

Ref. No.: MRIIRS/REGR/2022/ 589

Dated: December 20, 2022

To

Dy. Conservator of Forests
Faridabad

Subject: Reg. Diversion of Forest land in favour of Manav Rachna International Institute of Research and Studies (FP/HR/SCH/ 41500/2019)

Sir,

In reference to your letter bearing No. 9-HRC093/2020-CHA dated 2.12.2022, regarding the diversion of 13.684 HA of land in favour of Manav Rachna International Institute of Research and Studies, Faridabad and further compliance with the recommendations bearing number 5(ii) in minutes of 46th REC meeting held on 11.01.2022, the para wise reply is submitted below for your kind considerations:

- 1) As pointed out in para 2(i) in the letter under reference, the area of 0.19 HA, it is submitted that this area is located outside the front boundary wall of the Manav Rachna campus and is in the shapes of a vacant passage covered with green plants on both the sides. However, additional land to this much extent is further being arranged to be given to the Forest Department for compensatory afforestation and accordingly, the application for diversion is suitably amended.
- 2) no comments
- 3) no comments
- 4) Recommendation of Nodal Officer
- 5) As desired, a fresh proposal of 14.13 HA (against 13.684 HA+ 0.19 HA=13.874 HA) for acquisition of single chunk of land for compensatory afforestation has been arranged under a purchase agreement which has been submitted online in the prescribed KML format.
- 6) The barest minimum land, as per requirement of regulatory bodies and subservient uses like for academic, sports, hostel and extracurricular activities is being applied for diversion through the above mentioned proposal.

With regards,



Manav Rachna International Institute of Research and Studies

MANAV RACHNA INTERNATIONAL INSTITUTE OF RESEARCH AND STUDIES

(Deemed to be University under Section 3 of the UGC Act, 1956)

(NAAC Accredited 'A' Grade)

Administrative Headquarters : 5E/1-A, Bungalow Plot, N.I.T. Faridabad, Phone: 0129-4198600 (30 lines)

MRIIRS Aravalli Campus : Sector-43, Delhi-Surajkund Road, Faridabad, Phone :0129-4196100 (30 lines)

E-mail : info@mriirs.edu.in URL : www.mriirs.edu.in

*Recd
21/12/2022*

Non-Judicial



Indian-Non Judicial Stamp
Haryana Government



Date: 29/10/2022

Certificate No. E0292022J303

ARN No. 95814993



Stamp Duty Paid : ₹ 2000

Penalty : ₹ 0

(Nil, Zero Only)

Seller / First Party Detail

Name: Pooja kumari

H No/Floor : 319

City/Village : Karala

Phone: 98*****59

Sector/Ward : X

District : North west delhi

Landmark : Near plaj factory

State : Delhi

Buyer / Second Party Detail

Name: Manav rachna International Institute of research and studies

H No/Floor : X

City/Village : Faridabad

Phone: 98*****59

Sector/Ward : X

District : Faridabad

Landmark : X

State : Haryana

Purpose : AGREEMENT TO SELL



Pooja

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://e-grashry.nic.in>

Agreement to sell

This Deed of Agreement is made at Faridabad on this 29th Day of October 2022 between **Mrs. Pooja Kumari (Aadhar No.- 803426969404)**, w/o Sh. Aseem Kumar, R/o H. No. 319, near ply factory, Mohammad pur Majri, Karala, North West Delhi- (hereinafter called the **First Party** which expression shall mean and include unless repugnant to the context of heirs, successor's, executors, legal representatives, administrator and assigns) of the First Party

And

Manav Rachna International Institute of Research and Studies, Sector-43, Surajkund Badkhal Raod, Faridabad through its Authorized Signatory Mr. Braham Prakash (Aadhar No.- 827556441624), s/o Late Sh. B.N. Bhalia, R/o H. No. 56, Sector-46, Faridabad, Haryana (hereinafter called the **Second Party**, which expression shall mean and include unless repugnant to the context of heirs, successor's, executors, legal representatives, administrator and assigns) of the Second Party.



