



Certificate No. WBH2020I41



GRN No. 67299634



1266

Stamp Duty Paid : ₹ 5648000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Usha Gupta

H.No/Floor : B22

Sector/Ward : X

LandMark : Vivek vihar

City/Village : Delhi

District : East delhi

State : Delhi

Phone: 99*****53



Buyer / Second Party Detail

Name : Jbm electric vehicles private

H.No/Floor : 601

Sector/Ward : X

LandMark : Hemkunt chamber

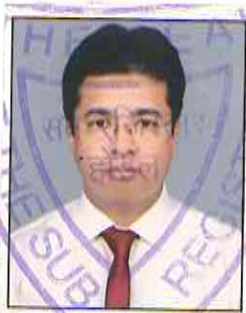
City/Village: Nehru place

District : Delhi

State : Delhi

Phone : 85*****56

Purpose : Sale Deed



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e or on the website <https://egrashry.nic.in>

SALE DEED

NATURE OF DOCUMENT

: Sale Deed

VILLAGE/CITY NAME

: Banchari Tehsil Hodal District Palwal(HR)

UNITS LAND

: 150 Kanla 12 Marlas

TOTAL SALE CONSIDERATION

: INR 11,29,50,000/-

STAMP DUTY

: INR 56,48,000/-

STAMP CERTIFICATE NO. /DATE :

WBH2020I41 Dated 08.09.2020

GRN NO.

: 67299634

THIS SALE DEED is executed at HODAL on this 17th SEPTEMBER 2020 ("Execution Date")
(hereinafter referred to as the "Sale Deed"),

BY AND BETWEEN

SMT. USHA GUPTA (AADHAR NO. 6371 8225 6415 PAN NO. AQYPG7616C)[D/O RAM CHARAN AGGARWAL S/o GHISA RAM] W/O SH. ANEEL GUPTA S/O SH. K.R. GUPTA R/O B-22, VIVEK

प्रलेख नं:1266

दिनांक:17-09-2020

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA OUTSIDE MC	
तहसील/सब-तहसील होडल	गांव/शहर बन्चारी
स्थित बन्चारी	
शहरी - म्युनिसिपल क्षेत्र सीमा के बाहर	
भवन का विवरण	
भूमि का विवरण	
कृषि चाही	150 Kanal 12 Marla
धन संबंधी विवरण	
राशि 112950000 रुपये	कुल स्टाम्प ड्यूटी की राशि 5647500 रुपये
स्टाम्प नं : WBH2020I41	स्टाम्प की राशि 5648000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:67485113
	पेस्टिंग शुल्क 3 रुपये
Drafted By: हरीश शर्मा वकील	Service Charge:200

यह प्रलेख आज दिनांक 17-09-2020 दिन गुरुवार समय 3:28:00 PM बजे श्री/श्रीमती/कुमारी श्रीमती उषा पुत्री रामचरण निवास , द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता
श्रीमती उषा

उप/संयुक्त पंजीयन अधिकारी (होडल)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 17-09-2020

श्रीमती उषा

उप/संयुक्त पंजीयन अधिकारी (होडल)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी JBM ELECTRIC VEHICLES PRIVATE LTD thru SHARAD GUPTA OTHER हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । प्रलेख के अनुसार 0 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 सोनीराम नम्बरदार पिता — निवासी भुलवांगा व श्री/श्रीमती/कुमारी अनिल पिता के आर गुप्ता निवासी दिल्ली ने की ।

साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 17-09-2020

उप/संयुक्त पंजीयन अधिकारी (होडल)

VIHAR, EAST DELHI, DELHI-110095. (which expression shall, unless repugnant to the context of meaning thereof, be deemed to mean and include her successors, legal heirs and permitted assigns); hereinafter referred to as the "Seller".

