



04DD 212042

1. Type of Deed	:	Sale Deed
2. Village/city Name & Code	:	Pathredi
3. Unit Land	:	28 Kanal 17½ Marla
4. Type of Property	:	Agriculture
5. Transaction Value	:	Rs.38,98,125/-
6. Stamp duty	:	Rs.2,34,000/-
7. Stamp No. & Date	:	8735/03.09.2004
8. Execution Date	:	07.09.2004
9. No. of pages & words	:	14/1000 approx.

THIS Deed is made at Gurgaon on this 7th day of September, 2004 BETWEEN MR. **SHISHRAM** SON OF LATE SH. PEMA SON OF SH. SULLHAD RESIDENT OF VILLAGE PATHREDI, TEHSIL & DISTRICT GURGAON, hereinafter called the "**VENDOR**" (which expression shall unless repugnant to the context and meaning hereof mean and include his heirs, legal representatives, administrators, executors and assignees etc.) of the **ONE PART**.



8735
S. No..... Dated..... 8.9.04 Worth Rs. 234000-
Purchaser Sh. Jindal S. Saini
Resident of..... Delhi Road... Hissar
Through.....
For Sale/Deed/ M. Deed/ Lease Deed
Rs. 3898.125/-
दिनांक 07/09/2004

प्रलेख नः 12004

डोड का नाम SALE OUTSIDE MC AREA		District Treasury GURGAON 9/9/04	
भूमि का विवरण			
तहसील/सब-तहसील	गुडगांवा		
गांव/शहर	पथरेडी		
स्थित	पथरेडी		
भूमि की किस्म	चाही		
भूमि का क्षेत्रफल	28.00 कनाल	18.00 मरला	
धन संबंधी विवरण			
राशि 3,898,125.00 रुपये	स्टाम्प ड्यूटी की राशि 234,000.00 रुपये		
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये		

यह प्रलेख आज दिनांक 07/09/2004 दिन मंगलवार समय बजे श्री/श्रीमती/कुमारी Shish Ram पुत्र/पुत्री/पत्नी श्री Pema निवासी Pahtredi Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Shish Ram

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

उपराक्त प्रस्ताव श्री S.S.Saxena क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनो पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनो पक्षों की पहचान श्री/श्रीमती/कुमारी D.S.Sahrawat पुत्र/पुत्री/पत्नी श्री निवासी Adv.GGN व श्री/श्रीमती/कुमारी Pankaj Jain पुत्र/पुत्री/पत्नी श्री P.C.Jain निवासी Green Park Delhi ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 07/09/2004

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

12004



04DD 212041

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AND

M/S. JINDAL STAINLESS LTD., HAVING ITS REGISTERED OFFICE AT DELHI ROAD, HISSAR, HARYANA THROUGH ITS AUTHORISED SIGNATORY SH. S.S. SAXENA GENERAL MANAGER (MARKETING), hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include its respective heirs, legal representatives, administrators, executors and assignees etc.) of the **OTHER PART**.



00
00'518'21'1
2.43
52'209'21'1
3
52'209'21'1
43.816.75
7.99.227.00

875/2
 This is the Part of No.
 Dated worth Rs.
 Book No. 1

Reg. No. 12004
 Reg. Year 2004-2005

District Treasury
 GURGAON 9/9/04



विक्रेता
 विक्रेता :- Shish Ram

क्रेता :- S.S. Saxena

गवाह :- D.S. Sahrawat

Pankaj Jain

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12,004 आज दिनांक 07/09/2004 को वही नः 1
 जिल्द नः 7,588 प्रष्ट नः 162 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1
 जिल्द नः 121 के प्रष्ट सख्या 68 से 69 पर चिपकाई गयी।

दिनांक 07/09/2004

उप/सयुक्त पंजीयन अधिकारी
 गूडगांवा

12004



04DD 212040

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WHEREAS the VENDOR is the absolute owner and in actual physical possession of agriculture land bearing Khewat/Khata No. 12/21, Rectangle No.39 Killa No.11(8-0), 19/2(2-14), 20(8-0), 21(8-0), Rectangle No.40 Killa No.15/2(1-16), 16(8-0), 25(8-0), Rect. No.53, Killa No.5/1/1(2-9) field 8 area 46 Kanal 19 Marla upto the extent of $\frac{1}{2}$ share which comes to 23 Kanal $9\frac{1}{2}$ Marla and Khewat/Khata No.15/24, Rectangle No.39 Killa Nos.22/2(0-4), 27/2(0-17), field 2 are 1 Kanal 1 Marla upto the extent of $\frac{1}{6}^{\text{th}}$ share which comes to 0 Kanal $3\frac{1}{2}$ Marla and Khewat/Khata No.95/123, Rectangle No.53 Killa No.6(8-0), field 1 area 8 Kanal 0 Marla upto the extent of $\frac{1}{2}$ share which comes to 4 Kanal 0 Marla and Khewat / Khata No.121/160, Rectangle No.53 Killa No.5/2(2-9) field 1 area 2 Kanal 9 Marla upto the extent of $\frac{1}{2}$ share which comes to 1 Kanal $4\frac{1}{2}$ Marla by this way total area 28 Kanal $17\frac{1}{2}$ Marla situated in the revenue estate village Pathredi, Tehsil & District Gurgaon, by way of inheritance which was sanctioned vide mutation No.2883 dated 24.08.04 (hereinafter called the said Land).





