

वन विभाग, हरियाणा सरकार
कार्यालय प्रधान मुख्य वन संरक्षक, हरियाणा, पंचकूला

सी.18, वन भवन, सैक्टर-6, पंचकूला, दूरभाष 0172.2563988, 2563861 E-mail : cffcpanchkula@gmail.com

क्रमांक:- FCA-D-III-9207/ 2540

दिनांक:- 30/11/2022 .

सेवा में

क्षेत्रीय अधिकारी,
भारत सरकार, पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय,
एकीकृत क्षेत्रीय कार्यालय,
चण्डीगढ़ ।

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. FP/HR/SCH/41500/2019

संदर्भ: आर0ई0सी0 मीटिंग नं0 46 दिनांक 11.01.2022

उपरोक्त विषय के सम्बन्ध में दिनांक आर0ई0सी0 सभा नं0 46 दिनांक 11.01.2022 को वन मण्डल अधिकारी, फरीदाबाद तथा प्रयोक्ता ऐजेन्सी को दिए गए निर्देश अनुसार उन द्वारा 13.736 है0 वन भूमि Identified करके Agreement to sell की प्रति इस कार्यालय में भेजी है।

अतः वन मण्डल अधिकारी तथा प्रयोक्ता ऐजेन्सी द्वारा उपलब्ध करवाए गए दस्तावेज आपको आवश्यक कार्यवाही हेतु संलग्न भेजकर अनुरोध किया जाता है कि आर0ई0सी0 सभा की कार्यवाही अनुसार आगामी कार्रवाई बारे इस कार्यालय को आवश्यक मार्गदर्शन प्रदान करने का कष्ट करें।

संलग्न/उपरोक्त

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

Ju

30/11/2022
10
28/11/2022

9207
Faridabad

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

क्रमांक 783

दिनांक 10-11-2022

सेवा में

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

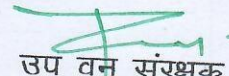
विषय

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, N.I.T. 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.
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
(Rs. Only)

Penalty : ₹ 0

(Rs. 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 ply 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://egrashry.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. 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
Authorised 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 Arajī Jarai Khewat No. 14, Khatoni No. 19 Kित्ते 10 Rakba Tadadi 80 Kanal 0 Marla = 40 kanal 0 Marla
- (b) 720/8533 share in Khewat No. 8 Khatoni No. 9 Ta 13 Kित्ते 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 Kित्ते 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, 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 Kित्ते 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



Proje

For Manav Rachna International
Institute of Research and Studies

B. Ball
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:-

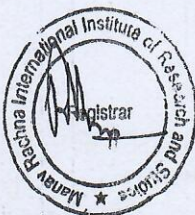


Propz

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.



Popa

For Manav Rachna International
Institute of Research and Studies.

[Signature]
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. Ashish Kumar
SHASHI
1952/16, FROD.

Place

Date



Pool

Pool
First Party

For Manav Rachna International
Institute of Research and Studies

Pool
Second Party - 1

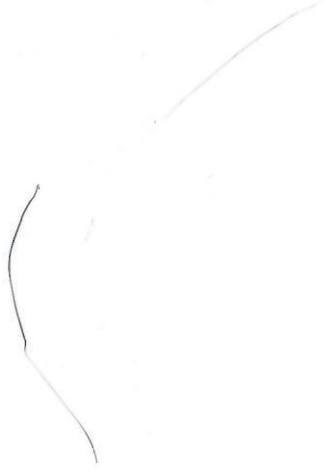
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Handwritten scribbles in the upper right quadrant, including a long, thin diagonal line and a shorter curved line.

A single, horizontal, wavy handwritten line in the middle right section.

Handwritten scribbles in the lower right area, featuring a large, sweeping curve and several smaller lines.

A small, isolated handwritten mark or scribble in the bottom right corner.



Handwritten scribbles in the top left corner.

Handwritten scribbles in the upper right quadrant.

Handwritten scribbles in the middle right area.

Handwritten scribbles in the lower right area.

Small handwritten mark or scribble at the bottom right.

Handwritten scribbles in the top left corner, consisting of several overlapping, curved lines.

Handwritten scribbles in the upper right quadrant, featuring a long, thin, curved line and a shorter, more vertical stroke.

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Handwritten scribbles in the lower right area, including a long, thin, curved line and a shorter, more vertical stroke.

A small, handwritten mark or scribble in the bottom right corner, resembling a short, curved line.

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 Lilas, Tehsil Siwani, District Bhiwani, Haryana as per following details:-

Khewat No. 21, Khatoni 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.



Rajbir Singh
Sukhinder

For Manav Rachna International
Institute of Research and Studies

Ball
Authorised Signatory



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 / 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

Rajbir Singh
Surender

For Manav Rachna International
Institute of Research and Studies

[Signature]

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 BHUSHAN
1953/16, F82
- 2.

