

30/11

①

>1

1000 Rs.



Handwritten notes and signatures on the left margin.

In the Court of Sub Registrar Patiala
Sale deed with three lacs. stay into words
18000/ 18 1700
THIS INDENTURE made this 2nd day of August One thousand

nine hundred seventythree between Jagatjit Industries Limited, a

Company limited by shares and having its Registered Office

at Jagatjit Nagar, District Kapurthala (hereinafter called

the 'Vendor' which expression shall unless excluded by or

repugnant to the context be deemed to include its successors

and assigns) of the One part and Milkfood Limited, a

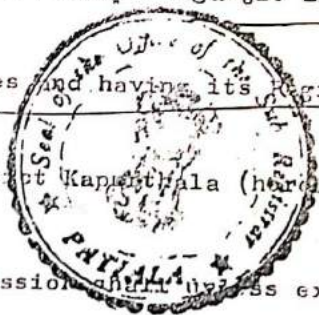
Company limited by shares and having its Registered Office

at 54, Ring Road, Lajpat Nagar III, New Delhi 24 (hereinafter

called the 'purchaser' which expression shall unless excluded

by or repugnant to the context be deemed to include its

successors and assigns) of the Other Part.



Handwritten signature on the left margin.

Handwritten signature on the left margin.

32

No. 396 30-7-73

Jaggi Industries Ltd. Jagjit Nagar
Sole agent in & 10 Milk Food Ltd. New
Delhi

1000 X 18 = 18000/

Signature
Potluri

Signature

4/3
B.K. Talwar
Jaggi Industries Ltd.
Jaggi Nagar
New Delhi

Sub-Registrar,
Jaggi Nagar

Signature

B.K. Talwar, Jagji
Jaggi Industries Ltd.
Jaggi Nagar
New Delhi
Sub-Registrar,
Jaggi Nagar

Sub-Registrar,
Jaggi Nagar

Signature
Signature
Signature

15.10.73

Signature
Signature
Signature



- 2 -

WHEREAS the Vendor is seized and possessed of a plot of land measuring 24 bighas comprised in Khasra No. $\frac{55}{1}$ measuring 9 bighas 12 biswas, $\frac{55}{2}$ measuring 10 bighas 12 biswas, $\frac{58}{2}$ measuring nil bighas 12 biswas and $\frac{58}{1}$ measuring 3 bighas 4 biswas (Total 24 bighas nil biswas) Khatauni No. $\frac{1}{1}$ in village Farm Bahadurgarh District Patiala, as per Farad attached to this deed together with buildings, sheds and structures and/or constructions thereon and the fixtures and fittings described in the First Schedule hereinafter referred to and as delineated in the maps or plans hereto annexed and marked 'red' thereon and also together with Tubewell, Plant, Machinery, equipments as set out in the



Contd:....3



- 3 -

Second Schedule hereto collectively referred to as Milk Plant as and absolute owner thereof free from all encumbrances whatsoever.

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase the said Milk Plant free from all encumbrances at or for the price of Rs. 3,00,000 (Rupees three lacs only).



NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs. 3,00,000 (Rupees three lacs only) well and truly paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof and by

Contd:....4

1000 Rs.



- 4 -

the receipt hereunder the Vendor doth hereby admit and
acknowledge of and from the same and every part thereof
the Vendor doth hereby release the Purchaser) the Vendor
DOTH HEREBY grants transfers and convey unto the

purchaser ALL THAT the said Milk Plant consisting of a
plot of land measuring 24 bighas comprised in Khasra

No. $\frac{55}{1}$ measuring 9 bighas 12 biswas, $\frac{55}{1}$ measuring 10

bighas 12 biswas, $\frac{58}{2}$ measuring nil bighas 12 biswas

and $\frac{58}{1}$ measuring 3 bighas 4 biswas (Total 24 bighas
2

nil biswas), Khatauni No. $\frac{1}{1}$ in the Village Farm

Contd:.....5



- 5 -

Bahadurgarh in the District of Patiala together with
 buildings, sheds, structures and/or constructions
 standing thereon and also together with fixtures and
 fittings more particularly described in the First
 Schedule hereto and also together with Tubewell,
 Plant, Machinery, equipment as set out in the Second
 Schedule hereto OR HOWSOEVER otherwise particularly
 described hereunder or any part thereof now are/is
 heretofore were/was situated butted and bounded
 called known numbered described or distinguished