Pooja

For Manav Rachna International
Institute of Research and Studies

B. Prakash
Authorized Signatory

WHEREAS the First Party is the absolute owner of land measuring 230 Kanal 19 Marla 5 sarsai, vaka mauza Gurera, Village Siwani, District Bhiwani, Haryana as per following details:-

A. Registered Sale Deed No. 2068 dated 24.02.2021, registered with Sub-Registrar, Siwani.

- (a) $\frac{1}{2}$ share in Min Mikar No. 1 Arajai Jarai Khewat No. 14, Khatoni No. 19 Kitte 10 Rakba Tadadi 80 Kanal 0 Marla = 40 kanal 0 Marla
- (b) 720/8533 share in Khewat No. 8 Khatoni No. 9 Ta 13 Kitte 72 Rakba Tadadi 512 Kanal 2 Marla = 43 kanal 4 marla
- (c) 13205753/117414080 share in Khewat No. 9 Khatoni No. 14, 43 rakba tadadi 344 kanal 0 marla me mikar no. 1 Kitte 72 Rakba Tadadi 512 Kanal 2 Marla
- (d) $\frac{4}{43}$ share in mikar no. 2, bakadar araji 70 kanal 13 marla

Total araji Tadadi- 153 Kanal 17 Marla vaka mauja Gurera, Villlage Siwani, District Bhiwani, Haryana

B. Registered Sale Deed No. 867 dated 07.07.2022, registered with Sub-Registrar, Siwani.

- (a) 400/8533 share in Khewat No. 8 Khatoni No. 9 Ta 13 Kitte 72 Rakba Tadadi 512 Kanal 2 Marla = 24 kanal 0 marla 1 sarsai
- (b) 425/2752 share in Khewat No. 9, 344 kanal 0 marla = 53 kanal 2 Marla 4 sarsai

Total land - 77 Kanal 2 Marla 5 sarsai, vaka mauja Gurera, Villlage Siwani, District Bhiwani, Haryana



Proje

For Manav Rachna International
Institute of Research and Studies

Ball
Authorized Signatory

Whereas the First Party assures the Second Party that the Property as described above being hereby agreed to be sold to the Second Party is free from all sorts of encumbrances, liens, liabilities, injunctions, claims, disputes, charges, notice, gifts, sales, mortgages, defects, burdens, attachments, litigations and disputes and if proves otherwise and the Second Party suffers any loss, either the part or whole of the property is taken away from the possession of the Second Party than the Second Party has the right to recover all such losses or damages from the First Party's movable and immovable property.

Whereas the First Party due to his needs and requirements have agreed to sell, transfer and convey its rights, interests, liens and titles in the said Property as described above and the Second Party has agreed to purchase the said Property on the following terms and conditions:-

Now this Agreement witnesseth as follows:-

1. That the First Party has assured the Second Party that she is the exclusive owner of the said property.
2. That the first party has assured to the second party there is no defect in the title of the property and she has not entered into any other agreement for the sale, mortgage of the said property with any other party and the property is not subject to any legal flaw. The first party further assures that she has the power to sell the said property, if proved otherwise the First Party will remain liable for the consequences, thereof, whatsoever.
3. That the total sale price of the above said Property has been fixed as Rs. 1,00,00,000/- (Rs One Crore only) as per details given below:-



