

ARBIND KUMAR SINGH

Advocate

Chamber No. 661 Dwarka Courts, New Delhi.

E-Mail: advocatearbind@gmail.com

Mobile No. 9560223089

Ref No SBI-61/2021

Dated: 11.08.2021

Annexure - B:

Report of Investigation of Title in respect of immovable Property

(All columns/items are to be completed/commented by the panel advocate)

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	The DGM, State Bank of India, Overseas Branch, Javahar Vyapar Bhawan, New Delhi.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	SBI/2021/
	c) Name of the Borrower.	M/s. HPL Electric & Power Ltd.
2.	A) Name of the unit/concern/ company/person offering the property/ (ies) as security.	M/s. HPL Electric & Power Ltd.
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Limited Company
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
3.	Complete or full description of the immovable property/ (ies) offered as security including the following details.	Property bearing Khasra No.9/1 (4-02), 11 (8-18) & 12 (8-0), Musteel No.41, area measuring 21 Kanal (2.625 Acres), situated within the revenue estate of Village Bhigan, Tehsil Gannaur, District Sonapat, Haryana
	(a) Survey No.	N.A.
	(b) Door/House no. (in case of house property)	N.A.
	(c) Extent/ area including plinth/ built up area in case of house property	area measuring 21 Kanal (2.625 Acres)
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	situated within the revenue estate of Village Bhigan, Tehsil Gannaur, District Sonapat, Haryana .
4.	a) Particulars of the documents scrutinized-serially and chronologically.	
	(a) Nature of documents verified and as to whether they are originals or certified copies or registration	

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फार्म संख्या 3 रजिस्ट्री

सब-रजिस्ट्रार विभाग

जिला

फुटकर शुल्क अदायगी की रसीद
(रसीद पुस्तक ख)

तारीख और महीना

11-8-21

अदा करने वाले व्यक्ति का नाम, पिता का नाम और निवास स्थान

Azbind k. Singh

प्राप्त की हुई रकम का जोड़ और विवरण

1992-21

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

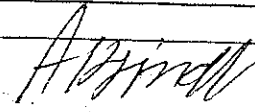
वसीका नं०..... पुस्तक सं०.....

रजिस्ट्री होने की तिथि..... रजिस्ट्री तथा इबारत जोरी के शब्दों

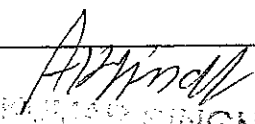
की संख्या.....

फीस	फीस	फीस	फीस	फीस
नकल	हिफाजत	कमीशन	अनुवाद	कमीशन
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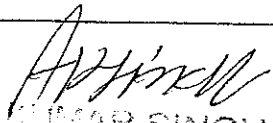
extracts duly certified. Note : Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.				
	Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
1.	09.01.2006	Sale Deed	Original	
5. Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts)				
b) i) Whether all the pages in the certified copies of title documents which are obtained directly from sub-Registrar office have been verified page by page with the original documents submitted ?			Yes	
c) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page number in the copy tally page by page with the original produced. (in case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).			Yes, certified copy of sale Deed dated 09.01.2006 is obtained to Bank.	
6. a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?				
			Computerized record is available only at SR office and not on online portal.	
b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.				
			No	
c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?				
			No	
7. a) Property offered as security falls within the jurisdiction of which sub-registrar office?				
			Sub Registrar – Gannaur, Haryana	
b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?				
			Sub Registrar - Gannaur, Haryana	
c) Whether search has been made at all the offices				
			Yes,	


 A. SINGH
 Sub Registrar
 Gannaur, Haryana

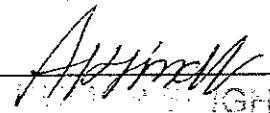
	named at (b) above?	
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	As per separate sheet Annexure- B ,Column -8 Minor's interest is not involved
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Free Owner rights
10.	If leasehold, whether;	N.A.
	a) lease Deed is duly stamped and registered	N.A.
	b) lessee is permitted to mortgage the Leasehold right,	N.A.
	c) duration of the Lease/unexpired period of lease,	N.A.
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	N.A.
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N.A.
	f) Right to get renewal of the leasehold rights and nature thereof.	N.A.
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	N.A.
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	N.A.
	the mortgagor is competent to create charge on such property,	N.A.
	whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	N.A.
12.	If occupancy right, whether;	Yes
	a) Such right is heritable and transferable,	Yes
	b) Mortgage can be created.	Yes
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	None


