

**IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION**

I.A. NO. /2026

IN

WRIT PETITION (C) NO. 188 OF 2004

IN THE MATTER OF :

M/s Raiganj Consumer Forum

....Petitioner

VERSUS

Union of India & Ors.

....Respondents

IN THE MATTER OF:

M/s Nexus Buildcon

....Applicant

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FILED BY:



(KHEYALI SINGH)

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Drawn on 10.01.2026

Filed on : 24.02.2026

Place: New Delhi

and hence, filing the present application seeking directions from this Hon'ble Court in the above-mentioned pending matter before this Hon'ble Court. The true copy of the partnership deed of the Applicant and the board resolution authorising the authorised representative are produced herewith and marked as **ANNEXURE A-1 (pages 24-37)**.

2. The present application has been filed by the Applicant in the abovementioned Writ Petition (C) No. 188 of 2004 seeking intervention as bonafide purchaser of lands belonging to Golden Forest (I) Limited ("**GFIL**"), bearing Survey Nos. 188/5, 188/6, 189/1, 189/2, 197, 198/2 admeasuring 3.849 hectares situated in the revenue estate of Village Panda, Tehsil Mhow, District Indore, Madhya Pradesh (hereinafter referred to as "**Subject Land**") to the Applicant at the valuation submitted by the Income Tax Department vide valuation report dated 26.08.2023 ("**Valuation**

Report") pursuant to the order dated 24.01.2023 passed by this Hon'ble Court.

3. That this Hon'ble Court vide order dated 19.08.2004 had appointed a committee ("**GFIL Committee**") to take into its custody all the properties of GFIL. Subsequently, this Hon'ble Court vide order dated 15.10.2008 directed that the properties under the custody of GFIL Committee shall be sold off and the money received shall be used to facilitate the disbursement due to the investors of GFIL.
4. That for carrying out the sale of the properties of GFIL, this Hon'ble Court directed that the GFIL Committee may sell off the properties through auctions based on valuation made either by the GFIL Committee or by other approved valuers. The sale would then be subject to the confirmation by this Hon'ble Court.
5. That the brief background of the present application is as follows:

- a. In respect of the land in **Survey Nos. 188/5, 188/6, 189/1, 189/2, 197**, Mr. Bhagirath and Mr. Narayan executed sale deeds in the year 1986 and sold a parcel of land comprising of Subject Land to M/s Vikram Construction through 2 separate sale deeds. The original parcel of land admeasured 5.303 hectares out of which Subject Land admeasures 3.013 hectares. True copy of the Sale Deeds of 1986 are attached as **Annexure A-2(colly)** (pages **38-78**).
- b. Vikram Construction sold the entire parcel of land admeasuring 5.303 hectares to Kusum Mittal and Ramesh Chandra Mittal vide sale deed in the year 1994. True copy of the said Sale Deed executed in the year 1994 is attached as **Annexure A-3** (pages **79-108**).
- c. Kusum Mittal and Ramesh Chandra Mittal sold the entire parcel of land admeasuring 5.303 hectares to Isir Constructions Pvt. Ltd

vide sale deed dated 16.01.1998. True copy of the Sale Deed dated 16.01.1998 is attached as **Annexure A- 4** (pages **109-209**).

- d. Collector, Indore through auction sold 2.29 hectares of land out of the total land measuring 5.303 hectares. The remaining land is part of the Subject Land admeasuring 3.013 hectares. Collector, Indore records Vikram Construction as the owner of the land parcel in the auction notice. True copy of the Collector Certificate dated 27.05.2004 is attached as **Annexure A-5** (pages **210-219**).
- e. On 07.03.2013 Vikram Construction sold the part of the Subject Land admeasuring 3.013 hectares to M/s Nexus Buildcon vide sale deed dated 07.03.2013. True copy of the registered Sale Deed 07.03.2013 is attached as **Annexure A-6** (pages **220-249**).
- f. In respect of Survey No. 198/2 Isir Constructions Pvt. Ltd. sold the remaining

portion of the Subject Land to Mr. Jai Singh Thakur admeasuring 0.836 hectare through sale deed in the year 2016. True copy of the Sale Deed of 2016 is attached as **Annexure A-7** (pages **250-282**).

- g. The land consisting of Survey Nos. 188/5, 188/6, 189/1, 189/2, 197, admeasuring 3.013 hectares, situated in the revenue estate of Village Panda, Tehsil Mhow, District Indore, Madhya Pradesh was purchased from Vikram Constructions vide registered deed bearing Sl. No. 765 dated 20.03.2013 for sale consideration amount of Rs. 2,00,00,000/- (Rupees Two Crores only). The Applicant also duly paid other subsidiary charges towards the stamp duty of Rs. 18,67,800/- (Rupees Eighteen Lakhs Sixty-Seven Thousand Eight Hundred only), the registration charges of Rs. 3,73,560/- (Rupees Three Lakhs Seventy Three Thousand Five Hundred Sixty only) and sub

charges Rs. 93,390/- (Rupees Ninety Three Thousand Three Hundred Ninety only).

- h. The land consisting of Survey No. 198/2 admeasuring 0.836 hectares situated in Village Panda, Tehsil Mhow, District Indore, Madhya Pradesh was purchased vide registered deed bearing Registration. No. MP179092016A1226407 dated 20.04.2016 from Isir Constructions Pvt. Ltd., Indore, Madhya Pradesh through its authorised person Shri Rohit Sabharwal for sale consideration amount of Rs. 1,28,17,999.99/- (Rupees One Crore Twenty Eight Lakhs Seventeen Thousand Nine Hundred Nine and Paise Ninety Nine only) and had also paid other subsidiary charges namely, the stamp duty to the tune of Rs. 8,33,170/- (Rupees Eight Lakhs Thirty Three Thousand One Hundred Seventy only) along with registration charges amounting

to Rs. 1,03,544/- (Rupees One Lakh Three Thousand Five Hundred Forty Four only).

6. That Vikram Construction initially purchased 5.303 hectares property in the year 1986. Out of the said 5.303 hectares, the Government of Madhya Pradesh sold 2.290 hectare to one Shri. Avnish S/o Ambalal Manihar through public auction dated 22.03.2004. It is relevant to point out that the Government while auctioning the land also mentioned Vikram Construction as the owner of the undivided part of the Subject Land in the Certificate issued on 27.05.2004 declaring Shri. Avnish as the owner of the said portion of the undivided land. It is most respectfully submitted that the State also considered Vikram Construction as owner of the Subject Land at the time of conducting the auction.
7. That the Applicant, after conducting due diligence, discovered that Vikram Construction is appearing as the owner of the Subject Land in the revenue records. The Government also recorded Vikram

Construction as the owner of Subject Land in the auction notice. The Applicant verified the revenue record of the Subject Land from the Revenue Department. There were no encumbrances listed against the Subject Land in the Revenue records. The Applicant had also published Public Notice in newspaper Dainik Bhaskar on 18.12.2013. It is most respectfully submitted that no objection raised to the publication made by the applicant. It is further submitted that the Revenue Department did not receive any objection regarding the Subject Land. As such, the official records reflected Vikram Construction and there was no official document to suggest that Golden Forest (India) Limited (hereinafter referred to as **“GFIL”**) was the owner of the Subject Land. Therefore, the Applicant went ahead and purchased the Subject Land from Vikram Construction as a bonafide purchaser.

8. That subsequent to the purchase of the Subject Land, the Applicant got the Subject Land mutated

in its name and obtained necessary sanctions for raising construction development on the Subject Land. Some of the sanctions obtained by the applicant are as follows

a. T.N.C.P. bearing Permission No. 6472 dated 13.08.2015 from the office of Joint Administrator, Municipal and Rural Investment District Office, Indore, M.P. bearing Sr. No. INDLP=1537/15/Supervision/2015, Indore dated 13.08.2015 after depositing necessary application fee amount of Rs. 15,000/- vide Challan dated 04.06.2015 in the State Bank of India and by depositing the approval charges of Rs. 1,81,275/- vide receipt no. 776139 dated 03.08.2015 in favour of the Joint Administrator, Municipal and Rural Investment District Office, Indore, M.P.

b. Diversion Certificate issued under section 172 of the Land Revenue Act, 1959 by concerned Revenue Officer vide Case No. 05/A-2/15.16 by depositing amount of Rs. 62,842/-

vide cheque dated 05.11.2015 bearing No. 776135 in favour of Tehsildar, Mhow out of Account No. 6507002100000793 maintained at Punjab National Bank, Rau Branch District Indore, M.P. and also deposited the other necessary charges.

c. Residential Certificate from Office of District Panhayat (Co-ordination) District Indore vide letter bearing Sr. No. 10913/K.S./2015-16 Indore dated 28.11.2015 by depositing necessary Residential Charges (Ahraya Shulk) amounting to Rs. 16,97,910/- in favour of Chief Executive Officer, District Panhayat, Indore vide cheque no. 776139 dated 25.12.2015 and also deposited amount of Rs. 50,000/- vide cheque no. 776134 dated 30.10.2015 out of Account No. 6507002100000793 maintained at Punjab National Bank, Rau Branch District Indore, M.P.

d. NOCs from various authorities i.e. i. Joint Administrator, Municipal and Rural Investment, Indore ii. Divisional Engineer, Madhya Pradesh V, Block, Mhow Region, District Indore iii. Sub Divisional Officer, Public Works Department, Mhow, District Indore, and many other authorities and concerned departments.

9. That the Applicant, after obtaining all necessary permissions and sanctions from the concerned government departments for approval to develop a residential colony over the Subject Land, had mortgaged 25% of the total developed plot excluding the plots reserved for economically weaker sections, under Rule 12(i) of The M.P. Gram Panchayat (Registration of Coloniser Terms and Conditions) Rules, 1999 vide 2 separate registered Mortgage Deeds bearing No. MP179/102016A1237085 dated 25.04.2016 and No. MP179/102016A1238840 dated 26.04.2016 as security for the development of the colony.

10. That the Applicant has spent a huge amount to develop the roads boundary wall, drainage, STP tank, electricity connections, etc., on the Subject Land apart from obtaining several NOCs, sanctions, permissions and approvals from the concerned Departments and Authorities.
11. That the Applicant, thereafter, completed the development of the colony, and the competent authority has already issued the completion certificate for the said developed colony/residential project. The applicant had carved out more than 20 plots on the Subject Land. Pursuant to the permissions and completion certificate received from the concerned authorities, the Applicant had sold more than 20 residential plots to subsequent buyers by the way of registered sale deeds and other through agreement to sell, by the time the issue pertaining to the title of the Subject Land came to the light of the Applicant.

12. That from a bare perusal of the fact and documents placed on record, it may kindly be appreciated that the Applicant is a bonafide purchaser of the Subject Land who purchased the Subject Land after proper due diligence. At the risk of repetition, attention is drawn to the auction certificate dated 27.05.2004 in which the Collector, Indore recorded Vikram Construction as owner of the Subject Land. After purchasing the land, the Applicant got the Subject Land mutated and obtained necessary sanctions. The Applicant constructed boundary walls, access roads etc. on the Subject Land, got the Completion Certificate, created mortgages and sold plots to third party purchasers as enumerated in the foregoing paragraphs. As such, the Applicant has not only made several improvements but created subsequent third-party interests by way of mortgage, sale deed and agreement to sell in favour of subsequent bonafide purchase of the Subject Land.

13. That it is pertinent to submit that the Subject Land does not feature in the list of land owned by GFIL. The Applicant, to ascertain the fair market value of the subject land, got the valuation done and the valuer has prepared a valuation report dated 22.12.2023. True copy of the valuation report dated 22.12.2023 is attached as **Annexure A-8** (pages **283-286**).
14. That the Applicant most respectfully submits that this Hon'ble Court vide order dated 28.02.2024 passed in IA No. 202667 of 2023 in W.P.(C) No. 188/2004 filed by another similar entity namely Mishra & Mishra Realty Pvt. Ltd. had directed the GFIL Committee to confirm the sale of the said applicant on payment of the price of the land at the market rate. True copy of the order dated 28.02.2024 passed in IA No. 202667 of 2023 in W.P.(C) No. 188/2004 enclosed as **Annexure A-9** (pages **287-302**).
15. That the GFIL Committee had on earlier occasion recommended the application filed by another

entity namely Advantage Equifund Private Ltd. ("AEPL") vide its order dated 07.03.2022, wherein the Hon'ble Committee granted opportunity to AEPL to get the purchase transaction regularized and title perfected. True copy of the order dated 07.03.2022 passed by the Hon'ble GFIL Committee enclosed as **Annexure A-10** (pages **303-321**).

16. That in view of the above observations the applicant filed a representation on behalf of M/s Nexus Buildcon for regularization of the land bearing Survey Nos. 188/5, 188/6, 189/1, 189/2, 197, 198/2 admeasuring 3.849 hectares situated in Village Panda, Tehsil Mhow, District Indore, Madhya Pradesh before the GFIL Committee on 26.03.2024. True copy of the representation filed by the applicant before the GFIL Committee dated 26.03.2024 is produced herewith and marked as **Annexure A-11** (pages **322-330**).
17. That the GFIL Committee vide its letter dated 10.03.2025 passed the following order;

“Reference your email dated March 8, 2025. Without expressing any opinion on merits, in view of the directions of the Hon’ble Supreme Court dated 29.02.2024, the representation cannot be decided for the moment. Therefore, you may avail necessary remedy available to you as advised.”

True copy of the order dated 10.03.2025 as passed by the GFIL Committee is produced herewith and marked as **Annexure A-12** (pages **331**).

18. That in view of the above facts and circumstances the applicant is not left with any other alternative and therefore the applicant is filing the present application before this Hon’ble Court.
19. That this Hon’ble Court vide its order dated 29.04.2025 has passed the following order

“7. Considering that years have passed since sale of the last property took place, we further consider it appropriate to go ahead with sale of the properties of GFIL Pvt. Ltd., situated in the State of Telangana as the first step, in accordance with directions to be given hereunder.”

The applicant herein also has similar relief before this Hon'ble Court for the Subject land situated in the revenue estate of Village Panda, Tehsil Mhow, District Indore, Madhya Pradesh. Hence, is filing the present application. True copy of the order dated 29.04.2025 as passed by this Hon'ble Court in W.P. No. 188/2004 is produced herewith and marked as **Annexure P-13** (pages **332-348**).

20. That the applicant was a bonafide and genuine buyer and is willing to re-purchase the subject land on making the entire sale consideration once again and to regularize the above-mentioned land bearing Survey Nos. 188/5, 188/6, 189/1, 189/2, 197, 198/2 admeasuring 3.849 hectares situated in Village Panda, Tehsil Mhow, District Indore, Madhya Pradesh.
21. That the Applicant had sold more than 20 residential plots to subsequent buyers by the way of registered sale deeds to genuine third-party buyers. In case the applicants purchase is not

regularized, the genuine third-party buyers may prefer separate suits for claiming their rights over the property. Therefore, creating multiplicity of legal proceedings.

22. That it is submitted that the Applicant has perused the Valuation Report and is ready and willing to purchase the Subject Land at the price valued by the Coordination Committee of the Income Tax Department pursuant to the orders of this Hon'ble Court.
23. That this application is necessitated as this Hon'ble Court has directed the GFIL Committee to not conduct any further auction/ sale of the properties of GFIL till further orders. Hence, in light of the restrictions placed on the GFIL Committee, the Applicant has approached this Hon'ble Court to express its interest in purchasing the Subject Land.
24. That this Hon'ble Court vide various orders passed from time to time has observed that since GFIL owns huge pieces of land throughout the

country, it is a herculean task to monitor each property and hence, the process of liquidation of properties is a highly complicated task. Accordingly, the Hon'ble Court had directed the Income Tax Department to value the properties of GFIL and submit its report so that there would be ready reckoner benchmark for expeditious sale of properties.

25. That it is respectfully submitted that in spirit of the orders passed by the Hon'ble Court, with the Valuation Report having been submitted by the Income Tax Department, the Applicant has approached the Hon'ble Court to submit its interest in purchasing the Subject Land on the same valuation as submitted by the Income Tax Department or at any other reasonable rate as fixed by this Hon'ble Court.
26. That as directed by this Hon'ble Court vide order dated 24.01.2023, the Applicant is ready and willing to deposit 10% of the upset price/ value as

per the Valuation Report as EMD for purchasing the Subject Land.

27. That it is respectfully submitted that if the present application is allowed, it will be in the interest of the investors of GFIL and will help expedite the disbursement of dues to the investors of GFIL by liquidation of GFIL Properties situated in revenue estate of Village Panda, Madhya Pradesh.

28. That it is respectfully submitted that the Applicant is a genuine and bonafide buyer and craves leave of this Hon'ble Court to purchase the GFIL Properties situated in revenue estate of Village Panda, Madhya Pradesh at the valuation submitted by the Income Tax Department vide the Valuation Report or at any other reasonable rate as fixed by this Hon'ble Court.

PRAYER

It is most respectfully prayed that this Hon'ble Court may graciously be pleased to;

- a. Allow the application and direct the Committee to sell the land bearing Survey Nos. 188/5, 188/6, 189/1, 189/2, 197, 198/2 admeasuring 3.849 hectares situated in the revenue estate of Village Panda, Tehsil Mhow, District Indore, Madhya Pradesh at the value submitted by the Income Tax Department in the Valuation Report dated 26.08.2023 pursuant to the order of this Hon'ble Court; and/or
- b. Pass any other order(s) as this Hon'ble Court deem fit and proper in the interest of justice.

FILED BY:



(KHEYALI SINGH)
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Singhania & Co.
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AOR Code: 3000

Drawn on 10.01.2026
Filed on : 24.02.2026
Place: New Delhi

**IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION**

I.A. NO. /2026

IN

WRIT PETITION (C) NO. 188 OF 2004

NOTED & REGISTERED
Date 10 JAN 2026
At. Sr. No. 144/2026

IN THE MATTER OF :

M/s Raigarj Consumer ForumPetitioner

VERSUS

Union of India & Ors.Respondents

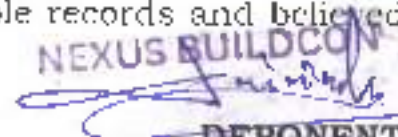
IN THE MATTER OF:

M/s Nexus BuildconApplicant

AFFIDAVIT

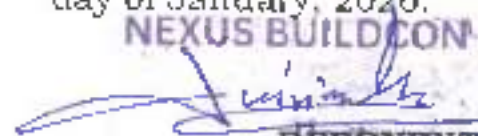
I, Jaisingh Thakur S/o Keshar Singh Thakur, Aged about 53 years, Authorised Person, House No. 5, Gram Panda PO: Umaria Sub Distt-Mhow, Dist: Indore, Madhya Pradesh- 453441, Do hereby solemnly affirm and declare as under:-

1. That I am the authorized person of the applicant in the above-said Application and as such am fully conversant with the facts and circumstances of the case.
2. That I have gone through and understood the contents of the accompanying Application and state that the statement of facts made therein is true and correct to the best of my knowledge and available records and believed by me to be true and correct .

NEXUS BUILDCON

DEPONENT

VERIFICATION:

The deponent verifies that the contents of the above affidavit are true and correct to the best of my knowledge and that nothing material has been concealed therefrom.
Verified at MHOW on this _____ day of January, 2026.

NEXUS BUILDCON

DEPONENT

SWORN BEFORE ME

SARVESH CHOURASIYA
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
MHOW, Dist. INDORE (M.P.)

ANNEXURE A-1**INDIA NON JUDICIAL INDIA NON JUDICIAL****INDIA****ONE THOUSAND RUPEES ONE THOUSAND RUPEES****Rs. 1000****Rs. 1000****SATYAMEV JAYATE****Madhya Pradesh MADHYA PRADESH****L 205504****Shree****Partnership Deed**

This deed of Partnership is executed on this date 20/02/2013 by mutual consent between us the partners as written below :-

First party :- Narendra Son of Omkar Singh Thakur (Hindu)

resident of village Panda, district- Indore

Age 28 years

25 percent

Second Party:-Shri Jaisingh Son of Kesarsingh Thakur (Hindu)

Resident village Panda, district Indore

Age 41 years

25 percent

Third party:-Shri Darshanlal son of Kishanchand Kataria

Resident 44, Dwarakapuri Colony, Indore (Hindu)

Aged 58 years

25 percent

Fourth Party: Shri Shyamlal father Devaramji (Hindu)

Resident of Manikbag Road, Indore

Age 65 years

25 percent

That the above partners have started partnership business in the name of M/s Nexus Buildcon, UG 2. Avani Plaza, AB Road, Rau, Indore with effect from 20/02/2013 in which the business of land development, purchase and sale of land, cutting of plots and selling them, building construction and sale of immovable property is done in the partnership firm on the following terms and conditions

NEXUS BUILDCON PARTNER

From 30561 to 30535

1000

1

20 FEB 2013

1000 = 5000

5

NEXUS BUILDCON ADDRESS UG 2. AVANI

PLAZA, RAU, DISTT. INDORE

Sd/- Aneel

Partnership Deed

INDIA NON JUDICIAL INDIA NON JUDICIAL

INDIA

ONE THOUSAND RUPEES ONE THOUSAND RUPEES

Rs. 1000

Rs. 1000

SATYAMEV JAYATE

Madhya Pradesh MADHYA PRADESH

L 205505

Name of the firm:- The name of this partnership firm will be M/s Nexus Buildcon. Business can be carried on under other names or under this name with the consent of the partners.

Place of business :- The main business of this partnership firm will be UG 2. Avani Plaza, AB Road, Rau, Indore. But this place can be changed with the consent of the partners. Branches of M/s Shri Nexus Buildcon can be started at other places also.

Business :- The main business of this partnership firm will be land development, buying and selling of land, cutting plots and selling them, building construction and buying and selling of immovable assets. Other businesses can also be done in this partnership firm with the consent of the partners.

Capital :- In the above partnership business, all the partners will invest capital as per requirement.

Statement on capital:- (a) Interest will be paid on the capital deposited in the accounts of all the partners of the firm at the rate of 12 percent per annum or other effective and prevailing rate under section 40 (B) of the Income Tax Act. Interest will be calculated on an annual basis. The amount of interest will be deposited in the accounts of all the partners at the end of the year.

(b) The rate of interest on deposited capital may be reduced wholly or partially with the consent of all the partners.

Bank account:- That an account of the partnership firm will be opened in the bank and it can be operated and the cheque can be signed by all the partners or any one of them.

Debt :- That to fulfil the financial requirement of the firm, the firm can take loan from any government and non-government institution, bank or private person.

NEXUS BUILDCON

NEXUS BUILDCON

Sd/-

Sd/-

PARTNER

PARTNER

NEXUS BUILDCON

Sd/-

PARTNER

NEXUS BUILDCON

Sd/-

PARTNER

INDIA NON JUDICIAL INDIA NON JUDICIAL

INDIA

ONE THOUSAND RUPEES ONE THOUSAND RUPEES

Rs. 1000

Rs. 1000

SATYAMEV JAYATE

Madhya Pradesh MADHYA PRADESH

L 205506

Remuneration Payment to Partners:- (a) Salary shall be determined as per CBDT Circular No. 739 dated 25/1/1996.

(b) All the partners in this partnership firm will be working. Working partners will be paid remuneration which will be calculated as per section 40B of the Income Tax Act, which will be paid as follows.

First Party:- Shri Narendra S/o Omkarsingh Thakur (Hindu)

20000 per month

Second Party:- Shri Jai Singh father Keshar Singh Thakur (Hindu)

20000 per month

Third Party:- Shri Darshanlal s/o Kishanchand Kataria (Hindu)

20000 per month

4th Party:- Shri Shyamlal S/o Devaramji (Hindu)

20000 per month

(c) That the amount of remuneration (salary) determined in the manner described above shall be credited into the accounts of all the partners at the end of the year.

(d) The amount of remuneration given to the working partners can be increased or decreased with the consent of all the parties. In case of loss, remuneration will not be given.

Profit and Loss:-That after adjusting the business expenses of the firm and interest on capital given to partners and remuneration given to hard working partners, the profit or loss arising therefrom will be divided amongst the partners as follows.

First Party:- Shri Narendra son of Omkarsingh Thakur (Hindu)

25 percent

Second Party Shri Jai Singh son of Keshar Singh Thakur (Hindu)

25 percent

Third Party:- Shri Darshanlal son of Kishanchand Kataria (Hindi)

25 percent

Fourth Party:- Shri Shyamlal S/o Devaramji (Hindu)

25 percent

NEXUS BUILDCON

NEXUS BUILDCON

Sd/-

Sd/-

PARTNER

PARTNER

NEXUS BUILDCON

NEXUS BUILDCON

Sd/-

Sd/-

PARTNER

PARTNER

INDIA NON JUDICIAL INDIA NON JUDICIAL

INDIA

ONE THOUSAND RUPEES ONE THOUSAND RUPEES

Rs. 1000

Rs. 1000

SATYAMEV JAYATE

Madhya Pradesh MADHYA PRADESH

L 205507

Accounting books:- That all the accounts of the business will be maintained and the related documents will be kept at the business place and after taking out the profit and loss, a balance sheet will be prepared at the end of each year.

Year:- That the accounting year of a partnership business shall be the financial year starting from the 1st day of April and ending on March 31.

Jurisdiction:- That the jurisdiction for all disputes related to the firm will be Indore.

Arbitration award :- That in case of any dispute arises between the partners in respect of the business of the firm or articles of this partnership or any other matter relating to the firm, such dispute

shall be referred to arbitration and the arbitration award shall be obtained in accordance with the provisions of the Arbitration Act for the time being in force. Which shall be binding on all the partners and acceptable to them.

