

**Government of Rajasthan**  
**REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER**  
**SUB-REGISTRAR : NEEMRANA**

**Fee Receipt**  
Appendix I-Form No. 9 (Rule 75 & 131)      Print Date : 01-03-2024 3:57 PM

Fee Receipt No	: 202402120001136	Receipt Date	: 01/03/2024
Name	: M/S SIDHARTH AUTOTECH INDIA PRIVATE LIMITED BY SURENDER YADAV,	Document S. No.	: 202401120001114
Address	: H-15 ,NEAR SHIKSHANTAR SCHOOL ,GURGAON ,GURGAON		
Document Type	: Sale Deed		
Face Value	: ₹ 110000000	Evaluated Value	: ₹ 84671388
Ord-Registration Fee	: ₹ 1100000	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 495000	Stamp Duty	: ₹ 1650000
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 3245300
		Total Amount	: ₹ 3245300

**Mode of Payment (#Mode Number Amount #)**

**\*Rebate U/S 9(1) : ₹ 4950000**

# eStamp I/RJ33478562882009W ₹ 2145000 # e-Gras Challan 86343368 ₹ 1100300

Signature of presenter or applicant for  
copy or Search certificate

Signature of recipient  
and date of return receipt

Cashier

SUB-REGISTRAR

**सब रजिस्टार नीमराणा**





INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp



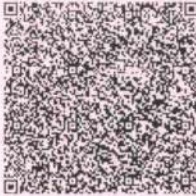
**Certificate No.** : IN-RJ33478582882009W  
**Certificate Issued Date** : 01-Mar-2024 08:43 AM  
**Account Reference** : NONACC (SV)/ rj3218604/ NEEMRANA/ RJ-AL  
**Unique Doc. Reference** : SUBIN-RJRJ321860454111665521764W  
**Purchased by** : MS SIDHARTH AUTOTECH INDIA PRIVATE LIMITED  
**Description of Document** : Article 21(i) Sale Deed (Conveyance Deed)  
**Property Description** : PLOT NO. SP5-130A RIICO INDUSTRIAL AREA GHILOTH TEH NEEMRANA  
**Consideration Price (Rs.)** : 11,00,00,000  
 (Eleven Crore only)  
**First Party** : MS RDEVIS ENGINEERS PRIVATE LIMITED  
**Second Party** : MS SIDHARTH AUTOTECH INDIA PRIVATE LIMITED  
**Stamp Duty Paid By** : MS SIDHARTH AUTOTECH INDIA PRIVATE LIMITED  
**Stamp Duty Payable (Rs.)** : 16,50,000  
 (Sixteen Lakh Fifty Thousand only)  
**Surcharge for Infrastructure Development (Rs.)** : 1,65,000  
 (One Lakh Sixty Five Thousand only)  
**Surcharge for Propagation and Conservation of Cow (Rs.)** : 1,65,000  
 (One Lakh Sixty Five Thousand only)  
**Surcharge for Relief from Natural and Man-made Calamities (Rs.)** : 1,65,000  
 (One Lakh Sixty Five Thousand only)  
**Stamp Duty Amount(Rs.)** : 21,45,000  
 (Twenty One Lakh Forty Five Thousand only)

For RDEVIS ENGINEERS PVT. LTD.

Director

For Sidharth Autotech India Pvt. Ltd.

Director



सब रजिस्टार नीमराना

IRD 0010061531

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0010061231



## **SALE DEED of Rs. 11,00,00,000/-**

This SALE DEED is made at Neemrana Distt. Alwar, Rajasthan on this 01<sup>st</sup> day of March 2024, between:

**M/s RDEVIS ENGINEERS PRIVATE LIMITED**, a Company registered under the provisions of Companies Act, 1956, now Companies Act, 2013, having its registered office at 1 Vikram Vihar Ext., Lajpat Nagar, New Delhi, India-110024, through its Director Sh. Tilak Raj Gulati S/o Sh. Ganesh Das Gulati, aged about 60 years R/o 1, Second Floor, Vikram Vihar Extension, Near Gupta Market, Gurudwara Lajpat Nagar-4, Delhi-110024, authorised vide Board of Resolution dated 01/02/2024, of the First Part, hereinafter called the **SELLER**.

