



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹1,08,96,000

e-Stamp

Certificate No. : IN-DL45077316738537U  
 Certificate Issued Date : 10-Jun-2022 06:03 PM  
 Account Reference : NONACC (BK)/ dlpnbk02/ JANAKPURI/ DL-DLH  
 Unique Doc. Reference : SUBIN-DLDPNBBK0274163355134875U  
 Purchased by : PATANJALI AGRO INDIA PRIVATE LIMITED  
 Description of Document : Article 23 Sale  
 Property Description : PROP NO.231, SERVICE CENTRE, SECTOR-9, DWARKA, NEW DELHI  
 Consideration Price (Rs.) : 18,16,00,000  
 (Eighteen Crore Sixteen Lakh only)  
 First Party : BANK OF INDIA  
 Second Party : PATANJALI AGRO INDIA PRIVATE LIMITED  
 Stamp Duty Paid By : PATANJALI AGRO INDIA PRIVATE LIMITED  
 Stamp Duty Amount(Rs.) : 1,08,96,000  
 (One Crore Eight Lakh Ninety Six Thousand only)

LOCKED

सत्यमेव जयते



Please write or type below this line

IN-DL45077316738537U

वृत्ते बैंक ऑफ इंडिया/For BANK OF INDIA

आधिकृत अधिकारी  
 Authorised Officer

For Patanjali Agro India Pvt. Ltd

PU 0002588013  
 Authorised Signatory.

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.shcilestamp.com](http://www.shcilestamp.com) or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



बैंक ऑफ़ इंडिया  
Bank of India

BOI



New Delhi Asset Recovery Branch, Star House, 3rd Floor, H-2, Connaught Circus, New Delhi  
Asset Recovery.NewDelhi@bankofindia.co.in Ph. 23755605-5606

**SALE CERTIFICATE**

Whereas,

The authorized officer of the BANK OF INDIA under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the power conferred under Section 13 read with rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002 sold on behalf of the BANK OF INDIA in favour of M/s Patanjali Agro India Private Limited, (Pan No. AAFCP1498R), Registered Address, Patanjali Food and Herbal Park, Village Padartha, Laksar Road, Haridwar, Uttarakhand-249405, the immovable property shown in the schedule below secured in favour of the BANK OF INDIA by M/s A.S. Technobuild Private Limited towards the Cash Credit facility offered by BANK OF INDIA to M/s Bansal Diamonds Private Limited. The undersigned acknowledge the receipt of the Sale Price of Rs. 18,16,00,000/- (Rupees Eighteen Crore Sixteen Lacs only) in full and handed over the delivery and possession of the scheduled property.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

All part and parcel of commercial built up property at Plot No. 231, Service Centre, Sector-9, Dwarka, Delhi-110075 admeasuring 5814 sq. ft. owned by M/s A.S. Technobuild Private Limited.

Bounded by;

On the North by: Plot No. 230


On the South by: Plot No. 232

On the East by : Road

On the West by: Road

List of Encumbrances: Nil

बैंक ऑफ़ इंडिया/For BANK OF INDIA

  
प्राधिकृत अधिकारी  
Authorised Officer  
(Sanjay Prasad)  
Authorised Officer

Date: 18.05.2022.

Place: New Delhi

Note: The sale of the scheduled property was made on "As is where basis is and As is what is Basis."