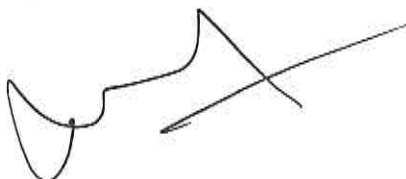
AND

JBM ELECTRIC VEHICLES PRIVATE LIMITED, a company registered under the Companies Act, 2013 and having CIN: U34100DL2020PTC363195 and PAN: AAECJ8030E with its registered office at **601, Hemkunt Chamber, 89, Nehru Place, New Delhi-110019**, hereinafter referred to as the "Buyer" (which expression shall, unless repugnant to the context of meaning thereof, be deemed to mean and include its successors and assigns) acting through its authorized representative **MR. SHARAD GUPTA S/O MANGAL SEN GUPTA (AADHAR NO.2511 1962 1396 PAN ALAPG4795M) R/O H.NO. 1540 SECTOR 9 FARIDABAD**, duly authorized by a resolution passed in the meeting of board of directors of the Buyer on **07-05-2020**, a copy of which is attached hereto as **Annexure A**.

The Sellers and the Buyer are hereinafter collectively referred to as 'Parties' and individually referred to as a 'Party'.

WHEREAS:

- (A) The Seller is the absolute and lawful owners, to the extent of their respective shares as detailed in **Schedule I** attached to this Sale Deed, having all rights, title, interest and are seized of and in lawful, physical, unencumbered, unfettered and undivided possession of the freehold land parcels total admeasuring **150 Kanal 12 Marla** or approximately **18.825 Acres** situated in **Revenue Estate of Village Banchari, Tehsil- Hodal, District -Palwal** bearing Khewat/Khata no- 1024/1103 Mustil No. 62 Killa No. 18(8-0), 23(8-0), Mustil No. 68 Killa No. 3/1(6-0) **Total Area 22 Kanal** and Khewat/Khata No. 1026/1105 Mustil No. 68 Killa No. 3/2 (2-0), 8/1(2-13), 8/2(5-7), 9/2(2-8), 12/1(4-16), 12/2(3-4), 19/1(1-12) **Total Area 22 Kanal** and Khewat/Khata No. 1030/1109 Mustil No. 68 Killa No. 2/1(7-4), 2/2(0-16), 9/1 (5-12) **Total Area 13 Kanal 12 Marla** and Khewat/Khata No.1031/1110 Mustil No 62 Killa No. 12(8-0), 19(8-0), 22(8-0) **Total Area 24 Kanal** and Khewat/Khata No. 1038/1117 Mustil No. 43 Killa No. 22/1(4-15), 22/2(2-13), Mustil No. 62 Killa No. 3 (6-7), 8(8-0), 13(8-0), 26/1(1-13) **Total Area 31 Kanal 8 Marla** and Khewat/Khata No. 1040/1119 Mustil No. 62 Kill No. 2(8-0), 4(6-7), 7(8-0), 9(8-0), 14/1(5-12), 26/2(1-13) **Total Area 37 Kanal 12 Marla, G.Total Area 150 Kanal 12 Marla**, the description and layout of which is more particularly represented and described in **Schedule I (Description and Layout of Scheduled Land)** attached to this Sale Deed, which is hereinafter referred to as the "Scheduled Land".
- (B) The Scheduled Land has been acquired by the Sellers by way of **Jamabandi for the year 2014-2015 and mutation Nos. 10653, 10672, 12209, 12210, 12211, 12213, 12214, 12215, 12216, 12217, 12222, 12223, 12224, 12284, 12285, 12286, 12287**.
- (C) The Sellers have, for good and adequate consideration, agreed to convey, sell, transfer and assign the Scheduled Land free of any and all encumbrances to the Buyer, together with all the liberties, easements, privileges, rights, title, interests and claims therein, advantages and appurtenances attached therewith and the Buyer has, up on the representations and warranties of the Seller, agreed to purchase the Scheduled Land, free of any and all encumbrances with all liberties, easements, privileges, rights, title, interests and claims therein, advantages and appurtenances attached therewith and along with uninterrupted, unencumbered, exclusive and unfettered rights of possession in the Scheduled Land, for the Sale Consideration.