**PAN- AABCR3000K**

**ADHAR NO.: 3434 2188 0505**

**AND**

**M/s SIDHARTH AUTOTECH INDIA PRIVATE LIMITED**, a Company registered under the provisions of Companies Act, 1956, now Companies Act, 2013, having its registered office at Plot No. 137, Sector-03, IMT Manesar, Gurgaon, Haryana -122052 through its Director Sh. Surender Yadav S/o Late Sh. Mani Ram Yadav, aged about 52 years R/o H-15, Near Shikshantar School, South City, Phase-1, Chakarpur, Gurgaon, Haryana-122002 authorised vide Board of Resolution dated 27/02/2024 of the second part, hereinafter collectively called the **BUYER**.

**PAN- ABMCS6198P**

**ADHAR NO.:7040 6068 1874**

The expression of the terms and the words "**the SELLER**" and "**the BUYER**" wherever they occur in the body of this SALE DEED shall mean and include their successors, nominee(s), assigns, executors, administrators, attorneys, and the legal representatives, etc.

WHEREAS the SELLER i.e. **M/S RDEVIS ENGINEERS PRIVATE LIMITED** is actual and absolute owner/allottee of Industrial Plot No. SP5-130(A), at Industrial Area, Ghiloth, Distt- Kotputli-Behror, Rajasthan, having area measuring 20000 Sq. Mtr.

WHEREAS the Rajasthan State Industrial Development & Investment Corporation Ltd. (RIICO) Shahjahanpur, had allotted the plot No. SP5-130(A) at Industrial Area Ghiloth, measuring 20000 sqm. vide letter of allotment dated 21/03/2016, bearing No. Sr. RM/GHT/6611-6615. The allotment letter was issued in favour of **M/S RDEVIS ENGINEERS PRIVATE LIMITED**.

**For RDEVIS ENGINEERS PVT. LTD.**

**Director**

**For Sidharth Autotech India Pvt. Ltd.**

**Director**

**Director**



WHEREAS the LEASE DEED of Plot No. SP5-130(A), at Ind. Area, Ghiloth was executed by RIICO in favour of **M/S RDEVIS ENGINEERS PRIVATE LIMITED**, measuring 20000 Sqm. on 18/01/2017 aforesaid for the construction of an Industrial unit by the Lessor, for the term of ninety nine (99) years w.e.f. 21/03/2016, and the same was registered in the office of the Sub-Registrar, Neemrana, Present Distt. Kotputli-Behror, (Raj) Vide Book No. 1, Volume No.131, on Page No.1, at Serial No. 2017000102 dated 19/01/2017 and was pasted on Additional File at Book No. 1, Volume No. 526, at Pages 1 to 12.

And whereas the aforesaid Industrial plot is free from all kinds and all sorts of encumbrances, such as sale, mortgage, gift, dispute, litigation, lien, charges, acquisitions, notification, attachment, any order or decree of any Court, injunctions, lease, notice, charges, legal flaws, and family disputes etc. and the SELLER has the absolute right to sell the said Industrial Plot.

And whereas, the SELLER got the building constructed along with boundary wall of 6 feet height around, ie. 600 running mtr, Tin Shed Area 4040.40 Sq. mtr, RCC area 150 Sq. Ft at the said Industrial Plot as per the plan attached which is a part of this sale deed.