- Other :-**
- (a) That the tenure of all partners shall be at will.
 - (b) That a new partner will be admitted into the firm with the consent of all the partners.
 - (c) Any changes required in the terms and conditions of partnership can be made by writing a Partnership Clause with the consent of all the parties and such Partnership Clause shall be deemed to be a part of these Partnership Articles.
 - (d) That the Partnership shall be governed by the Indian Partnership Act, 1932 with the conditions as mentioned above.

NEXUS BUILDCON

NEXUS BUILDCON

Sd/-

Sd/-

PARTNER

PARTNER

NEXUS BUILDCON

Sd/-

PARTNER

NEXUS BUILDCON

Sd/-

PARTNER

INDIA NON JUDICIAL INDIA NON JUDICIAL

INDIA

ONE THOUSAND RUPEES ONE THOUSAND RUPEES

Rs. 1000

Rs. 1000

SATYAMEV JAYATE

Madhya Pradesh MADHYA PRADESH

L 205508

That this partnership deed has been signed by four partners today on dated 02-02-2013 voluntarily, without any external pressure, with clear understanding and with free mind and have put on their signatures in presence of the following witnesses.

WITNESSES

1. Signature Sd/-

Name: Shri Prakash, son of Holaram JI Sachdev

Address 78 Bairathi Colony, Indore

2. Signature Sd/-

Name: Ashish Joshi

Address 159 Station Road, Rau

SIGNATURE OF THE PARTNERS

NEXUS BUILDCON

Sd/-

PARTNER

First Party

NEXUS BUILDCON

Sd/-

PARTNER

Second Party

NEXUS BUILDCON

Sd/-

PARTNER

Third Party

NEXUS BUILDCON

Sd/-

PARTNER

Fourth Party



TRUE TRANSLATED COPY

ANNEXURE – A-2

+ 9000+500+200 +50 +30 +5 = 901085

9 9. 9. 9. 9. 9

(Of annual sales) from 1067 to 1075

Date: 30-9-86

Entire amount (in words) Rupees Ten Thousand Seven Hundred and

Eighty-Five

Name of the buyer, name of the father: Messers Vikrit Construction Company K. 5 Khati Pura Indore through partner Harish Kumar Son of Kimat Ramji xxxx (illegible)

Place of Residence 3

Purchased for any other 35A Prem Nagar Indore

Then, name of that person father's name Bhageerath alias Bhaga Mansingh Rajput

Place of residence R/o Panda Mouh

Name and address of parties

xxxx (illegible) Value 1213768

xxxx (illegible) purpose for which Stamp taken : Sale Deed

Sign and thumb impression of buyer Bhagirath

Sd/-

Babulal Lakshmi Narayan Sharma

Stamp Paper Mouh (M.P.)

S.R.

I SHRI I

B. Sl. No. C. 46250

Pt. H.No.1

II Sale Deed accumulated agricultural land situated in village Manwa
Tehsil Mahu II

Panchayat Area -Umariya

Block – Mahu

R.C.No.1

Price and market value Rs. 1,21-379 – Rupees One lakh twenty one
thousand three hundred and seventy-nine

Rupees out of value Rs. 501-00 Cash Taken on 11-10-85

Rupees out of the value Rs. 20000.00 Cheque No. 678-347 dated 11-
10-85

25000.00 State Bank of India Branch Indore
Taken from Bhagirath

Outstanding amount Rs. 75878.00 Seventy Five thousand Eight
Hundred And Seventy-Eight through Bank Deposit No. 23281 dated
28-1-86

Bhagirath

Bank of India Branch Mahu

Total Amount 121379-00 One lakh twenty-one thousand
Three

hundred and Seventy-Nine

Rupees

in all were received

Stamp duty Rs. 6113

Panchayat stamp duty Rs. 1215

Cess 457

Addl. Tax. 00.10

Total Rs. 10785.10

Sd/-

Sub-Registrar Indore

Panchayat xxxx (illegible) amount 7993.00

Nagar Nigam Stamp Duty

Panchayat xxxx (illegible) Stamp Duty

1215=00

xxxx (illegible) Cess 455=65

Addl. 1=35

Total 107,85=00

Sd/- U.S. JAIN

Shri Bhagirath alias Bhaga Son of Maansingh Rajput

Not clear

Not clear

Not clear 30/1/not clear 6

Not clear

Has been

Sd/- U.S. JAIN

Shri Bhagirath

Bhagi Rath alias bhaga Son of Mansinghji Caste Rajput

Resident of village Panda Tehsil Mahu District Indore

... Seller

Messers Vikas Construction Company, Thikana 5 Khadipura

Indore, xxxx (illegible) Partner-

Harishkumar Son of Kimat Rammi Balwani resident

25 A Premnagar Indore Madhya Pradesh

.... Buyer

I give this deed in the interest of the buyer regarding the agricultural land situated in Panda Tehsil Mahu of Indore which belongs to my dear ones. I have sold this land through a sale deed to my husband. That the below described land is the village owner and I have transferred this land in the name of the seller in the records of the above-mentioned village and I am in my city. I myself have grown crops and served on this land. Its rent etc. was paid in my name. Except me no one else has any right or interest on this land.

Shri Bhagirath S/o Man Singh Rajpoot

Sa. Panda / The. Mhow

Indore

I hereby personally admit that the so called Sale deed was executed and for the consideration of Rs. 1,21,379.00 One lakh Twenty one thousand and three hundred and Seventy Nine only were paid in my presence and the balance amount of consideration has been paid Which will be available after registration.

Today dated 30-1-83

At present this land is not under the possession of any type of private sale, donation, loan, maintenance decree, income tax, any kind of encroachment by banks, societies, trustees, collectors, municipalities, etc. and is in pure and sacred condition in all respects. No deal, agreement or deed has been made with any person or institution contrary to this sale deed. The seller of this land has full right to sell, grant, transfer and possess this land.

Because this land is of weak type, it is barren, due to which there are many obstacles and it will not be possible for me and my family to live a smooth life, as I still have to repay loans etc. and there is other agricultural land in place of Balan. For this very small piece of land, I will be able to buy more land from the above-mentioned buyer at a sufficient and higher price than the land sold for this price, so that the family's livelihood can be maintained comfortably. For the sake of all these legal requirements, this following agricultural land has been sold to buyer of Village Panda, Tehsil Mhow at sufficient price of the land Rs.1,21,379-00, which is Rs. One Lakh Twenty-One Thousand Three Hundred And Seventy-Nine. The price

Bhagirath-

That the Thumb mark of Bhagiratha's is on
my xxxx (illegible) and is taken on 30-1-86

Sd/- U.S.JAIN:

Sub-Registrar

Mahu (M.P)

(1) Sd/ Kalyan Singh

Witness

(2) Sd/ Samhar Singh

Out of the amount of Rs. 501 five hundred and one has been received in cash on 11-10-85 and Rs. 20000 Twenty thousand Rupees have been received vide cheque number 67824799 dated 11-10-85; Rs. 25000 Twenty-Five thousand Rupees vide cheque number 683101 dated 20-01-86 have been received through State Bank of India, Indore branch I accept the amount. And I am accepting the remaining amount of the price of Rs. of Rs. 75878 Seventy-Five Thousand Eight Hundred And seventy Eight by bank draft as mentioned on the main page of this sale deed in the presence of Hon'ble Registrar Sahab at the time of registration of this sale deed. Thus, I accept the receipt of the payment of the price as per the terms and conditions of this sale deed and after the registration of this sale deed not even a single penny remained outstanding on the date of this sale deed.

Hence, in a state of stable mind for the protection of the people of the area, with my own will and opinion, without any pressure or interest from anyone, the agricultural land situated in village Paniya Tehsil Mahu, as survey number and area and boundaries, described below, without giving up anything or title along with all the personal rights related to this land, was sold to the above mentioned buyer and the buyer on the sold land was M/s Vikram Construction's Co. Pukhatipura Indore partner Shri Hariskumar, son of Ramji Balwami r/o

35-A, Premnagar, Indore, MP, as his own, full owner, overlord, landowner, and he took away all his various types of personal rights from the sold land.

(N.A.)

Sd/- Bhagirath-

That the Thumb mark of Bhagiratha's is on
my xxxx (illegible) and is taken on 30-1-86

Sd/- U.S.JAIN:

Sub-Registrar

Mahu (M.P)

(1) Sd/ Kalyan Singh

Witness

(2)Sd/ Samhar Singh

I, the seller Bhagirath alias Bhagi, son of Mansinghji Rajput resident of village Pamda, Mahu, do hereby write that I, being the eldest male member of a Hindu joint family, am the (karta) head and leader of the family and in this capacity also I have sold this land. I have sold this agricultural land to the buyer for my family needs and for the family business. This sale deed will be equally applicable to me and all the members of my family etc.

If any of my co-owners or pure heirs etc. are born and make any claim regarding the land sold, I, the seller, waive it. If due to any claim by my co-owners or physical heirs etc. or due to any reason arising out of widowhood of my heirs, all the Besim land or any demand thereof is taken out from the possession and rights of the buyer or if due to any such claim or due to any burden or obligation the buyer has to pay any amount, then I shall have the right to recover the money already sold, the real estate and the expenses and money that have to be borne from the sold land, from the present and future movable and immovable property of me and my family's heirs etc. in whatever manner possible. I, the seller and my heirs, family members etc. shall not oppose it.

The constructive possession of sold Sadar land has given the to the buyer on the spot. Now the buyer can use this purchased land as per his wish for his progeny. He can enter it, graze it, take the generated xxxx (illegible) and transfer it to anyone and in any manner whenever he wants. All these rights have been acquired under this sale deed.

The details of the sums sold are as under:-

Survey number	Area	Land Revenue Non-agricultural Ektasli
---------------	------	---------------------------------------

18912	2-729	13-53 Paise
-------	-------	-------------

One Hundred Eighty-Nine divided by Two I Two decimal seven twenty-nine I Thirteen Rupees Fifty-Three Paise

The above land has been sold to the debtor. Its boundary is as follows:-

In the East - Fields of Narayan Singh.

West - There is a road to the west.

In North- Nandramji's fields.

In South - Narayanasinghji's fields.

The above sold land is situated in village Panda, Tehsil Mhow, District Indore M.P. It is an irrigated field.

The land sold above is purely agricultural land. It is not a designated area under the Town and Country Investment Act 1973, or a special area, scheme area, or any other area declared in the scheme under the Local Bodies Authority. It is not a Government grant or land donation etc. There is no need for any kind of permission, certificate, etc. for the sale of this land. It has not violated sections xxxx (illegible) of M.P.L.R. Act, 1956, Excessive Agricultural Holdings Ceiling Act and the Ceiling Limit Act. From the year 1958-56 and thereafter in any period of time, that land has not been in the name or possession of the transferee. In all the above respects, this sale of agricultural land has been done in the legal manner. In all the above respects, this agricultural production sale has been done in the lawful manner.

The buyer has the right to get the purchased land transferred in his name and I will fully cooperate in all these activities and will be responsible for this.

It is the responsibility of the seller to pay the government interest and rent on the land till the time it is sold; hence, the buyer will himself pay the interest etc. which will become payable in future.

There is no transfer of ownership of the land to the beneficiary.

The ownership of all the land will remain with the partner.

In future also, if necessary, documents like affidavit, application, clarification, writing, amendment letter etc. are required to be produced, I shall bound to get this done at the behest of the buyer or whosoever.

(1)(Some stamp which is not clear)

(2)(Some stamp which is not clear)

(3)(Some stamp which is not clear) Bhagirath

(4)(Some stamp which is not clear) 30-1-86

(5)(Some stamp which is not clear) 15/-

Sd/-

Signature

Document xxxx

(illegible)

The seller and purchaser are hereby included in the agreement, their successors, heirs, deputy, executor, administrator, assign, transferee, fiduciary and legal representatives, heirs, proprietors, trustees etc. and this sale deed and all its terms and conditions will be equally binding on them and their rights and duties will remain equal.

The seller has given all the documents related to the land sold to the buyer. If the seller finds any documents related to the land then the seller will give those documents to the buyer.

Hence, the sale deed of the land situated at Panda has been written in Mhow today.

There has been no increase or subtraction or trimming, pruning, or editing of any kind in this sale deed. – I certify the cutting numbers 1-2-3-4-5-6.

Dated 20-1-1986 I Twenty 1 January I Nineteen hundred and eighty-six.

Author Mohanlal Sharma

Law Document Writer, Mhow

Witness:- Sd/-

Witness:- Sd/-

Correct Seller

Sd/-

2/2/86

Today dated 9/2/6

198 in Book No. xxxx (illegible)

Vol. 637 at page 10

23/32 at Sl. 6 xxxx (illegible)6

Has been registered.

(Currency) Sd/- U.S. JAIN

Sub-Registrar

Mahu (M.P.)

Seal Stamp amount rs. 107xxxx (illegible)=00

xxxx (illegible) 0=10

Registration Fee 1127=00: One thousand one

hundred

Tax deposited 2=00 Thirty-Two

Endorsement Tax 2=00 Sd/-

xxxx (illegible) 1=00

9732=00

For office use only

Sd/-

Sub-Registrar

Indore

Copying xxxx (illegible) Sd/-

Comparison Sd/-

xxxx (illegible) cut out in the villes is 6 The
portion cut out has been authenticated by the
1st editor.

Sd/-

$$\underline{20} + \underline{90} + \underline{7} + \underline{70} + \underline{720} + \underline{2000} = 12776$$

xxxx (illegible) 9 9. 3. 7. 6

1. Serial (annual bill of) xxxx (illegible) till 5005
2. Date of sale xxxx (illegible)
3. Stamp xxxx (illegible) Eleven Thousand Nine Hundred and
Ninety-Six Rupees
4. xxxx (illegible) Name M/s Vikram Construction Company
R/oxxxx (illegible)
5. xxxx (illegible) Indore Partner Harish Kumar Son of Keematram
ji
6. xxxx (illegible) R/o 35A Premnagar, Indore
7. xxxx (illegible). 146400/- D: Narayan Singh Harish Kumar
8. xxxx (illegible) has been done Selling land
Narayan Singh Son of Rugnath ji
Caste Thakur R/o of Panda The. Mahu
9. The signatures or thumb impression of stamp purchaser

Signature Harish Kumar

A.D. 10 Rs.

Sd/-

S.R.

Sd/-

Babulal Lakshmi Narayan Sharma

Stamp xxxx (illegible), Mahu, M.P.

I Shree I**B.Sl. No. 372220 xxxx (illegible) H. No. 1**

Sale deed with respect to agricultural land situated at village Panda,
The. Mahu, M.P.

Panchayat xxxx (illegible) Umariya Block - Mahu

Rev. No. 1

Price & xxxx (illegible) value Rs. 1,46,400.- One Lakh Forty-six
Thousand Four Hundred Rupees

I have received an advance of Rs. 22268, Twenty-Two Thousand Two
Hundred And Sixty-Eight xxxx (illegible) 1241361- xxxx (illegible)
bank draft No. DD No. 124362 dated 4.3.86 Bank of India Branch
Mahu is given before Registrar Teh. Mahu.

Rs. 1,46,400 One Lakh Forty Six Thousand Four hundred rupees total
returns have been received in the following manner

xxxx (illegible) Ten Thousand Nine Hundred And Eighty Rupees

xxxx (illegible) One Thousand Four Hundred And Sixty Rupees

xxxx (illegible) Five Hundred And Fifty Two

12666

xxxx (illegible) Caste Thakur Aged 60 years

xxxx (illegible) Mahu District Indore

.. Seller

And

xxxx (illegible) Location 5 Khati Pura, Indore

xxxx (illegible) son of Keematramji Valavani, Resident

xxxx (illegible) Madhya Pradesh

... Buyer

xxxx (illegible) agricultural land situated at Panda Teh. Mahu as per

buyer

FOR OFFICE USE

LIFE ACT xxxx (illegible) Tax 10000=00

Municipal Corporation xxxx (illegible) Tax

Panchayat Act xxxx (illegible) Tax 1464=00

xxxx (illegible) 8=00

Total 12776=00

Sd/- U.S. JAIN

Sub-Registrar

I write in my xxxx (illegible) that the following described agricultural land situated in Village Panda Teh. Mahu is owned and owned by me, my landowner myself. This land Revenue xxxx (illegible) Record of Rights, etc. I xxxx (illegible) have transferred it in the name of my seller, whom I have nurtured and I am serving him as his tenant. Apart from me, xxxx (illegible) nobody else have a single share or power in that land.

The sold xxxx (illegible) is not in the name of any business, donation, loan or any other transaction of banks or societies, xxxx (illegible), etc. nor is it in the possession of any person in a pure state. The sale deed is not made with any other person or institution, nor is it sold, transferred or xxxx (illegible), offered to any buyer.

xxxx (illegible) is of poor nature. I have a small family whose income is not enough for me and my family to live comfortably, I have to pay taxes also and by getting a small piece of land at the place of sale from the government, I will be able to get the sale of this land in view of the fact that I and I have a property. For all these needs, I have received money from the xxxx (illegible) following amount of Rs. 1,46,900 xxxx (illegible) One Lakh Forty Six Thousand Nine Hundred xxxx (illegible) land situated at Village Panda Tehsil Mahu to you

seller xxxx (illegible), have received the money in the following manner:

Narayan Singh S: Rugnath Thakur

Has himself place of residence

Village Panda, Teh. Mahu

District Indore M.P.

xxxx (illegible)

District Indore

Dated 20/3/xxxx (illegible)

xxxx (illegible) 7=00 has been

Presented.

Sd/- U.S. JAIN

Sub-Registrar

Mahu (M.P.)

Received the sum of Rs.501, five hundred and One on 11-10-85.

Rs. 25000/- Twenty-Five Thousand Rupees on same day 11.10.85, a cheque No. 678346 of State Bank Polo ground Branch, Indore of was received.

Rupees 5000/- Five Thousand rupees cash received on 1-1-86.

Rupees xxxx (illegible)/- cash received on 20-3-86.

Rupees xxxx (illegible)/- thirty four Thousand One hundred Thirty Nine rupees xxxx (illegible) Bank Draft No. DD No. 024362 dated 5-3-86 Bank of india Branch Mahu have been received before Sub-Registrar, Mahu. This amount was received like this

xxxx (illegible) one Lakh forty-six thousand four hundred,

xxxx (illegible) Rs. 22,261 Rupees Twenty-two thousand two hundred and sixty one as advance.

xxxx (illegible) And a sum of Rs. 124139 Rupees One lakh twenty four thousand one hundred thirty nine xxxx (illegible) India branch Mahu through bank draft dated 4-3-86 of Shri xxxx (illegible) at the time of registration of this sale deed. xxxx (illegible) have received xxxx (illegible).

xxxx (illegible) After the registration of the xxxx (illegible), there will be no xxxx (illegible) left for the sale of this land.

In a state of sound and stable mind, I have expressed my will xxxx (illegible) and shown interest in the property having survey number of detailed below, I have transferred all the ownership and rights of the agricultural land situated at Village Panda Teh. Mahu with all the number xxxx (illegible) written below, including all the rights and rights of the xxxx (illegible) anything or xxxx (illegible), on the land which has become very ripe, xxxx (illegible) to my construction company 5 Khatipura Indore through partner xxxx (illegible) son of Kimatramji Balwani R/o 35-A, Premnagar Indore.

Shri NarayanSingh S/o Rugnath Thakur

R/o Panda Teh. Mahu

Indore

Admit that the statement

Sale xxxx (illegible)

xxxx (illegible)

xxxx (illegible) 22,261=00 Rs. Twenty Two Thousand

Two Hundred and Sixty One

xxxx (illegible) 1,24,137=00 One Lakh Twenty-Four

xxxx (illegible) Thousand xxxx (illegible)

xxxx (illegible) Shri Harish Kumar S/o

Keemat

xxxx (illegible) Ram Balwani, R/o 35A

xxxx (illegible) Prem Nagar, Indore

today dated 20/3/86 through draft bearing No.

024362 dated 4/3/86

Bank of India Branch

Indore

He made himself the complete owner, overlord and landowner and took away all his interest and rights from the sold land.

On this day I have written that I, being the eldest member of my joint xxx (not clear) family, am the karta and manager of the family and being in that capacity I have sold this agricultural land. xxx (not clear) and for the purpose of earning money for the personal needs of the family, I xxx (not clear) sell this agricultural land to the buyer at my own will and will keep a bond for all my family members and heirs.

xxx (not clear) co-heir or co-heir is born xxx (not clear) or any part thereof, I am the guarantor thereof. The entire land or any part thereof xxx (not clear) shall be sold by me by reason of my doing so xxx (not clear) or by reason of my fault. I have sold this agricultural land for the personal needs of the family and I will keep a share in the property among my other family members, heirs etc.

xxx (not clear) If any heir or successor is born after birth and makes any kind of donation towards the property, then I, the seller, am the guarantor thereof. If by my doing anything after xxx (not clear) my doing, my rights or duties are taken out of the entire sold land or any part of it is taken out of xxx (not clear) possession xxx (not clear) or due to any such deed or fund or tax, the buyer shall have the right to suffer loss of income even by investing xxx (not clear) only xxx (not

clear) of the sold land. It is a sum of money xxx (not clear) from the sold land. In whatever manner whatsoever may be the case with regard to the existing xxx (not clear) Immovable Property of mine and my family members, heirs etc., I shall have xxx (not clear) liability whatsoever for my family members, heirs etc.

(1) Shri Kalyan Singh S/o Nandram Rajput

R/o Panda, Tehsil Mahu

Indore

(2) Shri SherSingh S/o Bheem Singh

R/o Panda, Tehsil Mahu

Indore

xxxx (illegible)

The meeting was held in the xxxx (illegible)

of the complaint.

Today's hearing is 20/3/86

Sd/-U. S. JAIN

xxxx (illegible)

Mahu (M.P.)

The Constructive Possession of the sold land was given at the spot in the presence of the witnesses xxx (not clear) : Constructive Possession: . Now the buyer can live on the land and use it as per his wish till his descendants die.

This land should be held by entering, xxx (not clear) and reap its benefits, etc. xxx (not clear) etc. do xxx (not clear) now should transfer it to whomever and in whatever manner he wants. The entire rights have been vested under this deed.

The details of xxx (not clear) are as follows:-

xxx (not clear)	Area	Tax	The entire land is single-seeded and non-irrigated
xxx (not clear)	00-037	00-07	
xxx (not clear)	Zero decimal	Thirty-Seven xxx (not clear).	Seven paise.
xxx (not clear)	00126	00-24	
xxx (not clear)	Zero decimal	One Hundred Twenty Six xxx (not clear).	

Twenty four paise

xxx (not clear) 2-698 12-75

xxx (not clear) is to one Two decimal Six-hundred Eighteen

Twelve

Rupees Seventy Five

Paise

xxx (not clear) 0-622 2-74

one hundred Zero Decimal Nine hundred Twenty. Nine Rupees

xxx (not clear) Seventy Four

Paise

One Hundred xxx (not clear). Zero Decimal Nine Hundred Twenty

Two. Two

Rupees Seventy Four Paise

Total 4 Hectare 3-703 15-80

Three decimal seven hundred Three. Fifteen

Rupees Eighty

Paise

xxx (not clear) Boundaries:-

In east- Land of xxx (not clear) son of Devi Singh

In west – Fields of xxx (not clear), Sujanbai, Sumanbai, Ghanshayam

xxxx (illegible)

The meeting was held in the xxxx (illegible)
of the complaint.

Today's hearing is 20/3/86

Sd/-U. S. JAIN

xxxx (illegible)

Mahu (M.P.)

Witness: (1) Sd/- Shri Kalyan Singh

(2) Sd/- Shri SherSingh

In North- Land of Gaurishankar and is a government xxx (not clear)

In South – Land of xxx (not clear) son of Nandram.

The above mentioned sold land is situated in village Panda, Tahsil Mhow, District Indore. It is irrigated and agricultural.

The land sold above is purely agricultural land. It is not a designated area under the Town and Country Investment Act 1973, or a special area, scheme area, or any other area declared in the scheme under the Local Bodies Authority. It is not a government grant or land donation etc. There is no need for any kind of permission, certificate, etc. for the sale of this land. It has not violated sections xxxx (illegible) of M.P.L.R. Act, 1956, Excessive Agricultural Holdings Ceiling Act and the Ceiling Limit Act. From the year 1958-56 and thereafter in any period of time, that land has not been in the name or possession of the transferee. In all the above respects, this sale of agricultural land has been done in the legal manner. In all the above respects, this agricultural production sale has been done in the lawful manner.

The buyer has the right to get the purchased land transferred in his name and I will fully cooperate in all these activities and will be responsible for this.

It is the responsibility of the seller to pay the government interest and rent on the land till the time it is sold; hence, the buyer will himself pay the interest etc. which will become payable in future.

There is no transfer of ownership of the land to the beneficiary. The ownership of all the land will remain with the partner.

In future also, if necessary, documents like affidavit, application, clarification, writing, amendment letter etc. are required to be produced, I shall bound to get this done at the behest of the buyer or whosoever.

I the seller will obliged for attestation etc. for the buyer or whoever may require at his expenses. In addressing the seller and buyer, he hereby agrees to include the seller, heir, trustee, administrator, transferee and legal representative, beneficiary, owner, etc. The terms and conditions of the sale shall be equally binding.

The seller has given all the relevant documents to the buyer. In future also if the seller gets any documents then he will give them in the same manner as before.

The sale deed of the land situated at Panda has been registered today in Mahu.

In this sale deed, there has been no cutting, additions and reduction.