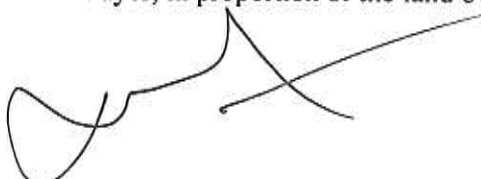
NOW, THEREFORE, in consideration of the representations, mutual covenants, terms and conditions and understandings set forth in this Sale Deed and good and valuable consideration (the receipt and adequacy of which is hereby mutually acknowledged), the Parties hereby agree as follows:


1. CONVEYANCE

- 1.1 In consideration of the Buyer paying the Sale Consideration (*as hereinafter defined*) to the Sellers in accordance with Clause 2 below, the Sellers hereby irrevocably, absolutely and forever grant, convey, transfer, sell and assign the absolute and complete ownership in the Scheduled Land to and in favour of the Buyer, free of any and all encumbrances together with all liberties, easements, privileges, rights, title, interests and claims therein, advantages and appurtenances attached therewith, along with uninterrupted, unencumbered, exclusive and unfettered rights of possession in the Scheduled Land.
- 1.2 The Sellers hereby acknowledge the receipt and adequacy of Sale Consideration paid by the Buyer to it, in the manner set out in Clause 2 of this Sale Deed, in respect of the Scheduled Land, and the Sellers hereby confirm and declare that they have no residual rights in relation to the Scheduled Land surviving in their favour and the entire right, title and interest of the Sellers in the Scheduled Land, stands fully extinguished and transferred to the Buyer. Any rights, benefits or entitlements accruing to the Scheduled Land after the Execution Date, shall be construed as the sole right and property of the Buyer to the complete exclusion of the Seller.
- 1.3 On and from the Execution Date hereof, it shall be lawful for the Buyer, from time to time and at all times hereafter, to peacefully and quietly, hold, enter upon, use, occupy, develop, possess and enjoy the Scheduled Property and to derive economic benefit thereon, receive rents, sale consideration and profits thereof and of every part thereof, to and for its own use and benefit without any suit or lawful eviction, interruption, claim or demand whatsoever from or by the Sellers or by any other person.
- 1.4 The Buyer shall have the right and be entitled to get the Scheduled Land mutated in its favor with the competent authorities and the Sellers agree to provide all necessary cooperation and assistance and to do all such acts and execute all such documentation in favor of the Buyer as may be necessary for this purpose.
- 1.5 Simultaneous with the execution of this Sale Deed, the actual peaceful, vacant, physical, unencumbered, unhindered, unfettered and undivided possession of the Scheduled Land has been handed over by the Sellers to the Buyer and upon execution of this Sale Deed, the Buyer, shall have unfettered right of access to the Scheduled Land and ingress and egress rights, without any hindrance of any kind from the Sellers or any other person.
- 1.6 The Sellers covenant that the Buyer shall, pursuant to and in accordance with the terms of this Sale Deed, have the right to enjoy and possess the Scheduled Land as its sole and absolute owner to the complete exclusion of the Sellers and any and every other person without any interruption, hindrance or let, of any kind whatsoever.

2. SALE CONSIDERATION

- 2.1 The total sale consideration agreed upon by and between the Parties hereto in respect of the sale of the Scheduled Land is INR. **11,29,50,000/-** (Indian Rupees **Eleven Crore Twenty Nine Lakh Fifty Thousand Only**), calculated at the rate of INR. **60,00,000/-** (Indian Rupees **Sixty Lakh Only**) per acre for the Scheduled Land ("**Sale Consideration**"), which has been paid by Buyer to the Sellers as detailed in **Schedule II (Payment Details)**.
- 2.2 The Sellers hereby acknowledge and confirm the receipt of the Sale Consideration from the Buyer, in proportion of the land owned by them in the Scheduled Land.



