

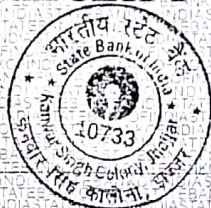
INR No.  
18901261



Sl. No. 430044

GSR / 001

## RECEIPT



Branch

Code No

864  
10733

STATE BANK OF INDIA

Received a sum of ₹ 6,56,500/-

Rupees Six Lacs Fifty Six Thousands Five hundred only only)

From Smt./ Shri PARAG AGRO TECH PVT LTD

Mo, d/o, w/o THROUGH AMIT PAHWA

Residing at R.K. PURAM NEW DELHI - 11 for credit to Government of Haryana  
Account towards Stamp Duty.

Date: 11/5/16

Place: THROODA



(Signatures of Authorised Officer)

- 1- Village /City Name: Patauda
- 2- Transaction value: Rs. 1,31,30,000/-
- 3- Stamp Duty: Rs. 6,56,500/-
- 4- Stamp Number and Date: 430044 dated 11.05.2016, S.B.I. Jhajjar.
- 5- Execution date: 13.05.2016
- 6- Agriculture land and type of land i.e Nehri/Chahi/banjar/garmumkin etc.: Chai
- 7- Distance from Road: Abutting.
8. Collector rate per acre : Rs. 52,00,000/-

LR No  
18701261

STATE BANK OF INDIA

Sl. No. 430044

GSR / 001

RECEIPT



Branch Code No. 10733

STATE BANK OF INDIA

Received a sum of ₹ 6,56,500/-

(Rupees Six Lacs Fifty Six Thousands Five hundred only)

from Smt./ Shri PARAG AGRO TECH PVT LTD

s/o, d/o, w/o THROUGH AMIT PAHWA

residing at R.K PURAM New DELHI- 66 for credit to Government of Haryana  
account towards Stamp Duty.

Date: 11/5/11

Place: THARUWAL

(Signatures of Authorised Officer)

1- Village / City Name: Patoda

2- Transaction value: Rs. 1,31,30,000/-

3- Stamp Duty: Rs. 6,56,500/-

**RECEIPT**  
**DITS JHAJJAR**

Dated... 13/5/16

8674

6300

(Rs. ....)

300/- Rupees Three Hundred only  
Govt. 200/- ITS 100

unt of .....

Sh./Smt. ....

S/o. W/o Sh. ....  
Mutation Fee for Dated No. ....  
The ..... Distt. Jhajjar.

Data Entry Operator  
SDO (C) / Teh. ....



Receipt (First Party Copy)

Receipt Book (A)

No.956

Sub Registrar Office झज्जर

Registration Date 13/05/2016

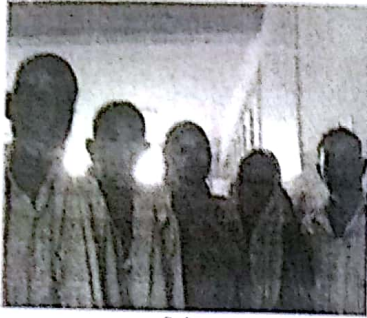
Registration No. 864  
Name of Executor सुरेन्द्र  
Date of Execution 13/05/2016  
Date of Presentation 13/05/2016  
Type of Deed SALE OUTSIDE MC AREA  
Transaction Value 13130000.00  
Duty Paid thru Stamp 656500.00

Registry Fees 15,000.00  
Pasting Fees 2.00  
Total Fees 15002.00

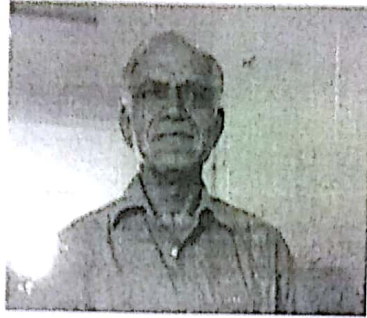
Sub Registrar,

झज्जर

The applicant will receive the final document on 13/05/2016 during the office hours



सिकेता



प्रेता



गयाह



उप /सयुक्त पंजीयन अधिकारी

Witness:

1) Nabardar Kanwar Lal

*Kanwar Lal*

S/o Badan Singh

Village & P.O. Patuda,

District - Jhajjar, Haryana.

2) Mr. Chetan Singhal

*Chetan Singhal*

S/o R.S. Singhal














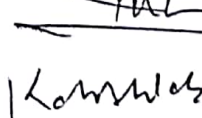

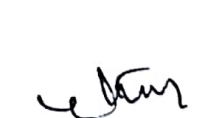
201, GF, Opposite Radisson Blue,

DDA Pocket - 8, Sector - 12,

Dwarka, Amberhal, Dwarka,

Sector - 6, Delhi - 110075.

