

1670

Non Judicial



# Indian-Non Judicial Stamp Haryana Government



Date : 28/05/2019

Certificate No. G0282019E2719



Stamp Duty Paid : ₹ 5920500  
(Rs. Only)

GRN No. 47923343



Penalty : ₹ 0

(Rs. Zero Only)

## Seller / First Party Detail

Name: India nippon electricals ltd

H.No/Floor : Na

Sector/Ward :

LandMark : 11 and 13 old 6 and 7 patullos road

City/Village : Chennai

District : Chennai

State : Tamilnadu

Phone: 0



## Buyer / Second Party Detail

Name : GLS Infraprojects Pvt Ltd

H.No/Floor : 707/7

Sector/Ward : 15

LandMark : Part ii jmd pacific square

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 81\*\*\*\*\*81

Purpose : Sale Deed

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

## SALE DEED

Type of Deed	:	Sale Deed
Village/City Name	:	Dhorka/Gurugram
Unit Land	:	21 Kanal 1 Marla
Type of Property	:	Agriculture
Transaction Value	:	Rs. 11,84,06,250/-
Stamp duty	:	Rs. 59,20,500/-
Certificate No.	:	G0282019E2719
GRN No. & Dated	:	47923343 & 28.05.2019
Reg. Fee GRN No. & Dated	:	47923595 & 28.05.2019



For India Nippon Electricals Ltd.

Erango Srinivasan  
Chief Financial Officer

Page 1 of 5

For GLS INFRAPROJECTS PVT. LTD.

Authorised Signatory

दिनांक: 24-06-2019


प्रलेख नं: 1670

डीड का नाम SALE OUTSIDE MC AREA	डीड संबंधी विवरण
तहसील/सब-तहसील हरसरु	स्थित R Zone Com Ind Inst.
गांव/शहर ढोरका	
भवन का विवरण	
भूमि का विवरण	21 Kanal 1 Marla
कृषि चाही	
राशि 118406248 रुपये	कुल स्टाम्प इयूटी की राशि 5920312 रुपये
स्टाम्प नं : G0282019E2719	स्टाम्प की राशि 5920500 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan: 47923595
	पेस्टिंग शुल्क 3 रुपये
	Service Charge: 200
Drafted By: SHIV KUMAR SINGH	

यह प्रलेख आज दिनांक 24-06-2019 दिन सोमवार समय 2:40:00 PM बजे श्री/श्रीमती/कुमारी M S INDIA NIPPON ELECTRICALS LTD thru ELANGO VINAYASANOTHER निवास 11 AND 13 PATULLOS ROAD CHENNAI TAMILNADU द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

For India Nippon Electricals Ltd.


  
Elango Vinayasan  
Chief Financial Officer  
हस्ताक्षर प्रस्तुतकर्ता  
M S INDIA NIPPON ELECTRICALS LTD

  
उप/संयुक्त पंजीयन अधिकारी (हरसरु)  
Joint Sub Registrar  
Harsaru (Gurugram)

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


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

दिनांक 24-06-2019  
M S INDIA NIPPON ELECTRICALS LTD

  
उप/संयुक्त पंजीयन अधिकारी (हरसरु)  
Joint Sub Registrar  
Harsaru (Gurugram)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी M S GLS INFRA PROJECTS PVT LTD thru MOHD FAROOQUE KHANOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि विक्रेताने मेरे समक्ष क्रेता को अदा की तथा प्रलेख में वर्णित अंश की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी SUNIL KUMAR पिता UNDED SINGH निवासी PINO 1834 SEC 4 GGM य श्री/श्रीमती/कुमारी SHIV KR पिता --- निवासी ADV GGM ने की। साक्षी का को हम नम्यवर्त अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं: 2 की पहचान करता है।

दिनांक 24-06-2019

  
उप/संयुक्त पंजीयन अधिकारी (हरसरु)  
Joint Sub Registrar  
Harsaru (Gurugram)



For GLS INFRA

PROJECTS PVT. LTD.