DDO Code: 0362 **E - CHALLAN** AG/ Dept Copy
Government of Haryana
Valid Upto: 20-09-2020 (Cash)
14-09-2020 (Chq./DD) 
GRN No.: 0067485113 Date: 13 Sep 2020 19:59:30

Office Name: 0362-sdm hodal
Treasury: Hodel
Period: (2020-21) One Time

Head of Account		Amount	₹
0030-03-104-99-51 Fees for Registration		50006	

PD AcNo 0

Deduction Amount: ₹ 0
Total/Net Amount: ₹ 50006
₹ Fifty Thousands Six only

Tenderer's Detail

GPF/PRANTIN/Actt. no./VehicleNo/TaxId:-

PAN No:

Tenderer's Name: JBM Electric Vehicles Pvt Ltd

Address: Nehru Place Delhi

Particulars: Registration Fee Ramji

Cheque-DD-
Detail:

Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150938068113092020
Payment Date: 13/09/2020
Bank: SBI Aggregator
Status: Success

2.3 **In case cheques or any of the cheques as payment to seller/ sellers from buyer are mentioned in this document get bounced i.e. dishonored, in this event this sale deed will be treated void and invalid without any further notice or communication**

2.4 Each of the Sellers hereby acknowledge that they have received the entire consideration that is payable by the Buyer and no amount or consideration of any nature whatsoever remains pending to be payable by the Buyer to the Sellers in consideration of the purchase of the Scheduled Land.

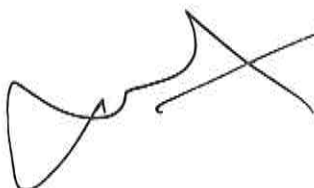
3. REPRESENTATIONS, WARRANTIES AND COVENANTS

3.1 Each Party hereto represents and warrants as under that:

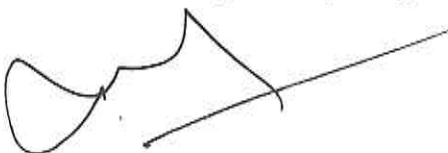
- (a) it has full power and authority to execute, deliver and perform this Sale Deed and to carry out and consummate the transactions contemplated herein;
- (b) it has taken all necessary actions and obtained all necessary approvals required by it for the execution, delivery and performance of this Sale Deed;
- (c) this Sale Deed constitutes a legal, valid and binding obligation, enforceable against the Parties in accordance with its terms; and
- (d) the execution, delivery and performance of this Sale Deed and all instruments or agreements required hereunder does not contravene, violate or constitute a default of any applicable law, any agreement or instrument to which it is a party or by which it is or may be bound.

3.2 The Sellers hereby, jointly and severally, represent, warrant and covenant to the Buyer that:

- (a) the Sellers are the absolute owners of, and have a clear and marketable title to the Scheduled Land, with unencumbered, unrestricted and uninhibited right of alienation over the Scheduled Land and there is no impediment on the Sellers to convey the Scheduled Land to the Buyer;
- (b) all the prior title deeds in relation to the Scheduled Land including but not limited to sale deeds / exchange deeds in relation to the Scheduled Land through which the Sellers acquired the title to the Scheduled Land have been duly executed, stamped and registered and are legal, valid and subsisting. The consideration that was payable to the respective erstwhile sellers by the Sellers under the title deeds has been duly paid by the Sellers and received by the respective erstwhile sellers and all the sale deeds are binding on the respective erstwhile sellers. All the title deeds including sale deeds and exchange deeds or any other instrument which transfers the title of the Scheduled Land to the Sellers, is in possession and custody of the Sellers;
- (c) the Sellers are not restricted by any judgment, injunction, order, decree or award, from the execution, delivery and performance of this Sale Deed;
- (d) the Scheduled Land is accurately and properly mutated in the name of the Sellers in the relevant revenue records and there is no part of the Scheduled Land for which the mutation is pending or under objection;
- (e) the Sellers are in the actual unfettered physical vacant possession of the Scheduled Land and the same is duly bound and demarcated and there is no encroachment or threatened encroachment on the Scheduled Land by any third party whatsoever;