*हजारा ५२११६० ६०९*  
*५००८ ५११११ ०९*  
*२१११११ २१११ ६१*  
*13/5/16*  
Drafted by -  
**DEEPAK SAINI**  
Advocate  
DIST. COURT, JHAJJAR

विक्रेता	सुरेन्द्र		
विक्रेता	महेन्द्र		
विक्रेता	जुगलाल		
विक्रेता	विवेन्द्र		
विक्रेता	सविता		
क्रेता	मिन जानिब गुरुचरण दास बल्ला		
गवाह	कंवरलाल नम्बरदार		
गवाह	चेतन सिंघल		

प्रमाण-पत्र

माणित किया जाता है कि यह प्रलेख क्रमांक 864 आज दिनांक 13/05/2016 को बही न: 1 जिल्द न: 553 के पृष्ठ न: 129 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 5,882 के पृष्ठ सख्या 89 से 95 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और वाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 13/05/2016

उप/संयुक्त निम्न अधिकारी  
इंज्जर

Based on the representations made by the vendors hereinabove and relying on them the vendee has agreed to take the property and to execute this Sale Deed on terms and conditions hereinafter recorded:

**NOW THIS SALE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

That the vendors have agreed to sell the said immovable property measuring 20 Kanals and 04 Marlas Share of the above mentioned land to the vendee and the vendee has agreed to purchase the same for a sum of Rs. 1,31,30,000/- only (Rupees One Crore Thirty One Lakhs And Thirty Thousand Only) out of which Rs. 10,00,000/- (Rupee Ten Lakhs Only) has been paid by the vendee to (i) Sh. Surender, (ii) Sh. Mahender, Rs 1,00,000/- lakhs each, and (iii) Sh. Juglal, Rs. 8,00,000/- by way of earnest money, and the balance of Rs. 1,21,30,000/- (Rupees One Crore Twenty One Lakh And Thirty Thousand ) only, through bank draft Nos. (i) is paid by the vendee to the vendors before the Sub Registrar at the time of presentation of the deed for registration.

**COVENANTS OF THE VENDOR:**

1. That the vendors shall get the **THE LAND** cleared of debris, electric poles and lines and trees and bushes.
2. The said property shall be quietly entered into and upon by the Vendee who shall hold and enjoy the same as absolute owner without any interruption from the Vendor or any persons claiming through the Vendors.
3. The Vendors has given vacant possession of the said property to the Vendee.
4. The Vendors have paid all taxes etc., payable on the said property upto date and the Vendee will have to pay such taxes etc., payable hereafter.
5. The property is free from all encumbrances, charges, mortgages, prior assignments of sale or lease hold or court attachments and it is not subject to any other litigation.
6. The previous title deeds relating to the said property hereby handed over to the Vendee.
7. The Vendors hereby agrees to co-operate with the Vendee to get the title of the said property changed in the name of the Vendee in Revenue Records.
8. The Vendors does hereby further agree with the Vendee at all times hereafter at the cost of the Vendee to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Vendee according to the true intent and meaning of this deed.



situated at Village Patauda, District Jhajjar, Haryana, India. (hereinafter called the property).  
(Morefully described in schedule A).

**OWNERSHIP DETAILS:**

Name of Vendors	Share of land	Mustkil and Khet Nos	Amount paid vide draft
Shri. Surender and Shri Mahender	86/399	162 - 4/2 (0-11), 7/1 (3-0), 13 (8-0), 14 (8-0).  Total – 84 Marla.	(i) Sh. Surender – RS.12,65,000/- Vide draft Nos. 100113 dated 13.05.2016,drawn on Karnatka bank limited.  (ii) Sh. Mahender - RS.12,65,000/- Vide draft Nos. 100115 dated 13.05.2016,drawn on Karnatka bank limited.
Shri. Juglal	313/399	162 - 4/2 (0-11), 7/1 (3-0), 13 (8-0), 14 (8-0).  Total – 307 Marla.	Sh. Juglal – Rs. 91,77,500/- Vide draft Nos. 100114 dated 13.05.2016,drawn on Karnatka bank limited.
Shri. Virender	3/13	4/1 (0-3 min east) and 7/2 (0 – 10 min east).  Total – 3 Marla	Sh. Virender – Rs.97,500/- Vide draft Nos. 507543 dated 13.05.2016,drawn on Karnatka bank limited.
Shrimati. Savita	10/13	4/1 (0-3 min east) and 7/2 (0 – 10 min east).  Total – 10 Marla	Smt. Savita – Rs. 3,25,000/- Vide draft Nos. 507542 dated 13.05.2016,drawn on Karnatka bank limited.
Total		404 Marla or 20 Kanal 04 Marla.	

any legislation, ordinance etc and or any judicial or **quasi** judicial authority as may be applicable.

**"Property"** shall mean and include land located at village Patudi measuring 20 Kanal and 04 Marlas, from Khewat No. 433 min, Khata No. 492 min, Mustkil No. 162 and Kila No. 4/2 (0-11), 7/1 (3-0), 13 (8-0), 14 (8-0), 4/1 (0 -3 min East) and 7/2 (0-10min East), situated at Village Patauda, District Jhajjar, Haryana, India.

