



Deed Endorsement

Token No :- 202300657634

Deed Type :- Sale Deed ,Value :- Rs.51742425/-, Consideration Amount :- Rs.327938429/-

Stamp Duty :- Rs. 16397000, Registration Fee :- Rs. 200000, Social infrastructure cess :- Rs. 3279384, PLRS - Facilitation charges :- Rs. 5000, Mutation Fees :- Rs. 600, Pasting fee(Punjabi) :- Rs. 200, Pasting fee(English) :- Rs. 200, Special Infrastructure Development Fee :- Rs. 819846, Normal appointment fee :- Rs. 500, PIDB Charges :- Rs. 3279384,

Type Of Land :- Agriculture , Area Of Land :- 7.85 Marla66 246.00 Kanal66

Segment Name :- Raman- Urban ,Segment Collector Rate :-Rs. 1680000 /- Acre66

Segment Description :- Other Agriculture Area Of Raman

Sh./Smt. **VIKRAM MALIK** s/o/d/o/w/o **KARAN SINGH MALIK** has presented the document for registration in this office

today dated :- 30-Oct-2023 Day :- Monday Time :- 01:30:49 pm

Signature of Seller/Presenter

Signature of Sub Registrar/Joint Sub Registrar



VIKRAM MALIK (Individual)

The contents of the document were read out to Sh/Smt **VIKRAM MALIK** s/o/d/o/w/o **KARAN SINGH MALIK** ,who having heard,admitted the same to be correct. An amount of Rs. - on account of **Sale Deed** has been received in front of me and the balance amount has already been received through Cash/Cheque/Demand Draft/RTGS. Both the parties have been identified by 1. **BLAWINDER SINGH** (Identifier)2. **SANDEEP SINGH** . (Witness). I know the first witness, who knows the 2nd witness and/or the executant has put in his/her self identification by below mentioned documents. .

Party Name	Document Type	Document Number	Income Tax PAN CARD
VIKRAM MALIK			

Hence the document be registered

Date:- 30-Oct-2023

Signature of Sub Registrar/Joint Sub Registrar

Witness

1. BLAWINDER SINGH 2. SANDEEP SINGH

(First Party)

(Second Party)

[Signature]

[Signature]



CHARANJEET SINGH (Individual)

Above signature & thumb Impression are affixed in my presence.

Date:- 30-Oct-2023

Signature of Sub Registrar/ Joint Sub Registrar

Document No :- 2023-24/75/1/2950

Book No :- 1

Volume No :-

Page No :-

The Registered document has been pasted

(Ranvir Singh)

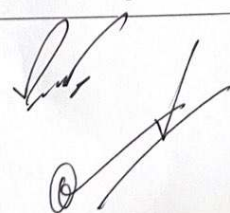
Signature of Sub Registrar/ Joint Sub Registrar

SRO - Talwandi Sabo

Sale Deed

1. Office of Sub Registrar :- Talwandi Sabo
2. Name of Village :- Raman
3. Hadbast No. :- 121
4. Rural/Urban :- Rural
5. Consideration Amount :- Rs. 25,46,34,429/-
6. Value 30.8 acre as per collector rate Rs. 18,11,04,000/-
(36,750/- per marlas)
7. Covered area (Building) 8.96 acre
(covered area includes the fully constructed building and boundary walls
and chain link fencing- value Rs. 14,68,34,429/-)
Total Sr. No. 6+7 = Rs. 32,79,38,429/-
8. Collector rate Sr. No. 429

Details of Seller (s)	1. Name and address of Seller :- HPCL-MITTAL ENERGY LIMITED , a company incorporated under the Companies Act, 1956, having its registered office at Phullokharri Village, Talwandi Sabo Taluka, District Bathinda - 151301, Punjab, having its Corporate Identity Number U23201PB2000PLC024126 (hereinafter referred to as "Seller", which expression shall mean and include its successors, permitted assigns and administrators) through Mr. Vikram Malik, Assistant General Manager (HL) who has been duly authorized to sign and execute this Sale Deed vide Special Power of Attorney dated 15.09.2023, of the FIRST PART 2. Mobile No. :- 99888-87618 3. Aadhaar Card No. 2977 9313 0572 4. Pan Card No. AARPM7909B 5. Company Pan Card No. AABCG5231F
Details of Identifier	1. Name and address :- Balwinder Singh Namberdar S/o Ajmer Singh R/o Raman, Tehsil Talwandi Sabo, District Bathinda. 2. Mobile No. :- 95018-98268 3. Aadhaar Card No.
Details of Purchaser	1. Name and address of Purchaser :- HMEL Organics Private Limited , a company incorporated under the Companies Act, 2013,