This Sale Deed is made at Tehsil Harsaru, District Gurugram, Haryana on this 24<sup>th</sup> day of June, 2019

by

M/s India Nippon Electricals Ltd. (PAN No. AAACI0921R) having it's Registered Office at No. 11& 13, (Old no. 6 & 7) Patullos Road Chennai, Tamilnadu-600002 through it's Director/authorised signatory Mr. Elango Srinivasan (Aadhar No. 224986544014) S/o Srinivasan M R/o #69 NHCS Layout Basaveshwaranagar 3<sup>rd</sup> Stage 4<sup>th</sup> Block Bangalore North Bangalore Karnataka-560079 Authorised vide board resolution dated 3<sup>rd</sup> November 2018. (hereinafter called the VENDOR) which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the ONE PART:

IN FAVOUR OF

M/s GLS INFRAPROJECTS PVT. LTD. (PAN No. AAFCG4795C) a Limited Company incorporated under the provisions of Companies Act 1956/2013 Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at 707, 7<sup>th</sup> floor, JMD, Pacific Square, Sector-15 part II, Gurugram, Haryana through it's authorised signatory Mohd. Farooque Khan (Aadhar No. 7650 7621 6369) S/o Sh. Noor Mohamad R/o Village- Khanpur Ghati, Tehsil- Nagina Distt. Nuh, Haryana. Authorised vide board resolution dated 24-05-2019 (hereinafter called the VENDEE) which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the OTHER PART:

WHEREAS the above said Vendor is owner and in possession of agricultural land bearing Khewat No. 104 Khata No. 108 Rect. No. 14 Killa No. 11/2/2 (4-7), 19/1/1 (5-4), 19/2/2 (1-6), 20/1/1 (5-3), 20/1/2 (2-9), 21/2/1 (2-10), 22/1 (0-2) total field 7 measuring 21 Kanal 1 Marla Salam Situated in the revenue estate of Village Dhorka, Sub-Tehsil Harsaru, Distt. Gurugram, Haryana vide Fard Jamabandi of Year 2013-14 and mutation No. 1454 (hereinafter called LAND)

AND WHEREAS the Vendor herein due to some legal needs and commitments decided to sell the said Land and the VENDEE herein agreed to purchase the same.

For India Nippon Electricals Ltd.

  
Elango Srinivasan  
Chief Financial Officer



Page 2 of 5

For GLS INFRAPROJECTS PVT. LTD.

Authorised Signatory

Reg. No.

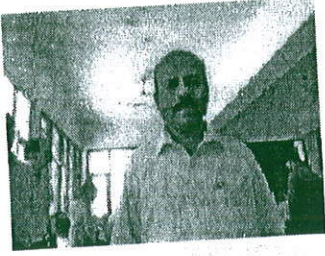
Reg. Year

Book No.

1670

2019-2020

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विक्रेता



क्रेता



गवाह

For India Nippon Electricals Ltd.

*Elango Srinivasan*  
Chief Financial Officer

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru ELANGO SRINIVASANOTHER M S INDIA NIPPON ELECTRICALS LTD

क्रेता :- thru MOHD FAROOQUE KHANOTHERM S GLS INFRAPROJECTS PVT LTD

गवाह 1 :- SUNIL KUMAR

गवाह 2 :- SHIV KR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1670 आज दिनांक 24-06-2019 को बही नं 1 जिल्द नं 16 के पृष्ठ नं 73.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 450 के पृष्ठ संख्या 27 से 32 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक

24-06-2019



उप/संयुक्त पंजीयन अधिकारी (हरसरु)  
Joint Sub/Registrar  
Harasaru (Gurugram)



**THEREFORE IT IS HEREBY AGREED DECLARED COVENANTED AND RECORDED  
BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. That the Vendor has agreed to sell the said Land and the VENDEE have agreed to purchase the same for a sum of **Rs. 11,84,06,250/- (Rupees Eleven Crore Eighty Four Lakh Six Thousand Two Hundred Fifty Only)** which is paid by the VENDEE to the Vendor as the cost of the above said Land as under:

S.no.	Amount	Demand Draft. No. / TDS detail	Dated	Bank
1	9,00,00,000/-	862786	04.06.2019	Oriental Bank of Commerce, Sector - 32, Gurugram (Hr).
2	2,72,22,187/-	862787	04.06.2019	Oriental Bank of Commerce, Sector - 32, Gurugram (Hr).
3	11,84,063/-	TDS deposited vide Challan No. 280 dated 05/06/2019 and BSR Code 0510075 through HDFC Bank		
<b>Total</b>	<b>11,84,06,250/-</b>	<b>(Rupees Eleven Crore Eighty Four Lakh Six Thousand Two Hundred Fifty Only)</b>		