Contd:.....6



- 6 -

TOGETHER WITH ALL Buildings yards courts area sewers

drains watercourses rights liberties privileges

easements and appurtenances whatsoever to the said Milk

Plant belonging or in any wise appertaining or normally

held or enjoyed therewith or reputed to belong or be

appurtenant thereto AND all the estate right title

interest claim and demand whatsoever of the Vendor into

and upon the said Milk Plant or any part thereof

TOGETHER WITH all pattahs and muniments of title

whatsoever in any wise relating to or concerning the

Contd:.....7



- 7 -

said Milk Plant or any part thereof which now or
 hereafter shall or may be in the possession or power
 or control of the Vendor or any other person or
 persons from whom the Vendor may acquire the same
 without any action or suit TO HAVE AND TO HOLD the
 said Milk Plant hereby granted or expressed as to be
 unto and to the use of the purchaser for ever AND the
 Vendor doth hereby for its successors and assigns
 also covenant with the purchaser that notwithstanding
 any and deed or thing by the Vendor or by any of its

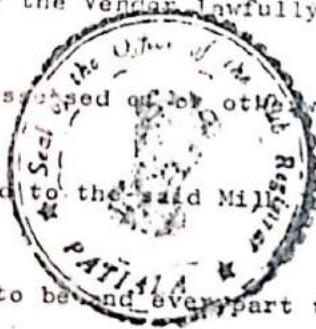


Continued



- 8 -

predecessors-in-title done or executed or knowingly
suffered to the contrary the Vendor lawfully and
absolutely seized and possessed of the same well
and sufficiently entitled to the said Mill Plant hereby
granted or expressed so to be and every part thereof
for a perfect and indefeasible estate of inheritance
without any manner of conditions use trust or other
thing whatsoever to alter defeat encumber and make
void the same and that notwithstanding any such act
deed or things whatsoever as aforesaid the Vendor



Contd:.....9



- 9 -

hath good right to grant the said Milk Plant hereby
 granted or expressed so to be unto and to the use of
 the purchaser in manner aforesaid the purchaser shall
 and may at all times hereafter peaceably and quietly
 possess and enjoy the said Milk Plant and receive
 the rents and profits thereof without any lawful
 eviction interruption claim or demand whatsoever
 from or by the Vendor or any person or persons lawfully
 or equitably claiming from under or in trust for the
 Vendor or under any of its predecessors-in-title and
 that free from all encumbrances whatsoever made or



Contd.....10



- 10 -

suffered by the Vendor or any of its predecessors-in-title
 or any person or persons lawfully or equitably claiming
 as aforesaid AND further that the Vendor and all
 persons having or lawfully or equitably claiming any
 estate or interest in the said Milk Plant or any of them
 or any part thereof from under or in trust for the
 Vendor or under any of its predecessors-in-title shall
 and will and from time to time and at all times hereafter
 at the request and cost of the purchaser do and execute
 or cause to be done and executed all such acts deeds
 and things whatsoever for further and more perfectly
 assuring the said Milk Plant and every part thereof unto



Contd.... 11

1000 Rs.



- 11 -

and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required .

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of land measuring 24

bighas comprised in Khasra No. $\frac{55}{1}$ measuring 9 bighas 12 biswas $\frac{55}{271}$ measuring 10 bighas 12

biswas, $\frac{58}{2}$ measuring nil bighas 12 biswas $\frac{58}{471}$ measuring 3 big

4 biswas (Total 24 bighas nil biswas) Khatwanda No. $\frac{1}{1}$ in

the Village Farm Bahadurgarh, Tehsil and District

Patiala, located and bounded as follows:

On the North by : Kacha road of Bahadurgarh Farm

On the South by : Land owned by Escorts Ltd.

and Patiala-Rajpura Road,

Contd:.....12



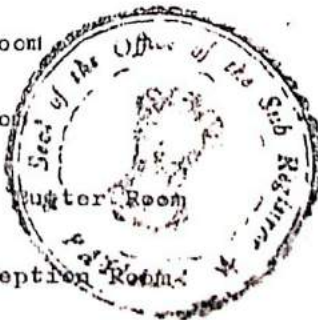
- 12 -

On the East by ; Kacha Private road of
Bahadurgarh Farm.

