



2135
7-9-04

SALE DEED

1.	Type of Deed	:	Sale Deed
2.	Village/city Name & Code	:	Bhondsi
3.	Segment/Block Name & Code	:	Sohna
4.	Unit Land (Sq. Yds./Sg. Mtr.)	:	42 Kanal 9 Marla (5.30625Acre)
5.	Type of property	:	Agriculture Land (Chahi)
6.	Transaction Value	:	Rs. 29,71,500/-
7.	Stamp duty	:	Rs. 1,78,300/-
8.	Stamp no. & Date	:	1280 dt. 7-9-2004
9.	Execution Date	:	7/9/04
10.	Name of Advocate/Document Writer	:	Manoj Goyal, Advocate

THIS Deed of Sale is executed at Sohna on this 7th day of September 2004 BETWEEN N.N. Khanna S/o Col. B.N. Khanna R/o 15A Sainik Farm, New Delhi & hereinafter called the "VENDOR" (which expression shall unless repugnant to the context and meaning hereof mean and include his heirs, legal representatives, administrators, executors and assigns etc.) of the ONE PART.

Signature

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25000X7+1000X3+100X3

(178300 -

N.N.Khanna Sudds Ltd. Vikramt Pawan
Rusoh Khan N. Billa R. H.S. Dalal

S-1) 2971,500/- दिनांक 07/09/2004

प्रलेख न: 2135

डीड संबंधी विवरण

डीड का नाम SALE OUTSIDE MC AREA

भूमि का विवरण

तहसील/सब-तहसील सोहना
गांव/शहर भोन्डसी
स्थित भोन्डसी
भूमि की किस्म चाही
भूमि का क्षेत्रफल 42.00 कनाल 9.00 मरला

धन संबंधी विवरण

राशि 2,971,500.00 रुपये स्टाम्प ड्यूटी की राशि 178,300.00 रुपये
रजिस्ट्रेशन फीस की राशि 500.00 रुपये पेस्टिंग शुल्क 2.00 रुपये

यह प्रलेख आज दिनांक 07/09/2004 दिन मंगलवार समय 4-5 बजे श्री/श्रीमती/कुमारी N.N.Khanna
पुत्र/पुत्री/पत्नी श्री Col.B.N.Khanna निवासी 15a Sainik Farm N.D. द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री N.N.Khanna

उपरोक्त विक्रेता व श्री Through:-A.S.Dalal क्रेता हजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर
तथा समझकर स्वीकार किया। प्रलेख के अनुसार 2,971,500.00 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 D.K.Khatana Adv. पुत्र/पुत्री/पत्नी श्री निवासी Sohna
व श्री/श्रीमती/कुमारी Padam Singh पुत्र/पुत्री/पत्नी श्री Rampat निवासी Alipur ने की।
साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 07/09/2004

उप/संयुक्त पंजीयन अधिकारी
सोहना

HARIS 2.0



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AND

M/s Nuziveedu Seeds Limited having its registered office at 504, Vikrant Tower, Rajendra Place, New Delhi - 110008, hereinafter called the VENDEE (which expression shall unless repugnant to the context and meaning hereof mean and include its Successors in-interest and assigns etc.) of the OTHER PART.

WHEREAS the VENDOR is the absolute owner and in possession and is lawfully seized of agriculture land and comprised in khewat no. 114, khatoni no. 135 Rect. No. 236 Killa No. 14/2(1-2) and khewat no. 370 khatoni no. 442 Rect. no. 236 killa no. 13/2(1-7), 17(8-0), 18(8-0), 19(8-0), 23(8-0), 24(8-0), measuring 41 kanal 7 marla total land from above mentioned khewats 42 kanal 9 marla(5.30625Acre) situated with in the revenue estate of vill. Bhondsi Teh. Sohna Distt. Gurgaon, Haryana by way of fard jamabandies for the year 2000-2001. The above named VENDOR had purchased the above said agriculture land by way of sale deeds vasika nos. 1433 dt. 25-7-1996, 1084 dt. 29-7-1997 & 3220 dt. 20-2-1997 registered in Sub-Registrar office Sohna Distt. Gurgaon from M/s KANOI AGRO INDUSTRIES PRIVATE LIMITED, REGISTERED OFFICE

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Reg. No.	Reg. Year	Book No.
2135	2004-2005	1



विक्रेता



क्रेता



गवाह

विक्रेता :- N.N.Khanna

क्रेता :- Through:-A.S.Dalal
A.S. Jund.

गवाह :- D.K.Khatana Adv.

Padam Singh
Padam Singh

Prakash Kumar
A.S.