The said plot in question is bounded as under: -

On the North by : Plot No. SP1-133  
On the South by : ROAD 24.00 M WIDE  
On the East by : PLOT NO. SP5-130  
On the West by : Plot No. SP5-131

And whereas the SELLER for their bonafide need and legal necessity have agreed to sell and the BUYER has agreed to purchase the "said Industrial plot" for a total sale consideration of Rs.11,00,00,000/- (Rupees Eleven Crore only), therefore the said Industrial plot is being sold by the SELLER to the BUYER on the terms and conditions appearing hereinafter: -

**NOW THIS SALE DEED WITNESSETH AS UNDER:**

- (1) That in pursuance to this Sale Deed and in consideration of a total sum of Rs. 11,00,00,000/- (Rupees Eleven Crore only) in which amount has been received by the SELLER from the BUYER, in the following manner as detailed below: -

For **RDEVIS ENGINEERS PVT. LTD.**

  
Director

For **Sidharth Autotech India Pvt. Ltd.**

  
Director

Presentation Endorsement

आज दिनांक 01 माह 03 सन् 2024 को 10:57 AM बजे  
श्री/श्रीमती/सुश्री M/S RDEVIS ENGINEERS PVT LTD BY TILAK RAJ  
GULATI पुत्र/पुत्री/पत्नि श्री GANESH DAS GULATI  
उम्र 60 वर्ष, जाति 0-PUNJABI, व्यवसाय Business  
निवासी House No.:1 SECOND FLOOR, Colony: VIKRAM VIHAR  
EXTENSION, Area: NEAR GUPTA MARKET GURUDWARA LAJPAT  
NAGAR-4, City: SOUTH DELHI, Pin code: 110024, District: SOUTH  
DELHI, State: DELHI

ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता  
202401120001114

Sale Deed (Conveyance Deed)

हस्ताक्षर उप पंजीयक,  
NEEMRANA

Fees Receipt Endorsement

रसीद नं.	202402120001136
दिनांक	01-03-2024
पंजीयन शुल्क ₹	1100000
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	1650000
कमी सरचार्ज शुल्क ₹	495000
कुल योग	3245300

202401120001114

Sale Deed (Conveyance Deed)

उप पंजीयक, NEEMRANA

Mode of Payment (#Mode Number Amount #)

eStamp IN-RJ33478582882009W ₹  
2145000 # e-Gras Challan 86343368 ₹  
1100300

For RDEVIS ENGINEERS PVT LTD

Director

Amount (Rs.)	Draft/Check/RTGS UTR No.	Date	Drawn on / Transfer From	Drawn / Transfer in Favour of
2,00,00,000.00	SBINR520240 22604667562	26/02/2024	Sidharth Autotech India Pvt. Ltd. Acc. @ SBI Bank, M.G Road, Gurgaon	RDEVIS ENGINEERING PVT. LTD.
8,89,00,000.00	SNINR520240 30105885285	01/03/2024	Sidharth Autotech India Pvt. Ltd. Acc. @ SBI Bank, M.G Road, Gurgaon	RDEVIS ENGINEERING PVT. LTD.
02,00,000.00	Challan No. 16349	29/02/2024	Sidharth Autotech India Pvt. Ltd. Acc. @ SBI Bank, M.G Road, Gurgaon	TDS/TCS Deposited by BUYER with the Income Tax Authorities in the account of the SELLER @1% of Sale Value.
09,00,000.00	Challan No. 02443	01/03/2024	Sidharth Autotech India Pvt. Ltd. Acc. @ SBI Bank, M.G Road, Gurgaon	TDS/TCS Deposited by BUYER with the Income Tax Authorities in the account of the SELLER @1% of Sale Value.
11,00,00,000.00	(Rupees Eleven Crore Only)			

The above amount is full and final sale consideration, the receipt of which the SELLER hereby admits and acknowledge, the said Industrial plot is hereby sold, conveyed, and transferred to the BUYER forever with all and complete rights, titles, interests including all easementary rights, whatsoever. Nothing is left due to be paid by the BUYER to the SELLER against the said Industrial plot.

- (2) That on receipt of the aforesaid entire sale consideration, receipt of which is hereby admitted and acknowledged, in respect of the sale of the said Industrial plot, the SELLER doth hereby sell, convey and transfer the said Industrial plot to the BUYER, who shall hereafter be the absolute owner of the same to the exclusion of all including the SELLER and shall enjoy all rights of ownership, possession, privileges, easements, appurtenance, whatsoever in respect of the said Industrial plot.
- (3) That the BUYER shall be entitled to enjoy the full rights of the said Industrial plot and also entitled to further construct Industrial Unit on Industrial Plot and also to sell the property or do so as may be deemed fit & proper by the BUYER as per law.
- (4) That the actual physical and vacant possession of the said Industrial plot has been delivered by the SELLER to the BUYER on the spot and the BUYER has taken the possession of the same.

