

१८८७-१८८८

इस जगह से काटिये कि आसानी से जमाबन्दी के साथ स्थि हो सके।

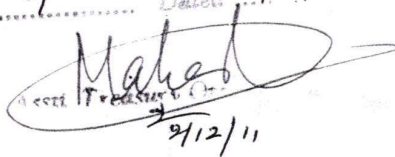
इस जगह से काटिये कि आसानी से जमाबन्दी के साथ स्थि हो सके।

C.C. No 38 dt 2/12/2011

4494

SECTION 42
Certified that a Sum of Rs. 45,00,000 = 45
(Rupees Forty five Lacs Only.)

has been loaned by Sh. GOKAL DAS Warehousing Corporation Bangalore
in favor of Smt. Deed 90,00,000/- Through Bijender Singh & Sh. Sher Singh & Pathani
130-Stamp: Non Judicial Stamp on
n Syndicate Bank, Taoru.
Sr. No. 7 Dated 2/12/11


2/12/11

SALE DEED

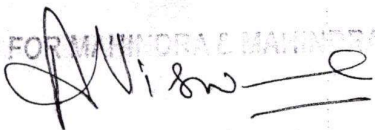
- | | | | |
|----|---------------------|---|-----------------------------------|
| 1. | Type of Deed | : | Sale Deed |
| 2. | Village | : | Jhamuwas, Tehsil Taoru, District |
| | | : | Mewat, Haryana |
| 3. | Measurement of Land | : | 45 Kanal 11 Marla |
| 4. | Transaction Value | : | Rs.9,00,00,000/- |
| 5. | Stamp Duty | : | Rs.45,00,000/- |
| 6. | Stamp No. / Date | : | C.C.No.38, dated 2.12.2011 |
| | | : | Serial No.7 dated 2.12.2011 |
| 7. | Treasury | : | Assistant Treasury Officer, Taoru |

THIS DEED OF SALE is made at Taoru on this 18th day of December, 2011
("Sale Deed") by:

Mahindra & Mahindra Limited, a Company incorporated under the Indian Companies Act, 1913 and having its registered office at Gateway Building, Apollo Bunder, Mumbai - 400001 ("**M&M**") (hereinafter referred to as the "**Vendor**" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted

{1}

FOR MAHINDRA & MAHINDRA LTD.



AUTHORIZED SIGNATURES

दिनांक 04/01/2012

प्रलेख न: 4494

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील तावडु	गांव/शहर झामूवास	स्थित झामूवास
भवन का विवरण		
भूमि का विवरण		
चाही	5 Acre 5 Kanal 11 Marla	
धन संबंधी विवरण		
राशि 90,000,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 4,500,000.00 रुपये	
स्टाम्प की राशि 4,500,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 3.00 रुपये
	रूपये	

Drafted By: K.R Aman Adv.

यह प्रलेख आज दिनांक 04/01/2012 दिन बुधवार समय 12:13:00PM बजे श्री/श्रीमती/कुमारी Mahindra & Mahindra Ltd. thru Mr.A. Vishwanath निवासी Mumbai द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Mahindra & Mahindra Ltd. thru Mr.A. Vishwanath(OTHER)

उप/सहायक पंजीयन अधिकारी
तावडु सब रजिस्ट्रार
तावडु (मेवात)

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Ashwin R.Hinduja क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 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 Aman Singh Numbardar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Tauru व श्री/श्रीमती/कुमारी Syed M Hasan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी S.M.Manzurul Hasan निवासी New Delhi ने की।
साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 04/01/2012

उप/सहायक पंजीयन अधिकारी
तावडु सब रजिस्ट्रार
तावडु (मेवात)

assigns) acting through its Authorised Signatory Mr. A. Vishwanath duly authorised vide Authority Letter dated 15.12.2011 authorised vide Board Resolution dated 29.1.2003, of the **First Part**;

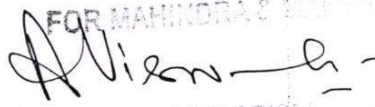
IN FAVOUR OF

M/s Gokal Das Warehousing Corporation a partnership firm incorporated under the laws of India and having its office at 222 Sattva Quest, 2nd Floor, 5th Main Bellary Road, Sadashiv Nagar, Bangalore-560080 through its Partner Mr. Ashwin R. Hinduja, (hereinafter referred to as the "**Vendee**" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns) of the **Second Part**.

(The Vendor and the Vendee are hereinafter, wherever the context requires and permits, collectively referred to as the "**Parties**" and individually as the "**Party**").