- (f) the Sellers have not received any notice or other written communication from any person (including any governmental authority having jurisdiction) in relation to the Scheduled Land including the right, title or interest over the Scheduled Land or threatening a suspension, revocation, modification or cancellation of any consent required or appropriate to use or occupy the Scheduled Land;
- (g) the Scheduled Land is not subject to any order, notification, award, proceedings, etc. under applicable land acquisition legislations and the Sellers have not received any notice or intimation in relation to any acquisition proceedings;
- (h) all dues, cess, electricity charges, taxes, maintenance charges, property tax, ground charges, and any other taxes levied by any governmental authority, local authority and/or any civic authorities/agencies or industrial associations in respect of the Scheduled Land till the Execution Date, have been duly paid and deposited by the Sellers;
- (i) the Scheduled Land benefits from all permanent and legally enforceable easements and other contractual rights (if any) necessary or appropriate for the continued use, enjoyment and maintenance of the Scheduled Land by the Sellers and all such easements and rights are on reasonable terms which (without limitation) do not entitle any person to terminate, restrict or curtail them or impose any unusual or onerous conditions;
- (j) there are no encroachments, trespassers, tenants, occupants nor have any rights been created in favour of any third parties, including a right of way or any easement right, with respect to the Scheduled Land or any part thereof;
- (k) the Sellers are not in default of any approval which was granted to the Sellers and no notice of any such default has been received by any of the Sellers from any governmental authority;
- (l) there are no restricting conditions (including requirement of approvals) applicable on account of the provisions of the Ancient Monuments and Archaeological Sites and Remains Act, 1958 or any rules/ regulations/ notifications issued thereunder or by any other governmental authority, preventing or restricting the undertaking of any development on the Scheduled Land or any part thereof;
- (m) neither the Scheduled Land nor any part thereof is 'forest land' or any other category of restricted land or protected area or falls in any eco sensitive zones or any notified area/zone which prevents, prohibits or restricts the development/construction on the Scheduled Land, in any manner and no notice has been received from any governmental authority in this regard;
- (n) neither the Scheduled Land nor any part thereof is reserved for any public use or purpose and / or included in any public scheme of any governmental authority or any other public body;
- (o) the Scheduled Land is vacant and contiguous;
- (p) the Scheduled Land nor any part thereof forms part of any road / rasta (including any panchayat road / rasta / private rasta) or has any road / rasta (including any panchayat road / rasta / private rasta) passing through it or affecting the contiguity of the Scheduled Land in any manner;
- (q) no person has been granted or allowed, either by way of an agreement or court order or in any manner, or has on account of any reason whatsoever any easement right or right of way, in and passing through the Scheduled Land or any part thereof;



- (r) the Scheduled Land nor any part thereof forms part of or has any grave, temple, architectural monument, nallah, high tension wire or gas / oil pipeline passing through it, nor is it or ever has been utilised for any religious purpose;
 - (s) the Sellers are not nor have been in breach or in violation of any land ceiling legislations, as applicable in the State of Haryana, under applicable law, in relation to the Scheduled Land;
 - (t) there is no covenant, restriction, burden or stipulation affecting the Scheduled Land which conflicts with its present use or affects its value;
 - (u) **The Seller has entered into an agreement to sell with SMT.SUNITA MITTAL (AADHAR NO 7529 2698 6759 PAN NO AFKPM0370E) W/O SH. VINOD MITTAL S/o SH. MANPHOOL SINGH MITTAL PERMANENTLY RESIDING AT HOUSE NO- D 1502, D PALM SPRING, PH 2, SEC. 54, GURUGRAM- 122002 and has Received Rs. 70,00,000/-(Rupees Seventy Lakhs Only) as Part Payment, at the time of execution of this Agreement Vasika No. 551 Dated 15.06.2020. Now Smt. Sunita Mittal is willing to execute the sale deed in favour of "Buyer" and witnessed as her consent on this deed.**
 - (v) Apart from the above agreement, the Sellers have neither entered into any agreement to sell or any other agreement for selling, transferring, disposing off or creating any right either in the whole or in any part of the Scheduled Land with any third party/iesnor the Sellers accepted any advance/part consideration in respect of the Scheduled Land from any third party.
 - (w) there is no pending contract executed by the Sellers or the prior sellers or no action or threatened action, which affects or is likely to affect the title, interest or right of the Sellers in or to the Scheduled Land;
 - (x) the Scheduled Land, is free and clear from any registered and/or unregistered encumbrances, charges and liens whatsoever;
 - (y) there are no proceedings pending or initiated or that could be initiated against the Sellers under the Income Tax Act, 1961 and/or any rules made thereunder in respect of the Scheduled Land or any part thereof. Further, there are no proceedings pending or initiated or that could be initiated against the Sellers under the Income Tax Act, 1961 that may in any manner hinder or restrict the ability of the Sellers to sell the Scheduled Land or which in the future could result in any claim by the income tax authorities in relation to the land or repudiation of the sale; and
 - (z) there are no legal, quasi legal, administrative or any other proceedings, claims, actions, governmental investigations, litigations, arbitrations, mediations, conciliations or garnishee pending in respect of Scheduled Land and no action, suit, claim, investigation, complaint or proceedings of any nature whatsoever is pending or threatened against and/or by the Sellers relating to Scheduled Land before any court, commission, tribunal, arbitrator or government authority or any other judicial forum.
- 3.3 Each of the representations and warranties set out in this clause are true, correct, accurate and not misleading as on the Execution Date.
- 3.4 The representations and warranties of the Sellers as mentioned herein are absolute and shall in no manner be treated as qualified by any actual or constructive knowledge or investigation on the part of the Buyer or any of its agents, representatives, officers, employees or advisors.

