

हरियाणा सरकार
कार्यालय वन मण्डल अधिकारी, फरीदाबाद
बाई पास रोड, नजदीक रोज गार्डन, सैक्टर-14, फरीदाबाद, दूरमाष 0129-2286760

क्रमांक 783

दिनांक 10-11-2022

सेवा में

अतिरिक्त प्रधान मुख्य वन संरक्षक (एफ0सी0ए0),
हरियाणा, पंचकूला।


विषय

Diversion of 13.684 ha of forest land (closed under section 4 and 5 PLPA 1900) in favour of Manav Rachna International Institute of Research and Studies along Badkhal Surajkund road R side under Forest Division and District Faridabad.

संदर्भ

आर0ई0सी0 मीटिंग नं0 46 दिनांक 11.01.2022

उपरोक्त विषय के संबंध में आपको अवगत करवाया जाता है कि आर0ई0सी0 मीटिंग नं0 46 दिनांक 11.01.2022 द्वारा आप द्वारा यूजर ऐजेंसी को 13.684 है0 वन भूमि डाईवर्जन के बदले समान भूमि उपलब्ध करवाने हेतु निर्देश दिए गए थे। अतः यूजर ऐजेंसी द्वारा 13.736 है0 भूमि Identified करके Agreement to Sell की प्रति इस कार्यालय में प्रस्तुत की गई है। अतः यूजर ऐजेंसी द्वारा जमा किये गये दस्तावेजों की प्रति पत्र के साथ आवश्यक कार्यवाही हेतु भेजी जाती है। यह आपको सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है।


उप वन संरक्षक
फरीदाबाद।

Ref. No.: MRIIRS/REGR/2022/500

Dated: November 02, 2022

To

The Deputy Conservator
Forest Department, Faridabad

Subject: Identification and Mutation of Land for compensatory afforestation in compliance of the directions of State Government.

Respected Sir,

We are pleased to submit that Manav Rachna Institute of Research and Studies, Faridabad has identified, purchased and earmarked 13.736 hectares of land for compensatory afforestation for approval of proposal for diversion of Forest land in favor of Manav Rachna International Institute of Research and Studies, Faridabad, in compliance of the directions of the Regional Empowered Committee and State Government of Haryana. (Details enclosed as Annexure-1).

Further, agreements to Sell have also been executed in order to complete the transfer of land to the State Government in lieu of Forest land diversion in favour of Manav Rachna Institute of Research and Studies, Faridabad.

Manav Rachna applied for diversion of 13.684 hectares of the forest land in respect of the land bearing Khasra Numbers 34, 35 & 36 bearing Application No. FP /HR /SCH /41500 /2019 under Forest Division and District Faridabad which was discussed in 46th REC meeting held on 11.01.2022 wherein the REC after detailed discussion found the proposal complete in all respects.

You are humbly requested to kindly acknowledge and take on record the Identification and committing of land for compensatory afforestation in full compliance of directions issued to us.

With regards,

Yours faithfully,


(Registrar)

Manav Rachna International Institute of Research and Studies
Faridabad, Haryana



Encl: as above

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, NIT Faridabad, Phone: 0129-4198600 (30 lines)
MRIIRS Aravalli Campus - Sector 43, Delhi-Surajkund Road, Faridabad, Phone: 0129-4198100 (30 lines)
E-mail: info@mriirs.edu.in URL: www.mriirs.edu.in

FCABR.
B
3/11/22

1025
3-11-22

Non-Judicial

Indian-Non-Judicial Stamp
Haryana Government

Date: 29/10/2022

Certificate No. E0292022J303

GRN No. 95814993

Stamp Duty Paid : ₹ 2000

Penalty : ₹ 0

(In case of delay)

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 plai 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://agrashry.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 Road, 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.



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) 1/2 share in Min Mikar No. 1 Araji 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) 13205753/1.17414080 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) 4/43 share in mikar no. 2, bakadar araji 70 kanal 13 marla

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



Proja

For Manav Rachna International
Institute of Research and Studies

BBall
Authorised 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:-



Prop

For Manav Rachna International
Institute of Research and Studies

RS Ball
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.



Prop

For Manav Rachna International
Institute of Research and Studies

BBall
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

1. Meen
2. Dr. Suresh Kumar
SHASHI
1952/16, FROD.

Place

Date



First Party

For Manav Rachna International
Institute of Research and Studies,

Second Party - 1

Non Judicial. **Indian-Non Judicial Stamp Haryana Government** Date: 31/10/2022

Certificate No. E0312022J715 Stamp Duty Paid : ₹ 2000
 GRN No. 95043695 Penally : ₹ 0

Seller / First Party Detail

Name: Rajbir Singh
 H.No/Floor: X Sector/Ward: X LandMark: X
 City/Village: Faridabad District: Faridabad State: Haryana
 Phone: 98*****59 Others: Surinder, Singh, Krishna

Buyer / Second Party Detail

Name: Manav rachna International Institute of research and Studies
 H.No/Floor: X Sector/Ward: X LandMark: X
 City/Village: Faridabad District: Faridabad State: Haryana
 Phone: 98*****59

Purpose: AGREEMENT TO SELL

Rajbir Singh

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

Agreement to sell

This Deed of Agreement is made at Faridabad on this 31st Day of October 2022 between **Mr. Rajbir Singh (Aadhar No.- 798391339937)**, s/o Sh. Hanuman Singh, R/o H. No. 152, Ward No. 05, Lilas (121) Bhiwani, Haryana-127046, **Mr. Surender (Aadhar No.- 498496778172)**, s/o Sh. Hanuman Singh, R/o H. No. 152, Ward No. 05, Lilas (121) Bhiwani, Haryana-127046, **Mrs. Krishna (Aadhar No.- 459376125455)**, w/o Sh. Hanuman Singh, R/o H. No. 152, Ward No. 05, Lilas (121) Bhiwani, Haryana-127046 (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,



For Manav Rachna International Institute of Research and Studies

Braham Prakash
 Authorized Signatory

Rajbir Singh
Surender



successor's, executors, legal representatives, administrator and assigns) of the Second Party.