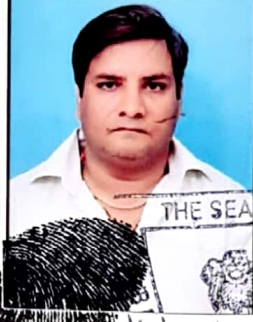




e-Stamp Certificate No.IN-DL45077316738537U dated 10/06/2022

VENDOR  
UID NO.5986 5456 1741  
BANK PAN NO.AAACB0472C

VENDEE  
UID NO.9856 2993 5844  
CO.PAN NO.AAFCP1498R



## SALE CERTIFICATE FOR A SUM OF ₹18,46,00,000/-

STAMP DUTY PAID @3% ₹54,48,000.00  
CORPORATION TAX @3% ₹54,48,000.00

TOTAL ₹1,08,96,000.00

### PROPERTY DESCRIPTION UNDER SALE

NAME OF COLONY	DWARKA
CATEGORY OF LOCALITY	D
TYPE OF PROPERTY UNDER SALE	BUILT UP PROPERTY
PLOT AREA IN SQ. MTRS.	540
NUMBER OF FLOORS	BASEMENT + FOUR FLOORS
<b>TOTAL PLINTH AREA IN SQ. MTRS.</b>  BASEMENT = 270 SQ. MTR. G. FLOOR = 162 SQ. MTRS. F. FLOOR = 159.30 SQ. MTRS. S. FLOOR = 159.30 SQ. MTRS. T. FLOOR = 59.35 SQ. MTRS.	809.95
STATUS OF BUILDING	COMMERCIAL
USE FACTOR	3
AGE FACTOR	1
MINIMUM RATE OF LAND NOTIFIED BY GOVERNMENT	₹1,02,144/- P. SQ. MTR.
MINIMUM RATE OF CONSTRUCTION NOTIFIED BY GOVT.	₹10,272/- P. SQ. MTR.

गुते बैंक ऑफ इंडिया/For BANK OF INDIA

प्राधिकृत अधिकारी  
Authorised Officer

For Patanjali Agro India Pvt. Ltd

Authorised Signatory.





e-Stamp Certificate No.IN-DL45077316738537U dated 10/06/2022

COMPUTATION OF DUTY: 66		
S. No.	Component	Value
A	Minimum cost of land 102144 X 540 X 3	₹16,54,73,280.00
B	Minimum cost of Construction 10272 X 809.95 X 1	₹83,19,806.40
C	Minimum cost of property under Sale (A + B)	₹17,37,93,086.40
D	Stamp Duty as per Circle Rate @6%	₹1,04,27,586.00
E	Actual Stamp Duty paid in the deed	₹1,08,96,000.00

This SALE CERTIFICATE is made and executed at New Delhi, on this 22/06/2022

BY

**BANK OF INDIA**, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002(54 to 2002) and in exercise of the powers conferred under Section 13 (12) of the Security Interest (Enforcement) Rules 2002, through its **Authorised Signatory SH. SANJAY PRASAD S/O LATE SH. RAJENDRA PRASAD R/O 38-C, NAVYUG ADARSH SOCIETY, BLOCK-F, VIKAS PURI, NEW DELHI-110018**

IN FAVOUR OF

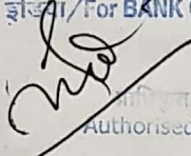
**M/S PATANJALI AGRO INDIA PRIVATE LIMITED**, having its Registered Office at Kripalu Bagh, Kankhal, Haridwar, Uttarakhand-249408 **through its Authorised Signatory SH. PANKAJ VIJAYVERGI S/O SH. S.M. VIJAYVERGI R/O HOUSE NO. 251, POCKET C-8, SECTOR-8, ROHINI, DELHI**

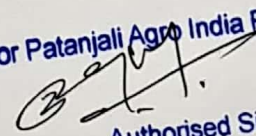
**DETAILS OF PROPERTY:-**

BUILT UP FREE-HOLD COMMERCIAL PROPERTY BEARING PLOT NO.231, ADMEASURING 5814 SQ. FEET, (540 SQ. MTRS.) , SECTOR-9, DWARKA, NEW DELHI and which is bounded as under:-

EAST : ROAD  
WEST : ROAD  
SOUTH : PLOT NO. 232  
NORTH : PLOT NO. 230

कृते बैंक ऑफ इंडिया / For BANK OF INDIA

  
अधिकारी  
Authorised Officer

For Patanjali Agro India Pvt. Ltd  
  
Authorised Signatory.