Dated: 20-3-86

Writer: Mohanlal Sharma

Xxx (not clear) document-writer, Mahu

correct- Seller

Witness: Xxx (not clear)

(Thumb Impression)

Hu. Kusum

Ni. Narayan Singh

Ni. Anguri Bai

True Copy

Sarup Singh

Sd/-

Xxx (not clear) Panda

25/3/86

Sub-Registrar, Mahu

Today dated 25/3/86

198 in Book No. xxx (not clear)

Volume xxx (not clear) at xxx (not clear) page

1/7 at serial No. xxx (not clear)

Have been registered.

(stamp) Sd/-U. S. JAIN

Sub-Registrar

Mahu (M.P.)

Stamp Duty Rs. 12776=00

Additional Cess 0=10

Registration charges 1317:00, Rs. Thirteen

Hundred

Pagination charges And Thirty-Two

only

Copying charges 15=00 today on 25/3/86

Pasting charges deposited

Total 1332=00

Sd/-

Sub-Registrar, Mahu

Copying xxx (not clear)

xxx (not clear) Sd/-

for official purpose

Sd/-

Deputy Registrar

Indore

There is no curtailment of any kind in the xxx (not clear).

Sd/-

Sub-Registrar,

xxx (not clear)



TRUE TRANSLATED COPY

ANNEXURE A-3

<u>2000</u>	<u>1000</u>	<u>500</u>	= 9500
2	4.	3	

<u>1000</u>	<u>2022</u>	
7	7	5335/-

xxx (not clear)

xxx (not clear)

Sunil xxx (not clear)

II SHREE II

xxx (not clear) duty value	14030-00	Market & xxx (not clear)
----------------------------	----------	--------------------------

xxx (not clear) duty	1978-00	Rs. 1,97,730/-
----------------------	---------	----------------

xxx (not clear) duty	742-00	
----------------------	--------	--

17550-00

xxx (not clear)	xxx (not clear)
-----------------	-----------------

SALE DEED ::

After receiving the full amount of sale consideration is xxx (not clear) VIKRAM CONSTRUCTIONS Company Khatipura Indore on behalf of (1) Shri Girish father Shrimati xxx (not clear) (2) Smt. xxx (not clear) Devi wife of Shri xxx (not clear) ramday xxx (not clear) (3) Smt. Shakuntla wife of Shri xxx (not clear) Lal xxx (not clear) (4) Shri Mahesh xxx (not clear) Kumar Son of Shri Jayram xxx (not clear) xxx

(not clear) (5) Smt. xxx (not clear) wife of Shri Nandlal xxx (not clear)
(6) Shri Girdharilal son of Shri Ram xxx (not clear) etc. xxx (not clear)
for self and for 1 to 5 through xxx (not clear) Residence of 18 Gopal
xxx (not clear) Indore (7) Shri Thakurdas son of Shri Satdas xxx (not
clear) Shri Jayram son of Shri xxx (not clear) Residence of 204 Anoop
Nagar Indore (8) Shri Anil son of Shri Jayramnath Khatwani residence
of 204 Anoop Nagar Indore, M.P. xxx (not clear) for the convenience is
referred to as “**Seller**” (which includes all heirs, representative,
executor, administrator, etc. the payer of the entire sale consideration of
this sale deed.

(1) Smt. Kusum, wife of Shri Ramesh Mittal (2) Shri Ramesh Chand
son of Shri Sundarlal Ji Mittal Residence of “xxx (not clear)” New xxx
(not clear) Indore for the convenience is referred to as “**buyer**” (which
includes all heirs, representative, executor, administrator, etc. the payer
of the entire sale consideration of this sale deed.

For official purpose

Sd/-

Sub-Registrar

Indore

Under section of xxx (not clear) stamp duty

Stamp duty under Municipal Corporation...

Stamp duty under Panchayat Act

Stamp duty under xxx (not clear)

Additional Stamp duty

Additional imposed

Total 23105

Sub-Registrar, Indore

Shri Girdhari Lal son of Ramdas

By Sub-District Indore, District-Indore

In the office of xxx (not clear)

On Date 2 SEP 1994

Have been presented.

Sub- xxx (not clear), Indore (M.P.)

Shri Girdhari xxx (not clear)

- 1) Shri Girdharilal Son of Ramdas
- 2) Shri Jairam son of Vadhu lal ji

3) Shri xxx (not clear) Son of Shri Jai Ramdas

R/o 204 xxx (not clear)

Received.

xxx (not clear)

xxx (not clear) 197730

xxx (not clear)

xxx (not clear) 108.

1 That the seller side's ownership, title and right in agricultural land situated at Village Panda, xxx (not clear) xxx (not clear) Development block Mahu, Tehsil Mahu District Indore M.P. The details of the entire land at present is as follows:

Survey No.	Area	Tax
189/1	1.489	12.75
197	0.988	2.74
198/2	0.835	2.83
-----	-----	-----
xxx (not clear)	xxx (not clear) .247 hectare	18.32

2 That the above detailed land has been sold by the seller at the price of Rs. 1,97,730 in words One Lakh Ninety-Seven Thousand Seven Hundred And Thirty Rupees which have been received in the following manner. Nothing remains to be paid to the seller with respect to this sale xxx (not clear).

The details of the payments is as under:

Rupees 1,97,730/- through cheque number 727604 dated 8-8-94
State Bank of India Indore xxx (not clear)

Prashant Branch has been received by seller
from buyer

Rupees 1,97,730/- in words One Lakh Ninety-Seven Thousand
Seven

Hundred And Thirty Only

(1) Premsingh S/o Shri Okarsingh

R/o Mahu

(2) Sunil, s/o xxx(not clear)

R/o Khajuri Bazar

Inquiry was conducted regarding the identification of the aforesaid
executor/agent dated 2 SEP 1994

Sub-Registrar, Indore (M.P.)

Shri Girdhari

The Thumb impression was taken

In my presence on 2 SEP 1994

Sub-Registrar, Indore (M.P.)

3 That for brevity and convenience in this deed the detailed property shall be described as the "said property"

4 That the said property is not encumbered or encumbered elsewhere by the seller and no written or subsidiary agreement has been executed for such transfer. The sellers xxx (not clear) hereby declares that there is no right or relation of any person, property including mortgage, encashment, loan, donate, mortgage, sale xxx (not clear), etc. and no such case is pending in any court.

5 That the Seller's side's ownership xxx (not clear) any xxx (not clear) or mounted, then the entire burden will be of seller work will not invalidate Buyer's rights. For this reason, the buyer's rights xxx (not clear).

6 That with respect to the said property, the entire xxx (not clear), documents and any other, the registration are cut and from now on you xxx (not clear).

7 That in case of the said property you, the buyer, should get your name registered in the government records in place of the seller. To implement this scheme, the buyer should get his name registered in the government registration records in place of the seller. By

purchasing the property, all the details of that property have been given to you for use and consumption.

xxx (not clear) xxx (not clear)

xxx (not clear) of the thumb

impression has been put on in

my presence on 2/9/94

Sub-Registrar, Indore, M.P.

xxx (not clear) xxx (not clear)

xxx (not clear) of the thumb

impression has been put on in

my presence on 2/9/94

Sub-Registrar, Indore, M.P.

Sd/- Prem Singh

Sd/- Sunil

8. That all the permanent ownership rights which the seller has in the sold property have been transferred to the buyer by virtue of this sale deed. The buyer will be free to use the said property as per his wish.

9. That being a partnership firm, its partners being No. 1 to 5, due to their work engagements, have issued their authorized General Authority to get all the works and proceedings done by them, for which Shri Girdharilal has been appointed vide notarized General Power of Attorney. In the same manner Shri Thakurdas, due to his own work engagements, has appointed Shri Jai Ram, son of xxx (not clear), vide registered document number xxx (not clear)/ 907 as his General Attorney and the said deeds are in effect as on date.

10. That there is no violation of section 165 of M.P. Land Revenue Act, 1959 and M.P. Agricultural xxx(not clear) Act, etc in this Sale xxx(not clear).

Under section of xxx (not clear) stamp duty	25960
Stamp duty under Municipal Corporation...	
Stamp duty under Panchayat Act	
Stamp duty under xxx (not clear)	
Additional Stamp duty	
Additional imposed	
Total	25960

Sub-Registrar, Indore

Shri Girdhari Lal son of Ramdas

By Sub-District Indore, District-Indore

In the office of xxx (not clear)

On Date 2 SEP 1984

Have been presented.

Sub- Registrar, Indore (M.P.)

Shri Girdhari xxx (not clear)

- 1) Shri Girdharilal Son of Ramdas
- 2) Shri Jairam son of Vadhu lal ji

3) Shri xxx (not clear) Son of Shri Jai Ramdas

R/o xxx (not clear)

Received.

xxx (not clear)

xxx (not clear) 197730

xxx (not clear)

xxx (not clear) 108.

$$\frac{2000}{2} \quad \frac{1000}{4} \quad \frac{500}{3} \quad = 9500$$

$$\frac{1000}{1} \quad 200.20 = 8210/-$$

xxx (not clear)

xxx (not clear)

Sunil xxx (not clear)

II SHREE II

xxx (not clear) duty value 14030-00 Market & xxx (not clear)

xxx (not clear) duty 1978-00 Rs. 1,97,730/-

xxx (not clear) duty 742-00

17550-00

xxx (not clear) xxx (not clear)

SALE DEED ::

After receiving the full amount of sale consideration is xxx (not clear) VIKRAM CONSTRUCTIONS Company Khatipura Indore on behalf of (1) Shri Girish father Shrimati xxx (not clear) (2) Smt. xxx (not clear) Devi wife of Shri xxx (not clear) ramday xxx (not clear) (3) Smt. Shakuntla wife of Shri xxx (not clear) Lal xxx (not clear) (4) Shri Mahesh xxx (not clear) Kumar Son of Shri Jayram xxx (not clear) xxx

(not clear) (5) Smt. xxx (not clear) wife of Shri Nandlal xxx (not clear)
(6) Shri Girdharilal son of Shri Ram xxx (not clear) etc. xxx (not clear)
for self and for 1 to 5 through xxx (not clear) Residence of 18 Gopal
xxx (not clear) Indore (7) Shri Thakurdas son of Shri Satdas xxx (not
clear) Shri Jayram son of Shri xxx (not clear) Residence of 204 Anoop
Nagar Indore (8) Shri Anil son of Shri Jayramnath Khatwani residence
of 204 Anoop Nagar Indore, M.P. xxx (not clear) for the convenience is
referred to as “Seller” (which includes all heirs, representative,
executor, administrator, etc. the payer of the entire sale consideration of
this sale deed.

(1) Smt. Kusum, wife of Shri Ramesh Mittal (2) Shri Ramesh Chand
son of Shri Sundarlal Ji Mittal Residence of “xxx (not clear)” New xxx
(not clear) Indore for the convenience is referred to as “xxx (not clear)”
(which includes all heirs, representative, executor, administrator, etc.
the payer of the entire sale consideration of this sale deed.

For official purpose

Sd/-

Sub-Registrar

Indore

Under section of xxx (not clear) stamp duty	25960
Stamp duty under Municipal Corporation...	
Stamp duty under Panchayat Act	
Stamp duty under xxx (not clear)	
Additional Stamp duty	
Additional imposed	
Total	25960

Sub-Registrar, Indore

Shri Girdhari Lal son of Ramdas

By Sub-District Indore, District-Indore

In the office of xxx (not clear)

On Date 2 SEP 1984

Have been presented.

Sub- Registrar, Indore (M.P.)

Shri Girdhari xxx (not clear)

1) Shri Girdharilal Son of Ramdas

- 2) Shri Jairam son of Vadhu lal ji
- 3) Shri xxx (not clear) Son of Shri Jai Ramdas
R/o xxx (not clear)

Accepted

xxx (not clear)

xxx (not clear) 197730

xxx (not clear)

xxx (not clear) 108.

This Sale deed has been signed by me voluntarily, happily in a completely healthy state of body and mind after reading, hearing, understanding, voluntarily in the presence of witnesses so that the same may be used in future. Etc.

Indore Dated:-2.9.1994

Witnesses :

Correct-

Seller

xxx (not clear)

Name Prem Singh Son of xxx (not clear) Chauhan
clear)

xxx (not

Address xxx (not clear) Indore

xxx (not clear)

Name Sunil xxx (not clear) Jain

Address Khajuri Bazar Indore

Certified by

me

Jagdish

Chauhan

Advocate

241, xxx (not clear) Gandhi Marg,

Khajuri Bazar, Indore

Today xxx (not clear) Month xxx (not clear)

98 xxx (not clear) at serialA-1

xxx (not clear) 11855 xxx (not clear) 5 page

49-53 dated

Has been registered. 2474

Sub-Registrar, Indore, (M.P.)

23105 =/-

xxx (not clear) duty 2490 paise

xxx (not clear) duty 5 paise

Page tax Rs. 42 paise

xxx (not clear) tax Rs. paise...

Sd/-

Sub-Registrar, Indore

For official Use

Sd/-

Sub-Registrar, Indore

(1) That the seller side's ownership, title and right in agricultural land situated at Village Panda, xxx (not clear) xxx (not clear) Development block Mahu, Tehsil Mahu District Indore M.P. The details of the entire land at present is as follows:

Survey No.	Area	Tax
189/1	1.489	12.75
197	0.988	2.74
198/2	0.835	2.83
-----	-----	-----
xxx (not clear)	xxx (not clear) .247 hectare	18.32

(2) That the above detailed land has been sold by the seller at the price of Rs. 1,97,730 in words One Lakh Ninety-Seven Thousand Seven Hundred And Thirty Rupees which have been received in the following manner. Nothing remains to be paid to the seller with respect to this sale xxx (not clear).

The details of the payments is as under:

Rupees 1,97,730/- through cheque number 727604 dated 8-8-94
State Bank of India Indore xxx (not clear)

Prashant Branch has been received by seller
from buyer

Rupees 1,97,730/- in words One Lakh Ninety-Seven Thousand
Seven

Hundred And Thirty Only

(1) Prem Singh Son of Onkar Singh

xxx (not clear) Mahu

(2) xxx (not clear)

xxx (not clear)

Khajuri Bazar

Have been verified by me xxx

(not clear) dated 2 SEP 1994

xxx (not clear), Indore

(M.P.)

xxx (not clear) Shri Girdharilal

Shri Girdharilal's thumb

impression has been put on in

my presence on 2 SEP 1994

Sub-Registrar, Indore, M.P.

Sd/- Prem Singh

Sd/- Sunil

3 That for brevity and convenience in this deed the detailed property shall be described as the “said property”

4 That the said property is not encumbered or encumbered elsewhere by the seller and no written or subsidiary agreement has been executed for such transfer. The sellers xxx (not clear) hereby declares that there is no right or relation of any person, property including mortgage, encashment, loan, donate, mortgage, sale xxx (not clear), etc. and no such case is pending in any court.

5 That the Seller's side's ownership xxx (not clear) any xxx (not clear) or mounted, then the entire burden will be of seller work will not invalidate Buyer's rights. For this reason, the buyer's rights xxx (not clear).

6 That with respect to the said property, the entire xxx (not clear), documents and any other, the registration are cut and from now on you xxx (not clear).

7 That in case of the said property you, the buyer, should get your name registered in the government records in place of the seller. To implement this scheme, the buyer should get his name registered in the government registration records in place of the seller. By purchasing the

property, all the details of that property have been given to you for use and consumption.

8. That all the permanent ownership rights which the seller has in the sold property have been transferred to the buyer by virtue of this sale deed. The buyer will be free to use the said property as per his wish.

9. That being a partnership firm, its partners being No. 1 to 5, due to their work engagements, have issued their authorized General Authority to get all the works and proceedings done by them, for which Shri Girdharilal has been appointed vide notarized General Power of Attorney. In the same manner Shri Thakurdas, due to his own work engagements, has appointed Shri Jai Ram, son of xxx (not clear), vide registered document number xxx (not clear)/ 907 as his General Attorney and the said deeds are in effect as on date.

10. That there is no violation of section 165 of M.P. Land Revenue Act, 1959 and M.P. Agricultural xxx(not clear) Act, etc. in this Sale xxx(not clear).

This Sale deed has been signed by me voluntarily, happily in a completely healthy state of body and mind after reading, hearing, understanding, voluntarily in the presence of witnesses so that the same may be used in future. Etc.

Indore Dated:-2.9.1994

Witnesses :

Correct-

Seller

xxx (not clear)

Name Prem Singh Son of xxx (not clear) Chauhan

xxx (not

clear)

Address xxx (not clear) Indore

xxx (not clear)

Name Sunil xxx (not clear) Jain

Address Khajuri Bazar Indore
me

Certified by

Jagdish

Chauhan

Advocate

241, xxx (not clear) Gandhi Marg,
Khajuri Bazar, Indore

Dated _____ month _____

98 in Book No. A-1

xxx (not clear) 11853 xxx (not clear) 5 page

54-58 at serial No. 2475 have been registered.

Sub-Registrar, Indore xxx (not clear)

xxx (not clear) duty 2490

xxx (not clear) Rs. Paise

xxx (not clear) Rs. Paise

xxx (not clear) Rs. Paise

xxx (not clear) Rs. 92 Paise

Total 2531/- Paise

Sub-Registrar, Indore xxx (not clear)

For office use

Sub-Registrar, Indore

Office of Senior Deputy Registrar, District Indore

(New Collectorate Bhattan, Moti Tabela Indore Telephone Number
0731-2360890)

Serial Number/13/V.U.P. / 18

Indore, Date

05/02/18

To,

Shri D.K. Singh

Deputy Superintendent of Police and Investigation Officer

S.T.F. Unit District Indore

Subject Regarding providing documents in the investigation of
crime number 13/2017 registered in STF Bhopal under
sections 420, 467, 468, 471 and 120B IPC.

Reference:- Your letter no. 19 dated 11.01.18

In compliance of the letter referred to under the above-mentioned
subject, it is written that in the investigation of the registered crime
number 13/17 under section 420, 467, 468, 471 and 120B IPC, true

copies of the documents desired by the STF unit Indore are enclosed and sent for official work.

1. A-1/955 Dated 07.01.1998
2. A-1/957 Dated 07.01 1998
3. A-1/959 Dated 07.01.1998
4. A-1/962 Dated 07.01.1998
5. A-4/963 Dated 07.01 1998
6. A-1/965 Dated 08.01.1998
7. A-1/967 Dated 08.01.1998
8. A-1/969 Dated 08.01.1998
9. A-1/973 Dated 09.01.1998
- 10.A-1/975 Dated 09.01.1998
- 11.A-1/977 Dated 09.01.1998
- 12.A-1/979 Dated 09.01.1998
- 13.A-1/980, 981, 982, 983 dated 09.01.1998
- 14.A-1/991, 992, 993 dated 12.01 1998
- 15.A-1/1051, 1052, 1053, 1054, 1055, 1056, 1057 dated
20.01.1998

Attached- as above

Sd/-

Senior Deputy Registrar

District Indore



TRUE TRANSLATED COPY

ANNEXURE A-4

(9) That, the seller party also declares and confirms that the Sadar property is not included in any type of government, non-government scheme etc. and neither this land is proposed for any kind of acquisition. Till date the seller party has not received any information letter regarding the acquisition of this land.

(10) That, at present no family or judicial dispute of any kind is pending for the Sadar property nor any other person or institution has any encumbrance on the Sadar property. The Sadar property is free from all types of encumbrances, burdens and xxx (illegible) etc.

(11) That the said agricultural land is being sold by the seller for the welfare of his family and with the full consent of the family members. None of the family members has any objection to this sale. However, if any family member in future expresses objection regarding the sale of this land or files any claim against the buyer, then the seller will be responsible for all the expenses incurred in it. The buyer will not be allowed to suffer any kind of loss.

(12) That the seller and the buyer have not violated any provision of section 165(5) xxx (illegible), (7) of the Land Revenue Code, 1959 and M.P. Agricultural Holdings Act, 1960 and the amended Act, 1972 and

the Urban Land xxx (illegible), 1976 is not applicable on the agricultural land sold.

Continue.....8

(13) That all expenses of registration of the sale deed of the Sadar property have been borne by the purchaser.

(14) That the seller has given to the purchaser a copy of the original loan book in the name of the seller regarding ownership of the principal property.

This sale deed of agricultural land has been signed by the seller in the interest of the buyer with his own consent, without consuming intoxicants, after receiving the full consideration, after reading and understanding everything from the beginning, and in full discretion in front of witnesses so that it may be useful when required. End, Indore

Dated 9-1-98

Witnesses:-

Sd/-

1. Anil son of Shri Ram Babu Ji Yadav

Mahavir Marg, Gandhi Nagar Indore

Signature-Seller Party

Sd/-

(Seller No. 2 for himself and

as the attorney of Seller A. 1).

As per the information provided by the parties, the sale deed has been
prepared by me in the office

Sd/-

ADVOCATE

Sd/-

2. Vijay son of Shri Bholanath ji Maurya.

Adarsh Indira Nagar Indore

Xxx(illegible) Duty Rupees 4150-00 Market value
Rs.4,95,000-00

Xxx(illegible) duty Rupees 1857-00 Dealing Price
Rs.4,95,000-00

Xxx(illegible) stamp Rupees 3-00 Conduct value
Rs.4,95,000-00

Xxx(illegible) Stamp Rupees 43135-00 In words Rupees Four
Lakh

Ninety-Five Thousand

Only

(1) Xxx(illegible)mati Kusum wife of Shri Rameshchand ji Mittal

Through General attorney Shri Xxx(illegible)chand Son of Shri
Sundarlal ji Mittal

Xxx(illegible) 1/5, New Palasia Indore (M.P.)

(2) Xxx(illegible) Rameshchand Son of Shri Sunderlal Ji Mittal

Xxx(illegible) 1/5, New Palasia Indore (M.P.)

..... Seller side

And

Xxx(illegible) TIONS PVT. LTD. Regd, head office

Xxx(illegible) 832-34, Golden Complex

Xxx(illegible) (U.T.) CHANDIGARH-160101 (INDIA)

..... Buyer side

For official work

Sd/-

Sub-Registrar

Indore

ISIR CONSTRUCTION PVT. LTD., Regd, head office S.C.O., 832-34, Golden Complex Manizmajra (U.T.) CHANDIGARH-160101 (INDIA) (hereinafter referred to as the "Buyer Party" which includes themselves, their heirs, assignees, executors etc.) has written this sale deed of agricultural land after paying the full amount of consideration to (1) Mrs. Kusum Xxx(illegible) Rameshchand Ji Mittal Through her General Attorney Shri Rameshchand son of Shri Sundarlal Xxx(illegible) resident of 1/5, New Palasia Indore (M.P.) (2) Shri Rameshchand son of Xxx(illegible) Ji Mittal Residence of 1/5, New Palasia Indore (M.P.) (whose name is hereinafter referred to as the "Seller Party" which includes themselves, Xxx(illegible), assignees, executors etc.) the seller party, to seller Xxx(illegible) has written this agricultural land in favor of the buyer:-

(1) That the xxx(illegible) land in the joint ownership and possession of the seller parties No. 1 and 2, Village Panada, Tehsil Mhow, District Indore, Patwari Halka No. 1, situated at xxx(illegible) 188/5, Area 0-037 Hectare, Rent 0-70 Paise, Khasra No. 188/6, xxx(illegible) Hectare, Cost 2-40 Paise, Khasra No. 189/1, Area 1-489 Hectare, xxx(illegible) Paise, Khasra No. 189/2, Area 2-729 Hectare, Rent 12-75 Paise, xxx(illegible) 197, Area 4-922 Hectare, Rent 2-74 Paise and Khasra No.

198/2 xxx(illegible) hectare agricultural land with rent of 2-83 paise, thus the total area of all the above mentioned all the Khasras xxx(illegible) areas is 6-139 hectares and total rent is 34-17 paise. Sadar agricultural xxx(illegible) by the owner and in all the xxx(illegible) the name of the seller is mentioned as landowner (not clear), its loan book number is N-590820.

Continue 3

The sellers have been doing agriculture on the Sadar agricultural land for many years. For selling the above-mentioned land and getting the development deed registered, the seller party no. 1, Smt. Kusum, wife of Shri Rameshchand Mittal, has appointed me, the executor, Rameshchand Mittal, as her general attorney through document no. 43/66/98 dated 7-1-98 registered in the sub-registrar office, Mhow. The said document is still effective and this sale deed is being executed by me as the attorney of seller no. 1 and in the capacity of attorney no. 2. The seller party has ownership and possession on the Sadar land. The details of the Sadar agricultural land are as follows:-

Khasra number	Area in hectares	Land
Revenue		
188/5	0-037	0-70 paise
188/6	0-123	2-40 paise
189/1	1-489	12-75 paise
189/2	2-829	12-75 paise
197	0-122	2-74 paise
198/2	0-836	2-83 paise
<hr/>		
Total 6	6-139	34-17 paise

Continue.....4

That a part of the above-mentioned agricultural land has been sold and transferred by the seller to your (not clear) party through this sale deed, the detailed description of which is as follows:-

Detailed information of Xxx(illegible) agricultural land:-

Village Panda Tehsil Mahu District Indore Patwari Halka No.1
Khasra (not clear) 188/5 Paiki (out of) 188/6 Paiki (out of), 189/1 Paiki (out of), 189/2 Paiki (out of), 197 Paiki (out of) and xxx (not clear)98/2 Paiki (out of) total area 0-200 hectare and land revenue 1-11 paise
agricultural land is being sold through this sale (not clear), details of which are as follows:-

Serial	Khasra No.	Area hectare	Land Revenue
1.	188/5 Paiki (out of)		
2.	188/6 Paiki (out of)		
3.	189/1 Paiki (out of)	0-200	1-11 Paise
4.	189/2 Paiki (out of)		
5.	197 Paiki (out of)		
6.	198/2 Paiki (out of)		
6		0-200	1-11 paise

Continue.....5

(3) That the said agricultural land along with ownership rights from front to back has been sold by the seller to you, Xxx(illegible), for Rs. 4,95,000 - 00 in words four lakh ninety-five thousand only and the entire consideration amount of Rs. 4,95,000 - 00 Xxx(illegible) words four lakh ninety-five thousand only has been received by the seller Xxx(illegible) from you, the buyer, by cheque, now no amount of consideration remains to be received by the seller from the buyer. The vacant possession of the agricultural land has already been handed over to you, the buyer, on the spot in front of witnesses, which you, the buyer, have received and marked your Xxx(illegible) marks.

