



04DD 155117

1. Type of Deed	:	Sale Deed
2. Village/city Name & Code	:	Pathredi
3. Unit Land	:	32 Kanal 0 Marla
4. Type of Property	:	Agriculture
5. Transaction Value	:	Rs.55,64,000/-
6. Stamp duty	:	Rs.3,34,000/-
7. Stamp No. & Date	:	3513/ 01.06.2004
8. Execution Date	:	02.06.2004
9. No. of pages & words	:	18 /1000 approx.

THIS Deed is made at Gurgaon on this 2<sup>nd</sup> day of June 2004 BETWEEN JAI BHAGWAN YADAV SON OF SH. LUXMI NARAIN YADAV R/O HOUSE NO.441, SECTOR -4, URBAN ESTATE GURGAON, 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.

*By him*

प्रलेख नः 4961

3513 Dated 1/6/04 worth Rs. 334000-  
Purchaser Sh. Jindal Stampless 44  
Resident of N. Delhi  
Through M. D. Lease Deed  
For Sale Rs. 5,564,000/-

दिनांक 02/06/2004

डीड का नाम SALE OUTSIDE MC AREA

भूमि का विवरण

तहसील/सब-तहसील गुडगांव  
गांव/शहर पथरेडी  
स्थित पथरेडी  
भूमि का किस्म चाही  
भूमि का क्षेत्रफल 32.00 कनाल

District Treasury  
GURGAON 1/6/04

धन संबंधी विवरण

राशि 5,564,000.00 रुपये

स्टाम्प ड्यूटी की राशि 334,000.00 रुपये

रजिस्ट्रेशन फीस की राशि 500.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

यह प्रलेख आज दिनांक 02/06/2004 दिन बुधवार समय बजे श्री/श्रीमती/कुमारी Jai Bhagwan  
पुत्र/पुत्री/पत्नी श्री Luxmi Narain Yadav निवासी 441/4 U.E.Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Jai Bhagwan Yadav

उप/संयुक्त पंजीयन अधिकारी  
गुडगांव

गुडगांव

उपरोक्त विक्रेता श्री S.S.Saxena क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों 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।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Narain Dass 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 हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 02/06/2004

उप/संयुक्त पंजीयन अधिकारी  
गुडगांव  
गुडगांव

HARIS 2.0





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AND

M/S. JINDAL STAINLESS LTD., HAVING ITS REGISTERED OFFICE AT DELHI ROAD, HISAR, 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**.

*Saxena*

Reg. No. 4961 Reg. Year 2004-2005

3513  
2  
This is the Part of No. 1  
(Book No. 1)



विक्रेता  
Jai Bhagwan Yadav

क्रता :- S.S. Saxena

गवाह :- Narain Dass

Pankaj Jain

#### प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,961 आज दिनांक 02/06/2004 को बही नः 1  
जिल्द नः 7,576 प्रष्ठ नः 19 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1  
जिल्द नः 981 के प्रष्ठ सख्या 45 से 46 पर चिपकाई गयी।

दिनांक 02/06/2004

उप/सर्वोक्त पंजीयन अधिकारी  
सब रजिस्ट्रार  
गुडगांव  
गुडगांव

HARIS 2.0





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WHEREAS the VENDOR is the absolute owner and in actual physical possession of agriculture land bearing Khewat/Khata No. 76/101, Rectangle No.39 Killa No. 1/2(6-9), 2/2/2(2-13), 8/2(7-0), 9(7-11), 10(8-0), 12(7-12), 13(8-0), 26(0-8) & Rect. No.40 Killa No.5(8-0), 6(8-0), 15/1(6-4), Rect. No.28 Killa No.25/2(2-9), total field 12 area 72 Kanal 6 Marla upto the extent of 640/1446 share which comes to **32 Kanal 0 Marla** situated in the revenue estate village Pathredi, Tehsil & District Gurgaon, by way of Sale Deed Vasika No. 4531 Addl. Bahi No. 1 Jild No. 7910 Page No. 61-62 pasted at Bahi No. 1 Jild No. 730 Page No. 61 dated 28.05.2004 registered in the office of Sub-Registrar Gurgaon (hereinafter called the said Land).

*Bydew*



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AND WHEREAS the VENDOR hereto has agreed to sell agricultural land measuring 32 Kanal 0 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 owner of the said land.
- b. the 'said Land' means 640/1446 share in agriculture land bearing Khewat/Khata No. 76/101, Rectangle No.39 Killa No.1/2(6-9), 2/2/2(2-13), 8/2(7-0), 9(7-11), 10(8-0), 12(7-12), 13(8-0), 26(0-8) & Rect. No.40 Killa No.5(8-0), 6(8-0), 15/1(6-4), Rect. No.28 Killa No.25/2(2-9), total field 12 area 72 Kanal 6 Marla, which comes to 32 Kanal 0 Marla situated in the revenue estate village Pathredi, Tehsil & District Gurgaon.

*Bydary*





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- 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.

*Bydax*



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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.

*Bydms*





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- 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.

*By/for*



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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.55,64,000/- (Rupees Fifty Five Lacs Sixty Four Thousand Only) which is paid by the Vendee to the Vendor vide Cheque No.724547 dated 02.06.2004 drawn on Standard Chartered Bank, Parliament Street, New Delhi. The Vendor hereby acknowledges the receipt of the same.

*By law*





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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.

*[Handwritten signature]*



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3. That the total sale consideration of Rs.55,64,000/- (Rupees Fifty Five Lacs Sixty Four Thousand Only) which is worked out based on actual measurement of the land and structure as aforementioned is paid by the VENDEE to the VENDOR.

*Sydar*





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.

*Bydus*



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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 has no objection and shall not raise any objection. The VENDOR hereby confirms to assist and participate mutation process.

*Bydax*





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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.

*Bydus*



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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.

*Bydax*







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.

*[Handwritten signature]*



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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;

*Bydax*





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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.

*Bydus*



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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.

*[Signature]*  
Dhirendra Singh Sahrawat  
Advocate

GURGAON

For JINDAL STAINLESS LTD.

*[Signature]*  
Authorised Signatory

VENDOR  
(Jai Bhagwan Yadav)

*[Signature]*

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

WITNESSES:

1.

*[Signature]*  
NARAIN DAS  
Advocate  
GURGAON

2.

*[Signature]*  
CHANKA J DAINI  
S/O Sh. P. L. Daini  
H/o D-1-A Green Park  
Noida



This is the part of  
Dated.....

3573 4  
18

4

1/6/04

4961

वसिरा नं०..... अति० बही नं०.....

बिस्द नं० 7977 पूछ नं० 13-14 पर

बस्पा किया गया बही नं०.....

जिल्द नं० 737 पूछ नं० 16 पर

दिनांक..... को दर्ज रजिस्टर किया गया

26/8/04

सब रजिस्ट्रार  
गुड़गांव