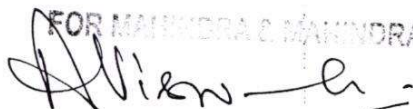
- A. The Vendor vide three separate sale deeds, all dated 8.5.2008 have purchased the land measuring 45 Kanal 11 Marla i.e. 5.69375 acre, bearing Mustatil No.5, Killa No. 16/1 (5-4), 25 (6-16), Mustatil No. 4, Killa No. 19/2 (3-12), 20(8-0), 21/1(4-0), 21/2(4-0), 22/1(3-8), Mustatil No.10, Killa No. 5/1(3-3), Mustatil No.11, Killa No.1/1/1(2-11), 1/1/2/1(1-7), 2/1/1(1-4), 1/1/2/2(1-4), 2/1/2(1-2), in the revenue estate of Village Jhamuwas, Tehsil Tauru, District Mewat, Haryana and as more particularly described in **Schedule A ("Land")**.
- B. The Vendee is desirous of purchasing the Land from the Vendor on "as is where is" basis and the Vendor has agreed to sell the Land to the Vendee.
- C. In accordance with the aforesaid the Vendor and the Vendee have agreed to enter into this Sale Deed to sell the Land subject to terms and conditions set forth herein including that the Vendor and the Vendee shall ensure strict compliance of each of the terms and conditions of this Agreement.

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Sale Deed and other good and valuable consideration (the receipt and adequacy of which are hereby mutually acknowledged), the Parties with the intent to be legally bound hereby agree as follows:

FOR MAHINDRA & MAHINDRA LTD.
 {2}
AUTHORISED SIGNATORIES

NOW THIS INDENTURE WITNESSTH AS UNDER

1. In consideration of a total sum of Rs.9,00,00,000/- (Rupees Nine Crores only) paid by the Vendee vide banker's cheque/ Demand Draft No. 627358, dated 3.01.2012, drawn on Standard Chartered Bank, the Vendor hereby convey, sell and transfer the Land along with all its right, title, and ownership to the Vendee on a "as is where is" basis. The sale consideration is being paid in the name of M&M, the receipt whereof the Vendor do hereby admit and acknowledge and the Vendor hereby discharges the Vendee against claim of any consideration in respect of the transfer of the Land in favour of the Vendee.
2. The actual vacant physical possession of the Land has been delivered by the Vendor to the Vendee simultaneously upon execution of this Sale Deed. The Vendor has also handed over all the original title documents pertaining to the Land as listed in **Schedule B** to the Vendee.
3. That hereafter the Vendor or any other person or persons acting for and/or on their behalf have left with no right, title interest, claim or concern of any nature with the Land and the Vendee shall hereafter become the owner of the Land for all intents and purposes with full right to enjoy, sale, transfer, and deal with the same in any manner whatsoever as absolute owner thereof without any let or hindrance / objection by the Vendor or any other person acting for and on there behalf.
4. That all taxes payable in respect of the Land up to the date of the execution of this Sale Deed shall be the liability of the Vendor and thereafter it shall be the liability of the Vendee. That in the event any amount is outstanding towards any tax in respect of the Land, even if noticed after the execution of the Sale Deed, the Vendor shall discharge the same.
5. All costs and expenses of this Sale Deed viz. stamp duty, registration charges, etc. shall be the sole liability of the Vendee.
6. The Vendor hereby represents and warrant to the Vendee that:
 - a. the Vendor has title in the Land and the Vendor has corporate authority to convey the same in favour of the Vendee herein;

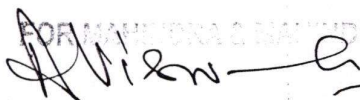
FOR MAHENDRA C. MAHENDRA LTD.
 {3}
AUTHORISED SIGNATORIES

- b. they are the registered owners of the Land in terms of the sale deed(s) (copies of which have been provided to the Vendee); and the Land is a contiguous patch of land duly demarcated by a boundary wall;
- c. there is no litigation or arbitration pending against or with respect to the said Land or any part thereof or against the Vendors relating to the said Land;
- d. the Land is free from any patta, lease and the said Land is in absolute possession of the Vendor;
- e. they have not created any mortgage, encumbrance, charge, lien on the Land and that they have not obtained any loan by keeping the Land as security;
- f. that there is no notice of any acquisition / requisition in respect of the Land nor there is any proceeding pending for acquisition of the Land; and
- g. that there is no attachment in respect of the Land pursuant to any court decree nor by the Income Tax Authority or any other authority.

7. The Vendee covenants and agrees that:

- a. The Vendee shall be entitled to get its name mutated in the records of the revenue authority on the basis of this sale deed;
- b. The Land shall be owned by the Vendee and shall be in the exclusive possession and ownership of the Vendee for its use and occupation in accordance with applicable laws; and with full authority and power to sell and transfer the same.
- c. The Vendee shall be liable for and pay all levies, taxes, charges, fees, deposits, duties, cesses, wealth taxes, fines, penalties, unearned increases and other outgoings, payable to any Government/ local body/ authorities and/ or any other authorities and municipalities in respect of the Land from the date of the execution of this Sale Deed.

