

# SCHEDULE-II

## DETAILS OF IMMOVABLE PROPERTY

List of the Properties (Land) of Jindal Stainless as on 1<sup>st</sup> April 2005, to be used by Architecture Division.

S.No.	Description of Property	Sale Deed No. & Date of Execution	Area	
			Kanal. Marla K	M
1	Land situated in: Village Pathredi, Tehsil & District Gurgaon. Khewat/Khata No. 12/21, 15/24, 95/123, 121/160	12004 dated 07.09.2004	28	17.5
2	Land situated in: Village Pathredi, Tehsil & District Gurgaon. Khewat/Khata No. 76/101	4961 dated 02.06.2004	32	0
3.	Land situated in: Village Pathredi, Tehsil & District Gurgaon. Khewat/Khata No. 76/101	12001 dated 07.09.2004	16	4
4.	Land situated in: Village Pathredi, Tehsil & District Gurgaon. Khewat/Khata No. 12/21, 15/24, 95/123, 121/160, 13/22	12000 dated 07.09.2004	31	19.5
<b>Total</b>			107	41

CERTIFIED TRUE COPY

True Copy


Rdier

Acc

For JINDAL ARCHITECTURE LTD  
Director

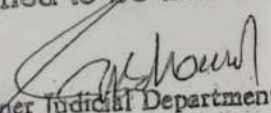
ated this 13th day of July, 2006.

(By the Court)

  
Court Secretary (Liquidation)  
for Registrar (Judicial)  
Adhikari

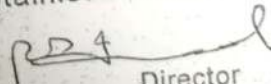
**CERTIFIED TRUE COPY**  
For JINDAL ARCHITECTURE LTD.

**Certified to be true Copy**

  
Examiner Judicial Department,  
High Court of Punjab & Haryana,  
Chandigarh.

  
Director

Certified to be true  
For Jindal Stainless Limited

  
Director



हरियाणा HARYANA

51AA 204581

S.D- 22098

date 21/1/2009

Attested  
for Sub Registrar  
Gurgaon

27 OCT 2009

KUMAR  
Vendor  
Gurgaon

110/204

## SALE DEED

TYPE OF PROPERTY	:	AGRICULTURAL LAND
NAME OF THE VILLAGE/CITY	:	PATHREDI
NAME OF THE BLOCK/SEGMENT	:	PATHREDI
UNITS LAND	:	20 KANAL 07 MARLA
TRANSACTION VALUE	:	Rs 89,25,000/-
TAMP DUTY	:	Rs 4,46,300/-
TAMP NO./ DATE	:	12977 to 12977/34 dtd. 08-01-2009
ISSUED BY	:	TREASURY GURGAON



गवाह

This Deed of Sale is executed at Gurgaon on this 21<sup>st</sup> day of January 2009 by M/S **JINDAL ARCHITECTURE LIMITED**, having its registered office at Plot No. 64, 2<sup>nd</sup> Floor, Udyog Vihar, Phase-IV, Gurgaon (Haryana)-122016 through its Executive Director Shri Avinash Gupta, 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.

## IN FAVOUR OF

: 1 जिल्द न: 9,753

न: 832 के

के प्रस्तुतकर्ता और

एत पंजीयन अधिकारी

M/S **J.S.S. STEELITALIA LIMITED**, having its registered office at Plot No. 64, 2<sup>nd</sup> Floor, Udyog Vihar, Phase-IV, Gurgaon (Haryana)-122016 through its Executive Director Shri Umesh Parswani, hereinafter called the "**VENDEE**" (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 OTHER PART.

WHEREAS the above said **VENDOR** is the absolute owner and in actual physical possession of land bearing Khewat / Khata No. 12/21, Rectangle No. 40 Killa No. 25 (4-Rectangle No. 53 Killa No.5/1/1(2-9), Khewat / Khata No.13/22, Rectangle No.53 Killa No.5/1/2(3-2), Khewat / Khata No. 95/125, Rectangle No. 53 Killa No. 6(8-0), &

JINDAL ARCHITECTURE LTD.