Proof

For Manav Rachna International
Institute of Research and Studies

[Signature]
Authorized Signatory

4. Rs. 10,00,000/- (Rs. Ten Lac only) vide Cheque No. 120709 dated 29.10.2022 of Indusind Bank Faridabad and the balance amount at the time of registration of sale deed.
5. That the last date of execution of Sale Deed has been fixed on or before 08.01.2023.
6. All expenses on the said registered Sale Deed shall be borne by the Second Party.
7. That the said First Party shall hand over all the documents pertaining to the said property to the Second Party at the time of execution of Sale Deed, that the vacant possession of the said Property will be handed over by the said First Party to the said Second Party at the time of execution of Registered Sale Deed.
8. That the Second Party has the right to get the Sale Deed, power of attorney affected to its name or in the name of his nominee or any person whomsoever on or before 08.01.2023 and the First Party shall have no objection for the same at any later stage.
9. That in case, the said First Party backs out / fails to get the transfer or Sale Deed executed and registered within the time, then the Second Party will have all the rights to get the Sale Deed executed and registered through Court of Law and in that event the First Party shall be responsible for all the costs and expenses etc. of litigations thereof or the First Party shall be liable to refund to the said Second Party double of the amount of earnest money received by it on the option of the said Second Party. In case the Second Party fails to pay the balance sale consideration up to the stipulated date for any reason whatsoever, the transaction shall stand cancelled and the earnest money paid by the Second Party shall stand forfeited. Thereafter, the First Party shall be competent and entitled to deal with the aforesaid property in any manner deemed fit by it.



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For Manav Rachna International
Institute of Research and Studies

B. Ball
Authorized Signatory

10. Time is the essence of this transaction. Under no circumstances shall the Second Party be entitled to any extension of time for payment of balance sale consideration subject to fulfilling of all obligations by First Party as stated above.
11. That the First Party shall not act in contravention to the agreement and shall evade any action which may put the Second Party in to any loss or damages detrimental to the interest of the Second Party.
12. That in case of any dispute arising out of the Agreement, only the courts of Faridabad shall have the jurisdiction.

In witness whereof the parties have set their respective hands to this agreement on the date, month and year herein above mentioned in the presence of the Witnesses First Party.

Witness

Pooja
First Party

1. *Mam*

2. *Dr. Shashi Bhusan*
SHASHI BHUSAN
1952/16, FBD.

For Manav Rashtra International
Institute of Research and Studies,

Ball
Second Party

Place

Date



Pooja

हृदयसप्त नंबर : 137

तहसील : सिवानी

किताब : विज्ञान

तर्क संख्या : 7

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वर्क संख्या : 2

हृदयसत नंबर : 131

सहस्रील : सिवाना

जिला : मिवाजी

वर्क संख्या : 2

[illegible]

तहसील : सिवानी

डेटबसल नंबर : 137

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4/43 भाग

गांव : Gurora

हदबसत नंबर : 131

तहसील : सिवानो

जिला : सिवानो

वर्क 2055 : 3

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Indian-Non Judicial Stamp Haryana Government



Date : 13/12/2022

Certificate No. BDM2022L9



GRN No. 97154102

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Smt chandrakala Wife of Rajesh kumar
H.No/Floor : X Sector/Ward : X LandMark : Gurera
City/Village : Dhanothichhoti District : Bhiwani State : Haryana
Phone : 97*****02



Buyer / Second Party Detail

Name : Manav rachana international Institute of research and Studies
H.No/Floor : X Sector/Ward : X LandMark : Gurerra
City/Village : Faridabad District : Bhiwani State : Haryana
Phone : 99*****01

Purpose : Agreement

The authenticity of this document can be verified by scanning the **Agreement to sell** QR code or on the website <https://egrashry.nic.in>

This Deed of Agreement is made at Faridabad on this 13th Day of December 2022 between **Mrs. Chandra Kala (Aadhar No.- 412958883881)**, d/o Sh. Rajesh Kumar, R/o Dhanothi, Chhoti, Dhanoti Chhoti, Churu, Rajasthan-331701- (hereinafter called the **First Party** which expression shall mean and include unless repugnant to the context of heirs, successor's, executors, legal representatives, administrator and assigns) of the First Party And **Manav Rachna International Institute of Research and Studies, Sector-43, Surajkund Badkhal Raod, Faridabad through its Authorized Signatory Mr. Braham Prakash (Aadhar No.- 827556441624)**, s/o Late Sh. B.N. Bhalla, R/o H. No. 56, Sector-46, Faridabad, Haryana (hereinafter called the **Second Party**, which expression shall mean and include unless repugnant to the context of heirs, successor's, executors, legal representatives, administrator and assigns) of the Second Party.