(4) That the agricultural land sold is hereinafter referred to in this article by the term "Sadar Property" for the sake of convenience and Xxx(illegible).

xxx(illegible) That, by the seller selling the said property to the buyer, xxx(illegible) the rights and rights that the seller had regarding its ownership have been cancelled and transferred to you, the buyer, through this sale deed. Now you, the buyer, can always use, enjoy and transfer this xxx(illegible) as per your wish. In this, the seller and his heirs will not have any objection to this.

Continue.....6

(6) That the seller of the Sadar property has not mortgaged or sold the property to anyone else except you, the buyer. Nor has he given it as a donation or gift to anyone nor has he entered into any kind of contract with anyone. There is no lien, charge, maintenance debt or security of any kind or any other kind of ownership or burden on the Sadar property. The Sadar property is free from all kinds of burdens and encumbrances. The Sadar property is owned by the seller and the seller has full right to sell this property.

(7) That if in future any heir or owner of the Sadar property becomes a major one and makes any kind of claim or demand against the buyer or creates any kind of obstruction in the buyer's possession or raises any objection, then the seller will resolve it at his own expense, and the buyer will not have to bear any kind of expense or loss.

(8) That, the seller's side will give the official documents of the Sadar property till the date of registry and after the date of registry, the buyer's side will have to give the measurement and the buyer will get his name transfer on the Sadar property registered in the tehsil office and government, semi-government offices. All the expenses for the transfer will be borne by the buyer's side. Whatever help the seller's statement

will provide to the buyer in getting the transfer done, the seller's side
will definitely provide it to the buyer.

Continue.....7

(6) That the seller of the Sadar property has not mortgaged or sold the property to anyone else except you, the buyer. Nor has he given it as a donation or gift to anyone nor has he entered into any kind of contract with anyone. There is no lien, charge, maintenance debt or security of any kind or any other kind of ownership or burden on the Sadar property. The Sadar property is free from all kinds of burdens and encumbrances. The Sadar property is owned by the seller and the seller has full right to sell this property.

(7) That if in future any heir or owner of the Sadar property becomes a major one and makes any kind of claim or demand against the buyer or creates any kind of obstruction in the buyer's possession or raises any objection, then the seller will resolve it at his own expense, and the buyer will not have to bear any kind of expense or loss.

(8) That, the seller's side will give the official documents of the Sadar property till the date of registry and after the date of registry, the buyer's side will have to give the measurement and the buyer will get his name transfer on the Sadar property registered in the tehsil office and government, semi-government offices. All the expenses for the transfer will be borne by the buyer's side. Whatever help the seller's statement

will provide to the buyer in getting the transfer done, the seller's side
will definitely provide it to the buyer.

Continue.....7

(9) That, the seller party also declares and confirms that the Sadar property is not included in any type of government, non-government scheme etc. and neither this land is proposed for any kind of acquisition. Till date the seller party has not received any information letter regarding the acquisition of this land.

(10) That, at present no family or judicial dispute of any kind is pending for the Sadar property nor any other person or institution has any encumbrance on the Sadar property. The Sadar property is free from all types of encumbrances, burdens and transfers etc.

(11) That the said agricultural land is being sold by the seller for the welfare of his family and with the full consent of the family members. None of the family members has any objection to this sale. However, if any family member in future expresses objection regarding the sale of this land or files any claim against the buyer, then the seller will be responsible for all the expenses incurred in it. The buyer will not be allowed to suffer any kind of loss.

(12) That the seller and the buyer have not violated any provision of section 165(5) (6), (7) of the Land Revenue Code, 1959 and M.P. Agricultural Holdings Act, 1960 and the amended Act, 1972 and the

Urban Land Ceiling Act, 1976 is not applicable on the agricultural land sold.

Continue.....8

(13) That all expenses of registration of the sale deed of the Sadar property have been borne by the purchaser.

(xxx illegible) That the seller has given to the purchaser a copy of the original loan book in the name of the seller regarding ownership of the principal property.

This sale deed of agricultural land has been signed by the seller in the interest of the buyer with his own consent, without consuming intoxicants, after receiving the full consideration, after reading and understanding everything from the beginning, and in full discretion in front of witnesses so that it may be useful when required. End, Indore

Dated 9-1-98

(xxx illegible):-

Sd/-

xxx(not clear)nil son of Shri Ram Babu Ji Yadav

xxx(not clear) Marg, Gandhi Nagar Indore

Signature-Seller Party

Sd/-

(Seller No. 2 for himself and

as the attorney of Seller A. 1).

As per the information provided by the parties, the sale deed has been
prepared by me in the office

Sd/-

ADVOCATE

Sd/-

xxx(not clear) son of Shri Bholanath ji Maurya.

xxx(not clear) Indira Nagar Indore

True Copy

Sd/-

Deputy Registrar, Mahu

Date 9-1-98

982 from 7868 upto 80 00DD337788
9/1/98 5000
00BB958326
15000

25000+15000+1000+500 +

1 1 3 1

400 + 20 + 10 + 5 = 43935/-

4. 1. 1. 1

Smt. Kusum wife of Ramesh Chandra Mittal Through General
attorney and for himself Ramesh Chandra Mittal S/o Sundar Lal
Mittal R/o Indore

Isar Constructions Company Pvt. Ltd. Chandigarh

Sale 495000/-

Sd/- Suresh Singh Chauhan

S.R. Indore

(M.P.)

II SHRI RAM II

SALE DEED OF AGRICULTURAL LAND

xxx(illegible) Duty Rupees 37125-00

Loan book number xx-

590820

xxx(illegible) Duty Rupees 4150-00 Market value

Rs.4,95,000-00

xxx(illegible) duty Rupees 1857-00 Dealing Price

Rs.4,95,000-00

xxx(illegible) stamp Rupees 3-00 Conduct value

Rs.4,95,000-00

xxx(illegible) Rupees 43135-00 In words Rupees Four

Lakh

Ninety-Five Thousand

Only

xxx(illegible)mati Kusum wife of Shri Rameshchand ji Mittal

Through General attorney Shri xxx(illegible) Son of Shri
Sundarlal ji Mittal

xxx(illegible) 1/5, New Palasia Indore (M.P.)

xxx(illegible) Rameshchand Son of Shri Sunderlal Ji Mittal

xxx(illegible) 1/5, New Palasia Indore (M.P.)

..... Seller side

And

xx(illegible) PVT. LTD. Regd, head office

xxx(illegible) 832-34, Golden Complex

xxx(illegible) (U.T.) CHANDIGARH-160101 (INDIA)

..... Buyer side

For official work

Sd/-

Sub-Registrar

Indore

ISIR CONSTRUCTION PVT. LTD., Regd, head office S.C.O., 832-34, xxx(illegible) Complex Manizmajra (U.T.) CHANDIGARH-160101 (INDIA) (hereinafter xxx(illegible) to as the "Buyer Party" which includes themselves, their heirs, assignees, executors etc.) has written this sale deed of agricultural land after paying the full amount of consideration to (1) Mrs. Kusum xxx(illegible) Rameshchand Ji Mittal Through her General Attorney Shri Rameshchand son of Shri Sundarlal xxx(illegible) resident of 1/5, New Palasia Indore (M.P.) (2) Shri Rameshchand son of xxx(illegible) Ji Mittal Residence of 1/5, New Palasia Indore (M.P.) (whose name is hereinafter referred to as the "Seller Party" which includes themselves, xxx(illegible), assignees, executors etc.) the seller party, to seller xxx(illegible) has written this agricultural land in favor of the buyer:-

[xxx(illegible)] That the agricultural land is in the joint ownership and possession of the seller parties No. 1 and 2, Village Panada, Tehsil Mahu, District Indore, Patwari Halka No. 1, situated at xxx(illegible) 188/5, Area 0-037 Hectare, Rent 0-70 Paise, Khasra No. 188/6, xxx(illegible) Hectare, Cost 2-40 Paise, Khasra No. 189/1, Area 1-489 Hectare, xx(illegible) Paise, Khasra No. 189/2, Area 2-729 Hectare, Rent 12-75 Paise, xxx(illegible) 197, Area 4-922 Hectare, Rent 2-74

Paise and Khasra No. 198/2 xxx(illegible) hectare agricultural land with rent of 2-83 paise, thus the total area of all the above mentioned all the Khasras xxx(illegible) areas is 6-139 hectares and total rent is 34-17 paise. Sadar agricultural xxx(illegible) by the owner and in all the xxx(illegible) the name of the seller is mentioned as landowner (not clear), its loan book number is N-590820.

Continue 3

The sellers have been doing agriculture on the xxx(illegible) agricultural land for many years. For selling the above-mentioned land and getting the development deed registered, the seller party no. 1, xxx(illegible) Kusum, wife of Shri Rameshchand Mittal, has appointed me, the executor, Rameshchand Mittal, as her general attorney through xxx(illegible) no. 4M/66/98 dated 7-1-98 registered in the sub-registrar office, Mhow. The said document is still effective xxx(illegible) this sale deed is being executed by me as the attorney of seller no. 1 and in the capacity of attorney no. 2. The seller party has ownership xxx(illegible) possession on the Sadar land. The details of the Sadar agricultural land are as follows:-

Khasra number Revenue	Area in hectares	Land
188/5	0-037	0-70 paise
188/6	0-123	2-40 paise
189/1	1-489	12-75 paise
189/2	2-829	12-75 paise
197	0-122	2-74 paise
198/2	0-836	2-83 paise
<hr/>		
Total 6	6-139	34-17 paise

Continue.....4

That a part of the above-mentioned agricultural land has been sold and transferred by the seller to your xxx(not clear) party through this sale deed, the detailed description of which is as follows:-

Detailed information of xxx(illegible) agricultural land:-

Village Panda Tehsil Mahu District Indore Patwari Halka No.1
 Khasra (not clear) 88/5 Paiki (out of) 188/6 Paiki (out of), 189/1 Paiki (out of), 189/2 Paiki (out of), 197 Paiki (out of) and xxx (not clear) Paiki (out of) total area 0-200 hectare and land revenue 1-11 paise agricultural land is being sold xxx(illegible) this sale (not clear), details of which are as follows:-

Serial	Khasra No.	Area hectare	Land Revenue
xxx(illegible)	188/5 Paiki (out of)		
2.	188/6 Paiki (out of)		
3.	189/1 Paiki (out of)	0-200	1-11 Paise
4.	189/2 Paiki (out of)		
5.	197 Paiki (out of)		
6.	198/2 Paiki (out of)		
6		0-200	1-11 paise

Continue.....5

(3) That the said agricultural land along with ownership rights from front to back has been sold by the seller to you, xxx(illegible), for Rs. 4,95,000 - 00 in words four lakh ninety-five thousand only and the entire consideration amount of Rs. 4,95,000 - 00 xxx(illegible) words four lakh ninety-five thousand only has been received by the seller xxx(illegible) from you, the buyer, by cheque, now no amount of consideration remains to be received by the seller from the buyer. The vacant possession of the agricultural land has already been handed over to you, the buyer, on the spot in front of witnesses, which you, the buyer, have received and marked your xxx(illegible) marks.

(4) That the agricultural land sold is hereinafter referred to in this article by the term "Sadar Property" for the sake of convenience and xxx(illegible).

xxx(illegible) That, by the seller selling the said property to the buyer, xxx(illegible) the rights and rights that the seller had regarding its ownership have been cancelled and transferred to you, the buyer, through this sale deed. Now you, the buyer, can always use, enjoy and transfer this xxx(illegible) as per your wish. In this, the seller and his heirs will not have any objection to this.

Continue.....6

xxx(illegible) That the seller of the Sadar property has not mortgaged or sold the property to anyone else except you, the buyer. Nor has he given it as a donation or gift to anyone nor has he entered into any kind of contract with anyone. There is no lien, charge, maintenance debt or security of any kind or any other kind of ownership or burden on the Sadar property. The Sadar property is free from all kinds of burdens and encumbrances. The Sadar property is owned by the seller and the seller has full right to sell this property.

xxx(illegible) That if in future any heir or owner of the Sadar property becomes a major one and makes any kind of claim or demand against the buyer or creates any kind of obstruction in the buyer's possession or raises any objection, then the seller will resolve it at his own expense, and the buyer will not have to bear any kind of expense or loss.

xxx(illegible) That, the seller's side will give the official documents of the Sadar property till the date of registry and after the date of registry, the buyer's side will have to give the measurement and the buyer will get his name transfer on the Sadar property registered in the tehsil office and government, semi-government offices. All the expenses for the transfer will be borne by the buyer's side. Whatever

help the seller's statement will provide to the buyer in getting the transfer done, the seller's side will definitely provide it to the buyer.

Continue.....7

(9) That, the seller party also declares and confirms that the Sadar property is not included in any type of government, non-government scheme etc. and neither this land is proposed for any kind of acquisition. Till date the seller party has not received any information letter regarding the acquisition of this land.

(10) That, at present no family or judicial dispute of any kind is pending for the Sadar property nor any other person or institution has any encumbrance on the Sadar property. The Sadar property is free from all types of encumbrances, burdens and transfers etc.

xxx(illegible) That the said agricultural land is being sold by the seller for the welfare of his family and with the full consent of the family members. xxx(illegible) family members has any objection to this sale. However, if any family member in xxx(illegible) expresses objection regarding the sale of this land or files any claim against the buyer, then the seller will be responsible for all the expenses incurred in it. The buyer will not be allowed to suffer any kind of loss.

(12) That the seller and the buyer have not violated any provision of section 165(5) xxx(illegible), (7) of the Land Revenue Code, 1959 and M.P. Agricultural Holdings Act, 1960 and the amended Act, 1972 and

the Urban Land xxx(illegible), 1976 is not applicable on the agricultural land sold.

Continue.....8

xxx(illegible) That all expenses of registration of the sale deed of the Sadar property have been borne by the purchaser.

(14) That the seller has given to the purchaser a copy of the original loan book in the name of the seller regarding ownership of the principal property.

This sale deed of agricultural land has been signed by the seller in the interest of the buyer with xxx(illegible) own consent, without consuming intoxicants, after receiving the full consideration, after reading and understanding everything from the beginning till xxx(illegible), and in full discretion in front of witnesses so that it may be useful when required. Etc., Indore

Dated 9-1-98

(xxx illegible):-

Sd/-

xxx(not clear)nil son of Shri Ram Babu Ji Yadav

xxx(not clear) Marg, Gandhi Nagar Indore

Signature-Seller Party

Sd/-

(Seller No. 2 for himself and
as the attorney of Seller A. 1).

As per the information provided by the parties, the sale deed has been
prepared by me in the office

Sd/-

ADVOCATE

Sd/-

xxx(not clear) son of Shri Bholanath ji Maurya.

xxx(not clear) Indira Nagar Indore

True Copy

Sd/-

Deputy Registrar, Mahu

Date 9-1-98

25000+15000+1000+500 + xxx not clearQQ337789

1 1 3 1 25000

100 + 20 + 10 + 5 = 43935/- 60BB958323

4. 1. 1. 1 15000

xxx(not clear) From 7829 upto 7841

xxx(not clear) 9/1/98

Smt. Kusum wife of Ramesh Chandra

Mittal Through General attorney and

for himself Ramesh Chandra Mittal

S/o Sundar Lal Mittal R/o Indore

Isar Constructions (not clear) Pvt. Ltd.

Chandigarh Sale Deed 4950000/-

Sd/- Suresh Singh Chauhan

S.N. Indore

(M.P.)

II SHRI RAM II

SALE DEED OF AGRICULTURAL LAND

Stamp Duty Rupees 37125-00 Loan book number N-
590820

Panchayat Duty Rupees	4150-00	Market	value
			Rs.4,90,000-00
Cess duty Rupees	1857-00	Dealing	Price
			Rs.4,95,000-00
Additional stamp Rupees	3-00	Rupees Four Lakh	
			Ninety-
Total Stamp Rupees	43135-00	Five Thousand Only	

(1) Shrimati Kusum wife of Shri Rameshchand ji Mittal Through
General attorney Shri Rameshchand Son of Shri Sunderlal ji
Mittal

Residence of 1/5, New Palasia Indore (M.P.)

(2) Shri Rameshchand Son of Shri Sunderlal Ji Mittal

Residence of 1/5, New Palasia Indore (M.P.)

..... Seller side

And

ISIR CONSTRUCTIONS PVT. LTD. Regd, head office

S.C.O. 832-34, Golden Complex

Manimajra (U.T.) CHANDIGARH-160101 (INDIA)

Buyer side

For official work

Sd/-

Sub-Registrar

Indore

ISIR CONSTRUCTION PVT. LTD., Regd, head office S.C.O., 832-34, Golden Complex Manizmajra (U.T.) CHANDIGARH-160101 (INDIA) (hereinafter referred to as the "Buyer Party" which includes themselves, their heirs, assignees, executors etc.) has written this sale deed of agricultural land after paying the full amount of consideration to (1) Mrs. Kusum wife of Shri Rameshchand Ji Mittal Through her General Attorney Shri Rameshchand son of Shri Sundarlal Ji Mittal resident of 1/5, New Palasia Indore (M.P.) (2) Shri Rameshchand son of Shri Sundarlal Ji Mittal Residence of 1/5, New Palasia Indore (M.P.) (whose name is hereinafter referred to as the "Seller Party" which includes themselves, their heirs, assignees, executors etc.) the seller party, who after having received the full amount of consideration has written this agricultural land in favor of the buyer. The sale deed of the said person states that :-

(1) That the non-agricultural land in the joint ownership and possession of the seller parties No. 1 and 2, Village Panada, Tehsil Mhow, District Indore, Patwari Halka No. 1, situated at Khasra No. 188/5, Area 0-037 Hectare, Rent 0-70 Paise, Khasra No. 188/6, Amount 0-126 Hectare, Cost 2-40 Paise, Khasra No. 189/1, Area 1-489 Hectare, Rent 12-75 Paise, Khasra No. 189/2, Area 2-729 Hectare, Rent 12-75

Paise, Khasra No. 197, Area 4-922 Hectare, Rent 2-74 Paise and Khasra No. 198/2 area is 0-836 hectare agricultural land with rent of 2-83 paise, thus the total area of all the above mentioned areas is 6139 hectares and total rent is 34-17 paise. Sadar agricultural land is owned by the owner and in all the revenue records the name of the seller is mentioned as landowner (not clear), its loan book number is N-590820.

Continue 3

The sellers have been doing agriculture on the Sadar agricultural land for many years. For selling the above-mentioned land and getting the development deed registered, the seller party no. 1, Smt. Kusum, wife of Shri Rameshchand Mittal, has appointed me, the executor, Rameshchand Mittal, as her general attorney through document no. 43/66/98 dated 7-1-98 registered in the sub-registrar office, Mhow. The said document is still effective and this sale deed is being executed by me as the attorney of seller no. 1 and in the capacity of attorney no. 2. The seller party has ownership and possession on the Sadar land. The details of the Sadar agricultural land are as follows:-

Khasra number	Area in hectares	Land
Revenue		
188/5	0-037	0-70 paise
188/6	0-123	2-40 paise
189/1	1-489	12-75 paise
189/2	2-829	12-75 paise
197	0-122	2-74 paise
198/2	0-836	2-83 paise
<hr/>		
Total 6	6-139	34-17 paise

Continue.....4

That a part of the above-mentioned agricultural land has been sold and transferred by the seller to your (not clear) party through this sale deed, the detailed description of which is as follows:-

Detailed information of sold agricultural land:-

Village Panda Tehsil Mahu District Indore Patwari Halka No.1 Khasra (not clear) 188/5 Paiki (out of) 188/6 Paiki (out of), 189/1 Paiki (out of), xxx(not clear)89/2 Paiki (out of), 197 Paiki (out of) and (not clear)8/2 Paiki (out of) total area 0-200 hectare and land revenue 1-11 paise agricultural land is being sold through this sale (not clear), details of which are as follows:-

Serial	Khasra No.	Area hectare	Land Revenue
1.	188/5 Paiki (out of)		
2.	188/6 Paiki (out of)		
3.	189/1 Paiki (out of)	0-200	1-11 Paise
4.	189/2 Paiki (out of)		
5.	197 Paiki (out of)		
6.	198/2 Paiki (out of)		
6		0-200	1-11 paise

Continue.....5

(3) That the said agricultural land along with ownership rights from front to back has been sold by the seller to you, the buyer, for Rs. 4,95,000 - 00 in words four lakh ninety-five thousand only and the entire consideration amount of Rs. 4,95,000 - 00 in words four lakh ninety-five thousand only has been received by the seller from you, the buyer, by cheque, now no amount of consideration remains to be received by the seller from the buyer. The vacant possession of the agricultural land has already been handed over to you, the buyer, on the spot in front of witnesses, which you, the buyer, have received and marked your boundary marks.

(4) That the agricultural land sold is hereinafter referred to in this article by the term "Sadar Property" for the sake of convenience and brevity.

(5) That, by the seller selling the said property to the buyer, all the rights and rights that the seller had regarding its ownership have been cancelled and transferred to you, the buyer, through this sale deed. Now you, the buyer, can always use, enjoy and transfer this property as per your wish and the seller and his heirs will not have any objection to this.

Continue.....6

(6) That the seller of the Sadar property has not mortgaged or sold the property to anyone else except you, the buyer. Nor has he given it as a donation or gift to anyone nor has he entered into any kind of contract with anyone. There is no lien, charge, maintenance debt or security of any kind or any other kind of ownership or burden on the Sadar property. The Sadar property is free from all kinds of burdens and encumbrances. The Sadar property is owned by the seller and the seller has full right to sell this property.

xxx(not clear) That if in future any heir or owner of the Sadar property becomes a major one and makes any kind of claim or demand against the buyer or creates any kind of obstruction in the buyer's possession or raises any objection, then the seller will resolve it at his own expense, and the buyer will not have to bear any kind of expense or loss.

xxx(not clear) That, the seller's side will give the xxx(not clear)of the Sadar property till the date of registry and after the date of registry, the buyer's side will have to give the measurement and the buyer will get his xxx(not clear) on the Sadar xxx(not clear) registered in the tehsil office and government, semi-government offices. All the expenses for the transfer will be borne by the buyer's side. Whatever help the seller's

statement will provide to the buyer in getting the transfer done, the seller's side will definitely provide it to the buyer.

Continue.....7

(9) That, the seller party also declares and confirms that the Sadar property is not included in any type of government, non-government scheme etc. and neither this land is proposed for any kind of acquisition. Till date the seller party has not received any information letter regarding the acquisition of this land.

(10) That, at present no family or judicial dispute of any kind is pending for the Sadar property nor any other person or institution has any encumbrance on the Sadar property. The Sadar property is free from all types of encumbrances, burdens and transfers etc.

(11) That the said agricultural land is being sold by the seller for the welfare of his family and with the full consent of the family members. None of the family members has any objection to this sale. However, if any family member in future expresses objection regarding the sale of this land or files any claim against the buyer, then the seller will be responsible for all the expenses incurred in it. The buyer will not be allowed to suffer any kind of loss.

(12) That the seller and the buyer have not violated any provision of section 165(5) xxx(not clear), (7) of the Land Revenue Code, 1959 and M.P. Agricultural Holdings Act, 1960 and the amended Act, 1972 and

the Urban Land xxx(not clear), 1976 is not applicable on the agricultural land sold.

Continue.....8

(13) That all expenses of registration of the sale deed of the Sadar property have been borne by the purchaser.

(14) That the seller has given to the purchaser a copy of the original loan book in the name of the seller regarding ownership of the principal property.

This sale deed of agricultural land has been xxx(not clear) by the seller in the interest of the buyer with his own consent, without consuming intoxicants, after receiving the full consideration, after reading and understanding everything from the beginning, and in full discretion in front of witnesses so that it may be useful when required.

Etc., Indore

xxx(not clear) 9-1-98

xxx(not clear):-

Sd/-

xxx(not clear)nil son of Shri Ram Babu Ji Yadav

xxx(not clear) Marg, Gandhi Nagar Indore

Signature-Seller Party

Sd/-

(Seller No. 2 for himself and
as the attorney of Seller A. 1).

As per the information provided by the parties, the sale deed has been
prepared by me in the office

Sd/-

ADVOCATE

Sd/-

xxx(not clear) son of Shri Bholanath ji Maurya.

xxx(not clear) Indira Nagar Indore

True Copy

Sd/-

Deputy Registrar, Mahu

Date 9-1-98

991

$$\frac{25000+10000+5000+1000}{1 \quad 1 \quad 3 \quad 3} + \frac{00DD33779}{25000}$$

$$\frac{500 + 100 + 20 + 10 + 5}{1. \quad 4. \quad 1. \quad 1. \quad 1} = 43935/- \frac{01AA4268}{10000}$$

(not clear) From 7911 upto 24

(not clear) 12/1/98 Forty-Three Thousand Nine Hundred
Thirty

Five

Smt. Kusum wife of Ramesh Chandra
Mittal Through General attorney and
for himself Ramesh Chandra xxx (not
clear)

S/o Sundar Lal Mittal R/o Indore

Isir Constructions Pvt. Ltd. Company

Chandigarh

Signature or Thumb Impression of buyer

Sale Deed 495000/-

Sd/- Suresh Singh

Chauhan

Sd/-

S.N.