Advocate
 Member
 District Consumer Disputes Redressal Commission
 District - ...
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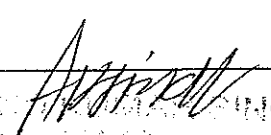
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	N.A.
	a) The Gift/Settlement Deed is duly stamped and registered;	N.A.
	b) The Gift/Settlement Deed has been attested by two witnesses;	N.A.
	c) The Gift/Settlement Deed transfers the property to Donee;	N.A.
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	N.A.
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	N.A.
	f) Whether the Donee is in possession of the gifted property;	N.A.
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	N.A.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
15.	(a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage. (b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. (c) Whether the partition made is valid in law and the mortgagor has acquired a mortgage-able title thereon. (d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with. (e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N.A.
16.	Whether the title documents include any testamentary documents /wills?	No.
	(a) In case of wills, whether the will is registered will or unregistered will?	
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
	(c) Whether the property is mutated on the basis of will?	N.A.
	(d) Whether the original will is available?	N.A.
	(e) Whether the original death certificate of the	N.A.


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 Advocate
 District Court
 District Court
 District Court

	testator is available?	
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	N.A.
17.	(a) Whether the property is subject to any wakf rights?	NO.
	(b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	N.A.
	(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	N.A.
18.	(a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	N.A.
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.
19.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	No.
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N.A.
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	N.A.
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	
20.	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	N.A.
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A.
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	Yes,
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental	No


 ADVOCATE
 District Court, Coimbatore
 District Court, Coimbatore
 District Court, Coimbatore

26.	<i>In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.</i>	N.A.
27.	(a) <i>Whether any POA is involved in the chain of title?</i>	No,
	(b) <i>Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.</i>	N.A.
	(c) <i>In case the title document is executed by the POA holder, please clarify whether the POA involved is</i> (i) <i>one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or</i> (ii) <i>other type of POA (Common POA).</i>	N.A.
	(d) <i>In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.</i>	N.A.,
	(e) <i>In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.</i>	N.A.
	i. <i>Whether the original POA is verified and the title investigation is done on the basis of original POA?</i>	N.A.
	ii. <i>Whether the POA is a registered one?</i>	N.A.
	iii. <i>Whether the POA is a special or general one?</i>	N.A.
	iv. <i>Whether the POA contains a specific authority for execution of title document in question?</i>	N.A.
	(f) <i>Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)</i>	N.A.
	(g) <i>Please comment on the genuineness of POA?</i>	N.A.
	(h) <i>The unequivocal opinion on the enforceability and validity of the POA?</i>	N.A.
28.	<i>Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney</i>	No

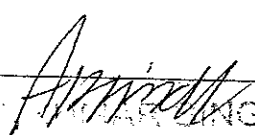

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 101/1007, 10th Floor, Chamber
 Sector-10, Gurgaon Court
 Gurgaon-122002

	<i>and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.</i>	
29.	<p>If the property is a flat/apartment or residential/commercial complex, check and comment on the following:</p> <p>(a) Promoter's/Land owner's title to the land/building;</p> <p>(b) Development Agreement/Power of Attorney;</p> <p>(c) Extent of authority of the Developer/builder;</p> <p>(d) Independent title verification of the Land and/or building in question;</p> <p>(e) Agreement for sale (duly registered);</p> <p>(f) Payment of proper stamp duty;</p> <p>(g) Requirement of registration of sale agreement, development agreement, POA, etc.;</p> <p>(h) Approval of building plan, permission of appropriate/local authority, etc.;</p> <p>(i) Conveyance in favour of Society/Condominium concerned;</p> <p>(j) Occupancy Certificate/allotment letter/letter of possession;</p> <p>(k) Membership details in the Society etc.;</p> <p>(l) Share Certificates;</p> <p>(m) No Objection Lett.</p> <p>(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;</p> <p>(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;</p> <p>(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.</p> <p>(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.</p>	<p>Industrial Property</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p>

