

36 HRF07

RegNo- 1,340
dated 4/3/03



SALE DEED

01DD 646225

1. Type of Deed : Sale Deed
2. Name of Village : Uklana (Dist. Hissar)
3. Unit Land : 5 kanal 17 Marla
4. Type of Property : Agriculture Land
5. Transaction Value : Rs. 31,00,000/-
6. Amount paid before SR/JSR : Nil
7. Rate List Serial No. : I (Est)
8. Fixed Rate : Rs. 400000/- per acre
9. Stamp Duty : Rs 3,87,500/-
10. Stamp No. Date : 569 dt. 04.03.2003
11. Execution Date : 04 .03.2003
12. Nature of Property : Chahi
13. No. of Pages & Words : 19(Nineteen) & 750 Words
14. Name of Document Writer : Ajay Shankar Sharma

Ajay Shankar Sharma
Advocate, HISSAR (Hr.)

Just For



THIS SALE DEED is made at Uklana, Sub.Tehsil Uklana, District Hissar, Haryana on *Tues* day, the 4th day of March, 2003.

BETWEEN :

Sh. JASWANT SINGH s/o Sh. JAGIR SINGH s/o Sh. BUD SINGH aged about 28 years, Occupation Agriculture and Smt. JOGINDER KAUR w/o Sh. DALIP SINGH s/o Sh. BUD SINGH aged about 68 years, Occupation Agriculture, both residents of Village Buda Khera, Sub Tehsil Uklana, Tehsil and District Hissar, Haryana hereinafter called the "VENDOR(S)" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her respective heirs, executors administrators and assigns) on the One Part

AND

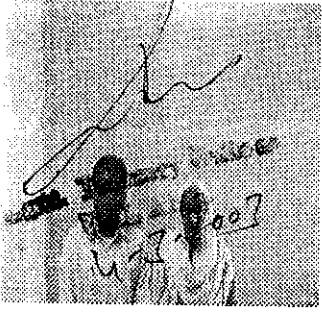
M/S. RELIANCE INDUSTRIES LIMITED, a Company incorporated and registered under the provisions of the Companies Act, 1956 and having

Just

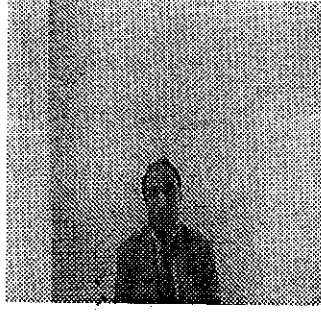


568

9



विकता



कंता



गवाह

श्री गंगा एच गंगाधर के हस्ताक्षर/चिन्ह अंगुठा हमारे सामने करवाये गये।

दिनांक



राजेश प्रसाद गुप्ता



श्याम जांगडा एडवोकेट

धर्मपाल मितल एडवोकेट

[Signature]

[Signature]

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1340

आज दिनांक 04/03/2003

को बही न: 1

जिल्द न: 25

पृष्ठ न: 175

पर पंजीकृत किया गया

ज्या इसकी एक प्रति अतिरिक्त बही सख्या

1

जिल्द न: 309

को पृष्ठ सख्या 18

स 18

पर निपकाई गयी।

दिनांक 04/03/2003

सयुक्त/उप पंजीयन अधिकारी

उकलाना



01DD 646227

its Registered Office 222, Makers Chambers IV, Nariman Point, Mumbai represented by Mr. Rajender Parsad Gupta, authorized signatory of the company, hereinafter called the 'PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) on the Second Part.

WHEREAS the said VENDOR(S) owned and possessed the below mentioned land in the following ratios as per Jamabandi for year 1996-1997 and the subsequent mutations sanctioned there after.

Name

Share

Sh. Jaswant Singh	50 %
Smt. Joginder Kaur	50 %

Jaswant Singh



01DD 646228

WHEREAS the said VENDOR(S) as owner is absolutely and lawfully seized and are in exclusive possession of or is otherwise well and sufficiently / entitled to the piece or parcel of land or ground, hereditaments and premises bearing:

S.No.	Khewat No.	Khatoni No.	Rectangular / Mustil No.	Killa No	Area / Land	
					Kanal	Marla
1.	391	531	228	2/2/1	4	0
2.	391	531	228	9/1/2	4	0
3	391	531	228	2/2/2	3	12
4.	391	531	228	9/1/1	2	2
5.	391	531	228	3/1	1	0
6.	391	531	228	8/2	0	17

Total land measuring 15 Kanal 11 Marla situated within the revenue estate of Village Uklana, Sub Tehsil Uklana, Tehsil and District Hissar, Haryana, of which

Just m



01DD 646229

- a) 1 Kanal 6 Marla is being purchased from Mustil No. 228 Killa
No.2/2/1,
- b) 4 Kanal 0 Marla is being purchased from Mustil No. 228 Killa
No. 9/1/2,
- c) 0 Kanal 7 Marla is being purchased from Mustil No. 228 Killa
No. 2/2/2
- d) 0 Kanal 4 Marla is being purchased from Mustil No. 228 Killa
No. 9/1/1

Total kita 4 Total land measuring 5 Kanal 17 Marla, hereinafter
referred to as the said "PROPERTY".