Contd...P/2

Attested  
for Sub Registrar  
Gurgaon

प्रलेख नः 22098

दिनांक 21/01/2009

डीड संबंधी विवरण

डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर पथरेडी	स्थित पथरेडी
भवन का विवरण		
भूमि का विवरण		
चाही	2 Acre 4 Kanal 7 Marla	
धन संबंधी विवरण		
राशि 8,925,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 446,300.00 रुपये	
स्टाम्प की राशि 446,300.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 200 रुपये

Drafted By: A.Vikram Singh Chauhan, Adv.

यह प्रलेख आज दिनांक 21/01/2009 दिन बुधवार समय बजे श्री/श्रीमती/कुमारी M/s. Jindal Architecture Ltd. श्री/श्रीमती/कुमारी निवासी 64, IInd Floor, Udyog Vihar-IV, Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

श्री M/s. Jindal Architecture Ltd. thru Avinash Gupta(OTHER)

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी thru:- Umesh Parswani क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने 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 A.Vikram Singh Chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी 64, IInd Floor, Udyog Vihar-IV, Gurgaon श्री/श्रीमती/कुमारी Puran Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Amar Singh निवासी 589/17, Shivaji Nagar, Gurgaon साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 21/01/2009

उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

Plot / Khata No. 121/160, Rectangle No. 53 Killa No. 5/2 (2-9), total measuring 20 Kanal 7 Marla situated in the revenue estate village Pathredi, Tehsil & District Gurgaon, vide Transfer deed bearing Vasika No. 15154 dtd. 25-09-2008 registered in the office of Sub-Registrar, Gurgaon and mutation no 3339 duly sanctioned by the Asstt. Collector, District Grade, Gurgaon (Haryana) on dated the 31-10-2008.

AND whereas the Vendor had entered into an agreement to sell the said land measuring 20 Kanal 7 Marla and the Vendee had agreed to purchase the same on the terms and condition as detailed in the Agreement to sell dated the 15<sup>th</sup> day October 2007 (annexed) and per the said agreement, the Vendor had agreed to sell and the Vendee had agreed to purchase the said property for the principal amount of Rs. 89,25,000/- (Rupees eighty nine thousand two hundred and fifty five thousand) only which was to be paid by the Vendee to the Vendor in 84 monthly installments along with interest calculated @ 12% per annum on the reducing balance and on receipt of 84 installments, the Vendor was to execute the sale deed of the said land in favour of the Vendee.

AND WHEREAS the VENDOR herein due to some bonafide needs and commitments is now decided to sell the said land measuring 20 Kanal 7 Marla and the VENDEE has agreed to purchase the same on the following modified terms and conditions:

**HEREFORE IT IS HEREBY AGREED DECLARED COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOW:**

1. That the VENDOR has agreed to sell and the VENDEE has agreed to purchase the said land for a total sale consideration of Rs. 89,25,000/- (Rupees Eighty Lac Twenty Five Thousand only).

2. That a sum of Rs. 10, 70,145/- (Rupees Ten Lacs Seventy Thousand One Hundred Forty Five) only has already been paid to the Vendor by the Vendee vide cheque

No. 271649 dtd. 28/3/08 and Ch. No 012230 dtd. 26/11/07

and the balance amount

Attested

for Sub-Registrar  
Gurgaon

27 OCT 2008

Reg. No. 22098 Reg. Year 2008-2009 Book No. 1



विक्रेता

विक्रेता

Avinash Gupta



क्रेता

क्रेता

thru:- Umesh Parswani

गवाह 1:- A.Vikram Singh Chauhan

गवाह 2:- Puran Singh

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 22,098 आज दिनांक 21/01/2009 को बही न: 1 जिल्द न: 9,733 के पृष्ठ न: 140 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 832 के पृष्ठ सख्या 52 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 21/01/2009