- 3.5 Each representation and warranty made by the Sellers shall be construed as a separate and independent warranty and shall not be limited, restricted or modified by reference to or inference from the terms of any other representation or warranty.

4. DELIVERY OF ORIGINAL DOCUMENTS

Simultaneous with the execution of this Sale Deed, the Sellers have, handed over and delivered to the Buyer, all the original title documents in relation to the Scheduled Land. The Sellers affirm that, there are no other documents in original existing other than the documents handed over to the Buyer. In the event, the Sellers become aware of any other document pertaining to the Scheduled Land which has not been handed over to the Buyer, the Sellers shall immediately hand over the same to the Buyer.

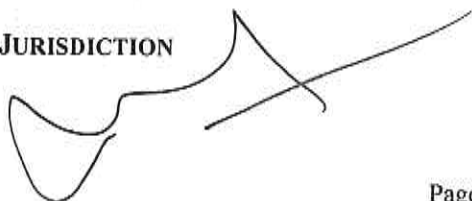
5. CHARGES AND DUES

- 5.1 All dues, cess, electricity charges, taxes, maintenance charges, property tax, ground charges, and any other taxes levied by any government, local authority and/ or any civic authorities/ agencies or industrial associations in respect of the Scheduled Land up to the Execution Date shall be paid and borne exclusively by the Sellers and from the Execution Date, shall be the responsibility and liability of the Buyer.
- 5.2 In the event any notice, claim, direction is received by the Buyer in relation to any dues, cess, electricity charges, taxes, maintenance charges, property tax, ground charges, and any other taxes levied by any government, local authority and/ or any civic authorities/ agencies or industrial associations in respect of the Scheduled Land, after the Execution Date which pertains to a period prior to the Execution Date, then the Sellers shall be liable to pay all such dues and charges to the relevant authority, within the time period as stipulated in such notice, along with any penalty and charges relating thereto.

6. INDEMNITY

- 6.1 In the event that any of the representations and warranties made by the Sellers is/are found to be untrue or incorrect or is/are only partially true or there is any default/breach of any of the covenants or undertaking made by the Sellers or there is any defect in the title of the Sellers to the Scheduled Land hereby conveyed to the Buyer or any encumbrance of whatsoever nature is found on the Scheduled Land, then the Sellers shall, jointly and severally, indemnify and hold harmless the Buyer and keep the Buyer indemnified from and against all losses, damages, third party claims, costs (including all legal costs), penalties, charges, fines, expenses etc. as may be incurred or sustained by the Buyer on this account and shall also forthwith make good all losses and damages suffered by the Buyer.
- 6.2 The Sellers shall be jointly and severally be liable to indemnify the Buyer in terms of this Clause 6 and the Buyer shall have the right to claim the entire indemnity, at its sole discretion, either from one of the Sellers to the exclusion of the others or from some of the Sellers or from all of them.
- 6.3 The indemnification rights of the Buyer under this Sale Deed are independent of, and in addition to, such other rights and remedies as the Buyer may have at law or in equity or otherwise, including the right to seek specific performance, rescission, damages, or other injunctive relief, none of which rights or remedies shall be affected or diminished thereby.
- 6.4 The liability of the Sellers for any and all indemnity claims made against the Sellers by the Buyer shall not exceed the Sale Consideration.