04DD 212039

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AND WHEREAS the VENDOR hereto has agreed to sell agricultural land measuring 28 Kanal 17½ Marla and the VENDEE has agreed to purchase the same on the following terms and conditions:-

1. Definition and interpretation

In this deed :

- a. the 'VENDOR' includes the real owners of the said land.
- b. the 'said Land' means Khewat/Khata No. 12/21, Rectangle No.39 Killa No.11(8-0), 19/2(2-14), 20(8-0), 21(8-0), Rectangle No.40 Killa No.15/2(1-16), 16(8-0), 25(8-0), Rect. No.53, Killa No.5/1/1(2-9) field 8 area 46 Kanal 19 Marla upto the extent of ½ share which comes to 23 Kanal 9½ Marla and Khewat/Khata No.15/24, Rectangle No.39 Killa Nos.22/2(0-4), 27/2(0-17), field 2 are 1 Kanal 1 Marla upto the extent of 1/6th share which comes to 0 Kanal 3½ Marla and Khewat/Khata No.95/123, Rectangle No.53 Killa No.6(8-0), field 1 area 8 Kanal 0 Marla upto the extent of ½ share which comes to 4 Kanal 0 Marla and Khewat /





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Khata No.121/160, Retangle No.53 Killa No.5/2(2-9) field 1 area 2 Kanal 9 Marla upto the extent of $\frac{1}{2}$ share which comes to 1 Kanal $4\frac{1}{2}$ Marla by this way total area 28 Kanal $17\frac{1}{2}$ Marla situated in the revenue estate village Pathredi, Tehsil & District Gurgaon.

- c. words importing the masculine gender include the feminine and the neuter and vice versa.
- d. words importing the singular include the plural and vice versa.





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- e. references to persons include bodies corporate and vice versa.
- f. save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- g. save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- h. possession means actual peaceful, physical and vacant possession of the said land.





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NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-

2. That the VENDOR has agreed to sell and the VENDEE has agreed to purchase the said land for a total sale consideration of Rs.38,98,125/- (Rupees Thirty Eight Lacs Ninety Eight Thousand One Hundred Twenty Five Only) which is paid by the Vendee to the Vendor vide Pay Order/Demand Draft No. 239498 dated 02.09.2004 drawn on UTI Bank Ltd., Statesman House, Barakhamba Road, New Delhi. The Vendor hereby acknowledges the receipt of the same.

AND WHEREAS the Vendor is the sole and absolute owner of the said land and has a clear and unencumbered title of it, plus is in actual physical possession of the entire above mentioned land the possession is being handed over under this sale deed.





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3. That the total sale consideration of Rs.38,98,125/- (Rupees Thirty Eight Lacs Ninety Eight Thousand One Hundred Twenty Five Only) which is worked out based on actual measurement of the land and structure as aforementioned is paid by the VENDEE to the VENDOR.
4. That the VENDOR hereby assure and confirm that the said land is not subject to any other charge, lien, encumbrances, sale, mortgage, lease etc. and that there is no dispute, attachment, notification of acquisition etc. of any kind from any Govt. Department office, body or authority and the VENDOR has not entered into any agreement for sale or transfer with any other person or body. The VENDOR further agree and assure that the VENDOR shall not encumber the said land in any manner and/or offers the same as security or surety and shall not create any charge upon the said land.





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5. That on the basis of this sale deed, the VENDEE is entitled to get the said land mutated in its own name in the revenue record and also with other concerned authorities on the basis of this sale deed or its certified true copy to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and participate mutation process.
6. That the VENDOR has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every papers, documents, applications, etc. in respect of the said land which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the said land in favour of the VENDEE.



5000Rs.