For RDEVIS ENGINEERS PVT. LTD.

  
Director

For Sidharth Autotech India Pvt. Ltd.

  
Director



# Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री M/S RDEVIS ENGINEERS PVT LTD BY TILAK RAJ GULATI, पुत्र/पुत्री/पति श्री GANESH DAS GULATI, व्यवसाय Businessजाति 0-PUNJABI House No.:1 SECOND FLOOR , Colony: VIKRAM VIHAR EXTENSION, Area: NEAR GUPTA MARKET GURUDWARA LAJPAT NAGAR-4 , City: SOUTH DELHI, Pin code: 110024, District: SOUTH DELHI, State: DELHI			Executant Age : 60 Signature:
2	श्री/श्रीमती/सुश्री M/S SIDHARTH AUTOTECH INDIA PRIVATE LIMITED BY SURENDER YADAV, पुत्र/पुत्री/पति श्री MANI RAM YADAV, व्यवसाय Businessजाति 0-AHIR House No.:H-15 , Colony: NEAR SHIKSHANTAR SCHOOL, Area: SOUTH CITY PHASE-1 CHAKARPUR, City: GURGAON, Pin code: 122002, District: GURGAON, State: HARYANA			Claimant Age : 52 Signature :

ने लेख्यपत्र Sale Deed (Conveyance Deed) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 110000000/- पूर्व में / मेरे समक्ष / में से रु 110000000/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए हैं।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री RAKESH KUMAR, पुत्र/पुत्री/पति श्री RAJARAM जाति HINDU Age: 48 Add: House No.:GARHI ALAWALPUR, Colony: MAHESHWARI , Area: REWARI, City: REWARI, Pin code: 123106, District: , State: HARYANA			Signature:
2	Name: श्री/श्रीमती/सुश्री SALEEM, पुत्र/पुत्री/पति श्री AYUB KHAN जाति MEO Age: 34 Add: House No.:., Colony: ., Area: VILL SHAHPUR , City: JHIRKA FIROZPUR, Pin code: 122104, District: GURGAON, State: HARYANA			Signature:

202401120001114

उप पंजीयक, NEEMRANA

Sale Deed (Conveyance Deed)

For RDEVIS ENGINEERS PVT LTD

Director



- (5) That now the SELLER has been left with no rights, title, interest, claim or concern of any nature whatsoever in the said Industrial plot and the BUYER has become the absolute owner of the same, to have and to hold the same absolutely and forever.
- (6) That the SELLER assures the BUYER and undertake that there is no legal defect in the title or ownership of the SELLER and the said Industrial plot is free from all kinds and all sorts of encumbrances, such as sale, mortgage, gift, dispute, litigation, lien, charges, acquisitions, notification, attachment, any order or decree of any Court, injunctions, lease, notice, charges, legal flaws and family disputes etc. SELLER further assures BUYER that there are no dues on account of Sales Tax, GST, Excise, E.S.I., P.F., Income Tax, JVVNL, etc. and at any time hereinafter if it is ever proved otherwise, or if the whole or any part or portion of the said Industrial plot is taken away or goes out from the ownership or possession of the BUYER on account of any legal defect in the ownership and title of the SELLER then the SELLER shall be liable and responsible to make good all the losses suffered by the BUYER.
- (7) That the SELLER covenants with the BUYER, to indemnify and keep indemnified the BUYER from or against all encumbrances, charges, equities, previous sale, gift, mortgage, dispute, litigation, acquisition, notification, attachment, vesting, notices, orders, decree etc. and SELLER further covenant that they shall at the request and cost of the BUYER do execute or cause to be done or execute all such lawful acts, deeds and things whatsoever for further perfecting the transfer/sale and assuring the said Industrial plot and every part thereof in the manner aforesaid according to the true intent and meaning of this sale deed.
- (8) That the SELLER further declares apart from the SELLER, nobody else is the owner/co-owner of the said Industrial plot and SELLER has transferred the said industrial plot in favor of BUYER and the BUYER aforesaid may now get its name mutated in the records of the RIICO or any other Department/ Society against the above said Industrial plot for which the SELLER shall not have any objection.
- (9) The SELLER shall provide all necessary assistance, sign and submit all documents and appear before the RIICO or before any other office or authority as and when required, for the purposes of smooth transfer of the said Industrial plot as well as the mutation in the name of the BUYER.
- (10) The BUYER shall be bound by the terms & Conditions of LEASE DEED of plot executed on 18/01/2017 between RIICO and SELLER.