Indore

S.R.

II SHRI RAM II

SALE DEED OF AGRICULTURAL LAND

Stamp Duty Rupees 37125-00 Loan book number N-
590820

Panchayat Duty Rupees 4150-00 Market value
Rs.4,95,000-00

Cess duty Rupees 1857-00 Dealing Price
Rs.4,95,000-00

Additional stamp Rupees 3-00 Rupees Four Lakh
Ninety-

Total Stamp Rupees 43135-00 Five Thousand Only

(1) Shrimati Kusum wife of Shri Rameshchand ji Mittal Through
General xxx(not clear) Rameshchand Son of Shri Sundarlal ji
Mittal

xxx(not clear) 1/5, New Palasia Indore (M.P.)

xxx(not clear) Rameshchand Son of Shri Sunderlal Ji Mittal

xxx(not clear) - of 1/5, New Palasia Indore (M.P.)

..... Seller side

And

xxx(not clear) TRUCTIONS PVT. LTD. Regd, head office

xxx(not clear) 832-34, Golden Complex

xxx(not clear) (U.T.) CHANDIGARH-160101 (INDIA)

Buyer side

For official work

Sd/-

Sub-Registrar

Indore

ISIR CONSTRUCTION PVT. LTD., Regd, head office S.C.O., 832-34, Golden Complex Manizmajra (U.T.) CHANDIGARH-160101 (INDIA) (hereinafter referred to as the "Buyer Party" which includes themselves, their heirs, assignees, executors etc.) has written this sale deed of agricultural land after paying the full amount of consideration to (1) Mrs. Kusum wife of Shri Rameshchand Ji Mittal Through her General Attorney Shri Rameshchand son of Shri Sundarlal Ji Mittal resident of 1/5, New Palasia Indore (M.P.) (2) Shri Rameshchand son of Shri Sundarlal Ji Mittal Residence of 1/5, New Palasia Indore (M.P.) (whose name is hereinafter referred to as the "Seller Party" which includes themselves, their heirs, assignees, executors etc.) the seller party, who after having received the full amount of consideration has written this agricultural land in favor of the buyer. The sale deed of the said person states that :-

(1) That the non-irrigated agricultural land in the joint ownership and possession of the seller parties No. 1 and 2, Village Panada, Tehsil Mhow, District Indore, Patwari Halka No. 1, situated at Khasra No. 188/5, Area 0-037 Hectare, Rent 0-70 Paise, Khasra No. 188/6, Area 0-126 Hectare, Cost 2-40 Paise, Khasra No. 189/1, Area 1-489 Hectare, Rent 12-75 Paise, Khasra No. 189/2, Area 2-729 Hectare, Rent 12-75

Paise, Khasra No. 197, Area 4-922 Hectare, Rent 2-74 Paise and Khasra No. 198/2 area is 0-836 hectare agricultural land with rent of 2-83 paise, thus the total area of all the above mentioned areas is 6139 hectares and total rent is 34-17 paise. Sadar agricultural land is owned by the owner and in all the revenue records the name of the seller is mentioned as landowner (not clear), its loan book number is N-590820.

Continue 3

The sellers have been doing agriculture on the Sadar agricultural land for many years. For selling the above-mentioned land and getting the development deed registered, the seller party no. 1, Smt. Kusum, wife of Shri Rameshchand Mittal, has appointed me, the executor, Rameshchand Mittal, as her general attorney through document no. 4A/66/98 dated 7-1-98 registered in the sub-registrar office, Mhow. The said document is still effective and this sale deed is being executed by me as the attorney of seller no. 1 and in the capacity of attorney no. 2. The seller party has ownership and possession on the Sadar land. The details of the Sadar agricultural land are as follows:-

Khasra number	Area in hectares	Land
Revenue		
188/5	0-037	0-70 paise
188/6	0-123	2-40 paise
189/1	1-489	12-75 paise
189/2	2-829	12-75 paise
197	0-122	2-74 paise
198/2	0-836	2-83 paise
<hr/>		
Total 6	6-139	34-17 paise

Continue.....4

(2) That a part of the above-mentioned agricultural land has been sold and transferred by the seller to your (not clear) party through this sale deed, the detailed description of which is as follows:-

Detailed information of sold agricultural land:-

Village Panda Tehsil Mahu District Indore Patwari Halka No.1
Khasra (not clear) 188/5 Paiki (out of) 188/6 Paiki (out of), 189/1 Paiki (out of), 189/2 Paiki (out of), 197 Paiki (out of) and (not clear)8/2 Paiki (out of) total area 0-200 hectare and land revenue 1-11 paise agricultural land is being sold through this sale (not clear), details of which are as follows:-

Serial	Khasra No.	Area hectare	Land Revenue
1.	188/5 Paiki (out of)		
2.	188/6 Paiki (out of)		
3.	189/1 Paiki (out of)	0-200	1-11 Paise
4.	189/2 Paiki (out of)		
5.	197 Paiki (out of)		
6.	198/2 Paiki (out of)		
6		0-200	1-11 paise

Continue.....5

(3) That the said agricultural land along with ownership rights from front to back has been sold by the seller to you, the buyer, for Rs. 4,95,000 - 00 in words four lakh ninety-five thousand only and the entire consideration amount of Rs. 4,95,000 - 00 in words four lakh ninety-five thousand only has been received by the seller from you, the buyer, by cheque, now no amount of consideration remains to be received by the seller from the buyer. The vacant possession of the agricultural land has already been handed over to you, the buyer, on the spot in front of witnesses, which you, the buyer, have received and marked your boundary marks.

(4) That the agricultural land sold is hereinafter referred to in this article by the term "Sadar Property" for the sake of convenience and brevity.

(5) That, by the seller selling the said property to the buyer, all the rights and rights that the seller had regarding its ownership have been cancelled and transferred to you, the buyer, through this sale deed. Now you, the buyer, can always use, enjoy and transfer this property as per your wish and the seller and his heirs will not have any objection to this.

Continue.....6

(6) That the seller of the Sadar property has not mortgaged or sold the property to anyone else except you, the buyer. Nor has he given it as a donation or gift to anyone nor has he entered into any kind of contract with anyone. There is no lien, charge, maintenance debt or security of any kind or any other kind of ownership or burden on the Sadar property. The Sadar property is free from all kinds of burdens and encumbrances. The Sadar property is owned by the seller and the seller has full right to sell this property.

(7) That if in future any heir or owner of the Sadar property becomes a major one and makes any kind of claim or demand against the buyer or creates any kind of obstruction in the buyer's possession or raises any objection, then the seller will resolve it at his own expense, and the buyer will not have to bear any kind of expense or loss.

(8) That, the seller's side will give the official documents of the Sadar property till the date of registry and after the date of registry, the buyer's side will have to give the measurement and the buyer will get his name transfer on the Sadar property registered in the tehsil office and government, semi-government offices. All the expenses for the transfer will be borne by the buyer's side. Whatever help the seller's statement

will provide to the buyer in getting the transfer done, the seller's side
will definitely provide it to the buyer.

Continue.....7

(9) That, the seller party also declares and confirms that the Sadar property is not included in any type of government, non-government scheme etc. and neither this land is proposed for any kind of acquisition. Till date the seller party has not received any information letter regarding the acquisition of this land.

(10) That, at present no family or judicial dispute of any kind is pending for the Sadar property nor any other person or institution has any encumbrance on the Sadar property. The Sadar property is free from all types of encumbrances, encumbrances and excesses etc.

(11) That the said agricultural land is being sold by the seller for the welfare of his family and with the full consent of the family members. None of the family members has any objection to this sale. However, if any family member in future expresses objection regarding the sale of this land or files any claim against the buyer, then the seller will be responsible for all the expenses incurred in it. The buyer will not be allowed to suffer any kind of loss.

(12) That the seller and the buyer have not violated any provision of section 165(5) (6), (7) of the Land Revenue Code, 1959 and M.P. Agricultural Holdings Act, 1960 and the amended Act, 1972 and the

Urban Land Ceiling Act, 1976 is not applicable on the agricultural land sold.

Continue.....8

(13) That all expenses of registration of the sale deed of the Sadar property have been borne by the purchaser.

(14) That the seller has given to the purchaser a copy of the original loan book in the name of the seller regarding ownership of the principal property.

This sale deed of agricultural land has been signed by the seller in the interest of the buyer with his own consent, without consuming intoxicants, after receiving the full consideration, after reading and understanding everything from the beginning, and in full discretion in front of witnesses so that it may be useful when required. End, Indore

Dated 12-1-98

Witnesses:-

Sd/-

1. Anil son of Shri Ram Babu Ji Yadav

Mahavir Marg, Gandhi Nagar Indore

Signature-Seller Party

Sd/-

(Seller No. 2 for himself and

as the attorney of Seller A. 1).

As per the information provided by the parties, the sale deed has been
prepared by me in the office

Sd/-

ADVOCATE

Sd/-

2. Vijay son of Shri Bholanath ji Maurya.

Adarsh Indira Nagar Indore

True Copy

Sd/-

Deputy Registrar, Mahu

Date 12-1-98

$$\begin{array}{r} \underline{25000} + \underline{10000} + \underline{5000} + \quad \underline{00DD337791} \\ 1 \quad 1 \quad 1 \quad \underline{25000} \\ \quad \quad \quad \quad \quad \underline{01AA926885} \\ \underline{1000} + \underline{500} + \underline{100} + \underline{20} + \underline{10} + = 10000 \end{array}$$

3. 1. 4. 1. 1.

Xxx (not clear) from 7939 upto 52. 5 = 43935/-

Xxx (not clear) dated 12/1/98 1

Forty-Three Thousand Three Hundred And Thirty-
Five Smt. Kusum wife of Ramesh Chandra Mittal
Through General attorney and for himself Ramesh
Chandra Mittal S/o Sundar Lal Mittal R/o Indore
Isar Construction Company Pvt. Ltd.
Chandigarh

Sale 495000/-

Sd/- Suresh Singh Chauhan

S.R. Indore

(M.P.)

SALE DEED OF AGRICULTURAL LAND

Stamp Duty Rupees 37125-00 Loan book number xx-
590820

Panchayat Duty Rupees 4150-00 Market value
Rs.4,95,000-00

xxx(illegible) duty Rupees 1857-00 Dealing Price
Rs.4,95,000-00

xxx(illegible) stamp Rupees 3-00 In words Rupees Four
Lakh

xxx(illegible) Rupees 43135-00 Ninety-Five Thousand
Only

Shrimati Kusum wife of Shri Rameshchand ji Mittal Through General
attorney xxx(illegible) Rameshchand Son of Shri Sundarlal ji Mittal

xxx(illegible) 1/5, New Palasia Indore (M.P.)

xxx(illegible) Shri Rameshchand Son of Shri Sunderlal Ji Mittal

xxx(illegible) 1/5, New Palasia Indore (M.P.)

..... Seller side

And

ISAR Constructions PVT. LTD. Regd, head office

xxx(illegible) C.O. 832-34, Golden Complex

xxx(illegible) (U.T.) CHANDIGARH-160101 (INDIA)

..... Buyer side

For official work

Sd/-

Sub-Registrar

Indore

ISIR CONSTRUCTION PVT. LTD., Regd, head office S.C.O., 832-34, xxx(illegible) Complex Manizmajra (U.T.) CHANDIGARH-160101 (INDIA) (hereinafter xxx(illegible) to as the "Buyer Party" which includes themselves, their heirs, assignees, executors etc.) has written this sale deed of agricultural land after paying the full amount of consideration to (1) Mrs. Kusum wife of Rameshchand Ji Mittal Through her General Attorney Shri Rameshchand son of Shri Sundarlal ji Mittal resident of 1/5, New Palasia Indore (M.P.) (2) Shri Rameshchand son of Shri Sundarlal Ji Mittal Residence of 1/5, New Palasia Indore (M.P.) (whose name is hereinafter referred to as the "Seller Party" which includes themselves, their heirs, assignees, executors etc.) the seller party, to seller party has written this agricultural land in favor of the buyer:-

(1) That the non-irrigated agricultural land in the joint ownership and possession of the seller parties No. 1 and 2, Village Panada, Tehsil Mhow, District Indore, Patwari Halka No. 1, situated at Khasra No. 188/5, Area 0-037 Hectare, Rent 0-70 Paise, Khasra No. 188/6, Area 0-126 Hectare, Cost 2-40 Paise, Khasra No. 189/1, Area 1-489 Hectare, Rent 12-75 Paise, Khasra No. 189/2, Area 2-729 Hectare, Rent 12-75 Paise, Khasra No. 197, Area 4-922 Hectare, Rent 2-74 Paise and Khasra

No. 198/2 area is 0-836 hectare agricultural land with rent of 2-83 paise, thus the total area of all the above mentioned areas is 6139 hectares and total rent is 34-17 paise. Sadar agricultural land is owned by the owner and in all the revenue records the name of the seller is mentioned as landowner (not clear), its loan book number is N-590820.

Continue 3

The sellers have been doing agriculture on the Sadar agricultural land for many years. For selling the above-mentioned land and getting the development deed registered, the seller party no. 1, Smt. Kusum, wife of Shri Rameshchand Mittal, has appointed me, the executor, Rameshchand Mittal, as her general attorney through document no. 4A/66/98 dated 7-1-98 registered in the sub-registrar office, Mhow. The said document is still effective and this sale deed is being executed by me as the attorney of seller no. 1 and in the capacity of attorney no. 2. The seller party has ownership and possession on the Sadar land. The details of the Sadar agricultural land are as follows:-

Khasra number	Area in hectares	Land
Revenue		
188/5	0-037	0-70 paise
188/6	0-123	2-40 paise
189/1	1-489	12-75 paise
189/2	2-829	12-75 paise
197	0-122	2-74 paise
198/2	0-836	2-83 paise
<hr/>		
Total 6	6-139	34-17 paise

Continue.....4

That a part of the above-mentioned agricultural land has been sold and transferred by the seller to your (not clear) party through this sale deed, the detailed description of which is as follows:-

Detailed information of sold agricultural land:-

Village Panda Tehsil Mahu District Indore Patwari Halka No.1 Khasra (not clear) 188/5 Paiki (out of) 188/6 Paiki (out of), 189/1 Paiki (out of), 189/2 Paiki (out of), 197 Paiki (out of) and (not clear)8/2 Paiki (out of) total area 0-200 hectare and land revenue 1-11 paise agricultural land is being sold through this sale (not clear), details of which are as follows:-

Serial Revenue	Khasra No.	Area hectare	Land
1.	188/5 Paiki (out of)		
2	188/6 Paiki (out of)		
3	189/1 Paiki (out of)	0-200	1-11 Paise
4	189/2 Paiki (out of)		
5	197 Paiki (out of)		
6	198/2 Paiki (out of)		
Total	6	0-200	1-11 paise

Continue.....5

(3) That the said agricultural land along with ownership rights from front to back has been sold by the seller to you, the buyer, for Rs. 4,95,000 - 00 in words four lakh ninety-five thousand only and the entire consideration amount of Rs. 4,95,000 - 00 in words four lakh ninety-five thousand only has been received by the seller from you, the buyer, by cheque, now no amount of consideration remains to be received by the seller from the buyer. The vacant possession of the agricultural land has already been handed over to you, the buyer, on the spot in front of witnesses, which you, the buyer, have received and marked your boundary marks.

(4) That the agricultural land sold is hereinafter referred to in this article by the term "Sadar Property" for the sake of convenience and xxx (illegible).

(5) That, by the seller selling the said property to the buyer, all the rights and rights that the seller had regarding its ownership have been xxx(illegible) and transferred to you, the buyer, through this sale deed. Now you, the buyer, can always use, enjoy and transfer this xxx(illegible) as per your xxx(illegible) and the seller and his heirs xxx(illegible) not have any objection to this.

Continue.....6

(6) That the seller of the Sadar property has not mortgaged or sold the property to anyone else except you, the buyer. Nor has he given it as a donation or gift to anyone nor has he entered into any kind of contract with anyone. There is no lien, charge, maintenance debt or security of any kind or any other kind of ownership or burden on the Sadar property. The Sadar property is free from all kinds of burdens and encumbrances. The Sadar property is owned by the seller and the seller has full right to sell this property.

(7) That if in future any heir or owner of the Sadar property becomes a major one and makes any kind of claim or demand against the buyer or creates any kind of obstruction in the buyer's possession or raises any objection, then the seller will resolve it at his own expense, and the buyer will not have to bear any kind of expense or loss.

(8) That, the seller's side will give the official documents of the Sadar property till the date of registry and after the date of registry, the buyer's side will have to give the measurement and the buyer will get his name transfer on the Sadar property registered in the tehsil office and government, semi-government offices. All the expenses for the transfer will be borne by the buyer's side. Whatever help the seller's statement will provide to the buyer in getting the transfer done, the seller's side will definitely provide it to the buyer.

Continue.....7

(9) That, the seller party also declares and confirms that the Sadar property is not included in any type of government, non-government scheme etc. and neither this land is proposed for any kind of acquisition. Till date the seller party has not received any information letter regarding the acquisition of this land.

(10) That, at present no family or judicial dispute of any kind is pending for the Sadar property nor any other person or institution has any encumbrance on the Sadar property. The Sadar property is free from all types of encumbrances, encumbrances and excesses etc.

(11) That the said agricultural land is being sold by the seller for the welfare of his family and with the full consent of the family members. None of the family members has any objection to this sale. However, if any family member in future expresses objection regarding the sale of this land or files any claim against the buyer, then the seller will be responsible for all the expenses incurred in it. The buyer will not be allowed to suffer any kind of loss.

(12) That the seller and the buyer have not violated any provision of section 165(5) (6), (7) of the Land Revenue Code, 1959 and M.P. Agricultural Holdings Act, 1960 and the amended Act, 1972 and the Urban Land Ceiling Act, 1976 is not applicable on the agricultural land sold.

Continue.....8

(13) That all expenses of registration of the sale deed of the Sadar property have been borne by the purchaser.

(14) That the seller has given to the purchaser a copy of the original loan book in the name of the seller regarding ownership of the principal property.

This sale deed of agricultural land has been xxx(illegible) by the seller in the interest of the buyer with xxx(illegible) own consent, without consuming intoxicants, after receiving the full consideration, after reading and understanding everything from the beginning till the xxx(illegible), and in full discretion in front of witnesses so that it may be useful when required. Etc., Indore

xxx(illegible) 12-1-98

xxx(illegible):-

Sd/-

xxx(illegible) son of Shri Ram Babu Ji Yadav

xxx(illegible) Marg, Gandhi Nagar Indore

Signature-Seller Party

Sd/-

(Seller No. 2 for himself and
as the attorney of Seller A. 1).

As per the information provided by the parties, the sale deed has been
prepared by me in the office

Sd/-

ADVOCATE

Sd/-

xxx(illegible) son of Shri Bholanath ji Maurya.

Adarsh Indira Nagar Indore

True Copy

Sd/-

Deputy Registrar, Mahu

Date 12-1-98

$$\begin{array}{r} \underline{25000} + \underline{10000} + \underline{5000} + 1000 \quad \underline{00DD337791} \\ 1 \quad 1 \quad 1 \quad 3 \quad \underline{25000} \end{array}$$

$$\begin{array}{r} + \underline{500} + \underline{100} + \underline{20} + \underline{10} + \underline{5} = \quad \underline{01AA926883} \\ 1. \quad 4. \quad 1. \quad 1. \quad 1 \quad 10000 \end{array}$$

Xxx (not clear) from 7983 upto 66. $\underline{5} = 43935/-$

Xxx (not clear) dated 12/1/98 1

Forty-Three Thousand Three Hundred And Thirty-Five Shri mati Kusum wife of Ramesh Chandra Mittal Through General attorney and for himself Ramesh Chandra Mittal S/o Sundar Lal Mittal R/o Indore

Isar Construction Pvt. Ltd. Chandigarh

Sale 495000/-

Sd/- Suresh Singh Chauhan

S.R. Indore

II SHRI RAM II

SALE DEED OF AGRICULTURAL LAND

Stamp Duty Rupees 37125-00 Loan book number xx-
590820

Panchayat Duty Rupees 4150-00 Market value
Rs.4,95,000-00

xxx(illegible) duty Rupees 1857-00 Dealing Price
Rs.4,95,000-00

xxx(illegible) stamp Rupees 3-00 In words Rupees Four
Lakh

_____ Ninety-Five Thousand
Only

xxx(illegible) Stamp Rupees 43135-00

(1) Shrimati Kusum wife of Shri Rameshchand ji Mittal Through
General attorney

xxx(illegible) Rameshchand Son of Shri Sundarlal ji Mittal

xxx(illegible) 1/5, New Palasia Indore (M.P.)

xxx(illegible) Shri Rameshchand Son of Shri Sunderlal Ji Mittal

xxx(illegible) 1/5, New Palasia Indore (M.P.)

..... Seller side

And

ISAR Constructions PVT. LTD. Regd, head office

S.C.O. 832-34, Golden Complex

Manimajra (U.T.) CHANDIGARH-160101 (INDIA)

..... Buyer side

For official work

Sd/-

Sub-Registrar

Indore

ISIR CONSTRUCTION PVT. LTD., Regd, head office S.C.O., 832-34, xxx(illegible) Complex Manizmajra (U.T.) CHANDIGARH-160101 (INDIA) (hereinafter xxx(illegible) to as the "Buyer Party" which includes themselves, their heirs, assignees, executors etc.) has written this sale deed of agricultural land after paying the full amount of consideration to (1) Mrs. Kusum wife of Rameshchand Ji Mittal Through her General Attorney Shri Rameshchand son of Shri Sundarlal ji Mittal resident of 1/5, New Palasia Indore (M.P.) (2) Shri Rameshchand son of Shri Sundarlal Ji Mittal Residence of 1/5, New Palasia Indore (M.P.) (whose name is hereinafter referred to as the "Seller Party" which includes themselves, their heirs, assignees, executors etc.) the seller party, to seller party has written this agricultural land in favor of the buyer:-

(1) That the non-irrigated agricultural land in the joint ownership and possession of the seller parties No. 1 and 2, Village Panada, Tehsil Mhow, District Indore, Patwari Halka No. 1, situated at Khasra No. 188/5, Area 0-037 Hectare, Rent 0-70 Paise, Khasra No. 188/6, Area 0-126 Hectare, Cost 2-40 Paise, Khasra No. 189/1, Area 1-489 Hectare, Rent 12-75 Paise, Khasra No. 189/2, Area 2-729 Hectare, Rent 12-75 Paise, Khasra No. 197, Area 4-922 Hectare, Rent 2-74 Paise and Khasra

No. 198/2 area is 0-836 hectare agricultural land with rent of 2-83 paise, thus the total area of all the above mentioned areas is 6139 hectares and total rent is 34-17 paise. Sadar agricultural land is owned by the owner and in all the revenue records the name of the seller is mentioned as landowner (not clear), its loan book number is N-590820.

Continue 3

The sellers have been doing agriculture on the Sadar agricultural land for many years. For selling the above-mentioned land and getting the development deed registered, the seller party no. 1, Smt. Kusum, wife of Shri Rameshchand Mittal, has appointed me, the executor, Rameshchand Mittal, as her general attorney through document no. 4A/66/98 dated 7-1-98 registered in the sub-registrar office, Mhow. The said document is still effective and this sale deed is being executed by me as the attorney of seller no. 1 and in the capacity of attorney no. 2. The seller party has ownership and possession on the Sadar land. The details of the Sadar agricultural land are as follows:-

Khasra number	Area in hectares	Land
Revenue		
188/5	0-037	0-70 paise
188/6	0-123	2-40 paise
189/1	1-489	12-75 paise
189/2	2-829	12-75 paise
197	0-122	2-74 paise
198/2	0-836	2-83 paise
<hr/>		
Total 6	6-139	34-17 paise

Continue.....4

(1) That a part of the above-mentioned agricultural land has been sold and transferred by the seller to your (not clear) party through this sale deed, the detailed description of which is as follows:-

Detailed information of sold agricultural land:-

Village Panda Tehsil Mahu District Indore Patwari Halka No.1
 Khasra (not clear) 188/5 Paiki (out of) 188/6 Paiki (out of), 189/1 Paiki (out of), 189/2 Paiki (out of), 197 Paiki (out of) and (not clear) 8/2 Paiki (out of) total area 0-200 hectare and land revenue 1-11 paise agricultural land is being sold through this sale (not clear), details of which are as follows:-

Serial Revenue	Khasra No.	Area hectare	Land
1.	188/5 Paiki (out of)		
2.	188/6 Paiki (out of)		
3.	189/1 Paiki (out of)	0-200	1-11 Paise
4	189/2 Paiki (out of)		
5	197 Paiki (out of)		
6	198/2 Paiki (out of)		
Total	6	0-200	1-11 paise

Continue.....5

(3) That the said agricultural land along with ownership rights from front to back has been sold by the seller to you, the buyer, for Rs. 4,95,000 - 00 in words four lakh ninety-five thousand only and the entire consideration amount of Rs. 4,95,000 - 00 in words four lakh ninety-five thousand only has been received by the seller from you, the buyer, by cheque, now no amount of consideration remains to be received by the seller from the buyer. The vacant possession of the agricultural land has already been handed over to you, the buyer, on the spot in front of witnesses, which you, the buyer, have received and marked your boundary marks.

(4) That the agricultural land sold is hereinafter referred to in this article by the term "Sadar Property" for the sake of convenience and brevity.

(5) That, by the seller selling the said property to the buyer, all the rights and rights that the seller had regarding its ownership have been cancelled and transferred to you, the buyer, through this sale deed. Now you, the buyer, can always use, enjoy and transfer this property as per your own desire and the seller and his heirs will not have any objection to this.