7. JURISDICTION



This Sale Deed shall be subject to laws of India and relevant courts in Haryana shall have exclusive jurisdiction thereon.

8. STAMP DUTY, REGISTRATION FEES AND COSTS

This Sale Deed shall be executed and registered in accordance with the laws as applicable in the State of Haryana. The entire incidence of the stamp duty and the registration fee including any other charges related thereto, along with any other cess or surcharge payable thereon, shall be borne by the Buyer. The Parties shall bear their own legal costs and tax liability.

9. ENTIRE UNDERSTANDING

This Sale Deed, along with all the schedules and annexures, contains the entire understanding between the Parties and supersedes all prior understandings and correspondence, if any, of the Parties relating to the subject matter and any amendments, changes or alterations shall not take effect unless reduced to writing and signed by both the Parties.

10. NOTICES

Any Notice served shall be deemed to have been duly given, when sent to the address mentioned below: (i) in case of delivery by hand, when hand delivered to the other Party; or (ii) when delivered by courier or by any postal service that provides a receipt of delivery on the date contained in the delivery receipt that the sending Party receives from the delivery service provider; or (iii) if sent by email with return receipt requested, unless a delivery failure message is received by the sender, at the time of confirmation of transmission recorded on the sender's computer.

If addressed to Sellers:

Kind Attn. of **SMT. USHA GUPTA**
Address **B-22, VIVEK VIHAR, EAST DELHI, DELHI-110095**
Email *Aneel..Gupta @ Gmail . com*

If addressed to Buyer:

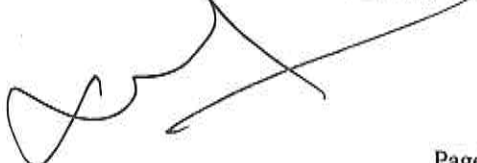
Kind Attn. of **VIVEK GUPTA**
Address **JBM ELECTRIC VEHICLES PRIVATE LIMITED. 601,**
 Hemkunt Chamber, 89, Nehru Place, New Delhi-110019
Email **vivek.gupta@jbmgroupp.com.**

11. FURTHER ASSURANCES

- 11.1 The Sellers shall and will, from time to time, and at all times hereinafter, do all such acts, deed and things as may be required by the Buyer in relation to the Scheduled Land including but not limited to providing all necessary cooperation and assistance and to do all such acts and execute all such documentation in favor of the Buyer as may be required.
- 11.2 The Parties have executed this Sale Deed without any pressure, duress, influence, coercion from any side.

12. MISCELLANEOUS

In this Sale Deed, unless the contrary intention appears:



- (a) the headings are inserted for convenience only and shall not form part of the operative provisions of this Sale Deed and shall be ignored in construing the same;
- (b) unless the context otherwise requires, words importing the singular include the plural and vice versa, and pronouns importing a gender include each of the masculine, feminine and neuter genders;
- (c) any reference to statutory provisions shall be construed as meaning and including references also to any amendment or re-enactment (before the date of this Sale Deed) for the time being in force and to all statutory instruments or orders made pursuant to such statutory provisions;
- (d) reference to the word "include" shall be construed without limitation;
- (e) neither this Sale Deed nor any Clause hereof shall be construed against a Party only on the ground that the said Party was responsible for the drafting of this Sale Deed or of the relevant Clause; and
- (f) in this Sale Deed (including the recitals), unless repugnant or contrary to the context hereof, the capitalized terms shall have the meanings as specifically assigned to them.

