

12001

(4)



04DD 212048

1. Type of Deed	:	Sale Deed
2. Village/city Name & Code	:	Pathredi
3. Unit Land	:	16 Kanal 4 Marla
4. Type of Property	:	Agriculture
5. Transaction Value	:	Rs.28,16,775/-
6. Stamp duty	:	Rs.1,69,100/-
7. Stamp No. & Date	:	8736/03.09.2004
8. Execution Date	:	07.09.2004
9. No. of pages & words	:	12/1000 approx.

THIS Deed is made at Gurgaon on this 7<sup>th</sup> day of September 2004 BETWEEN Mr. Ram Kumar Shokeen son of Sh. Ram Roop Shokeen R/o D-9, Pushpanjali Farms, New Delhi, 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.

8736  
S. No. .... Dated 3-9-04 worth Rs. 169100/-  
Purchaser Sh. Jindal / Stainless Steel  
Resident of ... Delhi Road Hissar (H.R.)  
Through .....  
For Sale/Lease/M. Deed/Lease Deed  
Rs. 2816775/-

दिनांक 07/09/2004

प्रलेख न: 12001

डॉड संबंधी विवरण			
डॉड का नाम SALE OUTSIDE MC AREA			
भूमि का विवरण			
तहसील/सब-तहसील	गुडगांवा		
गांव/शहर	पथरेडी		
स्थित	पथरेडी		
भूमि की किस्म	चाही		
भूमि का क्षेत्रफल	16.00 कनाल	4.00	मरला
धन संबंधी विवरण			
राशि 2,816,775.00 रुपये	स्टाम्प ड्यूटी की राशि 169,100.00 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 Ram Kumar Sholkeen पुत्र/पुत्री/पत्नी श्री Ram Roop Shokeen निवासी D-9 Pushpanjali Farms New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Ram Kumar Sholkeen

उप/सयुक्त पंजीयन अधिकारी  
गुडगांवा

उपरोक्त विक्रेता व श्री .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 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 न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 07/09/2004

उप/सयुक्त पंजीयन अधिकारी  
गुडगांवा



12001



04DD 212047

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.

8736  
2

This is the Part of No. ....

Dated ..... worth Rs .....

Book No. 1

District Treasury

GURGAON 3/9/04

Reg. No.  
12001Reg. Year  
2004-2005

विक्रेता



क्रेता



गवाह

विक्रेता :- Ravi Kumar Sholkeen

क्रेता :- S.Saxena

गवाह :- D.S.Sahrawat

Pankaj Jain

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12,001 आज दिनांक 07/09/2004 को बही नः 1  
जिल्द नः 7,588 प्रष्ठ नः 162 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1  
जिल्द नः 121 के प्रष्ठ सख्या 66 से 67 पर चिपकाई गयी।

दिनांक 07/09/2004

उप/संयुक्त पंजीयन अधिकारी  
गडगांवा



1200



04DD 212046

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 324/1446 share which comes to 16 Kanal 4 Marla situated in the revenue estate village Pathredi, Tehsil & District Gurgaon, by way of purchase vide Sale Deed Vasika No.4519 dated 28.05.2004 registered in the office of Sub-Registrar Gurgaon (hereinafter called the said Land).

*[Handwritten signature]*



04DD 212045

AND WHEREAS the VENDOR hereto has agreed to sell agricultural land measuring 16 Kanal 4 Marla and the VENDEE has agreed to purchase the same on the following terms and conditions:-

1. Definition and interpretation

In this deed :

- 1.1 the VENDOR' includes the real owner of the said property.
- 1.2 the Property' means 324/1446 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), 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 16 Kanal 4 Marla situated in the revenue estate village Pathredi, Tehsil & District Gurgaon.
- 1.3 words importing the masculine gender include the feminine and the neuter and vice versa.
- 1.4 words importing the singular include the plural and vice versa.





04DD 212044

- 1.5 references to persons include bodies corporate and vice versa.
- 1.6 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.
- 1.7 save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- 1.8 possession means actual peaceful and physical possession of the property.



04DD 212043

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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 property for a total sale consideration of Rs.28,16,775/- (Rupees Twenty Eight Lacs Sixteen Thousand Seven Hundred Seventy Five Only). The Vendee has already paid the said sale consideration to the Vendor. The Vendor hereby acknowledges the receipt of the same.

Rs. 10,00,000/- (Rupees Ten Lac only) vide Cheque no.132619 dated 27.05.2004 drawn on Uti Bank Ltd., Statesman House, Barakhamba Raod, New Delhi.

Rs. 10,00,000/- (Rupees Ten Lac only) vide Cheque No.132620 dated 27.05.2004 drawn on Uti Bank Ltd., Statesman House, Barakhamba Raod, New Delhi.





03BB 902038

Rs.8,16,775/- (Rupees Eight Lac Sixteen Thousand Seven Hundred Seventy Five only) vide Cheque No.133666 dated 02.09.2004 drawn on Standard Chartered Bank, Parliament Street, New Delhi.

AND WHEREAS the Vendor is the sole and absolute owner of the said Property 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.

3. That the total sale consideration of Rs.28,16,775/- (Rupees Twenty Eight Lacs Sixteen Thousand Seven Hundred Seventy 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 property in any manner and/or offers the same as security or surety and shall not create any charge upon the said property.
5. That on the basis of this sale deed, the VENDEE is entitled to get the said land mutated in his 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.





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 property in favour of the VENDEE.
7. The Property hereby sold by the VENDOR to the VENDEE free of all encumbrance and any third party rights and /or interest in the said property and the VENDOR has handed over the physical peaceful vacant possession of the said property to the Vendee.





8. That the VENDEE has agreed to purchase the said property 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 property till execution of this sale deed.






9. Disclaimer

The VENDEE admits;

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



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.**

  
VENDOR  
(Ram Kumar Shokeen)

  
Dhirendra Singh Sahrawat

Advocate

VENDEE

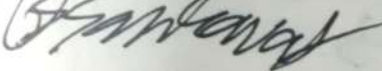
GURGAON

For JINDAL STAINLESS LTD.


  
Authorized Signatory/s

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

Witnesses:

1. 

Dhirendra Singh Sahrawat  
Advocate  
GURGAON

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



This is the Part of No. 8196  
Dated 3/9/04

District Treasurer  
GURGAON 3/9/04

FOR JUDICIAL STAMPS  
Authorized Signatory

12001  
व. 8102 पृष्ठ नं. 71-72  
समा किया गया नहीं व.  
पिस्त नं. 740 पृष्ठ नं. 53  
दिनांक 7/9 कोदयं रजिस्ट्रार किया गया  
64



सब रजिस्ट्रार  
गुडगांव