Continue.....6

(6) That the seller of the Sadar property has not mortgaged or sold the property to anyone else except you, the buyer. Nor has he given it as a donation or gift to anyone nor has he entered into any kind of contract with anyone. There is no lien, charge, maintenance debt or security of any kind or any other kind of ownership or burden on the Sadar property. The Sadar property is free from all kinds of burdens and encumbrances. The Sadar property is owned by the seller and the seller has full right to sell this property.

(7) That if in future any heir or owner of the Sadar property becomes a major one and makes any kind of claim or demand against the buyer or creates any kind of obstruction in the buyer's possession or raises any objection, then the seller will resolve it at his own expense, and the buyer will not have to bear any kind of expense or loss.

(8) That, the seller's side will give the official documents of the Sadar property till the date of registry and after the date of registry, the buyer's side will have to give the measurement and the buyer will get his name transfer on the Sadar property registered in the tehsil office and government, semi-government offices. All the expenses for the transfer will be borne by the buyer's side. Whatever help the seller's statement will provide to the buyer in getting the transfer done, the seller's side will definitely provide it to the buyer.

Continue.....7

(9) That, the seller party also declares and confirms that the Sadar property is not included in any type of government, non-government scheme etc. and neither this land is proposed for any kind of acquisition. Till date the seller party has not received any information letter regarding the acquisition of this land.

(10) That, at present no family or judicial dispute of any kind is pending for the Sadar property nor any other person or institution has any encumbrance on the Sadar property. The Sadar property is free from all types of encumbrances, encumbrances and excesses etc.

(11) That the said agricultural land is being sold by the seller for the welfare of his family and with the full consent of the family members. None of the family members has any objection to this sale. However, if any family member in future expresses objection regarding the sale of this land or files any claim against the buyer, then the seller will be responsible for all the expenses incurred in it. The buyer will not be allowed to suffer any kind of loss.

(12) That the seller and the buyer have not violated any provision of section 165(5) (6), (7) of the Land Revenue Code, 1959 and M.P. Agricultural Holdings Act, 1960 and the amended Act, 1972 and the Urban Land Ceiling Act, 1976 is not applicable on the agricultural land sold.

Continue.....8

(13) That all expenses of registration of the sale deed of the Sadar property have been borne by the purchaser.

(14) That the seller has given to the purchaser a copy of the original loan book in the name of the seller regarding ownership of the principal property.

This sale deed of agricultural land has been xxx(illegible) by the seller in the interest of the buyer with xxx(illegible) own consent, without consuming intoxicants, after receiving the full consideration, after reading and understanding everything from the beginning till the xxx(illegible), and in full discretion in front of witnesses so that it may be useful when required. Etc., Indore

xxx(illegible) 12-1-98

xxx(illegible):-

Sd/-

Anil son of Shri Ram Babu Ji Yadav

Mahavir Marg, Gandhi Nagar Indore

Signature-Seller Party

Sd/-

(Seller No. 2 for himself and
as the attorney of Seller A. 1).

As per the information provided by the parties, the sale deed has been
prepared by me in the office

Sd/-

ADVOCATE

Sd/-

Vijay son of Shri Bholanath ji Maurya.

Adarsh Indira Nagar Indore

True Copy

Sd/-

Deputy Registrar, Mahu

Date 12-1-98

1251 From 7086 to 7099 01AA103057A
 16/1/98 TILL 3059
 AND

1000 + 1000 + 500 + 100 +
05AA103141
 4 3 1 4. PER 1000
20 = 43940/-
 2

(not clear) From 7086 to 7099 Rupees Forty-Three Thousand
 Nine

Hundred And Forty

Kusum wife of Ramesh Chandra

Mittal

(not clear) Ramesh Chandra Sundar

Lal

Mittal & Ramesh Chandra (not clear)

Indore

(not clear) M.P. Chandigarh

Sd/- (not clear) Utsav Chand

Porval

II SHRI RAM II

SALE DEED OF AGRICULTURAL LAND

Stamp Duty Rupees	37125-00	Loan book number N-	
		590820	
Remedy Duty Rupees	4150-00	Market	value
	Rs.4,95,000-00		
Cess duty Rupees	1857-00	Dealing	Price
	Rs.4,95,000-00		
Additional stamp Rupees	8-00	Rupees Four Lakh	
	Ninety-		
Total Stamp Rupees	43140-00	Five Thousand Only	

(1) Shrimati Kusum wife of Shri Rameshchand ji Mittal Through
General attorney Shri Rameshchand Son of Shri Sundarlal ji
Mittal

Residence of 1/5, New Palasia Indore (M.P.)

(2) Shri Rameshchand Son of Shri Sunderlal Ji Mittal

Residence of 1/5, New Palasia Indore (M.P.)

..... Seller side

And

ISIR CONSTRUCTION PVT. LTD.

Regd, head office S.C.O. 832-34, Golden Complex

Manimajra (U.T.) CHANDIGARH-160101 (INDIA)

Buyer side

For official work

Sd/-

Sub-Registrar

Indore

ISIR CONSTRUCTION PVT. LTD., Regd, head office S.C.O.,
832-34, Golden Complex Manizmajra (U.T.) CHANDIGARH-160101
(INDIA) (hereinafter referred to as the "Buyer Party" which includes
themselves, their heirs, assignees, executors etc.) has written this sale
deed of agricultural land by paying the full amount of consideration to
(1) Mrs. Kusum wife of Shri Rameshchand Ji Mittal Through her
General Attorney Shri Rameshchand son of Shri Sundarlal Ji Mittal
resident of 1/5, New Palasia Indore (M.P.) (2) Shri Rameshchand son
of Shri Sundarlal Ji Mittal Residence of 1/5, New Palasia Indore (M.P.)
(whose name is hereinafter referred to as the "Seller Party" which
includes themselves, their heirs, assignees, executors etc.) the seller
party, who after having received the full amount of consideration has
written this agricultural land in favor of the buyer. The sale deed of the
said person states that :-

(3) That the non-agricultural land in the joint ownership and
possession of the seller parties No. 1 and 2, Village Panada, Tehsil
Mhow, District Indore, Patwari Halka No. 1, situated at L-Sran No.
18885, Area 0-037 Hectare, Rent 0-70 Paise, Khasra No. 188/6,
Amount 0-126 Hectare, Cost 2-40 Paise, Khasra No. 189/1, Area 1-489
Hectare, Rent 12-75 Paise, Khasra No. 189/2, Area 2-729 Hectare, Rent
12-75 Paise, Khasra No. 197, Area 4-922 Hectare, Rent 2-74 Paise and

Khasra No. 198/2 area is 0-836 hectare agricultural land with rent of 2-83 paise, thus the total area of all the above mentioned areas is 6139 hectares and total rent is 34-17 paise. Sadar agricultural land is owned by the owner and in all the revenue records the name of the seller is mentioned as landowner (not clear), its loan book number is N-590820.

Continue 3

The sellers have been doing agriculture on the Sadar agricultural land for many years. For selling the above-mentioned land and getting the development deed registered, the seller party no. 1, Smt. Kusum, wife of Shri Rameshchand Mittal, has appointed me, the executor, Rameshchand Mittal, as her general attorney through document no. 43/66/98 dated 7-1-98 registered in the sub-registrar office, Mhow. The said document is still effective and this sale deed is being executed by me as the attorney of seller no. 1 and in the capacity of attorney no. 2. The seller party has ownership and possession on the Sadar land. The details of the Sadar agricultural land are as follows:-

Khasra number Revenue	Area in hectares	Land
188/5	0-037	0-70 paise
188/6	0-123	2-40 paise
189/1	1-489	12-75 paise
189/2	2-829	12-75 paise
197	0-122	2-74 paise
198/2	0-836	2-83 paise
<hr/>		
(Not Clear) 6	6-139	34-17 paise

Continue.....4

(4) That a part of the above-mentioned agricultural land has been sold and transferred by the seller to your (not clear) party through this sale deed, the detailed description of which is as follows:-

Detailed information of agricultural land:-

Village Panda Tehsil Mahu District Indore Patwari Halka
No.1 Khasra (not clear) 188/5 Paiki (out of) 188/6 Paiki (out of),
189/1 Paiki (out of), 189/2 Paiki (out of), 197 Paiki (out of) and
(not clear)8/2 Paiki (out of) total area 0-200 hectare and land
revenue 1-11 paise agricultural land is being sold through this
sale (not clear), details of which are as follows:-

Serial	Khasra No.	Area hectare	Land Revenue
5	188/5 Paiki (out of)		
6	188/6 Paiki (out of)		
7	189/1 Paiki (out of)	0-200	1-11 Paise
8	189/2 Paiki (out of)		
9	197 Paiki (out of)		
10	198/2 Paiki (out of)		
(Not Clear)	6	0-200	1-11 paise

Continue.....5

(3) That the said agricultural land along with ownership rights from front to back has been sold by the seller to you, the buyer, for Rs. 4,95,000 - 00 in words four lakh ninety-five thousand only and the entire consideration amount of Rs. 4,95,000 - 00 in words four lakh ninety-five thousand only has been received by the seller from you, the buyer, by cheque, now no amount of consideration remains to be received by the seller from the buyer. The vacant possession of the agricultural land has already been handed over to you, the buyer, on the spot in front of witnesses, which you, the buyer, have received and marked your boundary marks.

(4) That the agricultural land sold is hereinafter referred to in this article by the term "Sadar Property" for the sake of convenience and brevity.

(5) That, by the seller selling the said property to the buyer, all the rights and rights that the seller had regarding its ownership have been cancelled and transferred to you, the buyer, through this sale deed. Now you, the buyer, can always use, enjoy and transfer this property as per your wish and the seller and his heirs will not have any objection to this.

Continue.....6

(6) That the seller of the Sadar property has not mortgaged or sold the property to anyone else except you, the buyer. Nor has he given it as a donation or gift to anyone nor has he entered into any kind of contract with anyone. There is no lien, charge, maintenance debt or security of any kind or any other kind of ownership or burden on the Sadar property. The Sadar property is free from all kinds of burdens and encumbrances. The Sadar property is owned by the seller and the seller has full right to sell this property.

(7) That if in future any heir or owner of the Sadar property becomes a major one and makes any kind of claim or demand against the buyer or creates any kind of obstruction in the buyer's possession or raises any objection, then the seller will resolve it at his own expense, and the buyer will not have to bear any kind of expense or loss.

(8) That, the seller's side will give the official documents of the Sadar property till the date of registry and after the date of registry, the buyer's side will have to give the measurement and the buyer will get his name transfer on the Sadar property registered in the tehsil office and government, semi-government offices. All the expenses for the transfer will be borne by the buyer's side. Whatever help the seller's statement will provide to the buyer in getting the transfer done, the seller's side will definitely provide it to the buyer.

Continue.....7

(9) That, the seller party also declares and confirms that the Sadar property is not included in any type of government, non-government scheme etc. and neither this land is proposed for any kind of acquisition. Till date the seller party has not received any information letter regarding the acquisition of this land.

(10) That, at present no family or judicial dispute of any kind is pending for the Sadar property nor any other person or institution has any encumbrance on the Sadar property. The Sadar property is free from all types of encumbrances, encumbrances and excesses etc.

(11) That the said agricultural land is being sold by the seller for the welfare of his family and with the full consent of the family members. None of the family members has any objection to this sale. However, if any family member in future expresses objection regarding the sale of this land or files any claim against the buyer, then the seller will be responsible for all the expenses incurred in it. The buyer will not be allowed to suffer any kind of loss.

(12) That the seller and the buyer have not violated any provision of section 165(5) (6), (7) of the Land Revenue Code, 1959 and M.P. Agricultural Holdings Act, 1960 and the amended Act, 1972 and the Urban Land Ceiling Act, 1976 is not applicable on the agricultural land sold.

Continue.....8

(Not clear)

(13) That all expenses of registration of the sale deed of the Sadar property have been borne by the purchaser.

(14) That the seller has given to the purchaser a copy of the original loan book in the name of the seller regarding ownership of the principal property.

This sale deed of agricultural land has been signed by the seller in the interest of the buyer with his own consent, without consuming intoxicants, after receiving the full consideration, after reading and understanding everything from the beginning, and in full discretion in front of witnesses so that it may be useful when required. End, Indore

Dated 20 JAN 1998

Witnesses:-

11 Anil son of Shri Ram Babu Ji Yadav

Mahavir Marg, Gandhi Nagar Indore

Signature-Seller Party

Sd/-

(Seller No. 2 himself and

as the attorney of Seller A. 1).

As per the information provided by the parties, the sale deed has been
prepared by me in the office

Sd/-

ADVOCATE

12 Vijay's son of Shri Bholanath ji Maurya.

Adarsh Indira Nagar Indore

True Copy

Sd/-

Deputy Registrar, Mahu

Date 20 JAN 1998

$$\frac{10000}{4} + \frac{1000}{3} + \frac{500}{1} + \frac{100}{4} + \frac{\text{From (Not clear) } 103142}{\text{to (Not clear) } 103145}$$

Every 10000

$$\frac{20}{2} = 43940/-$$

2

[of Annual (not clear)] from 7044 to 7057 (not clear) Forty-Three

Dated 16/1/98

Thousand Nine Hundred

(Not clear)

Forty

Kusum Ramesh Chandra Mittal (not clear)

And himself Ramesh Chandra Son of (not clear)

Mittal New (not clear), Indore

(not clear) Chandigarh

Sale 49500/-

Forty-nine thousand Five Hundred

S.N. Indore

॥Shri Ram॥

//SALE DEED OF AGRICULTURAL LAND//

Stamp Duty Rs 37125-00**Sl. No. at Tax Book**

590820

Panchayat Duty Rs 4950-00**Market Value Rs**

4,95,000-00

Cess Duty Rs. 1857-00**Conduct Value Rs.**

4,95,000-

00

Additional Stamp Rs. 8-00

In words Rupees Four

Lakh

Ninety-Five Thousand Only

=====

Stamp Rupees 43950-00

=====

- 1) Shrimati Kusum wife of Shri Ramesh Chand ji Mittal Through
her General Attorney Shri Ramesh Chand son of Shri Sundarlal
ji Mittal
Resident of -1/5, New Palasiya Indore (M.P.)

2) Shri Ramesh Chand son of Shri Sundarlal ji Mittal

Resident of -1/5, New Palasiya Indore (M.P.)

----- Seller Party

----- And ---

(NOT CLEAR) NER CONSTRUCTION PVT. LTD.

Regd. Head office S.C.O. 832-34, Golden Complex

(not clear) nimajra (U.T.) CHANDIGARH 160 101 (INDIA)

----- Buyer Party

FOR OFFICE USE ONLY

Sd/-

SUB-REGISTRAR

INDORE



TRUE TRANSLATED COPY

ANNEXURE A-5**RECEIPT DOCUMENTS ETC.**

(Not clear) 68785

Destination

given to the case	Details and price of the document or its type, the words written on the sealed envelope in respect of which the fee has been paid	Number of fees (if any) enrolled	Condition for returning documents
1	2	3	4
	Nilesh Copy	200	

Sd/-**Date 17 MAR 2023****Deputy****Registrar****MADHYA PRADESH****CA 365277****68785**

SEAL

17 MAR 2023

(NOT CLEAR)

(NOT CLEAR)

Form-F

(See rule 4)

**(Under Section 147(b) of the Madhya Pradesh Land Revenue
Code, 1969)**

Court Tehsildar Tehsil Dr. Ambedkar Nagar (Mhow) District

Indore

Case No. 46A-74/2003-2004

Madhya Pradesh

Government

Against

Vikram Construction Vikram Tower Indore Village Panda

It is certified that Shri Avnish son of Ambalal Manihar Resident of 406 Samjjit Apartment Anup Nagar Indore and his partner Balram son of Sukhlal Chaudhary Resident of Manoramaganj Indore on dated 22/3/2001 by the duly authorized person Vijay, who has been declared the winner of the (not clear).

In this context the consent of the buyer is transferred free of charge from the charges imposed on him and from any grants and contracts made by any person other than the buyer –

Village	Account Number	Area in Hectares	Assessment Forms	Details of survey numbers/plot numbers included in the accounts	Name of recorded landowner	Amount for which purchase was made
1	2	3	4	5	6	7
Pan da Teh sil Dr. Am bed kar Nag ar Dist rict	261	Rs. 3,11,000 per Hectare	Rs. 3,11,000 per Hectare	188/5, 188/6, 189/1, 189/2 and 197 total area is 5.303 hectares out of which 2.290 hectares	M/s Vikam Construc tion on behalf of Partner Hariram s/o Vimalrao Lalwani 5A	7,12,2,4 8.12 (in words Rupees Seven Lakh Twelve Thousan d Two Hundred and Forty

Ind ore					Premnag ar Indore	eight Rupees and twelve paise only)
------------	--	--	--	--	----------------------	--

Dated: 27/5/2004

Amount

Tehsildar

Dr. Ambedkar Nagar (Mhow)

District Indore

Date 27/5/2004

28

(Not clear) No./ 834/Reader/04

Copy to:

1. Sub-Divisional Officer, Dha. Ambedkar Nagar (Home) for information.

2. Sub Registrar Sir, Dr. Ambedkar Nagar (Mahu) for information and necessary action.
3. Halka Patwari, Village Panda for information and necessary action. Pass the report of possession receipt for providing possession of the sold land to the buyer and enter it in the column No. 12 immediately.
4. On behalf of the concerned Shri Avinash son of Ambalal Manihar Resident of Anup Nagar Indore and partner Shri Balram son of Sukhlal Chaudhari Resident of Manormaganj Indore for information and necessary action.

Sd/-

Tehsildar

Dr. Ambedkar Nagar (Mhow)

District Indore

(Some calculations which are not clear)

(Some calculations which are not clear)

Village Panda Parwadi-1 Tehsil

2003106

MAP

Tehsildar

Dr. Ambedkar Nagar (Mhow)

District Indore

PHOTO

PHOTO

AVINASH S/O SHRI AMBALALJI

(not clear)

(not clear) 8 AUG 2004

(not clear) 4200

(not clear) Sd/- R.S. Kushwah

(1) Avinath S/o Ambalal Shri Manihar

R/o 406 (Sanjani Apartment) Anupnagar, Indore

(2) Balram S/o Sukhte (not Clear) Chaudhary

R/o 18/10 Manoramaganj Indore

(not clear) Certificate of Sale Deed

(not clear)

(1) Pankaj S/o Avinash Manihar

R/o 406 (Sanjani Apartment) Anupnagar, Indore

(2) Anand S/o Shri Damodar Ji Jauthi

R/o (Not clear) The. Mahu

Stamp

Some Stamp (Not clear)

Balram

Sd/- R.S. Kushwah

23 AUG 2001

Some Stamp (Not clear)

Sd/- R.S. Kushwah

Some Stamp (Not clear)

A handwritten signature in blue ink, appearing to read 'Khayali', is centered on the page.

TRUE TRANSLATED COPY

ANNEXURE -A-6

INDIA NON JUDICIAL

ONE HUNDRED RUPEES

Rs.

100

Rs. 100

LOGO

ONE

HUNDRED

RUPEES

Satyamev Jayate

INDIA INDIA

INDIA NON JUDICIAL

MADHYA PRADESH

MADHYA PRADESH

CF 220279

SEAL

12 OCT 2023

32005

JAI SINGH

20979

10 OCT 2023

100 = 100

1

JAI SINGH S/O KESAR SINGH

VILLAGE PANDA INDORE

SIGNATURE – SELF

3299

4729

9722

9756

10000X31000X431883+93

A356259+61

L075556+59

27/2/13

500x1100x250X1

1626161

¥485382183

1766613

-3475039509+7425000x 1610000X50

5/3/13

A054445+60

-A356383

=900,000

A365598+600

A 530706+751

379947+3808125000X1510000772

20/3/13

A045866+880

A 760208

+279

5000X1

1100000

F865265

MAR 2013

॥Shri॥

//SALE DEED //

Value of Rs. 2,00,00,000/- (in words two crore only) has been received as per page no. 4 of this sale deed.

Stamp duty has been paid on the market value of Rs. 3,73,56,000/-.

Heading fee Rs 1867800=00

Stamp duty Rupees 373560=00

Cess rupees 93390-00

=====

Entire Total 2334750-00

=====

From Vikram Construction

Shri Harish son of Shri Kimatramji Valevani, (PAN - AJIPV 0908 R)

Resident of-35-A, Prem Nagar Indore, M.P.

Present Location-239-240, Parsharwanath Nagar Indore M.P.

----- Seller Party

----- And ---

Mssrs. Buildcon, Address UG-02, Avani Plaza, AB Road Rau

(1) Shri Shyamlal son of Shri Devaramji, resident of Manikbag
Road, Indore, M.P.

(2) Shri Darshanlal son of Shri Kishanchandji, resident of
Dwarkapuri Colony, Indore, M.P.

(3) Shri Jaisingh son of Shri Kesarsinghji Thakur, resident of village
Panda tehsil Mhow district Indore

(4) Shri Narendra, son of Shri Onkarsinghji Thakur, resident of
'Village Panedra, Tehsil Mhow, District Indore, M.P.

----- Buyer Party

Sd/-

am Construction

NEXUS BUILDCON

Prem Nagar (Not clear)		J.V
Shyamlal son of Diwaram	I	Anand Joshi
Darshanlal son of Kishanchand	II	Ritesh Sharma
Jai Singh Son of (not clear) Singh	III	Anand Joshi
Narendra son of Oka Singh	III	Ritesh Sharma
Village Panda, Distt. Mahu	(not clear)	

MV 37356,000

Extortion fee under the Extortion Act 1867800=

Stamp Duty under the Corporation Act is Rs. 373560=

Stamp Duty under the Panchayat Act is 93390=

Stamp Duty under Cess Act

Additional stamp duty

Additional stamps 2334750=

Sum.....

Deputy Registrar

Sub-District, Indore - 1

Shayamlal son of Devash(not clear)

By the Sub District Indore

- 1, Deputy Registrar of

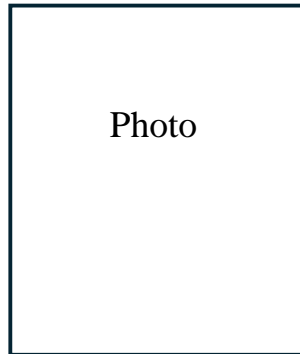
District Indore, 7/3/13

Date was posted in

M.P./M.P. office.

Deputy Registrar

Sub-District, Indore - 1



The above seller party (seller) hereby executes this sale deed in respect of the transferred land situated in village Panda, Patwari Halka 01, Tehsil Mhow, District Indore, M.P., in favour of the above buyer (purchaser) in the following manner that:-

The titles, ownership, possession of the seller party is vested qua alienated land village Panda tehsil Mhow district Indore M.P. survey number 188/5 area 0-037 hectare, survey number 188/6 area 0-126 hectare, survey number 1 Paki area 0-559 hectare, survey number 189/2 area 1-369 hectare and survey number 197 area 0-922, thus the total area is 3-013 hectare.

The seller purchased survey number 188/5 area 0-037 hectare, survey number 188/6 area 0-126 hectare, survey number 189/1 area 2-618 hectare and survey number 197 area 0-922 hectare, thus total area 3-703 hectare through a registered sale deed from Shri Narayan Singh son of Shri Ruganathji, resident of village Panda tehsil district Indore MP. This sale deed has been registered in the sub-registrar office Mhow vide book number 1-A, document number 827 on dated 25/03/1986.

Survey number 189/2 measuring 2-729 hectares was purchased by the seller through a registered sale deed from Shri (not clear) and alias Bhaga son of Shri Mansingh, resident of village Panda tehsil

Mhow district Indore M.P. The sale deed was registered in the Sub-Registrar's Office, Mhow on (not clear)02/1986 vide book number 1-A, document number 656. Thus, out of the total land owned by the seller party of 6-432 hectares, the seller party had sold 1-129 hectares of land elsewhere. After the sale of the said land, 5-303 hectares of land owned by the seller party remained.

The (not clear) party got the said 5-303 hectare land converted for residential use through an order passed in case number-2/90-91 under section 172 of M.P. 'Land Revenue Code 1959' from the court of Mr. Sub-Divisional Officer.

Sd/-

Ikram Construction

NEXUS BUILDCON

Sd/-

PARTNER

Shyamlal son of Diwaram

Darshanlal son of Kishanchand

Jai Singh Son of (not clear) Singh

Narendra son of Onkar Singh Ji Thakur

Village Panda, Distt. Mahu

Among those who know the (not clear) so called (not clear). The request and the request have been made like this were paid to him in my presence Rs. 20000000 Two Crore Only (in figures and words), and the outstanding amount of money of the(in figures and words). The balance is there which will be received after registration. Today's date

Sunil son of Jagdev,

Jamsewa Nagar (not clear)

Ravi son of Ramchand

Shubham Nagar (not clear)

Investigation of Prev: Sec/Execution

(not clear) 7/3/13

Sub-Registrar

Sub-district, Indore-1

Due to non-payment of diversion tax payable to the government by the seller, the court of Sealdar Tehsil Dr. Ambedkar Nagar (Mhow) District Indore passed order in case number 46/A-74/2003-2004 and auctioned 2-290 hectares of land from the land owned by the seller and recovered the amount. In relation to which a sale deed was issued under the auction. This deed was registered in the Sub-Registrar Court Mhow on 23/08/2004 vide book number 1-A, document number 580. After the said auction, 3-013 hectares of land owned by the seller remains. At present, 3-013 hectares of land is in the independent possession of the seller and is registered in the name of the seller in the revenue records. The land rights loan book number of the seller is LJ-311532. No claim or dispute regarding any matter regarding this land property is pending or sub judice before any authority or in any judicial court.