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Registrar IX

Village/City Dwarka

Place (Segment) Dwarka

Property Address House No. 110P NO 231,

Road No.: SEC-9 DW, Dwarka

Area of Property 540.00 Sq.Meter

Building Type Plot

Class D

Property Type Commercial

Money Related Detail

Consideration Amount :181,600,000.00 Rupees

Stamp Duty Paid 10,896,000.00 Rupees

Value of Registration Fee 1,816,000.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt

S/o W/o

R/o

LATE RAJENDRA PRASAD

38 C NAVYUG ADARSH SOCIETY BLOCK-F

BANK OF INDIA THROUGH ITS  
AUTHORISED SIGNATORY SAN  
in the office of the Sub Registrar Delhi this 22/06/2022 2:29:13PM day Wednesday

between the hours of

Signature of Presenter

Registrar/Sub Registrar  
Sub Registrar IX  
Delhi/New Delhi

Execution admitted by the said Shri / Ms.

BANK OF INDIA THROUGH ITS AUTHORISED SIGNATORY SANJAY PRASAD

and Shri / Ms.

MS PATANJALI AGRO INDIA PRIVATE LTD THROUGH ITS AUTHORISED SIGNATORY PANKAJ VIJAYVERGI

Who is/are identified by Shri/Smt/Km. S K DUBEY S/o W/o D/o R B DUBEY R/o KH J-342 PREM NAGAR-II SULEMAN NAGAR ND

and Shri/Smt./Km AMAN GOEL S/o W/o D/o N K GOEL R/o HNO 3747/3 KANHIYA NAGAR DELHI

(Marginal Witness) It is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the Right, as the case may be, hand thumb impression of the executant has been affixed in my presence

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 181,600,000.00 Eighteen Crore Sixteen Lakh Onl

The Balance of entire consideration of Rs. Rupees has been paid to the

Vendor(s)/ Mortgagor(s) by. Sh./Ms. MS PATANJALI AGRO INDIA PRIVATE LTD THROUGH ITS AUTHORISED SIGNATORY PANKAJ VIJAYVERGI

R/o ,HNO 251 PKT-C-8 SEC-8 ROHINI DELHI

vendee(s)/Mortgagee (s) in my presence. He/They/ were also identified by the aforesaid witnesses.

Date 22/06/2022 15:49:28

Registrar/Sub Registrar  
Sub Registrar IX  
Delhi/New Delhi



e-Stamp Certificate No.IN-DL45077316738537U dated 10/06/2022

As per Sale Certificate (Attached herewith) the payments of Rs.18,16,00,000/- (Eighteen crore sixteen lakh only) received by Bank of India as details given below:-

Amount	Ch./P.O./D.D./ RTGS/NEFT No.	Date	Bank
Rs.1,81,50,000/-	SBINR12022050481801429	04/05/2022	STATE BANK OF INDIA
Rs.16,16,34,000/-	SBINR12022050682160646	06/05/2022	STATE BANK OF INDIA
Rs.18,16,000/-	has been deposited towards TDS vide Challan Serial No.10742 dated 06/05/2022		

IN FAITH AND TESTIMONY WHEREOF, the VENDOR and VENDEE hereby set and subscribe their hands on this SALE CERTIFICATE and a duplicate thereof on the day, month and year first written hereinabove.

WITNESSES:

S/O. S. K. DUBEY

S/O SH. R. B. DUBEY

Qo1 14100.5-342 PREM

NAGAR-2 SOLEHAN

NAGAR DELHI

07100.7965 3962

2.

S/O. AMAN GOEL

S/O SH. N. K. GOEL

Qo1 14100.374713 KANHA/4A

NAGAR DELHI

07100.2305-2677 0853

बुले बैंक ऑफ इंडिया / BANK OF INDIA

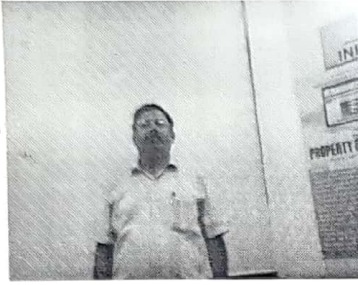
BANK OF INDIA अधिकारी  
Authorised Officer