**"Effective date"** shall mean 13.05. 2016.

1.2 In this Sale Deed:

- (a) References to any statute or statutory provision or order or regulation made there under shall include that statute, provision, order or regulation as amended, modified, re-enacted or replaced from time to time whether before or after the date hereof.
- (b) References to persons shall include bodies corporate, unincorporated associations, partnerships and any organization or entity having legal capacity.
- (c) Headings to Articles are for information only and shall not form part of the operative provisions of this Sale Deed and shall not be taken into consideration in its interpretation or construction.
- d) References to Recitals, Articles or Annexure/s are, unless the context otherwise requires, references to recitals, articles or annexes of this Sale Deed.
- (e) Unless the context otherwise requires, reference to one gender includes a reference to the other, words importing the singular include the plural and *vice versa*.
- (f) References to the words "include" or "including" shall be construed as being suffixed by the term "without limitation".
- a. The vendors have represented that they are the Owners vide farad jamabandi 2007 – 08, Inteqal No. 6092, and are absolutely seized & in possession of agriculture land measuring 20 Kanal and 04 Marlas, from Khewat No. 433 min, Khata No. 492 min, Mustkil No. 162 and Kila No. 4/2 (0-11), 7/1 (3-0), 13 (8-0), 14 (8-0), 4/1 (0-3 min east) and 7/2 (0-10 min east),

This **SALE DEED** (hereinafter referred to as the "Sale Deed" ) is made and executed at 13<sup>th</sup> on this May, day of, 2016)

(i) Shri. Surender, (ii) Shri. Mahender, Both S/o Shri, Jainarayan, adopted s/o Mangtu, Both R/o Village Patuda, Jhajjar, Haryana, (iii) Shri. Jug Lal, S/o Smt. Sarti, D/o Shri. Mangtu, R/o village Patuda, Jhajjar, Haryana, (iv) Shri. Virender, S/o Jainarayan, adopted s/o Mangtu, R/o Village Patuda, Jhajjar, Haryana and (v) Shrimati. Savita, W/o Shri. Virender, S/o Shri, Jainarayan, R/o Village Patuda, Jhajjar, Haryana (hereinafter called the Vendors or First Party), which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their legal heirs, permitted assigns and successors in interest) of the FIRST PART;

In favour of

**M/s Parag Agrotech Private Limited**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at **310 Kanchan House Karampura, New Delhi 110015**, through its authorized person, Mr. GURCHARAN DASS BHALLA, duly authorized vide board resolution Dated 02.05.2016 (hereinafter individually referred to as the "Vendee" or Second Party), which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its assigns and successors in interest) of the SECOND PART.

## ARTICLE 1

### DEFINITIONS AND INTERPRETATION

- 1.1 In this Sale Deed, unless repugnant to the context, the following terms shall have the following meanings:

**"Arbitration Act"** means the Arbitration and Conciliation Act, 1996 as amended up to date.

**"Applicable Laws"** means and includes any applicable central, state or local law, statute, ordinance, rule, regulation, code, byelaw, government order or direction, judgement, decree or order of a judicial or a quasi-judicial authority.

**"Appropriate Authority"** or **"Authority"** shall mean and include any government and or semi- government authorities/ agencies/departments and any and all authorities/ agencies/departments of or constituted by local, state and central government and or under





ख न: 864

दिनांक 13/05/2016

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील झज्जर	गांव/शहर पटौदा 1	स्थित पटौदा 1
<u>भवन का विवरण</u>		
<u>भूमि का विवरण</u>		
चाही	2 Acre 4 Kanal 4 Marla	
<u>धन संबंधी विवरण</u>		
राशि 13,130,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 656,500.00 रुपये	
स्टाम्प न. 430044	स्टाम्प की राशि 656,500.00 रुपये	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: दीपक सेनी

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 13/05/2016 दिन शुक्रवार समय 3:40:00PM बजे श्री/श्रीमती/कुमारी मृदु पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी जयनारायण निवासी द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

संयुक्त सब रजिस्ट्रार  
झज्जर

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

या

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

दिनांक

उप / संयुक्त पंजीयन अधिकारी  
संयुक्त सब रजिस्ट्रार  
झज्जर

श्री मुरेन्द्र, जुगलाल, विन्द, सविता, महेन्द्र

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी मिन जागिब गुरुधरण दास बलदा 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 कंवरावल नम्बरदार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी जदन सिंह निवासी पटौदा व श्री/श्रीमती/कुमारी चेतन सिवाल पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी आर.एस. सिवाल निवासी - ने की।

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

दिनांक 13/05/2016

उप / संयुक्त पंजीयन अधिकारी  
संयुक्त सब रजिस्ट्रार  
झज्जर

यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

उप / संयुक्त पंजीयन अधिकारी  
संयुक्त सब रजिस्ट्रार  
झज्जर