2. That the Vendor being of sound mind and by free WILL without any pressure herein grants, conveys and transfer all their rights, titles and interests in the said Land comprised agricultural land bearing **Khewat No. 104 Khata No. 108 Rect. No. 14 Killa No. 11/2/2 (4-7), 19/1/1 (5-4), 19/2/2 (1-6), 20/1/1 (5-3), 20/1/2 (2-9), 21/2/1 (2-10), 22/1 (0-2) total field 7 measuring 21 Kanal 1 Marla Salam** Situated in the revenue estate of **Village Dhorka , Sub-Tehsil Harsaru, Distt. Gurugram, Haryana** vide Fard Jamabandi of Year **2013-14** and mutation No. **1454** unto the VENDEE herein.
3. That the said land transferred herein is free from all sorts of encumbrances, mortgages, litigations, prior sales, agreement to sell, gift, court attachment etc.
4. That the actual physical possession of the said land hereby conveyed has been delivered to the VENDEE at the spot who have become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages,

For India Nippon Electricals Ltd.

  
Jangid S. K. Masan  
Chief Financial Officer

For GLS INFRAPROJECTS PVT. LTD.

Authorised Signatory





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appurtenances and possession etc and absolute owner in the said Land without any hindrance, claims, demands by the Vendor or their heirs etc. etc.

5. That all the expenses for the stamping, engrossing and other incidental charges for this sale deed have been borne and paid by the VENDEE.
6. That the taxes, cesses or dues or demands in respect of this Land have been paid and cleared by the Vendor upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes etc.
7. That photocopies of all the relevant papers in respect of this Land have been handed over by the Vendor to the VENDEE at the time of execution of this sale deed.

**THE VENDOR DECLARES AND ASSURES THE VENDEE**

- a) That the land hereby conveyed was self purchased Land by virtue mentioned hereinabove and that no one else except the Vendor has rights, claims, interest and concern whatsoever in the land hereby conveyed or any part thereof.
- b) That the Land hereby conveyed is free from all sorts of encumbrances, legal flaws, notification, mortgages, court -decree and attachments etc.
- c) That the contents of these presents are true and correct, if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the Vendor of their rights to sell the land hereby conveyed or any part thereof and the VENDEE suffers any loss then the Vendor shall be liable to make good the loss thus suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified through their Property movable and immovable against all losses, costs, damages and expenses occurring thereby the VENDEE.
- d) That the VENDEE can get the said Land mutated/ transferred in their name as owner in the revenue records of the concerned revenue estate on the basis of this sale deed or its certified true copy.

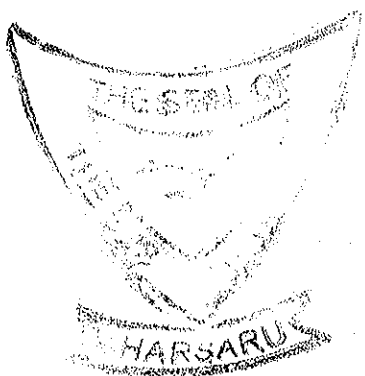
For India Nippon Electricals Ltd.

  
E. Anil Prakash  
Chief Financial Officer



For GLS INFRA PROJECTS PVT. LTD.

Authorised Signatory





IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:

**WITNESSES**

1.

*[Signature]*  
**SUNIL KUMAR**  
1844/4 Gyer

For India Nippon Electricals Ltd.

*[Signature]*  
**Elango Srinivasan**  
Chief Financial Officer

Drafted By

**SHIV KUMAR SINGH**  
Advocate  
Distt Courts, Gurugram

**VENDOR**

**M/s India Nippon Electricals Ltd.**

through its authorised signatory

**Mr. Elango Srinivasan**

2.

*[Signature]*  
**Shiv Kumar Singh**  
Advocate  
Distt. Court, Gurugram

**VENDEES**

**M/s GLS INFRAPROJECTS PVT. LTD.,**

through its authorised signatory

**Mohd. Farooque Khan. S/o Sh. Noor Mohamad**



*[Signature]*  
Certified & Attested to be True Copy  
of the Original  
**R.N. MALIK, ADVOCATE**  
NOTARY, GURUGRAM, HR. (INDIA)

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