For RDEVIS ENGINEERS PVT. LTD.

  
Director

For Sidharth Autotech India Pvt. Ltd.

  
Director

Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 110000000 मीनत इस पर देय कमी मुद्रांक राशि रु 1650000 पर कमी पंजीयन शुल्क रु 1100000, सरचार्ज राशि 495000 कुल रु 3245000 रसीद संख्या 202402120001136 दिनांक 01-03-2024 में जमा किये गये हैं।  
अतः दस्तावेज को रु 1650000 के मुद्रांकों पर निष्पादित माना जाता है।

202401120001114

Sale Deed (Conveyance Deed)

उप पंजीयक, NEEMRANA

Registration Endorsement

आज दिनांक 06/03/2024 को  
पुस्तक संख्या 1 जिल्द संख्या 264 में  
पृष्ठ संख्या 4 क्रम संख्या 202403120100751 पर पंजीबद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1057 के  
पृष्ठ संख्या 615 से 628 पर चस्पा किया गया।

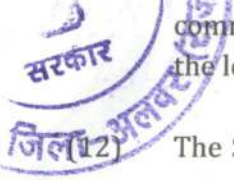
202401120001114

Sale Deed (Conveyance Deed)

उप पंजीयक, NEEMRANA



- (11) That SELLER assures to the BUYER that they have not breached any of the terms and conditions of lease deed dated 18/01/2017 as well as allotment letter dated 21/03/2016 and is valid as on date and if anything contrary to same is found after the execution of present sale deed the SELLER hereby indemnify that for any charges or penalty (ies) imposed on the BUYER by RHCO or any other authority due to the aforesaid breach having been committed by the SELLER and shall be liable & responsible to make good all the losses suffered by BUYER.



The SELLER further assures the BUYER that they have not entered into any agreement, either oral or in writing with anyone else, except the BUYER herein, for transfer of the said Industrial plot and either by way of sale, gift, exchange, lease, mortgage or other etc.

- (13) That all the dues, cess, taxes, etc. levied by any Govt. and non-Govt. authorities as on the date of execution of Sale Deed shall be borne and paid by the SELLER and receipts of the dues or No Dues Certificate/s will be handed over to the buyer and post execution of sale deed all the dues leviable shall be borne and paid by the BUYER.
- (14) That the costs of stamping, engrossing and registration of these presents shall have been borne by the BUYER The stamp duty and the Registration charges are paid by the BUYER from its own account.
- (15) That the Sale deed is being executed by the SELLER on their own free will, in full senses and without any influence, coercion or pressure.

IN WITNESS WHEREOF: - BOTH THE PARTIES HAVE SET THEIR RESPECTIVE HANDS ON THIS SALE DEED AT NEEMRANA, DISTT ALWAR, RAJASTHAN ON THIS 01<sup>st</sup> DAY OF MARCH 2024, IN THE PRESENCE OF THE FOLLOWING:

For RDEVIS ENGINEERS PVT. LTD.

Director

SIGNATURE OF SELLER

For Sidharth Autotech India Pvt. Ltd.