WHEREAS the VENDOR(S) have acquired the said PROPERTY as
under:

- a) Sh. Jaswant Singh s/o Sh. Jagir Singh and Smt. Joginder
Kaur w/o Sh. Dalip Singh acquired the property as under:

Just on



01DD 646230

- 8 Kanals 0 Marla (Khasra No 228/2/2/1 (4-0) 9/1/2(4-0))
by way of Registered Sale Deed No. 911 dated 04-01-2001 from Sh. Mange Ram s/o Sh. Jhintu and the same has been approved and sanctioned by the competent authority vide Mutation No. 5128.
- 7 Kanals 11 Marla (Khasra No 228/2/2/2 (3-12) 9/1/1/(2-2) 3/1(1-0) and 8/2 (0-17) by way of Registered Sale Deed No. 959 dated 11-01-2001 from Sh. Mange Ram s/o Sh. Jhintu and the same has been approved and sanctioned by the competent authority vide Mutation No. 5129.

b) The said Sh. Mange Ram s/o Sh. Jhintu acquired the property jointly with Sh. Bhup Singh s/o Sh. Jhintu total land (including the above mentioned land) measuring 88 Kanals 05 Marla from Sh. Ramesh Chander, Sh. Dhanraj and Sh.

Just in



01DD 646231

Bijender Kumar all sons of Sh. Mohar Singh, by way of Sale Deed Nos. 2775 and 2776 dated 31-03-1979 and the same has been approved and sanctioned by the competent authority vide Mutation Nos. 3123 and 3124.

- c) The said Sh. Mange Ram and Sh. Bhup Singh, both sons of Sh. Jhintu, divided the total land into separate shares by various Killa numbers, thru which 44 Kanals 03 Marla came into Sh. Mange Ram's share, and 44 Kanal 02 Marla came into Sh. Bhup Singh's share. The competent authority has approved the same vide Mutation No. 5016 dated 25-02-1999.
- d) The said Sh. Ramesh Chander, Sh. Dhanraj, Sh. Bijender Kumar all sons of Sh. Mohar Singh, acquired the property, by way of sale in 76 - 77 from Sh. Jagminder Pal Singh s/o Sh. Gurbachan Singh s/o Sh. Jawala Singh, and Sh. Neki Ram, Sh. Raghbir both sons of Sh. Sohan Lal s/o Sh. Hunta Ram and



01DD 646232

the same has been approved and sanctioned by the competent authority vide Mutation No. 2590.

- e) The said Sh. Jagminder Pal Singh s/o Sh. Gurbachan Singh s/o Sh. Jawala Singh, and Sh. Neki Ram, Sh. Raghbir both sons of Sh. Sohan Lal s/o Sh. Hunta Ram were holding 92 Kanals 08 Marla of various Mustil/ Killa No.s' since before the year 1971-1972

WHEREAS the VENDOR(S) ever since is in absolute, lawful and proprietary possession of the said PROPERTY and is therefore fully entitled and qualified to dispose of the same to the PURCHASER.

WHEREAS the VENDOR(S) for his / their absolute family necessity intending to sell this land. The land under sale is of inferior quality due to change in ground water and water level in the ground and as such yield per



01DD 646233

acre has come down and it is not profitable for cultivation. While VENDOR(S) are getting very handsome sale price and so the sale is for the benefit of the family and the sale consideration will be used for the family and for purchase of better and more land.

WHEREAS the VENDOR(S) has agreed with the PURCHASER for the absolute sale of the said PROPERTY to the PURCHASER and the inheritance thereof in possession free from all encumbrances at or for the total consideration of Rs. 31,00,000/- (Rupees Thirty One lacs only).