उप/संयुक्त पंजीयन अधिकारी  
गुडगावा

22098  
11066

899

21-1-2009

79-80  
73

after adjusting the aforesaid payment of Rs. 10,70,145/- (Rupees Ten Lacs Seventy Thousand One Hundred Forty Five) being Rs. 78,54,855/- (Rupees Seventy Eight Lac Fifty Four Thousand Eight Hundred Fifty Five only) has been paid by the Vendee to the Vendor in full & final settlement of the aforesaid sale by the Cheque No. 615022 dated 20/01/2009 for Rs. 78,54,855/- (Rupees Seventy Eight Lac Fifty Four Thousand Eight Hundred Fifty Five only)

3. That the Vendor being of sound mind and by free will without any pressure herein grants, conveys and transfers all their rights, titles and interests in the said agricultural land bearing Khewat / Khata No. 12/21, Rectangle No. 40 Killa No. 25 (4-7), Rectangle No. 53 Killa No.5/1/1(2-9), Khewat / Khata No.13/22, Rectangle No.53 Killa No.5/1/2(3-2), Khewat / Khata No. 95/125, Rectangle No. 53 Killa No. 6(8-0), & Khewat / Khata No. 121/160, Rectangle No. 53 Killa No. 5/2 (2-9), total measuring 20 Kanal 7 Marla situated in the revenue estate village Pathredi, Tehsil & Distt. Gurgaon, unto the Vendee herein.
4. That the said land transferred herein is free from all sorts of encumbrances, mortgages, litigations, prior sales, gift, Court attachment etc.
5. That the actual physical possession of the said land hereby conveyed has already been delivered by the Vendor to the Vendee who have become the absolute owners in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances, and possession etc.
6. That all the expenses for the Stamp Duty, engrossing and other incidental charges for this sale deed have been borne and paid by the Vendee.

ARCHITECTURE LTD.

Contd...P/4

Attested  
for Sub Registrar  
Gurgaon

7. That the Taxes, Cesses, dues or demands in respect of this land have been paid and cleared by the Vendor up to the date of execution of sale deed and thereafter it shall be the responsibility of the Vendee for future taxes etc.
8. That photocopies of all the relevant papers in respect of this land have been handed over by the Vendor to the Vendee at the time of execution of this sale deed.

THE VENDOR DECLARES AND ASSURES THE VENDEE

- a) That the land hereby conveyed has been owned by the vendor in terms of Transfer deed bearing Vasika No. 15154 dtd. 25-09-2008 registered in the office of Sub-Registrar, Gurgaon and mutation no 3339 duly sanctioned by the Asstt. Collector, IInd Grade, Gurgaon (Haryana) on dated the 31-10-2008 and no one else except the Vendor has rights, claims, interests and concerns whatsoever in the said land hereby conveyed or any part thereof.
- b) That the land hereby conveyed is free from all sorts of encumbrances, mortgages, litigations, prior sales, gift, Court attachment and notification of acquisition etc. of any kind from any Govt. department office, body or authority etc.
- c) That the contents of these presents are true and correct and if at any time hereafter the assurances and contents contained hereinabove are found to be incorrect due to any defect in the title of the Vendor of their right to sell the land hereby conveyed or any part thereof and the Vendee suffers any loss then the Vendor shall be liable to make good the loss thus suffered by the Vendee and keep the Vendee saved harmless and indemnified through their property movable

ARCHITECTURE LTD

Contd...P/5

Attested  
for Sub Registrar  
Gurgaon

27 OCT 2023

And immovable against all losses, costs, damages and expenses occurring thereby to the Vendee.

- d) That the Vendee can get the said land mutated and transferred in their name as owners in the revenue records of the concerned revenue estate on the basis of this sale Deed or its certified true copy.

WITNESS WHEREOF the parties above named have set their respective hands (affixed their signatures) and seal on this Deed of Sale at the place and on the day, month and year first above written in the presence of the following witnesses:

Witnesses

PURAN SINGH

S/o SH. AMAR SINGH

R/o 589/17

Shivaji Nagar, Gurgaon

VENDOR

For HINDAL ARCHITECTURE LTD.