8. The Vendee fully acknowledges and agrees that it is purchasing the Land on "as is where is" basis. The Vendee acknowledges and confirms that it

 **4**

AUTHORISED SIGNATORIES

has conducted all necessary due diligences and has satisfied itself in respect of the title and ownership of the Land.

9. The Vendor shall be left with no right, title, interest, claim or concern of any on the Land and the Vendee has become the absolute owner of the Land, with full right to use, enjoy, sell and transfer the same as absolute owner without any objection/ hindrance by the Vendor or any other person claiming through or under the Vendor.
10. This transaction has taken place at Taoru and as such courts at Taoru / Mewat, Haryana shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this Sale Deed.

IN WITNESS WHEREOF, the **VENDOR** and the **VENDEE** have signed this Sale Deed at Taoru on the date first mentioned above in the presence of the following witnesses;

WITNESSES:-

Witnessed by:

Name:

Address:

Amam Singh
Nam Das
Taoru

**MAHINDRA & MAHINDRA
LIMITED**

FOR MAHINDRA & MAHINDRA LTD.

By:

Name: A. Vishwanath

Title: Authorised Signatory

Witnessed by:

Name:

Address:

Syed M Hasan S/o Sh. Late.
S.M. Manzoorul Hasan

A-235, Savitri Nagar,
New Delhi - 37

**Gokal Das Warehousing
Corporation**

By:

Name: Ashwin R. Hinduja

Title: Partner

Drafted by

R B AMAN Advocate

Taoru

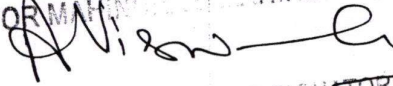
SCHEDULE A

DESCRIPTION OF THE LAND

ALL THAT piece and parcel of land measuring 45 Kanal 11 Marla i.e. 5.69375 acre bearing Mustatil No.5, Killa No. 16/1 (5-4), 25 (6-16), Mustatil No. 4, Killa No. 19/2 (3-12), 20(8-0), 21/1(4-0), 21/2(4-0), 22/1(3-8), Mustatil No.10, Killa No. 5/1(3-3), Mustatil No.11, Killa No. 1/1/1(2-11), 1/1/2/1(1-7), 2/1/1(1-4), 1/1/2/2(1-4), 2/1/2(1-2), in the revenue estate of Village Jhamuwas, Tehsil Tauru, District Mewat, Haryana.

The Land is bound by:

NORTH : Village Rasta
SOUTH : Road
EAST : Village Rasta
WEST : Other's Property

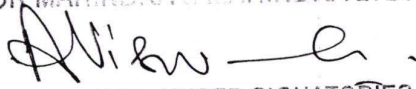
FOR MAHINDRA LTD.

AUTHORIZED SIGNATORIES

SCHEDULE B

LIST OF DOCUMENTS HANDED OVER TO THE VENDEE BY THE VENDOR

1. Original Sale Deed dated 8.05.2008 executed by Bhawani in favour of Mahindra & Mahindra Ltd in respect of land measuring 9 Kanal 19 Marla.
2. Sale Deed dated 8.05.2008 executed by Maha Singh, Mahinder Singh, Anangpal, Jagat Pal in favour of Mahindra & Mahindra Ltd in respect of land measuring 2 Kanal 6 Marla.
3. Original Sale Deed dated 8.05.2008 executed by Maha Singh, Mahinder Singh, Anangpal, Jagat Pal, Smt. Ganga Devi in favour of Mahindra & Mahindra Ltd in respect of land measuring 33 Kanal 6 Marla.
4. Jamabandi
5. Intkals

FOR MAHINDRA & MAHINDRA LTD.


AUTHORIZED SIGNATORIES

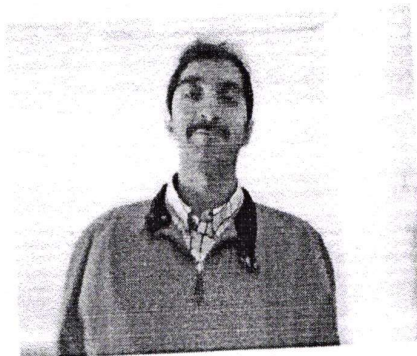
Reg. No.
4494

Reg. Year
2011-2012

Book No.
1



विक्रेता



क्रेता



गवाह

विक्रेता

Mr. A. Vishwanath

[Signature]

क्रेता

Ashwin R. Hinduja

[Signature]

गवाह 1:- Aman Singh Numbardar

[Signature]

गवाह 2:- Syed M Hasan

[Signature]

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,494 आज दिनांक 04/01/2012 को बही न: 1 जिल्द न: 97 के पृष्ठ न: 9 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 952 के पृष्ठ सख्या 57 से 58 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 04/01/2012

[Signature]
उप/संयुक्त पंजीयन अधिकारी
तावड़ (मेवात)