये क्रमांक नं0 59 दिनांक 2-4-04
 खजाना फरीदाबाद ।
 वाका मौजा :- सैक्टर 24 फरीदाबाद तहसील बल्लगढ जिला
 फरीदाबाद , इन्डस्ट्रीयल प्लॉट नं0 38 , बारकबा
 1288.88 वर्गज

मनके श्री इन्द्रराज कालरा सुपुत्र श्री दीनानाथ निवासी प्लॉट नं0 38,
 सैक्टर 24 फरीदाबाद तहसील बल्लगढ जिला फरीदाबाद का हूँ ।

(Signature)



03DD 429429

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जो कि मैं वाका मौजा सेक्टर 24 फरीदाबाद तहसील बल्लभगढ़ जिला फरीदाबाद में एक इन्डस्ट्रीयल प्लॉट नं० 38 बारकबा 1288.88 वर्गज जिसमें 1500 वर्गफुट कवर्ड टीनशेड बना हुआ है का मालिक व काबिज बल्ले द्रॉलर पत्र क्रमांक नं० 396 दिनांक 24-3-1995 से हूँ। मौका पर मेरा अपना कब्जा है। ये कि उक्त सम्पत्ति मैसर्स रोयल टूल्स इंडिया लि०, के नाम बल्ले कन्वेस डीड पत्रिका नं० 4764 दिनांक 8-3-1985 कार्यालय स्व रजिस्ट्रार फरीदाबाद पंजीकृत हुई हुई है। जो कि अब वेंज आफ टाईटल उपरोक्त पत्र द्वारा मेरे नाम तबदील हो चुकी है। अब मैं पूर्ण रूप से उक्त सम्पत्ति का मालिक व काबिज हूँ। ये कि उक्त सम्पत्ति हर प्रकार के भार आदि से पाक साफ है। बय करने में कोई कानूनी अड्डन नहीं है। ये कि उक्त इन्डस्ट्रीयल प्लॉट सम्पत्ति की माकूल

[Signature]

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03DD 429428

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कीमत मिल रही है। ये कि बराये जरूरियात उर्वा छानगी बढौतरी
ब्यापार के लिए क्ष की सहत जरूरत है। इसलिए अब मेे अपने हालात
व मफाद व जरूरियात को मदे नजर रखते हुये अपनी उक्त इन्डस्ट्रीयल प्लाट
नम्बर 38 बारकषा 1288.88 वर्गज मय कवर्ड ऐरिया 1500 वर्गफुट टीनशेड
स्थित सेक्टर 24 फरीदाबाद तहसील बल्लभगढ़ जिला फरीदाबाद को

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03DD 429427

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अपने कुल अधिकारों सहित बाएक मु० 27,00,000/- रुपये सत्ताईस लाख रुपये कि आधे जिल्ले मु० 13,50,000/- रुपये होते है मे पास मेसर्स मार्कटो ट्रस्ट इंडिया प्रा० लि०, 59, एस.एम.आई.ई. पैस -11, अपोजिट वाई.एम.सी.ए, मथुरा रोड फरीदाबाद द्वारा डारेक्टर्स -1- दिनेश शर्मा 2- संजीव हरबियासी 3- इन्दरेश शर्मा, वय कतई फिरोहत कुली कर दिया है। देव दिया है। ये कि

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कुल जरे बय मेसे मु0 22,00,000/- रुपये बल्वे बैंक चेकाउर नं0 427727 दिनांक 27-3-2004 बरबैंक स्टेट बैंक आफ पटियाला, फरीदाबाद मु0 5,00,000/- रुपये बल्वे बैंक चेक नम्बर 471102 दिनांक 30-12-2003 बरबैंक स्टेट बैंक आफ पटियाला फरीदाबाद, द्वारा कुल तस्लीन है। कोई लेन देन बाकी नहीं रहा है। कब्जा मौका पर उक्त क्वीत शुदा इन्डस्ट्रीयल प्लाट

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03DD 429425

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नं० 38 का हवाले खरीदार कर दिया है। खरीदार मेरी बजाये उक्त
क्वित्त शुदा प्लॉट/ सम्पत्ति का मालिक व काबिज हो गया है। ये कि
मु० 22,000००/- रुपये बहूवे बैंक पेआउट, बहूवे रोबलू सब रजिस्ट्रार साहब
कसूल करेगा। अब खरीदार को हक होगा कि उक्त क्वित्त शुदा सम्पत्ति
को किसी तरह इस्तेमाल में लावे, हक मुन्तकिल करे, कोई उजर एतराज
ना होगा। ये कि क्वित्त शुदा सम्पत्ति हर प्रकार की जेब्तारी व देनदारी

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03DD 429424

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डिग्री, कुर्की, रत्न, बय, पट्टा, हिब्बा, बैंक लोन, जमानत, क्वालिफा, आडरहन, आदि व इकरारनामा आदि से पाक साफ है अगर किसी किस्म का नुकस मिलकियत निकलेगा या कब्जा कुल या जुजव खरीदार के हाथ से

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03DD 429423

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निकल जावेगा तो बमय हजखिर्वा का देनदार व जिम्मेवार रहूंगा।
ये कि खर्चा बयनामा तमाम खरीदार ने लगाया है। ये कि तम्बन्धित
विभाग में नाम तबदील करा दूंगा या इस बयनामा की रूह से खरीदार
स्वयं करा लेवे कोई उजर एतराज ना होगा। ये कि उक्त सम्पत्ति का

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03BB 452967

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हर प्रकार के व्युज सरकारी व गैर सरकारी अदा शुदा है और सम्मति के बिज्ली, पानी, सीवर आदि के बिल भी अदा शुदा है । और आज के बाद खरीदार अदा करेगा। ये कि आज तक का कोई बकाया होगा तो उसका मैं देनदार व जिम्मेवार रहूंगा और आज के बाद खरीदार मजकूर देनदार व जिम्मेवार रहेगा। ये कि सम्बन्धित विभाग में नाम तब्दील करा दूंगा । या क्रेता इस बकामा की रूह से खुद करा लेवे । ये कि अब मेरा व मेरे

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1000Rs.



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वारसान का उक्त क्वीत शुदा इन्डस्ट्रीयल प्लाट नं० 38 सैक्टर 24
बारक़्वा 1288.88 वर्गज मय तामीरात शुदा आदि से कोई ताल्लुक वास्ता
नही रहा है और ना ही आईन्दा होगा। अतः मैने यह बयनामा छुब सोच
कर समझकर सुनकर बाबुशी खुद बाहोश व हवास बातन्दुस्त इन्ड्रियों के तहरीर
कर दिया है कि सन्द रहे और क्त जस्त काम आवे । दिनांक:- 2-4-04

ह० श्री इन्द्रराज कालरा बाया

[Signature]

ह० क्रेता गण

[Signature]

सा० श्री रविन्द्र कुमार ऐडवोकेट बल्लभगढ

[Signature]

सा० श्री सतीवीरसिंह शर्मा पुत्रश्री
शिशिराम शर्मा निवासी 158/10
फरीदाबाद।

[Signature]

[Signature]
Sattish Chandra Sharma
M.A. L.L.B. Advocate
New Court FARIDABAD