Chanderkala

For Manav Rachna International
Institute of Research and Studies

Auth. Signatory

WHEREAS the First Party is the absolute owner of land measuring 48 Kanal 9 Marla 6 sarsai (Intkal No. 3762), vaka mauza Gurera, Village Siwani, District Bhiwani, Haryana as per following details:-

- (a) Khawat No. 9- Rakba – 1877/17066th share in 344 Kanal = 756.69 Marla = 37 Kanal 16 Marla and 6 sarsai
- (b) Khawat No. 8, Khata No. 10/11- Rakba – 1/6th share in 64 Kanal = 213.33 Marla = 10 Kanal 13 Marla

Total Land- 48 Kanal 9 Marla and 6 sarsai, vaka mauja Gurera, Villlage Siwani, District Bhiwani, Haryana

Whereas the First Party assures the Second Party that the Property as described above being hereby agreed to be sold to the Second Party is free from all sorts of encumbrances, liens, liabilities, injunctions, claims, disputes, charges, notice, gifts, sales, mortgages, defects, burdens, attachments, litigations and disputes and if proves otherwise and the Second Party suffers any loss, either the part or whole of the property is taken away from the possession of the Second Party than the Second Party has the right to recover all such losses or damages from the First Party's movable and immovable property.

Whereas the First Party due to her needs and requirements have agreed to sell, transfer and convey its rights, interests, liens and titles in the said Property as described above and the Second Party has agreed to purchase the said Property on the following terms and conditions:-

Chander Kalia

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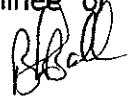
For Manav Rachna International
Institute of Research and Studies

Auth. Signatory

Now this Agreement witnesseth as follows:-

1. That the First Party has assured the Second Party that she is the exclusive owner of the said property.
2. That the first party has assured to the second party there is no defect in the title of the property and she has not entered into any other agreement for the sale, mortgage of the said property with any other party and the property is not subject to any legal flaw. The first party further assures that she has the power to sell the said property, if proved otherwise the First Party will remain liable for the consequences, thereof, whatsoever.
3. That the total sale price of the above said Property has been fixed as Rs. 45,15,000/- (Rs Forty Five Lac Fifteen thousand only) and out of total sale consideration, the second party has paid Rs. 9,00,000/- (Rs. Nine Lac only) to First Party as per details given below:-
4. Rs. 9,00,000/- (Rs. Nine Lac only) vide Cheque No. 120708 dated 13.12.2022 of Indusind Bank Faridabad and the balance amount at the time of registration of sale deed.
5. That the last date of execution of Sale Deed has been fixed on or before 15.02.2023.
6. All expenses on the said registered Sale Deed shall be borne by the Second Party.
7. That the said First Party shall hand over all the documents pertaining to the said property to the Second Party at the time of execution of Sale Deed, that the vacant possession of the said Property will be handed over by the said First Party to the said Second Party at the time of execution of Registered Sale Deed.
8. That the Second Party has the right to get the Sale Deed, power of attorney affected to its name or in the name of her nominee or any person

Chander Kala


For Manav Rachna International
Institute of Research and Studies

Auth. Signatory

whomsoever on or before 15.02.2023 and the First Party shall have no objection for the same at any later stage.

9. That in case, the said First Party backs out / fails to get the transfer or Sale Deed executed and registered within the time, then the Second Party will have all the rights to get the Sale Deed executed and registered through Court of Law and in that event the First Party shall be responsible for all the costs and expenses etc. of litigations thereof or the First Party shall be liable to refund to the said Second Party double of the amount of earnest money received by it on the option of the said Second Party. In case the Second Party fails to pay the balance sale consideration up to the stipulated date for any reason whatsoever, the transaction shall stand cancelled and the earnest money paid by the Second Party shall stand forfeited. Thereafter, the First Party shall be competent and entitled to deal with the aforesaid property in any manner deemed fit by it.
10. Time is the essence of this transaction. Under no circumstances shall the Second Party be entitled to any extension of time for payment of balance sale consideration subject to fulfilling of all obligations by First Party as stated above.
11. That the First Party shall not act in contravention to the agreement and shall evade any action which may put the Second Party in to any loss or damages detrimental to the interest of the Second Party.