The seller has not made any power of attorney in favour of any general or special person or institution in respect of the Sadar property and no such power of attorney is effective at present.

The land under sale is in the possession and ownership of the seller. There is no lack of rights in any respect regarding possession etc. There is no place of worship or place of saint in the land. Contrary to

this sale deed, no deal, agreement or deed has been made in favour of anyone else.

At present, the land under sale is free from all kinds of mortgage, sale, donation, security, loan, mortgage, maintenance, decree, (not clear), religious, charge on place of worship, loan of banks, financial institutions, societies, encumbrance, charge etc. Thus, the selling party has complete and independent right to transfer this land under sale to the above-mentioned buyer party. The said land property is not mortgaged to any financial institution. In short, the said property is free from all encumbrances.

Sd/-

ram Construction

NEXUS BUILDCON

Sd/-

PARTNER

For

Sd/-

Vikram Construction

Boy/Parent/Agent

Thumb Impression of Harish

presented before me 7/3/13



Deputy Registrar –

Sub-District, Indore

NEXUS BUILDCON 12.10.

Sd/-

PARTNER

Thumb Impression

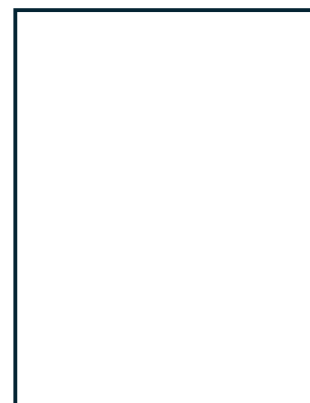
The proof of Agent's thumb impression was
matched in my presence on date. /7/19/13

Sub-Registrar

Sub-District, Indore - 1

Thumb Impression

Thumb Impression



The proof of Agent's thumb impression was
matched in my presence on date. /7/9/13

Sub-Registrar

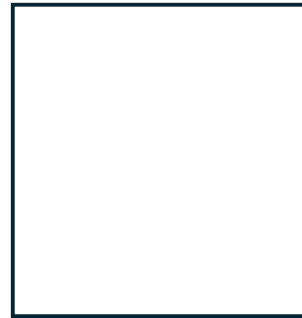
Sub-District, Indore - 1

Thumb Impression

The proof of Agent's thumb impression was
matched in my presence on date. /7/9/13

Sub-Registrar

Sub-District, Indore - 1



The Sadar property has become useless for the seller and he has a legitimate need of the money. For this purpose the seller has sold the land. The seller has received Rs. 2,00,00,000/- (rupees two only) as payment for the land from the buyer as follows:-

10,00,000/- Cheque No. 222727 dated 07/03/2013

10,00,000/- Cheque No. 222728 dated 25/04/2013

10,00,000/- Cheque No. 222729 dated 25/05/2013

10,00,000/- Cheque No. 222730 dated 25/06/2013

10,00,000/- Cheque No. 222731 dated 25/07/2013

10,00,000/- Cheque No. 122732 dated 25/08/2013

10,00,000/- Cheque No. 222733 dated 25/09/2013

10,00,000/- Cheque No. 222734 dated 25/10/2013

10,00,000/- Cheque No. 222735 dated 25/11/2013

10,00,000/- Cheque No. 222736 dated 25/12/2013

10,00,000/- Cheque No. 222737 dated 25/04/2014

10,00,000/- Cheque No. 222738 dated 25/05/2014

10,00,000/- Cheque No. 222739 dated 25/06/2014

10,00,000/- Cheque No. 222740 dated 25/07/2014

10,00,000/- Cheque No. 222741 dated 25/08/2014

10,00,000/- Cheque No. 222742 dated 25/09/2014

10,00,000/- Cheque No. 222743 dated 25/10/2014

10,00,000/- Cheque No. 222744 dated 25/11/2014

10,00,000/- Cheque No. 222745 dated 25/12/2014

10,00,000/- Cheque No. 222746 dated 25/01/2015

Received through Punjab National Bank Branch Rau.

=====

Total Rs.2,00,00,000/- (Rupees Two Crore only)

=====

Sd/-

ram Construction

NEXUS BUILDCON

Sd/-

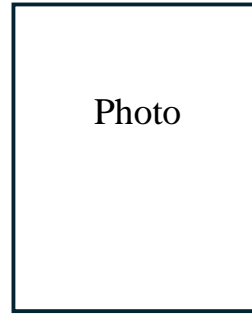
PARTNER

Sd/-

Boy/Parent/Agent

Thumb Impression of Naresh

presented before me 7/3/13



Deputy Registrar –

Sub-District, Indore

NEXUS BUILDCON 12.10.

Sd/-

PARTNER

Thumb Impression

The proof of Agent's thumb impression of Sunil

was matched in my presence on date. /7/19/13

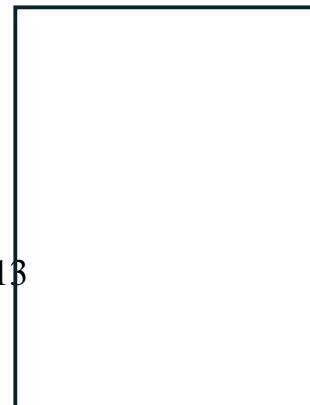
Sub-Registrar

Sub-District, Indore - 1

Thumb Impression

The proof of Agent's thumb impression

of Ravi was matched in my presence on date. /7/9/13



Sub-Registrar

Sub-District, Indore - 1

In this way, the seller has received the entire amount of consideration from the buyer. The seller accepts it. Now, after the registration of this sale deed, nothing is pending even to the extent of a single penny. The seller is completely satisfied with the receipt of the price. As the owner, the seller has handed over the actual possession of the property to the buyer at the spot. The buyer has accepted the receipt.

Therefore, in a state of healthy senses and stable mind, by my own will and happiness, without any pressure or indication etc., the land situated in Village Paanda Tehsil Mhow District Indore with the survey number and area written below along with all the titles, rights, easements, rights, villages related to it, without leaving anything or title, has been sold to the buyer and the buyer party has been made the complete owner, overlord, land owner of the sold land property, just like me. All types of title rights on the sold land property have been taken away and cancelled. The said title rights have been acquired by the above-mentioned buyer under this sale deed.

Now if any partner or co-heir of the seller comes forward and makes any claim of any kind against the land property sold, or if by making any such claim or by way of any burden or debt the buyer has

to bear some amount, then the seller is and will remain responsible for the same.

If the land sold or any part of it goes out of the possession and authority of the buyer due to any claim of the seller or due to any defect in the title or due to any such claim or due to any burden or debt, the buyer has to pay some money, then he will have the right to recover the money paid for the sale, the proportionate amount if the situation arises, the money invested, the expenses and loss incurred from the property sold, from the seller himself and his heirs etc. and from their present and future movable and immovable properties in whatever way possible. The seller should have no objection,

Sd/-

ram Construction

NEXUS BUILDCON

Sd/-

PARTNER

The possession of the sold land property has been directly given to the buyer on the spot. Now the buyer can use the purchased property as per his wish till his progeny. He can do business with it, enter it, take its income, profit etc. He can transfer it whenever he wants, to whomever he wants and in whatever manner he wants. The buyer has got all these rights under this sale deed. The boundaries of the land have been marked on the spot and the seller has handed over the possession of the marked land to the buyer:

The details of the land property sold are as follows:-

Survey No.	Area	Conversion
	(in hectares)	
188/5	0-037 hectares	As per revenue records
188/6	0-126 hectares	As per revenue records
189/1 pack	0-559 hectares	As per revenue records

189/2 1-369 hectares As per revenue records

197 0-922 hectares As per revenue records

=====

===

Total 5 3-013 hectares It is converted land.

The above diverted land is situated in village Panda Tehsil Mhow District Indore M.P. No construction work has been done by anyone on the said land. No person has any way or interference in the said land. The said land is not situated on any National Highway, National State Highway, District Road but is an internal land.

Sd/-

Construction

NEXUS BUILDCON

Sd/-

PARTNER

No. 189/1 Paiki (out of), Survey No. 188/5, Survey No. 188/6 are bounded as under:-.

(not clear):- This is the land of survey number 188/4 and others

In

(not clear):- It is a rural road.

(not clear):- This is other partition land of survey number 189.

(not clear):- This is survey number 188/4 and other land.

The boundary of No. 197 is as under:-

(not clear):- **It belongs to someone else.**

(not clear):- This is the land of survey number 189/2 and other partition of survey number 189.

(not clear):- This is land of survey number 189/3.

(not clear):- It belongs to someone else.

The four limits of boundary of No. 189/2 are as follows:-

(not clear):- This is land of survey number 197.

(not clear):- It is a rural road.

(not clear):- This is land of survey number 189/4.

(not clear):- This is other partitioned land of survey number 189.

There is no hindrance to the sale of this land under section 165/6/7/A/B of M.P. Land Code 1959. This lease is not a land donation. This land has not been in the name of any Khasi or tribal member since 1958-59.

Continued...8

Sd/-

Construction

NEXUS BUILDCON

Sd/-

PARTNER

There is no hindrance under Town and Country Investment Act 1973. The said land is not situated in the Municipal Corporation limits but in the Gram Panchayat area. The original sale deed registry of the said property has been lost somewhere with the seller. The seller has lodged a notice regarding this in Annapurna Daur Police Station on 16/02/2013. The seller has also published an official notice in the Daily Prabhat Kiran newspaper dated 17/02/2013 regarding the loss of the said document.

Now the buyer will have the right to get the above-mentioned land transferred and divided in their name at their expense. The seller will always be ready, willing and bound to cooperate formally in these proceedings. The buyer has borne the entire expense of this sale deed.

In order to make any word, sentence or statement used in this sale deed more effective in future, in case more elaboration or interpretation or clarification is required the buyer or whoever may require it shall be always ready and willing to execute, edit, register, attestation, authentication, verification etc. of other necessary documents, amendment letter, consent letter, admission deed, self-letter, application, reply etc. at the buyer's expense.

The buyer had published the public notice in Dainik Bhaskar and evening daily Prabhat Kiran newspapers dated 18/02/2013. No objection has been received to this.

Continued...9

Sd/-

Construction

NEXUS BUILDCON

Sd/-

PARTNER

Therefore, this sale deed has been written today. Both the parties have made their statements in a healthy and stable state of mind after reading, getting the text written, listening and understanding it, without any pressure, so that there is evidence. At the time of execution, the witnesses presented the same in front of both the parties. Witness the production. So that it may be useful when needed.

It is certified that there have been no edits in the article.

Dated :7-03-2013

Seller (selling party)

For Sd-

Vikram Construction

Sd/-

(not clear) Sunil Son of Jagdev Ingle

(not clear) Janseva Nagar

Indore (M.P.)

Buyer (Buying party)

NEXUS

BUILDCON

Sd/-

PARTNER

Sd/-

RAVI S/O RAMCHANDRA RANJAB

P-451, SUDHAMA NAGAR

INDORE

Drafted and typed at my office by

Advocate

Sd/-

37356002

65

3736002

6+64

Today 20/3/13 Year 20

In Custodian of.....

on Book 765 at 9 at page

56-64 at serial No. 9755

(not clear) was registered.

Sub-Registrar

Sub-District, Indore-1

2334750290

(not clear) 298995

(not clear) 25

(not clear) 210

(not clear) 299230



ANNEXURE A-7**Registration and Stamp Department****Madhya Pradesh****[Logo]**

REGISTRATION CERTIFICATE	
Details of Registration	
E- registration number	MP179092016A1226407
Date of Registration	20/04/2016
Date of printing of e- registration certificate	20/04/2016
Value of property (if applicable)	12817999.99
Registration Fee (Rs.)	103544
Total Stamp Duty (Rs)	833170
Name of Sub Registrar	CHANCHAL JAIN
Name of Sub Registrar Office	Sub Registrar Office Indore 1

Seller - Self

Name

Jaisingh Thakur

Father/husband's name

Keshar Singh Thakur

Address. Village Panda Tehsil Mhow
District Indore M.P., Indore,
Madhya Pradesh, India
Buyer - Self

Name of organization Hashir Construction Pvt. Ltd.

Name of authorized person Rohit Samarwal

Address , Indore, Madhya Pradesh, India

Sd/-

Signature of Sub Registrar

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Registration and Stamp Department

Madhya Pradesh

Certificate of Stamp Duty

Details of E Stamp

E Stamp Code	01011720042016003267
E Stamp Amount (Rs)	833170
Government Stamp Duty (Rs.)	640900
District/ Janpad Duty (Rs)	128180
Amount Discounted (Rs.)	0
	Municipality Duty (Rs)
	0
	Cess amount (Rs)
	64090
Type of e stamp	non judicial
Release date and time	20/04/2016 12:04:01 PM

User ID / Issuer	ANAND
JOSHI/SP011743005201500132	
S P / S R O /	G-2, 28/1, HOUSE TABLE HOUSE
NO. I	
	INDORE M.P. Indore Indore
DRO / HO details	
	Type of deed
Type of Deed	Transfer Document
Document	Transfer Document, which is not for a transfer which is chargeable or exempted under Section 61. Five per cent of the market value of the property which is the subject matter of the transfer document or the amount of the consideration set forth therein, whichever is higher.
Objective	Sale-Deed

Details of First Party

Name of organization	Ishir Construction Pvt. Ltd.
----------------------	------------------------------

Address

Number of persons 1

Details of Second Party

Name Jaisingh Thakur

Address Village Panada Tehsil Mhow Villa
Indore

Madhya Pradesh.

Number of persons 1

Ishir Construction Pvt. Ltd. Registered Head Office S. CO. 836, Golden Complex, Manimajra Chandigarh (U.T.) 160101 (Punjab) Represented by Shri Rohit Sabharwal Son of Shri Vishambar Singh Resident of 42-Phase-1, Near Telephone Ex., Jaggi Colony Ambala City Ambala Haryana

Seller side ===== and ===== Shri Jaisingh Son of Shri Kesharsingh Thakur, resident of village Panda Tehsil Mhow District Indore M.P. ----- Buyer side

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Registration and Stamp Department

Madhya Pradesh

“ II Shri II”

// Sales letter //

Ishir Construction Pvt. Ltd.

Registered Head Office SCO 836, Golden Complex,

Manimajra Chandigarh (U.T.) 160101 (Punjab)

On behalf of representative Mr. Rohit Sabharwal

Son of Mr. Bishambar, Singh,

Resident of 42-Phase-1, Near Telephone Ex.,

Jaggi Colony Ambala City Ambala Haryana

-----Seller

Party

===== and =====

Shri Jaisingh father Shri Kesharsingh Thakur,

Resident of village Panda Tehsil Mhow district Indore M.P.

-----Buyer side

The above seller (seller) hereby executes this sale deed in respect of the agricultural land situated in village Panda, Patwari Halka No. 01, Tehsil Mhow, District Indore, M.P., in favour of the above buyer (purchaser) as follows:-

The agricultural land owned, possessed and owned by the seller is situated in village Panda, Patwari Halka No. 01, Tehsil Mhow, District Indore, M.P., survey No. 198/2, area 0-836 hectares. This land is independently owned and possessed by the seller and is registered in the name of the seller in the land records and land rights loan book. The land rights of the seller is in loan book number LJ-313475.

No one else has any right, share or interest in the land sold. No claim, dispute or case regarding the ownership of this land property is pending or under consideration before any authority or in any judicial court or is not sub judice.

The seller has not made any power of attorney in favour of any general or special person or institution in respect of the Sadar Property, and no such power of attorney is currently effective. The seller being a

registered company under the Indian Company Act, the meeting of the Board of Directors was called on 04/12/2000, in which Mr. Rohit Sabharwal has been appointed as the authorized signatory for the sale of the immovable property of the company. A copy of this Board Resolution has also been given to the buyer by Rohit Sabharwal after self-attesting it. Thus the Sadar Property is being sold by Rohit Sabharwal to the buyer in a legal manner.

The seller party has been carrying out agriculture work with their own resources on the land under sale and the Sadar has been carrying out agricultural work on the land under sale

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Registration and Stamp Department

Madhya Pradesh

Presentation Seal:

Jaisingh Thakur Son/ Late Kesharsingh Thakur [photo]

sd/

By in the Sub Registrar Office of Sub District Indore District Indore on
20/04/2016 at noon/afternoon Submitted at 03:01:47.

Sd/-

CHANCHAL JAIN

Deputy Registrar

Sub Registrar Office Indore.

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Registration and Stamp Department

Madhya Pradesh

The possession is in hegemony. There is no defect or deficiency in rights in any respect regarding possession etc. There is no place of worship or place of saint in the land. Contrary to this sale deed, no deal, agreement or deed has been made earlier in favour of anyone else.

At present, the land under sale is pure and free from all kinds of mortgage, sale, donation, security, loan, mortgage, maintenance, decree, attachment, charity, charge on idol space, loans of banks, financial institutions, societies, encumbrance, charge etc. Thus, the selling party has full and independent right to transfer this land under sale to the above-mentioned buyer party. If any loan is found on the said land, then it cannot be recovered from the buyer and the seller will be responsible for its payment.

The seller of the Sadar property has become useless and has a legitimate need of money. For this purpose the seller has sold the land. The seller

has already received Rs. 1,28,18,000/- (In words Rupees One Crore Twenty-Eight Lakh Eighteen Thousand only) towards payment of the land from the buyer through various means. The seller acknowledges receipt of the same. Now after registration of this sale deed, not even a single paisa is left to be received. The seller is completely satisfied about receiving the price amount. As owner, the seller has handed over the actual possession to the buyer on the spot. The buyer has accepted receipt of the possession.

Therefore, in a state of healthy senses and stable mind, by my own will and happiness, without any pressure or interest etc., the agricultural land situated in Village Panda Patwari Halka No. 01 Tehsil Mhow District Indore, M.P. with the survey number and area written below along with all the titles, rights, easement rights, privileges related to it, without retaining anything or title, has been sold to the buyer and the buyer party has been made the complete owner, possessor, landowner of the sold land property like myself and have taken up and cancelled all his types of title rights on the sold land property. All the said title rights have been acquired by the above buyer under this sale deed.

Now if any partner or co-heir etc. of the seller comes forward and makes any claim of any kind against the land property sold by the seller, or if by making any such claim or on account of any burden or debt the buyer

has to bear any amount, then the seller is and will remain responsible for the same.

If due to any claim of any co-heir or joint heir of the seller or due to any defect in title the land sold or any part of it goes out of the possession and authority of the buyer or if due to any such claim or due to any burden or debt some amount has to be paid to the buyer then he shall have the right to recover the money paid for the sale, proportionate amount if opportunity arises, the money invested, expenses and loss incurred from the property sold, from the seller himself and his heirs etc. and from their present and future movable and immovable properties in whatever manner possible. The seller shall have no objection or objection.

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Registration and Stamp Department

Madhya Pradesh

Admission Seal:

Ishir Construction Pvt. Ltd.

Represented By:- Rohit

Samarwal

Address:

I acknowledge that the said transfer deed was executed and the full consideration of Rs. 12818000 has been received and the money was paid to me in my presence and the balance amount of consideration of Rs. () remains, which will be received after registration

1 Date 20/04/2016

Sd/-

CHANCHAL JAIN

Deputy Registrar

Sub Registrar Office Indore.

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Registration and Stamp Department

Madhya Pradesh

The possession of the sold land property has been given directly to the buyer on the spot. Now the buyer can use the purchased property as per his wish for his progeny. He can possess it, enter it, take its income, profit etc. He can transfer it whenever he wants, to whomever he wants and in whatever manner he wants. The buyer has received all these rights under this sale deed. The boundary of the land has been marked on the spot and the seller has handed over the possession of the marked land to the buyer.

The details of the agricultural land property sold are as follows:-

Survey number 198/2 area 0-836 hectare rent 2=83 paise is non-irrigated land.

=====

===

The above agricultural land is situated in village Panda Patwari Halka No. 01 Tehsil Mhow District Indore M.P. The said land is non-irrigated land. The land use of this land is agricultural. At present the land is agricultural. No construction work has been done on the land. No one else has any way or interference in the sold land. The said land is not situated on any national highway, state highway, district-rural road, tar-gravel road, Prime Minister Road or any other main road, but is internal land.

The four boundaries of the land are as follows:-

In the east:- Land of Bhanwar Singh, Prem Singh Son of Amar Singh.

To the west: Land of Survey no. 188/4.

In the North:- Land of Nexus Buildcon.

In the south: - Land of Satellite City Homes and others.

There is no encumbrance to the sale of this land under section 165/6/7/A/B of M.P. Land Code 1959. The government lease is not for

land donation. This land has not been in the name of any tribal or member of any tribe in any period since 1958-59.

There is no encumbrance of Town and Country Investment Act 1973. It is not from local area, investment and special area, scheme and plan area. It is also not in any acquisition. It is not converted land. It is land of Gram Panchayat area. It is land outside Planning Area, Scheme Area, Authority Area, Peripheral Area, Municipal Corporation. This sale does not require any prior approval, prior sanction and NOC. Thus, this sale is legal.

Now the buyer will have the right to get the above-purchased land transferred and divided in their name at their own cost. The seller will always be ready, willing and obliged to cooperate formally in these proceedings. The buyer has borne the entire expense of this sale deed.

Any word, sentence or statement used in this sales document may be modified to make it more effective in the future.

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Registration and Stamp Department

Madhya Pradesh

Witness posture:

NARENDRA THAKUR **Son/Son ONKAR SINGH JI**

Address: 5, GRAM-PANDA TEH-MHOW

DIST-INDORE (M.P)

RAVI KHURANA **Son/granddaughter of SHYAMLAL**

Ji

Address: MANEEK BAG ROAD INDORE(M.P)

Investigation has been conducted regarding the identity of the aforesaid executor/executors. Date 20/04/2016.

Sd/-

CHANCHAL JAIN

Deputy Registrar,

Sub Registrar Office, Indore.

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Registration and Stamp Department**Madhya Pradesh**

In case more detail or explanation or clarification is required then we shall be always ready and bound to get other necessary documents, amendment letter, consent letter, admission deed, affidavit, application, reply etc. executed, edited, registered, attested, authenticated, verified etc. to the buyer or whoever may require it, at buyer's expense.

Therefore, this sale deed has been written today in Indore. It has been written as per the information provided by both the parties. I have read the text, got it read, heard it, understood it and have made my statements in a healthy and stable state of mind without any pressure in front of witnesses so that there is proof. The witnesses have witnessed the execution in front of both the parties at the time of execution so that it may be useful when needed. There is no editing in the deed.

CERTIFIEDCOPY11102023115818139

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Registration and Stamp Department**Madhya Pradesh**

Logo

Thumb sign gesture:

Thumb Impression

Sd/-

Thumb impression of Jai Singh Thakur, the applicant of this document has been taken by me/in my presence on 20/04/2016.

Sd/-

CHANCHAL JAIN

Deputy Registrar

Sub Registrar Office Indore.

Thumb Impression

Sd/-

Thumb impression of Rohit Sabharwal the executor of this document has been taken by me/in my presence on dated 20/04/2016.

Sd/-

CHANCHAL JAIN

Deputy Registrar

Sub Registrar Office Indore 1

Witness gesture:

Thumb Impression

Sd/-

Photo

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Registration and Stamp Department

Madhya Pradesh

I/we hereby attest and confirm all the details and addresses of this document including document ID 1817386 and e-stamp number 01011720047016003267 and also execute this document on behalf of my/our named counterpart.

Signature of the party / parties involved:

ROHIT

Name and Father's Name:

Rohit Son of Bishbharisingh

For ISIR CONSTRUCTION PVT. LTD.

DIRECTOR

Signature of Second Party / Witnesses:

Name and Father's Name:

Sd/-

Jaisingh, Son of Kesar Singh Thakur

Other Parties /Signatures of the parties

Name and father's name

Name of witness 1 Narendra, Son of (not clear) Singh Thakur

Address

Signature

Type of ID and Number

Name of witness 2 (not clear)

Address

Signature of

ID type and number

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Registration and Stamp Department

Madhya Pradesh

Witness gesture:

Thumb Impression

Sd/-

Photo

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Registration and Stamp Department

Madhya Pradesh

Photo

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MP179092016A1226407 1

01011720042016003267

Registration and Stamp Department**Madhya Pradesh**

Stamp Duty Coins

stamp duty	640900
municipal fee	0
District Panchayat Fee	125180
Cess	64090
Additional fee	0
Stamp duty paid	833170

Sd/-

CHANCHAL JAIN

Deputy Registrar,

Sub Registrar Office, Indore.

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Registration and Stamp Department**Madhya Pradesh**

Logo

User: NIC-BHUNAKSHA- CLRMP	
Computer Name: LRSDB. Date: 19/04/2016 03:54:19 PM	
MAP PRINTOUT	
District: Indore. Tehsil: Mahu	
Rule. Board of Inspectors:	
Patwari Halka : Digambar.	Village: Dhanda
Year: 2014-2016	
MAP	
Scala 1:2000	
Khasra Number: 198	Situation:

	Please give some specific information for detailed
Seal and Signature of Attesting Officer	

Note:-

1. This form is only for information of the applicant.
2. It cannot be used as evidence in any court.
3. The candidates should contact the concerned Municipal Office for the verified copy of the amendment.

CERTIFIEDCOPY11102023115818139

MP179092016A1226407 I 01011720042016003267

Registration and Stamp Department**Madhya Pradesh**

Logo

Registration currency:

This document has been electronically registered on
20/04/2016 with registration number
MP179092016A1226407. It contains 18 pages

Stamp duty	833170
Registration fee	103544
Copying fees	0
More	0
Total	103544

Sd/-

CHANCHAL JAIN**Deputy Registrar,****Sub Registrar Office, Indore.**

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A handwritten signature in blue ink, appearing to read 'Khayali', is centered on the page.