[Execution Page Follows]

IN WITNESS WHEREOF both the Parties have signed this Sale Deed at the place, day, month and year first above written in the presence of the following witnesses:

Signed and delivered:



SMT. USHA GUPTA



**For JBM ELECTRIC VEHICLES PRIVATE LIMITED
SHARAD GUPTA
Authorised Signatory**

**DRAFTED BY
HARISH SHARMA
ADVOCATE**

In the presence of:

Witness 1:

Name:

Address:

24/01/21
मानाराम नन्दरवार
पौजा भुलवानी, होडल
बला पल्लवल (हमि)

Aneel Gupta &

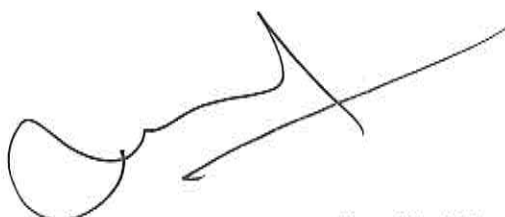
Witness 2:

Name: *Aneel Gupta s/o late Sh. K.R. G.*

Address: *B.22 Vinay Lohar Dechi - 95*

SCHEDULE I
Description and Layout of Scheduled Land

Khewat / Khatauni No.	Rectangle No.	Killa No.	Land Area		Name of the Sellers
			Kanal	Marla	
1038/1117	43	22/1	4	15	SMT. USHA GUPTA
1038/1117	43	22/2	2	13	SMT. USHA GUPTA
1040/1119	62	2	8	0	SMT. USHA GUPTA
1038/1117	62	3	6	7	SMT. USHA GUPTA
1040/1119	62	4	6	7	SMT. USHA GUPTA
1040/1119	62	7	8	0	SMT. USHA GUPTA
1038/1117	62	8	8	0	SMT. USHA GUPTA
1040/1119	62	9	8	0	SMT. USHA GUPTA
1031/1110	62	12	8	0	SMT. USHA GUPTA
1038/1117	62	13	8	0	SMT. USHA GUPTA
1040/1119	62	14/1	5	12	SMT. USHA GUPTA
1024/1103	62	18	8	0	SMT. USHA GUPTA
1031/1110	62	19	8	0	SMT. USHA GUPTA
1031/1110	62	22	8	0	SMT. USHA GUPTA
1024/1103	62	23	8	0	SMT. USHA GUPTA
1038/1117	62	26/1	1	13	SMT. USHA GUPTA
1040/1119	62	26/2	1	13	SMT. USHA GUPTA
1030/1109	68	2/1	7	4	SMT. USHA GUPTA
1030/1109	68	2/2	0	16	SMT. USHA GUPTA
1024/1103	68	3/1	6	0	SMT. USHA GUPTA
1026/1105	68	3/2	2	0	SMT. USHA GUPTA
1026/1105	68	8/1	2	13	SMT. USHA GUPTA
1026/1105	68	8/2	5	7	SMT. USHA GUPTA
1030/1109	68	9/1	5	12	SMT. USHA GUPTA
1026/1105	68	9/2	2	8	SMT. USHA GUPTA
1026/1105	68	12/1	4	16	SMT. USHA GUPTA
1026/1105	68	12/2	3	4	SMT. USHA GUPTA
1026/1105	68	19/1	1	12	SMT. USHA GUPTA
		TOTAL	150	12	



Payment Details



Reg. No.

Reg. Year

Book No.

1266

2020-2021

1



विक्रेता



क्रेता



गवाह

विक्रेता :- श्रीमती उषा

क्रेता :- thru SHARAD GUPTAOTHERJBM ELECTRIC VEHICLES PRIVATE LTD

गवाह 1 :- सोनीराम नम्बरदार

गवाह 2 :- अनिल

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1266 आज दिनांक 17-09-2020 को बही नं 1 जिल्द नं 2 के पृष्ठ नं 117.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 29 के पृष्ठ संख्या 45 से 46 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 17-09-2020

उप/संयुक्त पंजीयन अधिकारी (हस्ताक्षर)