Arvind
 ADVOCATE
 CHAIRMAN
 COURT

30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof from the Society;	The said property is already mortgaged with State Bank of India
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	1992-2021
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Latest receipt of Property Tax, if any available with the company
33.	Urban land ceiling clearance, whether required and if so, details thereon. Whether No Objection Certificate under section 281 Income Tax Act is required/ obtained.	N.A. The Act provide that NOC of IT Department is to be obtained before creating charge on the immovable property, therefore it is advised that either NOC of Income Tax Department be taken or the affidavit/ undertaking of the borrower be taken to the effect that neither any attachment notice was issued by the IT Department to the borrower (individual/company/ firm) before creating charge qua the property referred above, nor any attachment proceeding of IT Department are pending at present with respect to the property mortgaged with the bank.
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	N/A
35.	Whether the name of mortgagor is reflected as owner in therevenue/ Municipal/Village records?	N/A
36.	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents?	Yes, Yes Yes,
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any.	Yes Yes N.A. Yes
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills,	Please compare all boundaries measurement of all patches as specified in the valuation report.

	etc.) or the actual current boundary? If so please elaborate/ comment on the same.	
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Yes, Approved Sanctioned Building Plan.
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	N/A
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes, <u>The Securitization and Reconstruction of Financial Assets And Enforcement of security Interest Act 2002 is applicable on the property in question .</u>
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	N.A.
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Yes,
44.	Additional aspects relevant for investigation of title as per local laws.	N.A.
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	N.A.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/s. HPL Electric & Power Ltd.
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016 ? Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished, Whether the registered agreement for sale as prescribed in the above Act/Rules there under is	N.A. N.A. N.A. N.A.


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 Civil Chamber
 District Court
 No. 3089

Annexure 'B' Column No. 8

Flow of Titles: -

Sh. Lakhmi Chand & Sh. Mange Ram were the recorded owner of the said property by virtue of Revenue record maintained by the office of Tehsildar Gannaur, Haryana.

Thereafter Sh. Lakhmi Chand & Sh. Mange Ram executed Agreement to Sell dated 03.10.2005 with Sh. Pawan Kumar in respect of the said land.

Thereafter Sh. Pawan Kumar further executed Agreement to Sell dated 11.11.2005 with Sh. Ashwan, Sh. Krishan Kumar, Sh. Sukhbir Singh & Sh. Praveen Kumar in respect of the said property.

Thereafter Sh. Ashwan, Sh. Krishan Kumar, Sh. Sukhbir Singh & Sh. Praveen Kumar after receiving their consideration money and jointly agreed to surrender their rights in favour of Sh. Lakhmi Chand & Sh. Mange Ram in respect of the said property.

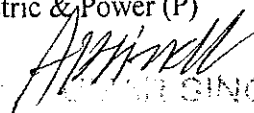
Thereafter Sh. Lakhmi Chand & Sh. Mange Ram sold & transferred the said property in favour of M/s. HPL Protection Technologies Ltd. by virtue of Sale Deed registered as document No.3786, In Addl. Book No.I, Volume No.87/1444, on Pages 103/96-119, on dated 09.01.2006, registered in the office of SR-Gannaur, Haryana and further got mutated in their name.

Thereafter M/s. HPL Protection Technologies Ltd. got converted the said land from agricultural to Commercial / Industrial vide Letter of Change of Land Use dated 07.08.2006 from Director Town & Country Planning, Haryana.

Thereafter further construction has been made on the said land also obtained Occupancy Certificate dated 03.06.2011 duly issued by Senior Town Planner, Rohtak Circle, Rohtak, Haryana in favour of M/s. HPL Protection Technologies Ltd.