AND WHEREAS the PURCHASER has requested the VENDOR(S) to execute these presents in their favour, which the VENDOR(S) has/have agreed to do so in the manner hereinafter appearing;

NOW THIS SALE DEED WITNESSETH AS UNDER:-

Just in



01DD 646234

1. That in total consideration of Rs. 31,00,000 (Rupees Thirty one lacs only) paid by the PURCHASER to the VENDOR(S) simultaneously with the execution of these presents as per the following payment details :-

S.No.	Vendor's Name	Vendor's Share	DD No	Amount Paid	Date	Drawn On	Payable at
1.	Jaswant Singh	50%	908284	7,00,000-	19/02/03	SBI	Uklana
			908285	8,47,500-	19/02/03		Mandi
2.	Joginder Kaur	50%	908286	7,00,000-	19/02/03	SBI	Uklana
			908287	8,47,500-	19/02/03		Mandi

In favour of the VENDOR(S) in all aggregating to Rs. 30,95,000/-
(Rupees Thirty lacs ninety five thousand Only) and Rs. 5,000-
(Rupees Five thousand only) already paid to them on

Jat



01DD 646235

6th February, 2003 as token payment, total being the full consideration amount paid by the PURCHASER to the VENDOR(S) (the payment and receipt whereof the VENDOR(S) doth hereby admit and acknowledge, and now hereinafter no consideration/ amount is due /outstanding to the VENDOR(S) by the PURCHASER, and of and from the same and every part thereof doth hereby acquit, release and discharge the PURCHASER forever and the said VENDOR(S), as beneficial owner doth hereby grant, convey, sell, assign, release, and assure unto the said PURCHASER is freehold and free from all encumbrances, together with all and singular the right, interest and benefit to houses, outhouses, edifices, buildings, courtyards, areas, compounds, sewers, ditches, fences, trees, drains, ways, paths, passages, common gullies, wells, waters, water-courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said PROPERTY or any part thereof belonging



01DD 646236

or in anyway appertaining to or with the same or any part thereof now or at any time hereto before usually held, used, or occupied or enjoyed therewith, or reported to belong or be appurtenant thereto. AND also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the said PROPERTY.

2. AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever including easement rights pertaining to that land at law and in equity of the said VENDOR(S) in, to, out of or upon the said PROPERTY or any part thereof TO ENTER UPON AND TO HAVE HOLD, OWN and possess the said PROPERTY hereby granted released, conveyed, sold, transferred and assured and intended or expressed so to be together with his/her and every of his/her right, members and appurtenances unto and to the use and benefit of the PURCHASER absolutely and forever together with

Just



01DD 646237

title deeds, link documents and other evidence of title contract,
SUBJECT TO the payment of all rates, taxes, assessments, dues
now chargeable upon the said PROPERTY or hereafter to
become payable to the Government or to the Municipality or any
other public body or local authority.

3. AND THE VENDOR(S) doth hereby for himself/herself covenant
with the PURCHASER that notwithstanding any act, deed, matter
or thing whatsoever done by the VENDOR(S) or any person or
persons lawfully or equitably claiming by, from, through under or
in trust for him/her made, done, committed, omitted, or
knowingly or willingly suffered to the contrary, he/she the said
VENDOR(S) now hath in himself/herself good right, full power
and absolute authority to grant, convey, assure and transfer the
said PROPERTY hereby granted, conveyed or assured or
intended so to be unto and to the use of the said PURCHASER in
the manner aforesaid.



01DD 646238

4. That it shall be lawful for the PURCHASER from time to time and at all times hereafter peacefully and quietly to hold, enter upon, have, occupy, possess and enjoy the said PROPERTY hereby granted absolutely with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the said VENDOR(S) or his/her heirs or any of them from or by any person or persons lawfully or equitably claiming or to claim by, from under or in trust for him/her or any of them. AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the said VENDOR(S) well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the



01DD 646239

said VENDOR(S) or by any other person or persons lawfully or equitably claiming or to claim by, from under or in trust, for him/her or any of them.

5. AND the said VENDOR(S) and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in the said PROPERTY hereby granted or any part thereof by, from, under or in trust for him/her the VENDOR(S) or his/her heir or heirs or any of them further covenant that they shall from time to time and at all times hereafter at the request and costs of the said PURCHASER do and execute or cause to be done or executed all such further and other lawful and reasonable acts, deeds, things, matters, mutations, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting conveying and assuring the said PROPERTY and every part thereof hereby granted unto the use of the said