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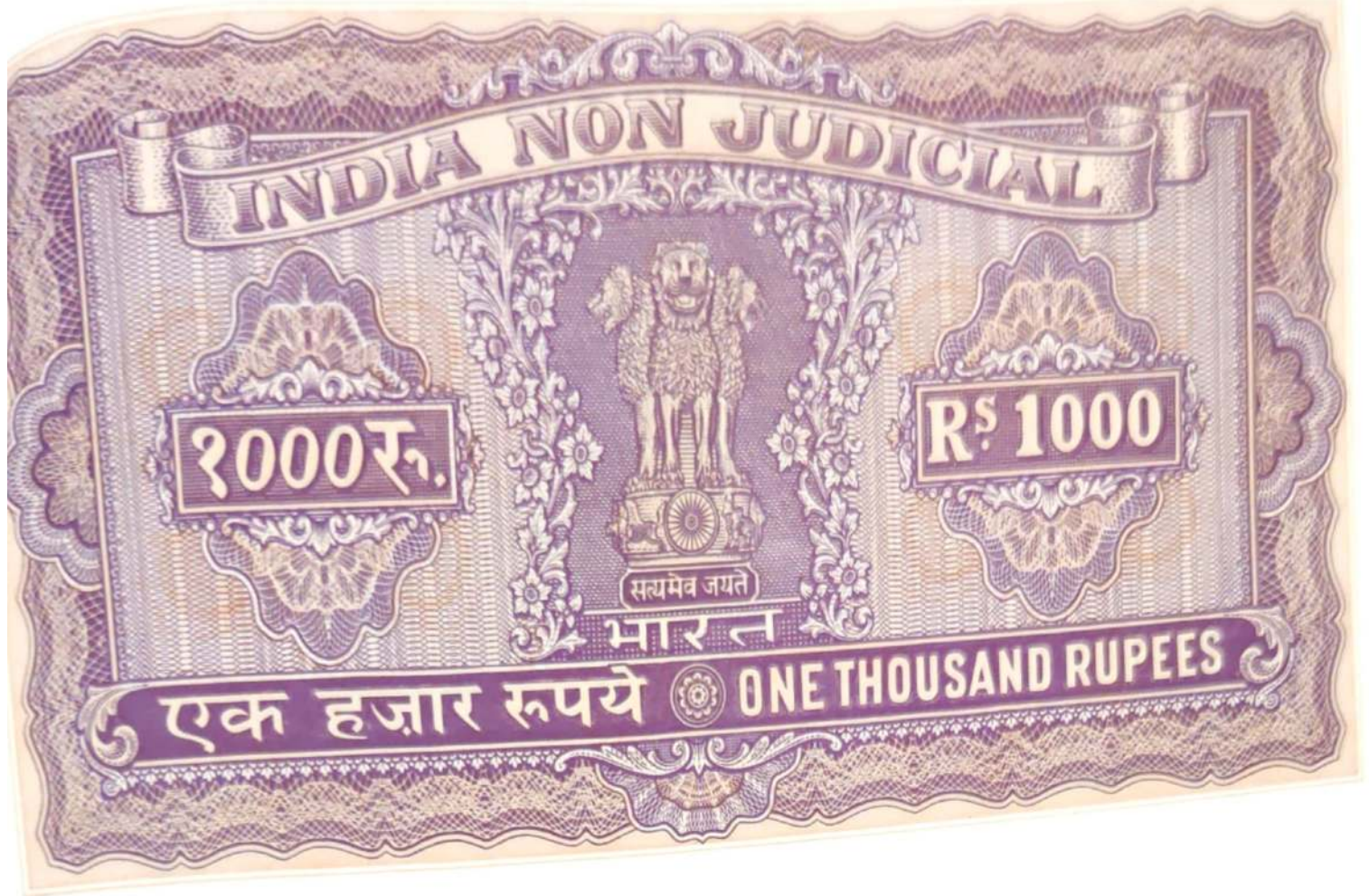
7. The said land hereby sold by the VENDOR to the VENDEE is free from all encumbrance and any third party rights and /or interest and the VENDOR has handed over the physical, peaceful and vacant possession of the said land to the VENDEE.





8. That the VENDEE has agreed to purchase the said land on the basis of assurances and representation made herein by the VENDOR in regard to the title of the said land and in case it is proved otherwise the VENDOR shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE and would pay back the amount paid on execution of the present Sale Deed. The VENDOR further agrees to indemnify the VENDEE in case of any legal proceedings or by any governmental authority for any violations relating to the said land till execution of this sale deed.





9. Disclaimer

The VENDEE admits;

- a. That it has inspected the said land and has purchased the same with full knowledge of the actual state and condition of it and takes the said land as it stands;

1000Rs



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10. That all charges and expenses of the transfer i.e. stamp duty, registration charges for this deed and sale/conveyance deed has been borne by the VENDEE.





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IN WITNESS WHEREOF the parties have set their respective hands and seal on these presents at the place and on the day, month and year first above written in the presence of the following witnesses: **DRAFTED BY ME.**

For JINDAL STAINLESS LTD.

VENDOR
(SHISHRAM)

Dhirendra Singh Sahrawat
Dhirendra Singh Sahrawat
Advocate

GURGAON

VENDEE

Sh. S.S. Saxena
Authorised Signatory/s

M/S. JINDAL STAINLESS LTD.,
THROUGH ITS AUTHORISED
SIGNATORY SH. S.S. SAXENA
GENERAL MANAGER (MARKETING)

Witnesses:

1.

Dhirendra Singh Sahrawat
Dhirendra Singh Sahrawat
Advocate
GURGAON

Pankaj Jain
2. Pankaj Jain S/o Sh. P.C. Jain R/o D-1A,
Green Park, New Delhi

8735
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THIS IS THE PART OF THE
Dated

4
District Treasury
GURGAON 3/9/04

व. 12006
व. 8102 पृष्ठ नं. 77-78
बसा किया गया वही नं. 1
बिल नं. 740 पृष्ठ नं. 53
नं. 79 को दर्ज रजिस्ट्रार किया गया

सब रजिस्ट्रार
गुडगांव