Thereafter M/s. HPL Protection Technologies Ltd. amalgamated with M/s. HPL Socomec Pvt. Ltd. vide Order dated 22.10.2008 of Company Petition No.175/2008 by Hon'ble High Court of Delhi.

And further M/s. HPL Socomec Pvt. Ltd. changed its name to M/s. HPL Electric & Power (P)


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Court No. 12, Lower Chamber
District Court
Rohtak, Haryana
Pin-131008

Ltd. vide Certificate of Incorporation dated 10.03.2010 duly issued by Registrar of Companies.

Thereafter M/s. HPL Electric & Power (P) Ltd. changed its name to M/s. HPL Electric & Power Ltd. vide Certificate of Incorporation dated 14.12.2015 duly issued by Registrar of Companies.

As such M/s. HPL Electric & Power Ltd. is the absolute owner of the said property.

Date: 11.08.2021

Signature of Advocate

ABDUL KUNAR SINGH
Advocate
Court Chamber
Court
11.08.2021

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Ref No SBI-61/2021

Dated: 11.08.2021

ANNEXURE - C: CERTIFICATE OF THE TITLE DEEDS

1. I have examined the Certified copies of Original Title Deeds intended to be deposited relating to the schedule property/(ies) to be offered as security by way of Equitable Mortgage and that the certified copies of documents of title referred to in the Opinion are valid as secondary evidence of Right, title and Interest and that the said Registered/ Equitable Mortgage to be created on production of original title deeds will satisfy the requirements of creation of Equitable Mortgage and I further certify that:
 2. I have examined the Certified copies of Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors and undertake to re-examine the original title deeds as and when produced and
 3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse State Bank of India which would prevent the Title Holders from creating a valid Mortgage on production of the original title deeds. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
 4. Following scrutiny of Land Records/ Revenue Records and relative Certified copies of Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC) I hereby certify the genuineness on the basis of the certified copies of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
 5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1992-2021 pertaining to the Immovable Property/(ies) covered by above said Certified copies Title Deeds. The property appears to be free from all Encumbrances.
 6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank .N.A.
- Minor/(s) and his/ their interest in the property/(ies) is to the extent of(Specify the share of the Minor with Name). N.A
7. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower M/s. HPL Electric & Power Ltd.

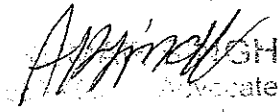

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8. I certify that M/s. HPL Electric & Power Ltd. have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above certified copies of title deeds appear to be genuine and a valid mortgage can be created on the basis of the original title deeds and the said Mortgage would be enforceable.
9. If Bank created Mortgage on said property by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage.
1. Jamabandi / Khata /Khatoni showing the ownership of Sh. Lakhmi Chand & Sh. Mange Ram.
2. Original Agreement to Sell dated 03.10.2005 duly executed between Sh. Lakhmi Chand & Sh. Mange Ram with Sh. Pawan Kumar.
3. Original Agreement to Sell dated 11.11.2005 duly executed between Sh. Pawan Kumar and Sh. Ashwan, Sh. Krishan Kumar, Sh. Sukhbir Singh & Praveen Kumar.
4. Original Sale Deed registered as document No.3786, In Addl. Book No.I, Volume No.87/1444, on Pages 103/96-119, on dated 09.01.2006, registered in the office of SR-Gannaur, Haryana, duly executed by Sh. Lakhmi Chand & Sh. Mange Ram in favour of M/s. HPL Protection Technologies Ltd.
5. Letter of Change of Land Use dated 07.08.2006 duly issued by Director Town & Country Planning, Haryana.
6. Occupancy Certificate dated 03.06.2011 duly issued by Senior Town Planner, Rohtak Circle, Rohtak, Haryana.
7. Copy of Order dated 22.10.2008 of Petition No.175/2008 by Hon'ble High Court of Delhi.
8. Certificate of Incorporation dated 10.03.2010 duly issued by Registrar of Companies in the name of M/s. HPL Electric & Power (P) Ltd.
9. Certificate of Incorporation dated 14.12.2015 duly issued by Registrar of Companies in the name of M/s. HPL Electric & Power Ltd.
10. Mutation Letter / Jamabandi / Khata / Khatoni showing the ownership of M/s. HPL Electric & Power Ltd.
11. Affidavit from the mortgagors that the above property is free from all encumbrances and defects of the title and that they have not created any other charge or lien on the said Property in favour of any other person or persons in any manner whatsoever.