Director

SIGNATURE OF BUYER

WITNESS SIGNATURE:



1. Rakesh Kumar S/o Late Sh. Raja Ram R/o Garhi Alawalpur, Maheshwari, Rewari, Haryana-123106
2. Saleem S/o Sh. Ayyub R/o 32/26, Near School, Shahabpur, Mewat, Haryana - 122104

सब रजिस्टार नीमराना





MAP OF THE SITE PLAN OF PLOT NO. -SP5-130(A) (SHOWN AS RED) SITUATED AT RIICO INDUSTRIAL AREA GHILOTH TEH. NEEMRANA DISTT. KOTPUTLI-BEHROR(RAJ.) BEING SOLD BY  
M/S. - RDEVIS ENGINEERS PRIVATE LIMITED through it's  
DIRECTOR. - SH. TILAK RAJ GULATI in favour of  
M/S. - SIDHARTH AUTOTECH INDIA PRIVATE LIMITED through it's  
DIRECTOR. - SH. SURENDER YADAV

PLOT AREA : - 20000.00 SQ.MT.

TIN SHED COVERED AREA : - 4040.40 SQ.MT.

R.C.C. COVERED AREA : - 150.00 SQ.FT.

BOUNDARY WALL LENGTH : - 600.00 RUN.MT.

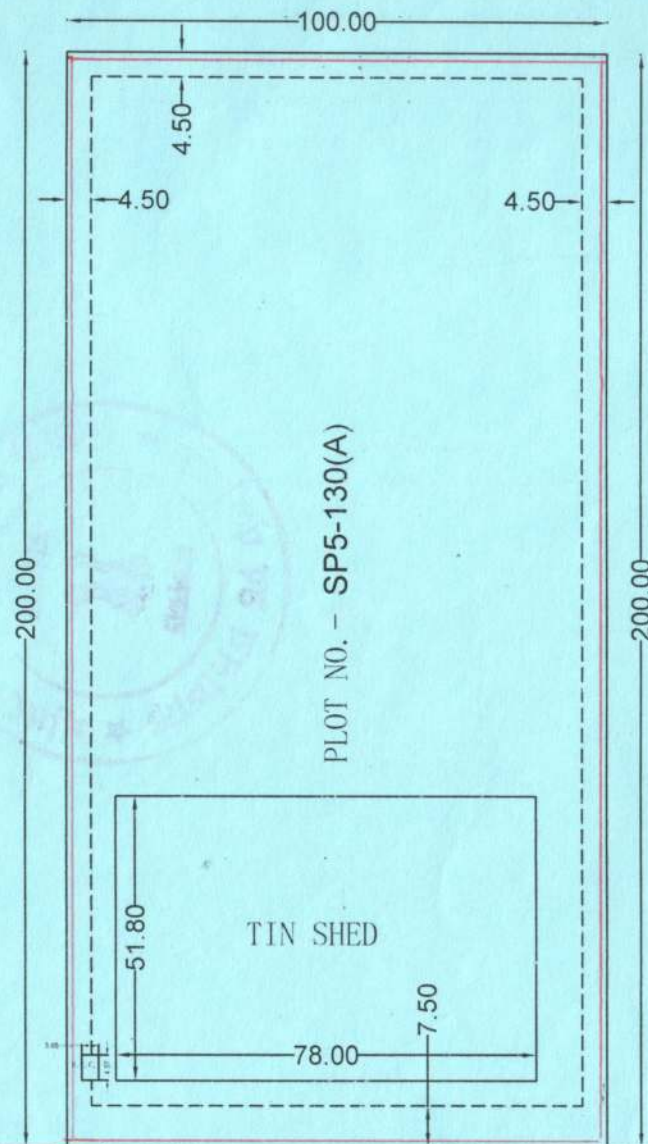
PLOT NO. - SP1-133



PLOT NO. - SP5-131

PLOT NO. - SP5-130(A)

PLOT NO. - SP5-130



For RDEVIS ENGINEERS PVT. LTD.

*[Signature]*  
Director

For Sidharth Autotech India Pvt. Ltd.

*[Signature]*  
Director

R I I C O R O A D 24M W I D E

NOTE :- THIS MAP HAS BEEN PREPARED ACCORDING TO CLIENT

*[Signature]*  
VIPIN JANGID  
Diploma (Civil Engineer)