Rajbir Singh First Party
Succeeded



Second Party
For Manav Rachna International
Institute of Research and Studies

[Signature]
Authorised Signatory

रजिस्टर इंतकाल

हदयसत नंबर : 377/2022
 तहसील रियासी
 जिला : केवाली
 वक संख्या : 1

2	3	4	5	6	7	8	9	10	11	12	13	14	15
नंबर	खेपट न. खाले	नाम तरका या चाह	नाम तरका या चाह	नाम तरका या चाह	नाम तरका या चाह	नाम तरका या चाह	नाम तरका या चाह	नाम तरका या चाह	नाम तरका या चाह	नाम तरका या चाह	नाम तरका या चाह	नाम तरका या चाह	नाम तरका या चाह
3741	खेपट न. खाले 8	श्रीमती हिउली देवी पत्नी	श्रीमती हिउली देवी पत्नी	श्रीमती हिउली देवी पत्नी	श्रीमती हिउली देवी पत्नी	श्रीमती हिउली देवी पत्नी	श्रीमती हिउली देवी पत्नी	श्रीमती हिउली देवी पत्नी	श्रीमती हिउली देवी पत्नी	श्रीमती हिउली देवी पत्नी	श्रीमती हिउली देवी पत्नी	श्रीमती हिउली देवी पत्नी	श्रीमती हिउली देवी पत्नी
3741	खेपट न. खाले	श्रीमती लिहनी देवी पत्नी	श्रीमती लिहनी देवी पत्नी	श्रीमती लिहनी देवी पत्नी	श्रीमती लिहनी देवी पत्नी	श्रीमती लिहनी देवी पत्नी	श्रीमती लिहनी देवी पत्नी	श्रीमती लिहनी देवी पत्नी	श्रीमती लिहनी देवी पत्नी	श्रीमती लिहनी देवी पत्नी	श्रीमती लिहनी देवी पत्नी	श्रीमती लिहनी देवी पत्नी	श्रीमती लिहनी देवी पत्नी

Handwritten signatures and dates: 08-07-2022, 26/7/22, 24/7/2022



Handwritten signature: राजमल

राजिस्टर सफाई

वर्क संख्या : 2

जिला : गिवाणी

तंरनील : सिवाजी

इदकसत नंबर : 131

गांव : G.ireta

नंबर शुमार	नाम उ मावडी श्रवक	नाम तरफा या चार	नाम नालिक व विवरण	नाम फाशतकार व विवरण	नंबर व नाम खेत व रकबा व किरान जमीन	नामला या लगान	नंबर याता जमाबंदी जदीद	नाम नालिक व विवरण	नाम काशतकार ठ विवरण	नंबर व नाम खेत व रकबा व किरान जमीन	नामला या लगान	किरान या तारीख इतकाल मय थे जररान	कीत दाखिला खारज	रिपोर्टपटवारी या तसदीक जिरदार कानूनगो
			नाम नालिक व विवरण	नाम फाशतकार व विवरण	नंबर व नाम खेत व रकबा व किरान जमीन	नामला या लगान	नंबर याता जमाबंदी जदीद	नाम नालिक व विवरण	नाम काशतकार ठ विवरण	नंबर व नाम खेत व रकबा व किरान जमीन	नामला या लगान	किरान या तारीख इतकाल मय थे जररान	कीत दाखिला खारज	रिपोर्टपटवारी या तसदीक जिरदार कानूनगो
			425/2752 भाग बाकी बदस्तर 2327/2752 भाग					बाकी बदस्तर 2327/2752 भाग						

दिसा क-स.
मुरकिसा 53-2-4

425/2752
भाज

मुक सिवाजी



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नंबर	नंबर
नाम तरफ	इन्द्राज उ

संकेत नंबर : 131
संकेत नंबर : 1

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30-03-2021

श्रीमति पुजा कुमारी बदनूर

पत्नी

असीम कुमार पुत्र

भगत सिंह

1/2 भाग

वासी बदनूर

दिल्ली

वाकी बदनूर

1/2 भाग

सालम खेवट

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राजेन्द्र कुमार पुत्र बदनूर

पोहकरमल पुत्र

रामनाथ

320/8533 भाग

राजेन्द्र पुत्र

चोकर पुत्र

श्रीमति पुजा कुमारी बदनूर

पत्नी

असीम कुमार पुत्र

भगत सिंह

720/8533 भाग

वासी पश्चिम

दिल्ली

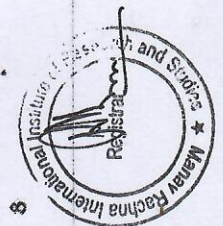
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किते 72

512-2

कुल मजरा

511-2



Handwritten signatures and dates: 30/03/2021

Handwritten signatures and dates: 17/11/2021

140

शहर : Gureera

हदबसल नंबर : 131

वर्गीकृत : विद्यार्थी

विभाग : शिक्षण

वर्ग : कनिष्ठ

क्रमांक	वर्ग	नाम	व	विवरण	व	विवरण	व	विवरण	व	विवरण	व	विवरण	व	विवरण	व	विवरण	व	विवरण	व	विवरण	
364	श्रीम	वसुदेव																			

364 श्रीम
वसुदेव
बाकी बदलतु
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क्रमांक : क-म-८
पुनर्विभाग : 70-13-7

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भा.म.
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