	<p>having its registered office at village at Phullokhari Village, Talwandi Sabo Taluka, District Bathinda - 151301, Punjab, having its Corporate Identity Number U20119PB2023PTC059471 (hereinafter referred to as "Purchaser", which expression shall mean and include its successors, permitted assigns and administrators) through Mr. Charanjeet Singh, Deputy General Manager (HL) of HMEL, who has been duly authorized to sign and execute this Conveyance Deed vide Special Power of Attorney dated 13.09.2023, of the SECOND PART</p> <p>2. Mobile No. :- 99888-07902</p> <p>3. Aadhaar Card No. 3425 4192 8003</p> <p>4. Company Pan Card No. AAGCH9563E</p>
Details of Witness(s)	<p>1. Name and address:- Sandeep Singh, Officer-Human Leadership, HPCL-Mittal Energy Limited.</p> <p>2. Mobile No. :- 99888-81602</p> <p>3. Aadhaar Card No. 6408 6673 9313</p>
Details of property under Sale	<p>1. Name of Village :-Raman</p> <p>2. Hadbast No. :-121</p> <p>3. Rural/Urban :-Rural</p> <p>4. Class of Land (Type including Chahi/Barani etc.) :-Gair-Mumkin.</p> <p>5. Is the land vacant or not ? :- Land is part of Ethanol Project 246 Kanal 7.85 Marlas i.e. 30.8 Acre.</p> <p>6. How much covered area is constructed (covered area includes the fully constructed building and boundary walls and chain link fencing):-8.96 Acre :-</p> <p style="margin-left: 40px;">I. Pre-Cleaning & Grain Silo - 2.21 acre</p> <p style="margin-left: 40px;">II. Cleaning & Milling - 0.23 acre</p> <p style="margin-left: 40px;">III. Liquefaction and Fermentation Section- 0.41 acre</p> <p style="margin-left: 40px;">IV. Distillation, MSDH and Evaporation Section- 0.37 acre</p> <p style="margin-left: 40px;">V. Decantation Dryer - 0.62 acre</p> <p style="margin-left: 40px;">VI. PCTP- 0.29 acre</p> <p style="margin-left: 40px;">VII. Product Storage Section (PESO & NON-PESO)- 2.90 acre.</p>

VIII. DDGS Store (Each) - 0.27 acre.

IX. Cooling Tower for Evaporation- 0.78 acre.

X. CO2 Plant - 0.31 acre.

XI. MCR + SS - 0.57 acre.

7. No. of Floors, First/Second/Third :-First

8. Is the Area inside Lal Lakir or outside :- Outside of Lal Lakir.

9. Under cultivation or not :-Not

10. 428/1021 share of Land measuring 51 Kanal 01 Marlas i.e. 21

Kanal 08 Marlas, Khewat No. 149, Khatauni No.173, Khasra No. 88//1(8-0), 10/1(6-9), 252//3(8-0), 6(7-11), 7/1(5-2), 7/2(2-11), 8(8-0), 9/1(5-8), possession given at the spot Khasra

No.252//3(8-0), 8(8-0), 9/1(5-8) **AND** Land measuring 123

Kanal 3.85 Marlas, Khewat No. 478, Khatauni No. 682, Khasra No. 242//4(7-12), 5/1(4-18), 5/2(0-3-4.00), 5/3(2-17),

5/4(0-1-4.50), 6(8-0), 7(7-12), 15/2(4-0), 243//1/1(0-9), 1/2(7-7), 1/3(0-4), 2/1(0-9), 2/2(2-0), 2/3(0-6), 2/4(5-5), 3/1/1(0-9),

3/1/2(7-7), 3/2(0-4), 8(8-0), 9/1(0-4), 9/2(7-16), 10(8-0), 11(8-0), 12/1(7-16), 12/2(0-4), 13(8-0), 19/1(0-4), 19/2(7-16), 20(8-0)

AND Land measuring 52 **Kanal 03 Marlas**, Khewat No. 1877/1, Farad Badar No. 47, Khasra No. 242//24(8-0), 25/2(1-11), 243//21(8-0), 22(8-0), 252//1(8-0), 2(8-0), 9/2(2-12),

253//5(8-0) **AND** 993/5894 share of Land measuring 294 Kanal

14 Marlas i.e. 49 **Kanal 13 Marlas**, Khewat No. 1879, Khatuni No. 3335 to 3344/1, Farad Badar No. 43, Khasra No.

244//2min(0-19), 3min(5-13), 13(8-2), 18(7-8), 24(8-0), 25(8-0), 251//10/1(2-0), 244//7(8-0), 8(8-16), 14(8-0), 20(8-16), 21(9-12),

23(6-12), 251//1(8-0), 2(2-10), 3(5-18), 9/1(0-15), 243//17(8-0), 18(8-0), 23(8-0), 24(8-0), 244//6(8-0), 15(8-0),

16(8-0), 17min(7-14), 1min(3-9-4.50), 10min(5-18), 11(7-16), 2min(0-13), 3min(2-7), 1min(1-3-4.50), 17min(0-6), 243//5(7-11),

6(8-0), 244//1min(1-0), 10min(1-0), 251//9/2(2-9), 10/2(5-11), 242//14(7-12), 15/1(4-0), 16(8-0), 17(7-12), 242//25/1(6-9),

243//14/2(3-2), 15(8-0), 16(8-0), 25(8-0), 252//4(8-0), 5(8-0) possession given at the spot Khasra No. 242//14(7-12), 15/1(4-