Chander Kala



For Manav Rachna International
Institute of Research and Studies

Auth. Signatory

12. That in case of any dispute arising out of the Agreement, only the courts of Bhiwani/ Faridabad shall have the jurisdiction.

In witness whereof the parties have set their respective hands to this agreement on the date, month and year herein above mentioned in the presence of the Witnesses First Party.

Witness

Vikashty.

Chanderkaly
First Party

1. Vikash St. Dinesh
VPO Satnali (Nakendugari)
Haryana

2. Rajesh St. Dami Ram
Dhanothi chhoti Chura
Rajasthan
Rajesh


Second Party

Place Bhiwani

Date 13-12-2022

For Manav Rachna International
Institute of Research and Studies

Auth. Signatory

हृदयसल नंबर : 134

हृदयसल नंबर : 134

सहस्रील : सिवनी

जिना

वर्क संख्या : १

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अमर सिंह	अमर सिंह,	147/11
अदि बदन्तर	जगदीश,	10
	धर्मपाल	8-0
	हर तीन	11
	समभाग	3/4 भाग
	वासीदेह	10
	श्रीमती सन्तोष,	8-0
	श्रीमती रेखा	11
	हर दो समभाग	8-0
	टीबा	8-0
	हिस्सेदारान	1/2
	श्रीमती	8-0
	सन्तोष,	टीबा
	श्रीमती रेखा	13
	हर दो	8-0
	समभाग	टीबा

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रजिस्टर इतकाल

हदबसत नंबर : 131

तहसील : सिवान

जिला : सिवान
वर्क संख्या : 3

नाम तरफा या याह	नाम मालिक व विवरण	नाम काशतकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	नाम मातलिक व विवरण	नाम काशतकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	मातला या लगान	किस्म या तारीख इतकाल मय के जसरहन	फीस दाखिला या तसदीक निरदावर कामूनगो
	1/4 भाग 12						1/4 भाग 8		
	वासीदेह 8-0 टीबा						हिस्सेदारान 8-0		
	बायान 13						टीबा 9		
	श्रीमति कविता पत्नी 8-0 टीबा						बायान 9		
	नरेश कुमार पुत्र 148//						राजेन्द्र 8-0		
	धर्मपाल 6						सांगवान पुत्र टीबा 148//		
	1/12 भाग 8-0 टीबा						पीहकरमल पुत्र 15		
	वासी सिवानी 15						रामनाथ 15		
	मुशत्री 8-0 टीबा						1/6 भाग 8-0		
	श्रीमती किरण पत्नी						टीबा 6		
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	1/12 भाग 64-0						किते 8		
	वासी सिवानी 64-0						64-0		
	मुशत्री 64-0						मजरआ 64-0		
	वाला बैय हस्त 64-0						किते 8		
	सुरत जदीद मन्जुर 64-0						64-0		
	मुशत्री 64-0						मजरआ 64-0		

रजिस्टर इतकाल

हवबसत नंबर : 1111

तहसील : सिवानी

जिला : सिवानी

वर्क संख्या : 4

नंबर शुमार	नंबर खाता	नाम तरफा या चाह	नाम मालिक व विवरण	नाम काशतकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	मामला या लगान	नंबर व नाम खेत व रकबा व किस्म जमीन	नाम काशतकार व विवरण	नाम मालिक व विवरण	नंबर खाता	जमाबंदी जदीद	हस्ताक्षर रेवन्यू अफसर AC II GRADE 27-09-2022	कीस दाखिला या तसदीक खारज गिरदावर कानूनगो