प्रमाण-पत्र

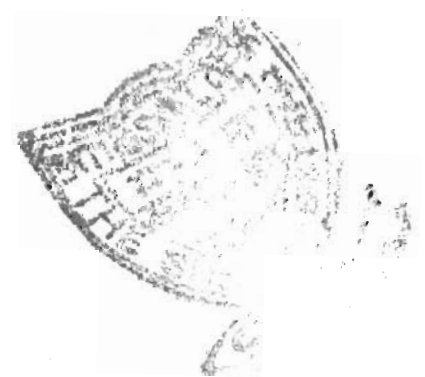
प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,135 आज दिनांक 07/09/2004 को बही न: 1
जिल्द न: 1,131 प्रष्ठ न: 116 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1
जिल्द न: 55 के प्रष्ठ सख्या 65 से 66 पर चिपकाई गयी।

दिनांक 07/09/2004

उप/संयुक्त पंजीयन अधिकारी
सोहना

प्रमाणित किया जाता है कि खरीदार
व विक्रेता के निवास बगुन हस्ताक्षर
द्वारा साक्ष्य कराये गये।

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24, R.N.MUKHERJEE ROAD, 4TH FLOOR, CALCUTTA.

AND WHEREAS the VENDOR affirmed, represented, assured and made the VENDEE believe that the said land :-

- i) is a good, clear and legally marketable property owned and possessed by the VENDOR having full right to transfer, sell, convey and/or deal with the same in whatsoever unrestricted manner.
- ii) is free from any charge or encumbrance such as sell, will exchange, Mortgage, gift, lien, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute in court, acquisition etc.
- iii) is not subject to any notification or scheme for acquisition and/or requisition of any authority under any law.
- iv) is not subject to any dues, outstanding claims, demands, penalties etc. for any services, provided by any Government and/or local authority and/or toward any other statutory dues and/or that under the law of the land.
- v) does not have any warehouse, cattle live stock, raising of grass on the said land and is purely an agricultural land.

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- vi) has not been notified under the provisions of the land acquisition Act 1894, either for the planned development of Gurgaon or for any other purposes and is not situated with in the urbanised limits of Gurgaon.
 - vii) was not subject of any execution of any General of Special Power of Attorney or any agreement to sale, mortgage, transfer, assignment, encumbrances by the VENDOR in favour of any other person prior to the date of this sale deed, and
 - viii) the VENDOR has delivered the actual vacant physical possession of the entire agriculture land i.e. 42 Kanal 9 Marla, on the spot at the time of execution and registration of this sale deed and the VENDEE has taken physical possession of the same without any interference or disturbance on the spot.
1. the VENDOR has handed over the following documents in respect of the said land:
- i) Certified copy of the jamabandies for the year 2000-2001 from Halka Patwari.
 - ii) Original previous sale deeds vasika nos. 1433 dt. 25-7-1996, 1084 dt. 29-7-1997 & 3220 dt. 20-2-1997 registered in Sub-Registrar office Sohna Distt. Gurgaon.

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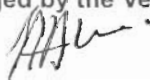
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Whereas the VENDOR for his bonafide needs, commitments need money, hence decided to sell the above said land without any pressure, coercion, for a total sale consideration of Rs. 29,71,500/- (Rupees Twenty Nine Lacs Seventy one Thousand Five Hundred Only) and the VENDEE has agreed to purchase the same.

NOW THIS SALE DEED WITNESSETH AS UNDER :

1. The VENDOR hereby grants, assigns, conveys, sells and transfers the said agriculture land alongwith all his rights of possessions, ownership, occupancy, titles, claims, interest and whatsoever of that nature in favour of the VENDEE i.e. M/s Nuziveedu Seeds Limited having its registered office at 504, Vikrant Tower, Rajendra Place, New Delhi - 110008, for and in full and final consideration of Rs. 29,71,500/- (Rupees Twenty Nine Lacs Seventy one Thousand Five Hundred Only) and the VENDEE become the sole and absolute owner of the said agriculture land.