There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

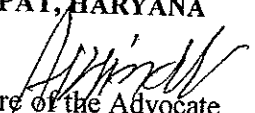
SCHEDULE OF THE PROPERTY (IES):

PROPERTY BEARING KHASRA NO.9/1 (4-02), 11 (8-18) & 12 (8-0), MUSTEEL NO.41,

APPROVED: 
 ADVOCATE
 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 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1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 20

AREA MEASURING 21 KANAL (2.625 ACRES), SITUATED WITHIN THE REVENUE
ESTATE OF VILLAGE BHIGAN, TEHSIL GANNAUR, DISTRICT SONEPAT, HARYANA

Date: 11.08.2021


Signature of the Advocate

Arbind Kumar Singh

ARBIND KUMAR SINGH

Enrl. No. D-503A/06 Advocate

Ch. No. 661 Lawer's Chamber

Section 40, Dwarka Court

Mobile: 98660223089



दस्तावेज नं - 3786
दिनांक - 9/01/2006

सकल सुताधिक अमान है

ATTESTED

महानिरीक्षक
पंजीर

29/09/21

Sr. 10990

Rs. /-

Date

29 SEP 2021

Name

Arbind K. Singh Adv.

R/o

Dhru

Ashish Star Vendor
Rat (Sahapat)

3786

SALE DEED

Sale deed for the sum of Rs. 1,39,12000.00
Stamp duty @ 6% i.e. Rs.8,34,800.00
Page of Stamp: Rs.25,000/33; Rs.5,000/01; Rs.500/09; Rs.100/03
Paid through stamp Paper No.49 Dtd.06.01.2006 issued by
Treasury Office, Gannaur, Distt.Sonepat, Haryana
Revenue State: Village Bhigan

Distt.Stamp Auditor, Sonapat

This sale deed is executed at Gannur, Sonapat Haryana on this 6th day of January 2006 by Shri Lakhmi Chand and Shri Mange Ram both the sons of Late Shri Jodha S/o Late Shri Nyadar Singh R/o V & PO Bhigan district Sonapat, Haryana. (Hereinafter called the vendors)

In favour of

HPL Protection Technologies Ltd. through its Managing Director Mr. Lalit Seth S/o Late Shri Inder Narain Seth, having its registered office at 1/21, Asaf Ali Road, New Delhi-02 (Hereinafter called the Vendee).

महेश कुमार सिंह

ATTESTED

29/09/21



Lakhmi Chand

प्रलेख नः 3786

दिनांक 09/01/2006

डोड संबंधी विवरण

डोड का नाम SALE OUTSIDE MC AREA

तहसील/सब-तहसील गन्नौर

गांव/शहर भिगान

स्थित सड़क के साथ प्रति एकड़

भवन का विवरण

भूमि का विवरण

चाही

2 Acre 5 Kanal

धन संबंधी विवरण

राशि 13,912,000.00 रुपये

स्टाम्प ड्यूटी की राशि 834,800.00 रुपये

रजिस्ट्रेशन फीस की राशि 500.00 रुपये

पेस्टिंग शुल्क 3.00 रुपये

Drafted By: Ramparsad

यह प्रलेख आज दिनांक 09/01/2006 दिन सोमवार समय चजे श्री/श्रीमती/कुमारी Lakhmi Chand पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Jodha निवासी Bhigan द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
गन्नौर

श्री Lakhmi Chand, Mange Ram

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी H.P.T.Ltd. through by Lalit Seth क्रेताहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने 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 Sardha nand पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Chander Bhan निवासी Bhiga व श्री/श्रीमती/कुमारी Ravinder Tyagi पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Sita Ram Tyagi निवासी Burari, Delhi ने की। साक्षी नः 1 को हम नम्यरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 09/01/2006

उप/संयुक्त पंजीयन अधिकारी
गन्नौर

The expression of vendors and vendee shall mean and include the parties, their legal heirs, Successors, Executors, Representatives, Attorney's & assignees etc., etc.