<p>0), 16(8-0), 17(7-12), 242//25/1(6-9), 243//18(8-0), 23(8-0) situated at village Raman, Tehsil Talwandi Sabo, Distt. Bathinda, Jamabandi for the year 2021-22. The map clearly demarcating the area of the 'Said Property' is attached to this Sale Deed.</p>			
<p>11. Area (as per share) :- Total Land 246 Kanal 7.85 Marlas</p>			
Details of payable value	Land 30.8 Acre Rs. 10,78,00,000/-		
	Building/Covered area Culvert and roads etc. Rs. 14,68,34,429/-		
Total Amount :- Rs. 25,46,34,429/-			
Mode of payment	Online :		
	<p>Transaction/Reference. Transfer from Purchaser SBI account no. 20516569846 (Branch Code- 17313) to Seller SBI account no. 32551280719 (Branch Code - 17313)</p> <p>Date :- 20.10.2023</p> <p>Amount :- Rs. 25,20,88,084/- and</p> <p>Rs. 25,46,345/- has been deducted at TDS @ 1% (Out of the total sale proceeds of Rs. 25,46,34,429/- payment of 99% value amounting to Rs. 25,20,88,084/- is paid to Purchaser vide NEFT payment and balance 1% value amount to Rs. 25,46,345/- shall be paid to the Government as TDS on behalf of Purchaser.)</p>		
Mode of payment of stamp Duty	Through bank or others :-		
	Name of office Sub Registrar	Total Value of e- stamp paper	E-Stamp paper no. and date
	Talwandi Sabo	Rs. 1,96,76,400/-	IN-PB52861761408952V Date 23-10-2023
	If through stamp vendor :-		
	Licence No.	Name of Stamp Vendor	Total value of stamp paper
			E-Stamp paper no. and Date

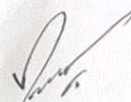
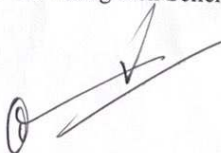
Terms and conditions :-

- 1) Seller is the sole and absolute owner of the Said Property and have a clear, legally valid and marketable title thereto or have validly obtained the right to exclusively, possess and use the Said Property, free and clear of all




encumbrances and therefore, an absolute right to sell and convey the same and deliver possession to the Purchaser in terms of this Sale Deed.

- 2) The Said Property as per stated details. We have received is without encumbrance and is our absolute ownership.
- 3) The Seller has hereby sold, conveyed, transferred and granted the Said Property along with all rights, privileges, assessments, advantages and appurtenance whatsoever to the Said Property in consideration of Rs. 25,46,34,429/- (Rupees Twenty Five Crore Forty Six Lakh Thirty Four Thousand Four Hundred Twenty Nine) to the above Purchaser.
- 4) We have received the total amount of sale as shown above.
- 5) Possession has been handed over to the Purchaser on the spot.
- 6) Now the Purchaser has become absolute owner like us.
- 7) The Purchaser may use the Said Property as per their wish.
- 8) If later on some discrepancy comes to notice regarding ownership then Seller shall be responsible and the loss shall be made good from its property.
- 9) Executant of SPA are still alive and have not revoked the SPA till date.
- 10) Expenses on the Sale Deed have been borne by the Purchaser. However, the Purchaser reserves its right to claim refund of stamp duty upon a certificate being obtained from the officer of competent jurisdiction as prescribed in the Notification No.1 dated 16th January,1937.
- 11) There is no stay etc. of any court regarding the Said Property and sale of the Said Property has not violated any act or rule of the Govt.
- 12) This area does not belong to any religious institution such as Dera/Math/Akhara and any charitable institution.
- 13) The Said Property is not being sold through fraudulent means and it is not against public interest nor any thing has been concealed which could later on be proved wrong. We are aware of consequences of making false statements, delivering false copies of transactions, false personation and abetment under the provision of Section 82 of The Registration Act, which make such acts punishable with imprisonment for a tenure which may extend to seven years or with fine or with both.
- 14) If any fact is later on proved wrong then Seller will be legally liable for it.

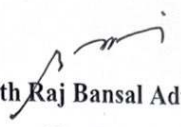


(5) The information has been enclosed complete in all respects as per form no. 1 which is as per rule 3 of Punjab Stamp Dealing of under-valued Instruments Rules, 1983.


Sale Deed has been scribed for the purpose of proof. Date :- 25.10.2023

Details of
documents
writer

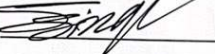
Drafted and Dictated By:


Bhagirath Raj Bansal Adv.,
Enrolment No. P/54/1984
Ch. No.- 145, Court Complex
Talwandi Sabo (Bathinda)

Name of first Witness : Balwinder Singh Namberdar

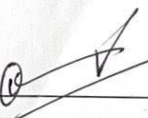
Signature and Thumb Impression 

Name of Second Witness : Sandeep Singh

Signature and Thumb Impression 

Signature of first Party : 

Impression of all five fingers _____

Signature of Second Party : 

Impression of all five fingers _____