101 -



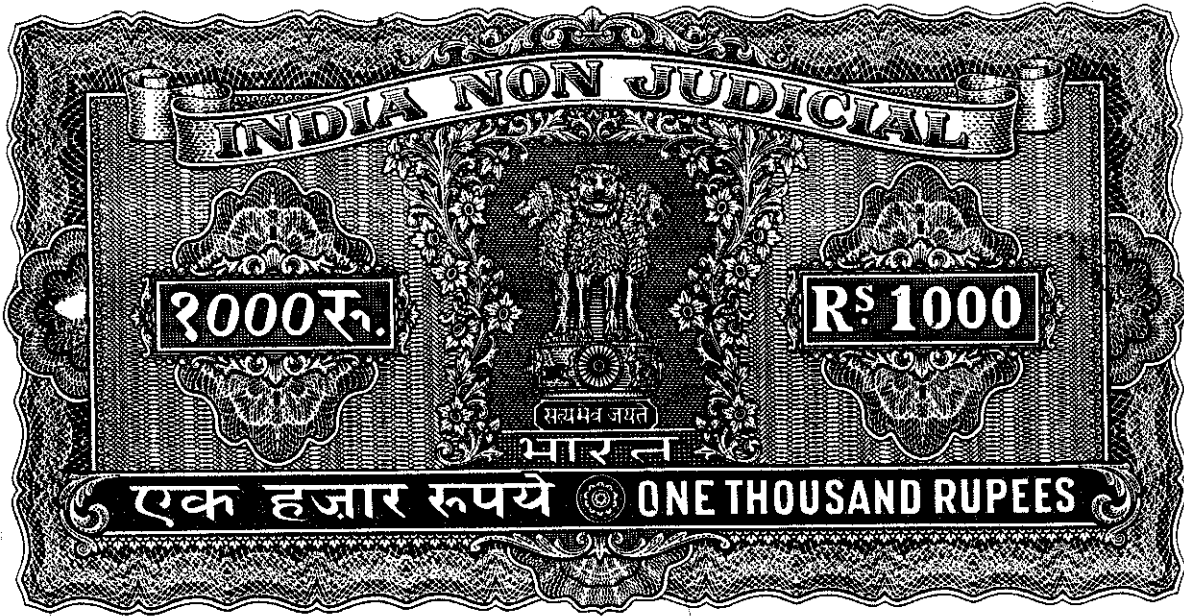
02AA 246580

PURCHASER in the manner aforesaid according to the true intent and meaning of this deed.

6. THAT the VENDOR(S) shall at all times hereafter indemnify and keep indemnified the PURCHASER against loss, damage, costs, charges and expenses if any suffered by the reason of any defect in title of the VENDOR(S) or any breach of the covenants herein contained.

7. THAT the VENDOR(S) doth HEREBY covenant with the PURCHASER that he/she the VENDOR(S) hath not done, omitted or knowingly or willingly suffered or been party or privy to any act deed or thing whereby he/she is prevented from granting and conveying the said PROPERTY in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever:

Just



8. THAT the VENDOR(S) further covenant with the PURCHASER that the VENDOR(S) has paid all the rates and taxes /land revenue that are due to and payable on the said PROPERTY up to the date of this deed and delivered the same to the PURCHASER with these presents.

9. THAT The VENDOR(S) on this day in performance of this SALE DEED handed over all the original documents of title and link documents thereof.

10. THAT the VENDOR(S) hereby declare that No Suit, Case or Litigation is pending relating to this land in any Court or Tribunal or any other Administrative Authority.

Text m

1000Rs.



11. THAT the above said land is not a part of SURPLUS land and it is not covered by any acquisition plan of any Authority or Government.

12. THAT the (VENDOR(S) here by declare and assure the Purchaser that no other party/ person other than the VENDOR(S) shall have Right to sell, transfer, convey or alienate the property in favour of the purchasers.

13. THAT the VENDOR(S) has/have taken consent of all of his/their family members for the sale and transfer of this land in favour the purchaser and no family member is objecting for the disposal of this land.

14. THAT the VENDOR(S) has/have not created any kind of right, title, interest, claim or created any lien, mortgage or charge about the said property or no adverse right or charge is created on the said land prior to this date.

Just h

500Rs.



15. THAT the VENDOR(S) has delivered to the PURCHASER and PURCHASER has taken a peaceful physical possession of the Scheduled PROPERTY.

IN WITNESS WHERE OF the parties hereto have signed this Sale Deed on the above mentioned date and place in presence of :-

VENDORS:

FOR AND ON BEHALF OF
RELIANCE INDUSTRIES LTD.

1. SH. JASWANT SINGH
Jas Singh

(Signature)
(RAJENDER PARSAD GUPTA)
(PURCHASER)

2. SMT. JOGINDER KAUR
R.T.I.

WITNESSES:-

Name & Address

1. *Jyoti Singh*
H.S.R.

2. *Dharam Pal Mittal*
Adv.

3. *Through:- Ajay Shanker*
Ajay Shanker Sharma

sw. 11/4
alt. 4/3/20