WHEREAS the vendors are lawful and absolute co-owner of the land measuring 21 Kanaals (i.e. 2.625 acres) bearing Khasra No. 9/2 (4-02), 11(8-18) & 12 (8-0), Musteel No. 41, situated within the revenue state of village Bhigan, Tahsil Gannaur, district Sonapat, Haryana (Hereinafter called the land).

The land is surrounded as under –

North – Road known as Dhaturi Road

South – Khasra No.

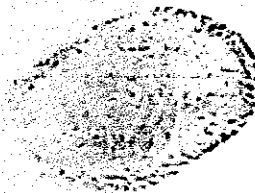
East – Bounding wall of Hindustan Tin Ltd.

West – Khasra No.

नकल मुताबिक जस्ता है

ATTESTED

29/09/21



The shares of the vendors in the land are as follows:-

1. Khatauni No. 272, Kewat No. 224
Khasra Number 9/2 (4-02), 11 (8-18) out of Musteel No. 41 (i.e. Kite 2 area
13-0 Kanaal)
Shri Mange Ram & Shri Lakhmi Chand both having equal shares i.e. 6 - 10
Kanaal each.
2. Khatauni No. 715 , Khewat No. 585
Khasra Numuber 12 (8-0) out of Musteel No. 41
Shri Mange Ram having 1/4 Share i.e. 2 - 00 Kanaal &
Shri Lakhmi Chand having 3/4 share i.e. 6 - 00 Kanaal

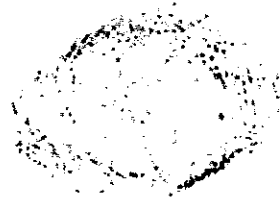
Hence the total land measuring 21 Kanaals (description given above) and shares of
both the vendors are as follows:

- | | |
|----------------------|--------------------------|
| 1. Shri Mange Ram | - 12 Kanaals, 10 Marlaas |
| 2. Shri Lakhmi Chand | - 08 Kanaals, 10 Marlaas |

AND WHEREAS the vendors had entered into an agreement to sell regarding the above mentioned land in favour of Mr. Pawan Kumar S/o Shri Attar Singh R/o VPO Gannaur, Sonapat (HR) on 30rd Oct.'2005, which is valid upto 30th May' 2006 (hereinafter called document No. 1), Shri Pawan Kumar thereby having rights and interests in the above mentioned land.

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AND WHEREAS Mr. Pawan Kumar endorsed / assigned the above mentioned agreement dated 30.10.05 (i.e. document no. 1) with all his rights and interest, in favour of Shri Ashwan , Shri Krishan Kumar both the Sons of late Shri Ram Bhaj R/o VPO Bhigan , Sonapat , Shri Sukhbir Singh S/o Shri Deep Chand R/o VPO Bhigan, Sonapat and Shri Praveen Kumar S/o Shri Prakash R/o VPO Malik Pur, Sonapat (all the four persons jointly) vide an agreement dated 11th Nov.' 2005 (hereinafter called document no. 2)



AND WHEREAS by virtue of these above mentioned Documents No. 1 & 2, Shri Ashwan, Shri Krishan Kumar, Shri Sukhbir Singh & Shri Praveen Kumar have an interest and right in the above mentioned land.

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AND WHEREAS Shri Ashwan, Shri Krishan Kumar, Shri Sukhbir Singh & Shri Praveen Kumar hereby agreed, jointly & severally to surrender their rights and interests in the above mentioned land in favour of the vendors, for the consideration mentioned below, which is being paid to them by the vendee on behalf & with the consent of the vendors. The vendors hereby confirm their consent by signing this document.