कीस
रेवन्यू अफसर

2, 1750

2, 1750

रजिस्टर इंतकाल

हृदयसप्त नंबर : 131

तहसील : सिवान

जिला : मिर्जापुर

वर्षक संख्या : १

3	4	5	6	7	8	9	10	11	12	13	14	15
इन्साल जमाबंदी गुजस्ता या आखरी बाकी इन्सालान् लिपिकी तरसीम मतलूब है इन्साल जमाबंदी जो इन्सालान् लिपिकी तरसीम मतलूब है												
नाम तरफा या चाह	नाम मालिक व विवरण	नाम कारातकार व विवरण	नंबर व नाम खेत व रुकबा व किसम जमीन	मामली या तगान	नंबर खाता जमाबंदी जदीद	नाम मासिक व विवरण	नाम कारातकार व विवरण	नाम नंबर व नाम खेत व रुकबा व किसम जमीन	मासतग या जमाग	किस्म	फीस	रिपोर्ट पटवारी या तसदीक निरदातर कानमगो
3762 खेवट न. खाती	3741.3566, 3755.3 बटस्तूर 619. 3749					श्रीमती घनदकला बटस्तूर						
9		राजेन्द्र सांगवान पुत्र	सालम खेवट किते 43			पत्नी राजेश कुमार पुत्र दानीराम		सालम खेवट किते 43 344-0				हस्ताक्षर पटवारी 30-09-2022 मुताबला शुद्ध हस्ताक्षर हल्का कानमगो 12-10-2022
		पोहकरमल पुत्र रामनाथ	344-0 मजरुआ			1877/17066 भाग बाती घालीली छोटी		मजरुआ				
		1877/17066 भाग बाकी बटस्तूर 15189/17066 भाग				तह. राजगढ बाकी बटस्तूर 15189/17066 भाग						
3762 ख0 न0 खाती	अमर सिंह	राजेन्द्र सांगवान पुत्र पोहकरमल पुत्र रामनाथ	147//			अमर सिंह	हिरसा कानमगो मुन्सुबिला 37-10-21	1877/17066 भाग अमर सिंह, 147//				
10/11 खेवट न.	आदि बटस्तूर	आदि बटस्तूर	8			आदि बटस्तूर		जगदीश, धर्मपाल 8-0 टीबा				

हृदयसप्त नंबर : १७१

रजिस्टर इंटरकालि

तहसील : सिपाईगंज

जिला : सिवाजी

वर्क संख्या : 2

[illegible]

रजिस्टर इंतकाल

हदबस्त नंबर : 131

तहसील : सिवनी

जिला : सिवनी

वर्क संख्या : 3

नाम या घाह	नाम मालिक व विवरण	नाम कार्यालयाकार व विवरण	नंबर व नाम खेत व रकबा व किसम जमीन	नाम मासिक व विवरण	नाम कार्यालयाकार व विवरण	नंबर व नाम खेत व रकबा व किसम जमीन	मामला या लगान	किसम या तारीख इंतकाल गय है जरूरत	कीस दाखिला या तसदीक गिरदावर कानूनगो
			नंबर खाला जमाबंदी जदीद						

किते 8
64-0

62 खेवट न. खाली
320

3741.3566.3755.3 बदस्तूर
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3749

राजेंद्र पुत्र
पौहकरमल पुत्र
रामनाथ
1/4 भाग
बाकी बदस्तूर
3/4 भाग

सालम खेवट
किते 4
32-0
मजरआ

श्रीमती चन्प्रकला बदस्तूर
पत्नी
राजेश कुमार पुत्र
दानीराम
1/4 भाग
बाकी बदस्तूर
3/4 भाग

मजरआ
किते 8
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मजरआ

सालम खेवट
किते 4
32-0
मजरआ

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बाका बैय
मन्जूर
है।
हस्ताक्षर
रवन्यू अफसर
AC II GRADE
12-10-2022

हिस्सा क.म.स.
मुन्तकिला
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