On the West by : Land owned by Escorts Ltd.

together with buildings, sheds, structures and/or constructions
thereon, more particularly described hereunder:-

<u>Serial No.</u>	<u>Name of Rooms</u>
1.	Refrigeration Room
2.	Switch Board Workshop
3.	Boiler Room
4.	Store Room
5.	Ghee and Butter Room
6.	Milk Reception Room
7.	Laboratory Room
8.	Milk Processing Room
9.	Cheese Processing Room



Contd:....13

1000 Rs.



- 13 -

10. Cheese Cutting Room
11. Culture Room
12. Cheese Manufacture Room
13. Store Room
14. Store Room
15. Cold Room No.1
16. Cold Room No.2
17. Cold Room No.3
18. Cycle Shed
19. Toilets
20. Over-head water tank



SECOND SCHEDULE REFERRED TO ABOVE

List of Plant, Machinery and Equipment

MILK RECEPTION AND PRODUCT MANUFACTURE

1. M S Tipping Bar 1 No.
2. Alfa-laval Cream Separators with 0.5 H P 2 Nos
Motor-cap 550 L each

Contd;...14

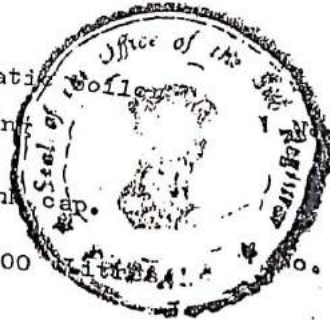


- 14 -

3. Can Steaming block 1 No.
4. Chain Pulley for retort 1 No.
5. Cheese Shredder 1 No.
6. Roller Refiner 1 No.
7. S S Cheese melting kettle complete with motor and starter 1 No.

BOILER

8. 300 Kg cap vaporax automatic boiler complete with the following
- a) Furnace oil storage tank 10000 cap. 1 No.
- b) 300 cap. furnace oil service tank 1 No.
- c) 100 L cap. kerosene oil service tank 1 No.
- d) 500 L cap. feed water tank 1 No.



Contd:.....15



- 15 -

- e) Furnace oil motor driven pump 1 No.
- f) Furnace oil hand pu mp 1 No.
- g) Water softening plants 2 Nos.

REFRIGERATION

9. FRE 232 compressors with 20 HP Motor 2 Nos.
10. ARE 216 compressor with 12.5 HP Motor 1 No.
11. Freon condenser complete with pump 1 No.
12. Ammonia condenser with pump 1 No.
13. Amonia Receiver 1 No.
14. Ice Bank tank complete with agitator and
Jyoti chilled water pump 1 No.
15. Diffusers complete with motor and
starters for the cold stores 3 Nos.