AND WHEREAS the vendors, Shri Lakhmi Chand & Shri Mange Ram have agreed to sell and the vendee has agreed to purchase the above mentioned land for the total sum of Rs. 1,39,12,000.00 (Rupees One Crore Thirty Nine Lakhs Twelve Thousand Only).

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The amount of the sale consideration has been paid by the vendee to the vendors as per given below:

1. A sum of Rs. 63,17,000.00 (Rupees Sixty Three Lakh Seventeen Thousand Only) through a Pay Order No.276833 Dated 06.01.2006 issued by UTI Bank Ltd. , Connaught Place, New Delhi in favour of Mr. Lakhmi Chand (the vendor)
2. A sum of Rs. 42,95,000.00 (Rupees Forty Two Lakh Ninety Five Thousand Only) through a Pay Order No.276832 dated 06.01.2006 issued by UTI Bank Ltd. , Connaught Place, New Delhi in favour of Mr. Shri Mange Ram (the vendor).
3. A Sum of Rs. 50,000.00 (Rupees Fifty Thousand Only) in cash and a sum of Rs. 7,75,000.00 (Rupees Seven Lakh Seventy Five Thousand Only) through a Pay Order No.276834 dated 06.01.2006 issued by UTI Bank Ltd. , Connaught Place, New Delhi in favour of Mr. Praveen Kumar S/o Shri Prakash R/o Malik Pur, Sonapat (HR)

4. A Sum of Rs. 8,25,000.00 (Rupees Eight Lakh Twenty Five Thousand Only) through a Cheque Bearing No.021349 Dated 06.01.2006 drawn on UTI Bank Ltd., Connaught Place, New Delhi, in favour of Mr. Sukhbir Singh S/o Shri Deep Chand R/o VPO Bhigan district Sonapat (HR).
5. A Sum of Rs. 8,25,000.00 (Rupees Eight Lakh Twenty Five Thousand Only) through a Pay Order No.733213 dated 06.01.2006 issued by Oriental Bank of Commerce, Connaught Place, New Delhi in favour of Mr. Ashwan S/o Shri Ram Bhaj R/o VPO Bhigan district Sonapat (HR).
6. A Sum of Rs. 8,25,000.00 (Rupees Eight Lakh Twenty Five Thousand Only) through the Pay Order No.733214 dated 06.01.2006 issued by Oriental Bank of Commerce, Connaught Place, New Delhi. in favour of Mr. Krishan Kumar S/o Shri Ram Bhaj R/o VPO Bhigan district Sonapat (HR).

नमस्त बुद्धिक अलम B.
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AND WHEREAS the vendors & the above mentioned recipients of payments acknowledges hereby the receipt of full and final payment made by the vendee to them, as full and final consideration of the above mentioned land alongwith all their rights and interests in it.

NOW THIS SALE DEED WITNESSTH AS UNDER :-

1. That Shri Pawan Kumar has already surrendered, Conveyed and assigned all his interests , rights and liens, occurring vide document no. 1 (as mentioned above) in favour of Shri Ashwan, Shri Krishan Kumar, Shri Sukhbir Singh & Shri Praveen Kumar.

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मकल पुताविक असल है

29/09/21

2. That in consideration of the above said amount Shri Ashwan, Shri Krishan Kumar, Shri Sukhbir Singh & Shri Praveen Kumar, hereby surrender, convey and assign their interest, lien and rights, occurring through document no. 1 & 2 (as mentioned above), in favour of the vendors.

3. That in consideration of the amount received by the vendors and their nominees (as mentioned above) do hereby sell , convey, transfer and assign the aforesaid land with all their rights , title, interest, options, privileges, easements and appurtenances thereto to the vendee and the vendee will hold, use and enjoy the same without any hindrance, claim or title of the others.