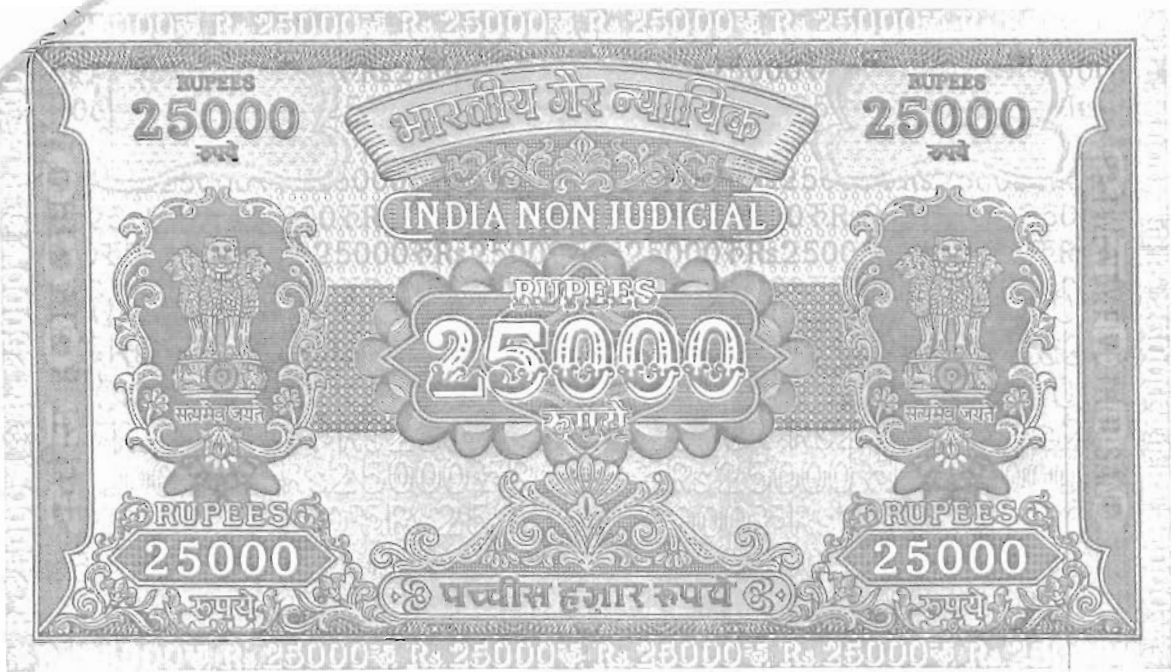
- a. The VENDOR has received full and final sale consideration of Rs. 29,71,500/- (Rupees Twenty Nine Lacs Seventy one Thousand Five Hundred Only) by  Cheque/Pay order no. 284631 dated 7/9/04 of ICICI Bank Ltd. Connaught Place, New Delhi before the execution of this sale deed, which is hereby acknowledged by the Vendor.



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2. The VENDOR shall indemnify the VENDEE of any cost, charges, fees, fines, penalties, dues etc. in respect of the said land towards land revenue, local taxes, and any other statutory or other dues, demands, claims, etc. relating to the period upto the date of execution and registration of this sale deed made/raised by the respective creditors either prior to or after the date of the sale deed.
3. The VENDOR shall indemnify the VENDEE of any cost, charges, penalties, interest, constraints, disturbances and whatsoever of that nature suffered/to be suffered by the VENDEE out of any defects in the ownership title to the said land.
4. That VENDOR also indemnifies the VENDEE and undertakes to refund the full sale consideration alongwith the stamp duty and other incidental expenses incurred by the VENDEE for any disturbance in accupancy or dispossession of the said land due to falsehood or mistatement, either partiallt or fully, made by the VENDOR in his affirmation in this sale deed.
5. The VENDOR hereby agrees and undertakes to do all such acts, things and deeds which under law, he is bound to do in respect of the land for the purpose of effectually carrying out the intention and purpose of this deed of sale, if required in

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any manner whatsoever, in future including steps to be taken as the VENDOR for mutation in the revenue records and shall not object to the mutation of the said land in favour of the VENDEE in the records of the appropriate authority. The VENDEE will also be entitled to get sanctioned the mutation in revenue record in its name of the land mentioned in this sale deed.

6. That from this day onwards the VENDEE shall be absolute owner in possession of the land and will be entitled to use and utilize the land in any mannner it likes best, to which the VENDOR will have no abjection in any manner whatsoever.
7. That the VENDOR and his legal heirs shall be bound and abide by all the terms and conditions of this Sale Deed and is left with no right, title, interest in the said land.
8. All the expenses like stamp duties and registration charges have been borne by the VENDEE.

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IN WITNESS WHEREOF the parties have executed and signed this Sale Deed at Sohna after fully reading and understanding and contents of same in the presence of the following witnesses :

VENDOR :

N.N. Khanna

A.S. Jinnal.

VENDEE

M/s Nuziveedu Seeds Limited through

Witnesses :

1.

Dinesh Kumar

2.

Padam Singh

(Dinesh Kumar Rhatang)
ADVOCATE Gurugram

(Padam Singh & Partners)
% Alipia

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1000Rs.



H. M.

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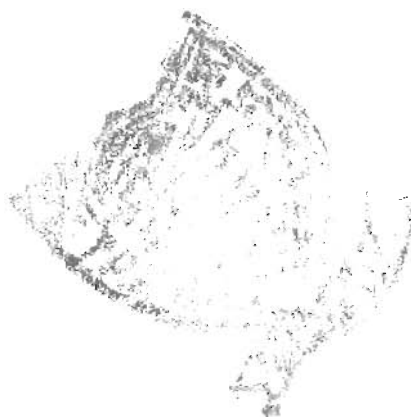


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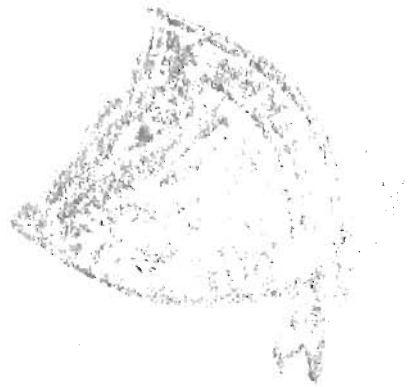
100Rs.



Handwritten signature or initials.

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100Rs.



Handwritten signature or mark.

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