Contd:.... 16



- 15 -

16. Diffuser complete with motor and
starter for the culture room

1 No.

17. Overhead atmospheric cooling tower

1 No.

FANS INSTALLED IN THE FACTORY

18. Manager (Administrative) Room ceiling
Fan

1 No.

19. Manager (Production) Room ceiling

1 No.

20. Laboratory - Ceiling Fan

1 No.

21. Accounts Branch - Ceiling Fan

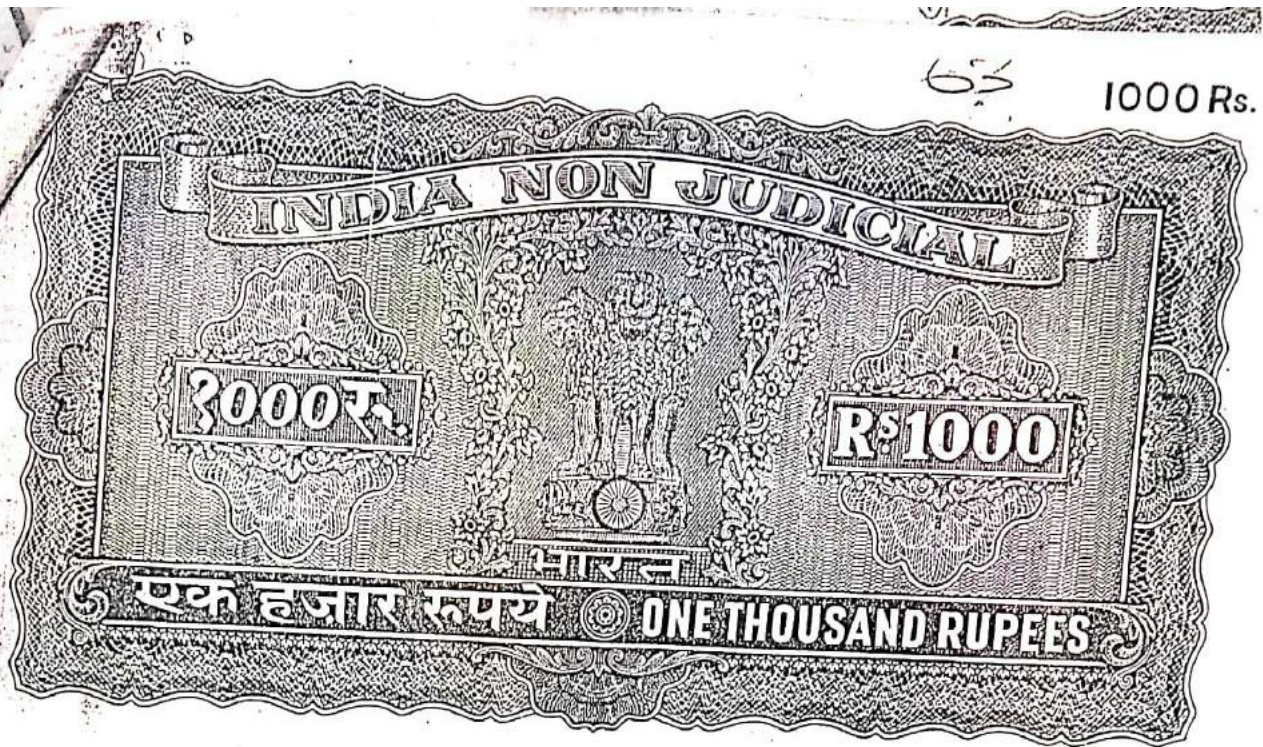
1 No.

22. Tubewell with motor of 7.5 H.P.

1 No.



Continued?



- 17 -

IN WITNESS WHEREOF the parties hereto set and
subscribed their respective hands the day and year first
above written.

SIGNED AND DELIVERED BY THE ABOVE NAMED VENDOR JAGATJIT
INDUSTRIES LIMITED, through its Secretary, Mr. B.K. Talwar
in presence of:-

1.
(S.L.G. ROYER)
B-78, Connaught Place, New Delhi
2.
(JAGTARAN SINGH)
S-19, Rajouri Garden, New Delhi

JAGATJIT INDUSTRIES LIMITED

B. K. TALWAR
SECRETARY

SIGNED AND DELIVERED BY THE above named purchaser MILKFOOD
LIMITED through its Director Mr. Karamjit Jaiswal in the
presence of:-

1.
(R. SATHYA MOORTHY)
D-11/B Kailash Colony, New Delhi-48
2.
(DEEPAK DHAND)
D-11/B Kailash Colony, New Delhi-48.



- Witness 1.
(JAGTARAN SINGH)
1-B, Model Town, Patiala
2.
(BAKSHISH SINGH)

Contd: ... 18

- 18 -



- 18 -

RECEIVED from the above mentioned purchaser the within mentioned sum of Rs. 3,00,000/- (Rupees three lakhs only) as per Memo below:

MEMO OF

By cheque No. 368703 dated 28.8.1973 on the First National City Bank, Parliament Street, New Delhi, Rs. 3,00,000/- (Rupees three lakhs only)

WITNESSES:

1. [Signature]
(S.L. SAWER)
P.O. Box, East of Laxmi,
New Delhi

2. [Signature]
(JAGTARAN SINGH)
S-19, Laxmi Garden, New Delhi
New 1-B, Model Town, Patiala

BAKHUJI Singh
Namburda
K. Datta Kalan,
Patiala & Dist. Patiala.
[Signature]

JAGTI INDUSTRIES LIMITED

[Signature]
A.K. TALWAR
SECRETARY