*[Signature]*  
Director

S. K. BANSAL

S/o T. C. Bansal

6/117, 18<sup>th</sup> Floor

Shivaji Nagar, Gurgaon

VENDEE

For J.S.S. STEEL ITALIA LTD.

*[Signature]*  
Director

*Drafted by*  
*A. Vikram Singh Chauhan*

A. VIKRAM SINGH CHAUHAN  
(ADVOCATE)  
CHAMBER NO. 70, BLOCK-A  
DISTT. COURT, GURGAON

Attested  
for Sub-Registrar  
Gurgaon

27 OCT 2021

## TRANSFER DEED

Nature of Document	:	Transfer Deed
Village/District	:	Pathredi, Gurgaon
Transfer Deed value	:	Rs 1.15 Crores
Stamp Duty	:	Exempted as per Letter No.2940-STH-1-2000/10784 dated 11.10.2000 issued by the finance Commissioner & Secretary to Govt.of Haryana, Revenue Department

This Deed of transfer is made and executed at Gurgaon on this ..... day of September 2008.

Between

**Jindal Stainless Limited** incorporated under the companies Act, 1956. and having its registered office at Delhi road Hissar, through its Shri S S Saxena, General Manager, vide board resolution dated 02.02.05 (herein after called the transferor) which expression unless excluded by or repugnant to the context or meaning whereof shall mean and include its associates, nomanies, assigns and successors of the one part.

AND

**Jindal Architecture Limited** , a company incorporated under the companies Act having its registered office at Plot No 64, II nd Floor, Phase IV, Udyog Vihar, Gurgaon through its authorized Signatory Sh. B.K. Mishra (herein after called the transferee) which expression unless excluded by or repugnant to the context or meaning whereof shall mean and include its associates, nomanies, assigns and successors of the one part

Contd...P/2

दिनांक 25/09/2008


प्रलेख नः 15154


डीड संबंधी विवरण

डीड का नाम PURCHASE FROM COMPENSATION	
तहसील/सब-तहसील गुडगावा	गांव/शहर पथरेडी स्थित पथरेडी
भवन का विवरण	
भूमि का विवरण	
10 Acre 1 Marla	
धन संबंधी विवरण	
राशि 26,016,250.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 0.00 रुपये
स्टाम्प की राशि 0.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये
	पेस्टिंग शुल्क 2.00 रुपये
रूपये	

Drafted By: A.V.S. Chauhan Adv.

यह प्रलेख आज दिनांक 25/09/2008 दिन गुरुवार समय बजे श्री/श्रीमती/कुमारी Jindal Stainless पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Delhi Road Hissar द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता

  
उप/सयुक्त पंजीयन अधिकारी  
गुडगावा


श्री Jindal Stainless Ltd. thru S.S.Saxena (OTHER)

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru:- B.K. Mishra 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 A.V.S. Chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Jai Ram Tiwari पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Subansh Tiwari निवासी G-286 Sangam Vihar New Delhi साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 25/09/2008

GURGAON

  
उप/सयुक्त पंजीयन अधिकारी  
गुडगावा

The TRANSFEROR and the TRANSFEREE are hereinafter collectively referred to as the "Parties" individually as the "Party".

Whereas the Transferor is the owner in possession of land admeasuring 80 Kanal 1 Marla situated in the revenue estate of village Pathredi, Tehsil & Distt Gurgaon, more particularly described in the schedule of land annexed here with as Annexure "A".

And where as the said land is free from encumbrance, charge or lien and the same is not subject to any litigation, attachment, or acquisition proceedings, and where as the transferor here in is well and sufficiently entitled to transfer the said land.

Now, therefore in consideration of the mutual covenants and agreements and other good and valuable consideration and based upon the mutual representation and warranties, this deed of transfer witnesseth as under.