For Patanjali Agro India Pvt. Ltd

PATANJALI AGRO INDIA PRIVATE LIMITED



Reg. No. 7748 Reg. Year 2022-2023 Book No. 1



Ist Party



IInd Party



Witness

Ist Party BANK OF INDIA THROUGH ITS AUTHORISED SIGNATORY SANJAY PRASAD

IInd Party MSPATANJALI AGRO INDIA PRIVATE LTD THROUGH ITS AUTHORISED SIGNATORY PANKAJ VIJAYVERGI

Witness S K DUBEY, AMAN GOEL

**Certificate (Section 60)**

Registration No.7,748 in Book No.1 Vol No 11,544  
on page 20 to 26 on this date 05/07/2022 1:05:20PM  
and left thumb impressions has/have been taken in my presence.

day Tuesday

Date 05/07/2022 13:06:55

Sub Registrar  
Sub Registrar IX  
New Delhi/Delhi



2296051207748

Revenue Department NCT of Delhi

DORIS

NIC-DSU



8437

22/06/2022



**Government of National Capital Territory of Delhi**  
**e-Registration Fee Receipt**

Receipt No DL0915631622888  
Issue Date 11-JUN-2022 09:10  
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE  
ESI Certificate No IN-DL45077316738537U  
Purchased By PATANJALI AGRO INDIA PRIVATE LIMITED  
Registration Fees Paid By PATANJALI AGRO INDIA PRIVATE LIMITED  
Property Description PROP NO.231, SERVICE CENTRE, SECTOR-9, DWARKA, NEW DELHI  
Purpose Article 23 Sale

Particulars	Amount (Rs.)
Registration Fee	₹ 18,16,000.00
Copying Fees	₹ 100.00
E-change of Name Fee - South DMC	₹ 1,000.00
Service Charges	₹ 30.00
CGST @ 9 % *	₹ 3.00
SGST @ 9 % *	₹ 3.00
Total Amount	₹ 18,17,136.00

( Rupees Eighteen Lakh Seventeen Thousand One Hundred Thirty-Six Only )

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.  
The authenticity of e-Registration Fee Receipt can be be verified at website i.e.  
<https://www.shcilestamp.com/Registration/> .



\*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

*[Signature]*  
For Patanjali Agro India Pvt. Ltd

Authorised Signatory.





**e-Stamp Certificate No.IN-DL45077316738537U dated 10/06/2022  
FORM-A**

[See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments), Rules, 2007]

Name of office of Registrar/Sub-Registrar	SUB-REGISTRAR-IX
Name, Fathers Name and Address of Transferor	BANK OF INDIA, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002(54 of 2002)and in exercise of the powers conferred under Section 13 (12) of the Security Interest (Enforcement) Rules 2002 through its Authorised Signatory SH. SANJAY PRASAD S/O LATE SH. RAJENDRA PRASAD R/O 38-C, NAVYUG ADARSH SOCIETY, BLOCK-F, VIKAS PURI, NEW DELHI-110018
Name, Fathers Name and Address of Transferee	M/S PATANJALI AGRO INDIA PRIVATE LIMITED, having its Registered Office at Kripalu Bagh, Kankhal, Haridwar, Uttarakhand-249408 through its Authorised Signatory SH. PANKAJ VIJAYVERGI S/O SH. S.M. VIJAYVERGI R/O HOUSE NO. 251, POCKET C-8, SECTOR-8, ROHINI, DELHI
If the property was transferred earlier (Yes/No) if yes, amount of consideration thereof	₹
Amount of consideration to the present transfer	₹ 18,16,00,000/-
<b>Other information</b>	
Name of Colony	DWARKA
Category of Locality	D
Plot area in square meters	540
Number of Floors	BASEMENT+FOUR FLOORS
Plinth area under transfer	809.95
Status of building	COMMERCIAL
Use Factor	3
Age factor	1

Name and Signature of the Transferor  
Authorised Officer

**VERIFICATION**

I, BANK OF INDIA, through its Authorised Signatory SH. SANJAY PRASAD do hereby solemnly declare that what is stated above is true to the best of my knowledge and belief.

Verified today, this 22/06/2022

Signature of Transferee

Signature of Transferor  
Authorised Officer

For Patanjali Agro India Pvt. Ltd  
Authorised Signatory.