WHEREAS the First Party is the absolute owner of land measuring 40 Kanal 12 Marla, vaka mauza Llas, Tehsil Siwani, District Bhiwani, Haryana as per following details:-

Khewat No. 21, Khtatoni 51, Mauja Rakba- 40 Kanal 12 Marla bearing

Mustkil No.	Killa No.	Kanal	Marla
150	18	7	08
	19	8	00
	20	8	00
	22	8	00
	23	7	08
159	2/1	1	00
	3/1	0	16

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 their 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: -

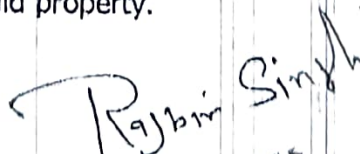
Now this Agreement witnesseth as follows:-

1. That the First Party has assured the Second Party that they are the exclusive owners of the said property.

For Manav Rachna International
Institute of Research and Studies


Authorized Signatory




Sunder



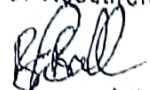
2. That the first party has assured to the second party there is no defect in the title of the property and they have not entered into any other agreement for the sale, mortgage of the said property with any other party and the property is not subject to any legal flaw. The first party further assures that they have 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. 25,37,500/- (Rs Twenty Five lac thirty seven thousand five hundred only) as per details given below:-
4. Rs. 1,50,000/- (Rs. One lac fifty thousand only) vide following NEFT:-
 - (a) Rs. 50,000/- (Rs. Fifty thousand only) in favour of Mr. Rajbir Singh
 - (b) Rs. 50,000/- (Rs. Fifty thousand only) in favour of Mr. Surender
 - (c) Rs. 50,000/- (Rs. Fifty thousand only) in favour of Mrs. Krishna

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 31.01.2023.
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 31.01.2023 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 / falls 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

Rajbir Singh
Surender

For Manav Rachna International
Institute of Research and Studies



Authorised Signatory

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.
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

1.

Shashi Bhusan
SHASHI BHUSAN
1953/16, F-82

2.

Rajbir Singh First Party
Succeeded



Second Party

For Manav Rachna International
Institute of Research and Studies

Rajbir Singh
Authorised Signatory

संकेत संख्या : 1

संकेत संख्या : 137

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
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नंबर	नाम	नाम	नाम	नाम	नाम	नाम	नाम	नाम	नाम	नाम	नाम	नाम	नाम	नाम
नंबर	नाम	नाम	नाम	नाम	नाम	नाम	नाम	नाम	नाम	नाम	नाम	नाम	नाम	नाम

3565 खंड न. खाना राजेन्द्र कुमार पुत्र बदनूर
 पीठकरनाथ पुत्र
 राजनाथ
 1/2 भाग
 वासीदेह
 वाली बदनूर
 1/2 भाग

श्रीमति पुवा कुमारी बदनूर
 पत्नी
 अतीम कुमार पुत्र
 भगत सिंह
 1/2 भाग
 वासी परिचय
 दिल्ली
 वाली बदनूर
 1/2 भाग

3566 खंड न. खाना राजेन्द्र कुमार पुत्र बदनूर
 पीठकरनाथ पुत्र
 राजनाथ
 320/8533 भाग
 राजेन्द्र पुत्र
 पीकर पुत्र



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रजिस्टर इंतकाल

गांव : Gurra हदबस्त नंबर : 131

तहसील : सिवानी

जिला : सिवानी

वर्क संख्या : 2

नंबर शुमार खाला जमाबंदी सावक	नाम तरफा या चाह	नाम मातिक इ विवरण	नाम काशतकार इ विवरण	नंबर इ नाम खेत व रकबा व किल्ल जमीन	मानला या रगाल	नंबर खाला जमाबंदी जदीद	नाम मातिक व विवरण	नाम काशतकार इ विवरण	नंबर व नाम खेत व रकबा व किल्ल जमीन	मानला या तमान	किल्ल या तादीख इतकाल मय हे जरतन	फीत दाखिला या लन्दीक खारज	रिपोटचवारी या लन्दीक गिदावर कामवारी
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रामनाथ

511-2

बाकी बदस्तूर

400/8533 भाग

कुल गैर
नजरजा

7813/8533 भाग

बाकी बदस्तूर

1-C

क.क.सं.
43-4-2

3566 खंभट न. टाली

9

राजन्म कुनार पुर बदस्तूर

सातन खेवट

श्रीमति पुजा कुमारी बदस्तूर

सातन खेवट

रामनाथ

481373/7338380

किले 43

भगर-सिंह

किले 43



गन्धिर

344-0

24127993/117414

नजरजा

श्रीमती छोटा देवी

पत्नी

मजरजा

बाग

नजरजा

रामकुमार पुर

नत्युगन

मजरजा

बाकी बदस्तूर

4/43 भाग

मजरजा

93286087/117414

बाग

तहसील : सिवानी

जिला : सिवानी

हदबस्त नंबर : 131	नंबर व नाम	नामला	नाम मातिक व	नाम काशतकार	नंबर व नाम खेत व रकबा	नामला या तमान	किल्ल या तादीख इतकाल मय हे	फीत दाखिला या लन्दीक खारज	रिपोटचवारी या लन्दीक गिदावर कामवारी
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Carver