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4. That the vendors have inherited this land from their ancestors & they are selling / alienating it for the legal necessities & welfare of their respective families. The vendors hereby assure the vendee that they have obtained the consent of their family members, if necessary, & no family member has any objection for this sale of land.

5. That the vendors have handed over the actual, physical and peaceful possession of the said land to the vendee and the vendee has also occupied the same on the spot.

कमल मुताबिक अस्मत्त ह

✓ ATTESTED

✓ [Signature]
✓ [Signature]

29/09/21

6. That upto the date of registration this sale deed, all the dues, taxes, and other outgoings, if any, regarding the said land shall be paid by the vendors and thereafter the same shall be paid by the vendee.

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8. That all the expenses of this sale deed such as stamp duty, registration charges etc. have been paid and borne by the vendee.
9. That the vendors do hereby assure the vendee that the land under sale is free from all sorts of encumbrances such as prior sale, gift, mortgage, charge, lien, litigation, dispute, court attachment, injunction, surety and security etc. and the title of the vendors to the said land is absolute, clear and marketable and if later on it is proved otherwise and as consequence thereof the vendee suffers any loss or damages, then the vendors and his legal heirs, shall be liable to indemnify all such losses and damages.

10. That by all the previous dues, charges, taxes, arrears, house tax, electricit and water charges (if any). Regarding the said land shall be paid by th vendors upto the date of registration of this sale deed.

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11. That by the virtue of this sale deed the vendee is fully authorized to get the said land mutated and transferred in his own name in the records of Govt. , Revenue records or elsewhere, in absence of the vendors.

12. That now the vendors have been left with no right, title, claim, concern or connection with the said land and the vendee is free to use, enjoy and hold the same in the manner he may like as absolute owner of the said land.
13. That the vendors are citizens of India and the vendee is a company incorporated under Company Act , 1956.

ATTACHED

29/09/21

IN WITNESS WHEREOF : The vendors and the other recipients of payment for their interest and rights occurring through document no. 1 & 2, have signed this sale deed on the day, month and year first above written, before the sub registrar, Gannaur district Sonapat, (Haryana) & in the presence of the following witnesses.

Parties to the Agreement/
Recipients of Payment as
Mentioned above:-

VENDORS

1. Sh. Praveen Kumar S/o Sh. Prakash
Praveen Kumar
2. Sh. Sukhbir S/o Sh. Deepchand
3320712 श्री
3. Sh. Ashwan S/o Sh. Rambhaj
342144
4. Sh. Krishan Kumar S/o Sh. Rambhaj
3320712
5. Sh. Pawan Kumar S/o Sh. Atar Singh
Pawan Kumar

Sh. Mange Ram
S/o Shri Jodha, S/o Shri Nyadar

Laxmi Chand
Sh. Lakhmi Chand
S/o Shri Jodha, S/o Shri Nyadar

WITNESSES:-

1. Sh. Sharadhanand Nambardar S/o Sh. Chander Bhan
Village Bhigan, Distt. Sonapat, Haryana

Sh. Ravinder Tyagi S/o Late Sh. Sita Ram, Village Burari, Delhi

ATTESTED

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गन्नी

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VENDEE

श्री कौशिक

नवीन, गन्नी

190 2/1988

Reg. No. 3786, Reg. Year 2005-2006, Book No. 1



विधेया



प्रेता



गवाह

विधेया

Lakshmi Chand

Mange Ram

प्रेता

H.P.T. Ltd through by Lalit Seth

गवाह :- Sardha nand

Ravinder Tyagi

Shalika

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3,786 आत्र दिनांक 09/01/2006 को यही नः 1 जिल्द नः 87 प्रष्ठ नः 103 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त यही मख्या 1 जिल्द नः 1,444 के प्रष्ठ मख्या 96 से 119 पर भिषकाई गयी। यह भी प्रमाणित किया जाता है कि इन इलाखे के प्रमुखकर्ता और गवाहों ने अपने प्रस्ताव/निरास अंगुठा मेरे सामने किये है ।

दिनांक 09/01/2006

उप/संयुक्त पंजीयन अधिकारी
गजौर