1. That both the parties (Transferor & Transferee) are under the scheme of arrangement presented a company petition No. 91 of 2006 under Sec 394 of Companies Act. For sanction of scheme before the Hon' ble High Court of Punjab & Haryana, Chandigarh for demerger of the parties.
2. That pursuant to the above said company petition Hon' able High Court of Punjab & Haryana, Chandigarh vide its order dated 13.07.06 allowed the demerger.
3. That pursuant to the demerger of the above said transferor company, the doth hereby transfer and assign all its rights, title and interests in the land admeasuring 80 Kanal 1 Marla Situated in the revenue estate of village Pathredi, Tehsil &

Contd...P/3

Reg. No.  
15154

Reg. Year  
2008-2009

Book No.  
1



विक्रेता

विक्रेता

S.S.Saxena



क्रेता



गवाह

क्रेता

thru:- B.K. Mishra

गवाह 1:- A.V.S. Chauhan

गवाह 2:- Jai Ram Tiwari

### प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 15,154 आज दिनांक 25/09/2008 को बही न: 1 जिल्द न: 9,753 के पृष्ठ न: 140 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 832 के पृष्ठ सख्या 52 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 25/09/2008

उप/संयुक्त पंजीयन अधिकारी  
गुडगावा



Distt. Gurgaon, more particularly with as annexure "A", unto the liens, easements, advantage to the said land.

That the hand

Distt. Gurgaon, more particularly described in the schedule of land annexed here with as annexure "A", unto the Transferee with all its right, liberties, privileges, liens, easements, advantages, passages, pathways whatsoever attached or annexed to the said land.

4. That the Transferor simultaneously with the execution of this deed of transfer has handed over the vacant physical possession of the said land to the transferee.
5. That transferee Company is subsidiary Company of Transferor Company.
6. That Transferor company is holding more than 90% share holding in transferee Company and hence this transfer deed is exempt from payment of stamp duty, in this regard letter No.4937 dated 01-09-2008 issued by Registrar of companies, NCT of Delhi & Haryana is attached with this deed.
7. That all expenses incurred on registration of this transfer deed shall be borne and paid by the Transferee.

IN WITNESS WHEREOF the parties above named have set their hands (put signatures) on this deed of transfer on the Day, month, and year written in the presence of the witnesses given below.

[Signature]

TRANSFEROR

Jindal Stainless Limited

Registered office at Delhi road Hissar,

*Drafted by*  
*A.V.S. Chauhan*  
*A.V.S. Chauhan (Adv.)*

[Signature]

TRANSFEEEE

Jindal Architecture Limited,

registered office at Plot No 64,

II nd Floor, Phase IV, Udyog Vihar, Gurgaon

Witnesses:

JAI RAM TIWARI s/o Sh. SUBANSH TIWARI  
R/O 9-286, Sangam vihar, N. Delhi-62

A.V.S. Chauhan (Advocate)

Ch. No. 70, Block-A

Distt Court, Gurgaon.

## **ANNEXURE- A**

### **SCHEDULE OF LAND**

Khewat /Khata No. 12/21, 13/22, 15/24, 78/102, 97/123, 121/160 Rect. No. 39// Killa No. 1/2/2(4-17), 2/2/2/1(1-14), 9/2(3-16), 10/1(6-8), 11/2(6-17), 12/1(3-12), 19/2(2-14), 20(8-0), 21(8-0), Rect. No. 40//Killa No. 15/1/2(1-8), 15/2/2(0-8), 16(8-0), 25(8-0), Rect. No. 53// killa No. 5/1/1(2-9), 5/1/2(3-2), 5/2(2-9), 6(8-0), remaining land of 1/3<sup>rd</sup> share(0-7) Total land measuring 80 Kanal 1 Marla situated in the revenue estate of village Pathredi, Tehsil and District Gurgaon by way of Jamabandi for the year 2002-03 and mutation No. 2876 to 2879, 2883, 2891 to 2894, 3257 & 3258.