TRUE TRANSLATED COPY



D.S.PARIHAR & ASSOCIATES ARCHITECTURAL & STRUCTURAL CONSULTANT

A-52 MIG Colony, B/H CHL-Hospital, AB Road, INDORE-452011

Ph. (0731)-2532686, +91 98270-32686

E-mail: dspaaindore@gmail.com, dsparihar1@rediffmail.com

Website: www.dspaa.in

Ref: IND/IND/VAL/2023-24/40

Date: 23-12-23

VALUATION REPORT

1. Valuation Report submitted to	Chairman Golden Forest Committee Appointed by - Hon'ble Supreme Court of India Through: Jai Singh Thakur, Applicant
2. Purpose for which valuation is made	Fair Market Value
3. Date as on which valuation is made	22nd December 2023
4. Name of Owner	M/s. Ishir Construction Pvt. Ltd. C/o Smt. Kusum Lata Mittal W/o Shri Ramesh Chandra Mittal, a part of Golden Forest India Ltd.
5. If the property is under joint ownership / co-ownership, share of each— owner. Are the shares undivided?	Company ownership
6. Brief description of the property	The property under consideration consists of open Land situated at Khasara No.188/5, 188/6, 189/1, 189/2, 197 and 198/2 Village Panda, Teh. Rau & Dist. Indore
7. Location, Street, Ward No.	Khasara No. 188/5, 188/6, 189/1, 189/2, 197 and 198/2 Village Panda, Teh. Rau & Dist. Indore
8. Survey/Plot No. of land	As Above
9. Is the property situated in residential / commercial / mixed area / industrial area?	Agricultural
10. Classification of locality- High class/ middle class/ poor class	Middle Class
11. Proximity to civic amenities, like schools, hospitals offices, market, cinemas, etc.	Long Distance from the site






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A-52 MIG Colony, B/H CHL-Hospital, AB Road, INDORE-452011

Ph. (0731)-2532686, +91 98270-32686

E-mail: dspaaindore@gmail.com, dsparihar1@rediffmail.com

Website: www.dspaa.in

LAND:

12. Area of land supported by documentary proof, shape, dimensions and physical features.	3.849 Hectare (15.3445 Bigha)
13. Roads, Streets, or lanes on which the land is — abutting.	Village Road
14. Is it freehold or leasehold land?	Free Hold
15. If lease hold, the name of lesser/ lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease. i. Initial premium ii. Ground rent payable per annum. iii. Unearned increase payable to the lesser in the event of sale or transfer.	N.A.
16. Is there any restrictive covenant is regard to use of land? If so, attach copies.	N/A
17. Is there any agreement of easements? If so, attach copies	No
18. Does the land fall in an area included in any town planning scheme or any development plan of government or any statutory body? If so, give particulars.	N.A.
19. Has any contribution been made towards development is any demand for such contribution still outstanding?	No
20. Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	N.A.
21. Attach a dimensional site plan	N.A.





D.S. PARIHAR & ASSOCIATES ARCHITECTURAL & STRUCTURAL CONSULTANT

A-52 MIG Colony, B/H CHL-Hospital, AB Road, INDORE-452011

Ph. (0731)-2532686, +91 98270-32686

E-mail: dspaaIndore@gmail.com, dsparihar1@rediffmail.com

Website: www.dspaa.in

IMPROVEMENT:

22. Details of Building permit	N.A.
23. Location of Building/ Factory Shed	N.A.
24. Plinth Area of Building/ factory Shed	N.A.
25. Year of Construction	N.A.
26. Estimated Future Life	N.A.
27. Type of Construction	N.A.

VALUATION PART

The property of which the valuation has been assessed is an open Land situated at Khasara No. 188/5, 188/6, 189/1, 189/2, 197 and 198/2 Village Panda, Teh. Rau & Dist. Indore and belonging to M/s. Isir Construction Pvt. Ltd. C/o Smt. Kusum Lata Mittal W/o Shri Ramesh Chandra Mittal a part of Golden Forest India Ltd.

The approved valuer has inspected the property on 22th December 2023 and this valuation is done on the basis of the observations noted during inspection as well as information supplied by the owner and gathered from surroundings. There are no talkies, entertainment centers in the vicinity.

The said property is situated at Khasara No. 188/5, 188/6, 189/1, 189/2, 197 and 198/2 Village Panda, Teh. Rau & Dist. Indore. Rate for agricultural land as per market value has works out is Rs. 1,51,25,000/- per Hectare for Village Panda and guideline rates as per collector guideline for the year 2023-24 are 1,24,80,000/- per hectare for village Panda.






D.S.PARIHAR & ASSOCIATES ARCHITECTURAL & STRUCTURAL CONSULTANT

A-52 MIG Colony, B/H CHL-Hospital, AB Road, INDORE-452011

Ph. (0731)-2532686, +91 98270-32686

E-mail: dspaaindore@gmail.com, dsparihar1@rediffmail.com

Website: www.dspaa.in

The total value of Land as per collector guideline for the year 2023-24 is works out as under: -

1. Market Value

1) Non irrigated agricultural Land area 3.849 Hectare @ Rs. 1,51,25,000/- per hectare	Rs. 5,82,16,125
---	-----------------

TOTAL MARKET VALUE OF THE PROPERTY

Rs. 5,82,16,125

Conclusion: In view of the above the market value is worked out to Rs.

5,82,16,125.00 (Rs. Five Crore Eighty-Two Lakhs Sixteen Thousand One Hundred and Twenty-Five Only), which is in my opinion fair and reasonable.

2. Guideline Value

1) Non irrigated agricultural Land area 3.849 Hectare @ Rs. 1,24,80,000/- per hectare	Rs. 4,80,35,520
---	-----------------

TOTAL GUIDELINE VALUE OF THE PROPERTY

Rs. 4,80,35,520

Or Say

Rs. 4,80,36,000

Note: The collector guideline rates are notified by the state government of Madhya Pradesh for the year 2023-24.




(D. S. PARIHAR)

B.E. (Civil) MIE

Structural Engineer

Str. Eng-55/2022-2025

Chartered Engineer: M-128427-9

Approved Valuer: F-24329



TRUE COPY

ITEM NO.11

COURT NO.3

SECTION X

S U P R E M E C O U R T O F I N D I A
RECORD OF PROCEEDINGS

Writ Petition(s)(Civil) No(s). 188/2004

M/S. RAIGANJ CONSUMER FORUM

Petitioner(s)

VERSUS

UNION OF INDIA . & ORS.

Respondent(s)

(IA No. 33106/2019 - APPLICATION FOR PERMISSION
IA No. 112751/2020 - APPLICATION FOR PERMISSION
IA No. 75467/2020 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 173810/2022 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 267222/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 156597/2022 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 171258/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 241765/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 130757/2020 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 158058/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 145179/2019 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 226492/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 16546/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 62733/2019 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 94012/2020 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 58091/2021 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 226482/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 77100/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 5215/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 45905/2019 - CLARIFICATION/DIRECTION
IA No. 132644/2021 - CLARIFICATION/DIRECTION
IA No. 175920/2022 - CLARIFICATION/DIRECTION
IA No. 202667/2023 - CLARIFICATION/DIRECTION
IA No. 132638/2021 - CLARIFICATION/DIRECTION
IA No. 110706/2021 - CLARIFICATION/DIRECTION
IA No. 132630/2021 - CLARIFICATION/DIRECTION
IA No. 211030/2023 - CLARIFICATION/DIRECTION
IA No. 132614/2021 - CLARIFICATION/DIRECTION
IA No. 86122/2021 - CLARIFICATION/DIRECTION
IA No. 145178/2019 - CLARIFICATION/DIRECTION
IA No. 77270/2021 - CLARIFICATION/DIRECTION
IA No. 132665/2021 - CLARIFICATION/DIRECTION
IA No. 202743/2023 - CLARIFICATION/DIRECTION
IA No. 132657/2021 - CLARIFICATION/DIRECTION
IA No. 42476/2020 - EXEMPTION FROM FILING O.T.
IA No. 134874/2022 - EXEMPTION FROM FILING O.T.
IA No. 202744/2023 - EXEMPTION FROM FILING O.T.
IA No. 202669/2023 - EXEMPTION FROM FILING O.T.
IA No. 32653/2021 - INTERVENTION APPLICATION
IA No. 217431/2023 - INTERVENTION APPLICATION

IA No. 212823/2023 - INTERVENTION APPLICATION
IA No. 110701/2021 - INTERVENTION APPLICATION
IA No. 211021/2023 - INTERVENTION APPLICATION
IA No. 241755/2023 - INTERVENTION APPLICATION
IA No. 130756/2020 - INTERVENTION APPLICATION
IA No. 158056/2023 - INTERVENTION APPLICATION
IA No. 152877/2023 - INTERVENTION APPLICATION
IA No. 226487/2023 - INTERVENTION APPLICATION
IA No. 16535/2024 - INTERVENTION APPLICATION
IA No. 7058/2024 - INTERVENTION APPLICATION
IA No. 62731/2019 - INTERVENTION APPLICATION
IA No. 94002/2020 - INTERVENTION APPLICATION
IA No. 58090/2021 - INTERVENTION APPLICATION
IA No. 226475/2023 - INTERVENTION APPLICATION
IA No. 132570/2021 - INTERVENTION/IMPLEADMENT
IA No. 5211/2024 - INTERVENTION/IMPLEADMENT
IA No. 27236/2021 - INTERVENTION/IMPLEADMENT
IA No. 132550/2021 - INTERVENTION/IMPLEADMENT
IA No. 171259/2023 - INTERVENTION/IMPLEADMENT
IA No. 132597/2021 - INTERVENTION/IMPLEADMENT
IA No. 134873/2022 - INTERVENTION/IMPLEADMENT
IA No. 202756/2023 - INTERVENTION/IMPLEADMENT
IA No. 132594/2021 - INTERVENTION/IMPLEADMENT
IA No. 132582/2021 - INTERVENTION/IMPLEADMENT
IA No. 132577/2021 - INTERVENTION/IMPLEADMENT
IA No. 42473/2020 - PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 157541/2019 - PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 88654/2022 - PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 18325/2024 - RECALLING THE COURTS ORDER
IA No. 130807/2020 - WITHDRAWAL OF CASE / APPLICATION
IA No. 140519/2023 - WITHDRAWAL OF CASE / APPLICATION)

WITH

T.C.(C) No. 60/2003 (XIV-A)

T.C.(C) No. 66/2003 (XIV-A)

T.C.(C) No. 69/2003 (XIV-A)

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T.C.(C) No. 59/2003 (XIV-A)

T.C.(C) No. 68/2003 (XIV-A)

T.C.(C) No. 2/2004 (XIV-A)
(ONLY
FOR MODIFICATION ON IA 127435/2023)

T.C.(C) No. 1/2004 (XIV-A)

T.C.(C) No. 24/2005 (XIV-A)

C.A. No. 3134-3137/2016 (IV)

T.C.(C) No. 34/2019 (IV)

T.C.(C) No. 35/2019 (IV)

T.C.(C) No. 36/2019 (IV)

T.C.(C) No. 37/2019 (IV)

T.C.(C) No. 38/2019 (IV)

CONMT.PET.(C) No. 701/2021 in T.C.(C) No. 2/2004 ()
(IA No. 35282/2021 - EXEMPTION FROM FILING O.T.)

CONMT.PET.(C) No. 942/2021 in T.C.(C) No. 2/2004 ()
(FOR ADMISSION)

Date : 28-02-2024 These matters were called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE B.R. GAVAI
HON'BLE MR. JUSTICE SANDEEP MEHTA

For parties(s)

Mrs. Suruchhi Agarwal, Sr. Adv.
Mr. Prashant Kumar, Adv.
Mr. Vijay Kadam, Adv.

Mr. Gurmeet Singh, Adv.
Mr. Soumya Dutta, AOR

Mr. Pankaj Kumar Mishra, AOR

Mr. Ranjan Mukherjee, AOR
Mr. Shantanu Bhowmick, Adv.
Mr. Gautam Barua, Adv.
Mr. Mohneesh Pratap Singh, Adv.

Mr. P. D. Sharma, AOR

Mr. Pratap Venugopal, Sr. Adv.
Mr. Bhargava V. Desai, AOR
Mr. Deepanshu, Adv.
Ms. Devina Bhandari, Adv.
Mr. Shivam Sharma, Adv.

Mr. R. C. Kaushik, AOR
Ms. Minakshi Vij, AOR
Mr. Somnath Mukherjee, AOR

Mr. V. Giri, Sr. Adv.
Mr. Ravi Raghunath, Adv.
Ms. Aakash Lodha, Adv.
Mr. Vikarsh Kumar, Adv.
Mr. Nihar Dharmadikari, Adv.
Mr. Sanyat Lodha, AOR

Mr. Jatinder Kumar Sethi, DAG
Mr. Ashutosh Kumar Sharma, Adv.
Mr. Jatinder Kumar Bhatia, AOR

Mr. Shailendra Bhardwaj, AOR
Mrs. Naresh Bakshi, AOR

Mr. Rana Ranjit Singh, AOR
Mr. Vivek Kumar Singh, Adv.
Mr. Ravish Singh, Adv.
Ms. Akanksha Singh, Adv.
Mrs. Sweta Singh, Adv.
Mr. Abhilash Tripathy, Adv.
Mr. Abhijeet Kumar, Adv.
Mr. Ashish Mohan, Adv.

Mr. Somnath Mukherjee, AOR
Mr. Pankaj Kumar Mishra, AOR
Mr. Surya Kant, AOR
Mr. Shubham Bhalla, AOR
Mr. M. C. Dhingra, AOR
Ms. Ranjeeta Rohatgi, AOR
Mr. Sudhir Kumar Gupta, AOR

Ms. Chitra Markandaya, AOR
Mr. B. K. Pal, AOR
Mr. R. Gopalakrishnan, AOR
Mr. Arun K. Sinha, AOR
M/S. Ap & J Chambers, AOR
Mr. Jatinder Kumar Bhatia, AOR
Mr. A. P. Mohanty, AOR
Mr. S. Ravi Shankar, AOR
Mr. Chander Shekhar Ashri, AOR
Mr. Ramesh Babu M. R., AOR
Mr. Alok Gupta, AOR
Ms. Sunita Sharma, AOR

Mr. Pratap Venugopal, Sr. Adv.
Mr. Bhargava V. Desai, AOR
Mr. Deepanshu, Adv.
Ms. Devina Bhandari, Adv.
Mr. Shivam Sharma, Adv.

Mr. Rameshwar Prasad Goyal, AOR
Mr. Shree Pal Singh, AOR

Mr. Jayant K. Sud, Sr. Adv.
Ms. Ishita Farsaiya, Adv.
Mr. Kartik Jasra, Adv.
Mr. Shivam Nagpal, Adv.
Mr. Pranit Stefano, Adv.
Mr. Siddharth, AOR
Mr. Anshul Saxena, Adv.

Mr. Ashwani Kumar, AOR
Dr. Surender Singh Hooda, AOR
M/S. K J John And Co, AOR

Mr. Gurminder Singh, Sr. Adv.
Mr. Gurminder Singh Ag Punjab, Sr. Adv.
Mr. Gaurav Dhama, A.A.G.
Mr. Karan Sharma, AOR
Ms. Malvika Raghavan, Adv.

Ms. Shalu Sharma, AOR
Mr. Abhijit Sengupta, AOR

Ms. Vandana Sehgal, AOR
Mr. Mohit Yadav, Adv.

Mrs. Aishwarya Bhati, A.S.G.
Mr. Arijit Prasad, Sr. Adv.
Ms. Swarupma Chaturvedi, Sr. Adv.
Mr. Raj Bahadur Yadav, AOR
Mr. Shashank Bajpai, Adv.
Mr. Padmesh Mishra, Adv.

Mr. Prashant Singh Ii, Adv.
Mr. Raghav Sharma, Adv.
Mr. Rajeeva Ranjan Rajesh, Adv.

Mr. Shantwanu Singh, Adv.
Mr. Akshay Singh, Adv.
Ms. Pragya Singh, Adv.
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Mr. Ranjan Mukherjee, AOR
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Mr. Anvesh O, Adv.
Mr. R. Sharath, AOR

Mr. Subhasish Bhowmick, AOR

Mr. Gurminder Singh, Sr. Adv.
Mr. Gurminder Singh Ag Punjab, Sr. Adv.
Mr. Gaurav Dhama, A.A.G.
Mr. Karan Sharma, AOR
Ms. Malvika Raghavan, Adv.

Mrs. Tanuj Bagga Sharma, AOR
Dr. M.k Ravi, Adv.
Dr. Praveen Hans, Adv.
Mr. Denson Joseph, Adv.

Mr. Raavi Yogesh Venkata, AOR
Ms. Twinkle Rathi, Adv.
Mr. Kotte Venkata Pawan Kumar, Adv.

Mr. Devendra Singh, AOR
Mr. Kedar Nath Tripathy, AOR
Mr. Mohit D. Ram, AOR
Mr. Ajay Pal, AOR

Mr. Chand Qureshi, AOR
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Mr. Ramu Vutukuri, Adv.
Mr. K.v.krishna Rao, Adv.
Mr. Waseem Akhtar Khan, Adv.
Mrs. Rakhi Banerjee, Adv.
Dr. Chandra Rajan, Adv.

Mr. Aditya Soni, AOR
Mr. Ronak Karanpuria, AOR
Mr. Rajan Chawla, AOR
M/S. Lawyer S Knit & Co, AOR
Dr. Surender Singh Hooda, AOR

Mr. Rishi Kapoor, AOR
Mr. Ashish Pandey, Adv.
Mr. Azad Bansala, Adv.
Mr. Sourav Ronsa, Adv.
Mr. Dhruv Singh, Adv.

Mr. Jayant K. Sud, Sr. Adv.
Ms. Ishita Farsaiya, Adv.
Mr. Kartik Jasra, Adv.
Mr. Shivam Nagpal, Adv.
Mr. Pranit Stefano, Adv.
Mr. Siddharth, AOR
Mr. Anshul Saxena, Adv.

Mr. Rana Sandeep Bussa, Adv.
Mr. Shashibhushan P. Adgaonkar, AOR
Mr. Dharmendra Tripathi, Adv.
Col Amit Kumar, Adv.

Mr. Amit Anand Tiwari, Sr. Adv.
Mr. Arjun Garg, AOR
Mr. Aakash Nandolia, Adv.
Ms. Devyani Gupta, Adv.
Ms. Sagun Srivastava, Adv.
Ms. Nisha Pandey, Adv.

Mr. A.S.Nadkarni, Sr. Adv.
Mr. Aman Vachher, Adv.
Mr. Dhiraj, Adv.
Mr. Ashutosh Dubey, Adv.
Mrs. Anshu Vachher, Adv.
Ms. Abhiti Vachher, Adv.
Mr. Akshat Vachher, Adv.
Mr. Prashan Jain, Adv.
Mr. Amit Kumar, Adv.
Mr. Balvinder Choudhary, Adv.
Mr. P. N. Puri, AOR

Ms. Ranjeeta Rohatgi, AOR
Mr. Devendra Singh, AOR
Mr. Jagjit Singh Chhabra, AOR

UPON hearing the counsel the Court made the following
O R D E R

IA No. 202667 of 2023 in W.P.(C) No. 188/2004

1. Vide order dated 24th January, 2024, we have observed that the decision of the Committee was neither discriminatory nor erroneous. We had also found that the distinction drawn between the applicant(s) case and the other case where the sale was confirmed was reasonable.
2. However, Mr. Amit Anand Tiwari, learned senior counsel, who had appeared for the applicant, had sought time to take instructions as to whether the applicant(s) in the said IAs are willing to pay the market rate for confirmation of sale in their favour.
3. Accordingly, an affidavit by Shri Yogesh S/o Late Shri Babulalji Mishra, Director of Mishra & Mishra Reality Pvt. Ltd. has been placed on record. He has stated in the affidavit that the guideline/circle rate for the land in question is at the rate of Rs. 30,40,000/- per hectare. It is further stated that the valuation of the land as per guideline/circle rates will be Rs.53,89,920/- .
4. The applicants have also undertaken valuation of the property and as per the valuation report, the market value is Rs.47,87,100/-

5. The affidavit also states that when the matter was last heard, the Court had observed that the market value should be twice the guideline/circle rate.

6. In the affidavit, it is stated that an amount of Rs.1,07,79,840/- is arrived at after the guideline/circle rate is doubled.

7. Since the applicant(s) are willing to pay the market rate which is calculated is doubling the guideline/circle rate, we are inclined to allow the application. The committee is directed to confirm the sale in respect of the land in question in favour of the applicant(s), upon their paying an amount of Rs.1,07,79,840/-.

IA No. 202743 of 2023 in W.P.(C) No. 188/2004

1. Vide order dated 24th January, 2024, we have observed that the decision of the Committee was neither discriminatory nor erroneous. We had also found that the distinction drawn between the applicant(s) cases and the other case where the sale was confirmed was reasonable.

2. However, Mr. Amit Anand Tiwari, learned senior counsel, who had appeared for the applicant(s), had sought time to take instructions as to whether the applicant(s) in the said I.As are willing to pay the market rate for confirmation of sale in their favour.

3. Accordingly, an affidavit by Shri Kailash Agarwal S/o

Shri Surajmalji Agrawal has been placed on record. He has stated in the affidavit that the guideline/circle rate for the land in question is at the rate of Rs. 30,40,000/- per hectare. It is further stated that the valuation of the land as per guideline/circle rates will be Rs.50,03,840/-.

4. The applicants have also undertaken valuation of the property and as per the valuation report, the market value is Rs.51,02,600/-

5. The affidavit also states that when the matter was last heard, the Court had observed that the market value should be twice the guideline/circle rate.

6. In the affidavit, it is stated that an amount of Rs.1,00,07,680/- is arrived at after the guideline/circle rate is doubled.

7. Since the applicant(s) are willing to pay the market rate which is calculated by doubling the guideline/circle rate, we are inclined to allow the application. The committee is directed to confirm the sale in respect of the land in question in favour of the applicant(s), upon their paying an amount of Rs.1,00,07,680/-.

Rest of the application(s)/matter(s)

List tomorrow, i.e. 29.02.2024.

(DEEPAK SINGH)
COURT MASTER (SH)



(ANJU KAPOOR)
COURT MASTER (NSH)

TRUE COPY

COMMITTEE-GOLDEN FORESTS (INDIA) LIMITED

(Appointed by the Hon'ble Supreme Court of India)

Chairman's Off : #1065/1, Sector 39-B, Chandigarh-160 036

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COM/CHD/P-MP-12/2022/

March 7, 2022

IN RE: SHOW CAUSE NOTICE DATED 5.2.2021

Committee-Golden Forests India Limited.

Versus

1. Babubhai S/o Sh. Amirambhai Joshi,
R/o Shankeshwar, Tehsil Sami, District Patan (Gujarat)
2. Rohit Kumar S/o Naraindass Acharya
R/o 4, Vivekanand Society, Behind Dwarikapuri, Sjuresh Nagar
(Gujarat)
3. Sanjay S/o Hariparsad Bhatt,
R/o Bhawanikunj, Lalji Madhavji Street, Kalba Chowk, Junagarh
(Gujarat)
4. Kaushikbhai S/o Sh. Chhotabhai,
R/o C-13, Triveni Society, Subhanpura, Badodra, (Gujarat)
5. Pinakim S/o Sh. Dineshchandwe Shah,
R/o Madhavgi ki Kharki, Bhadrwa, Tehsil Savli, District Barodra
(Gujarat)

6. Gulabbhai S/o Chhotubhai Lad,
R/o Shivanji Society Nursery Road, Billimora, District Nabsari
(Gujarat)
7. Dalsukhbhai S/o Kumbharbhai Master,
R/o Krishanbhuwan, Garba Chowk, Junagarh, Ahamdabad,
(Gujarat)
8. Hasmukh Bhai S/o Bhaganbhai Patel,
R/o Bempur, Post Mahiyapoor, Tehsil Malpur, District Sabarkatha
(Gujarat)
9. M/s. Advantage Equifund Private Limited,
A.B. Road, Sndhwa (MP) through its Director Shri Amar S/o Sh.
Bhikhulal Agrawal,

Argued by: Mr. Punit Bali, Senior Advocate and Mr. Surjeet Bhadu,
Advocate for respondent No.9. None for respondents 1 to 6.

ORDER

Introduction

1. A complaint was received by the Chairman, Committee GFIL on 28.1.2021 from one Sh Jai Singh Thakur son of Kesar Singh, resident of Panda, Tehsil Mhow. The letter disclosed that Padampura Construction Company, a subsidiary of Golden Forests, had illegally sold some land measuring 55 bighas. It was also stated that a colony was being

developed and huge profit was being earned. Revenue records and copies of sale deeds were attached with this letter.

2. The land in question was in Neuguradia, Tehsil Mhow, District Indore, Madhya Pradesh. The following documents were attached with the complaint:

- (i) Kisht Bandi Khatauni 2018-19 reflecting ownership of Advantage Equifund Pvt Limited.
- (ii) Khasra 5 years (new form)
- (iii) Sale deed No. 86 dated 25.4.1998
Area : 19.421 ha
Purchase price : Rs 4,98,000/-
Sellers : Janaki Bai & others
Purchaser : Padampura Construction Pvt Ltd.
- (iv) Sale deed dated 587 dated 24.8.2004
Area : 13.091 ha
Purchase price : Rs 34,91,000/-
Seller : Padampura Construction Pvt Ltd
Purchasers : Babubhai & seven others
- (v) Mortgage deed dated 24.5.2012
Mortgagor : Advantage Equifund Pvt Ltd
Property mortgaged : 130 plots measuring 107000 sq ft (0.995 ha)

3. The matter was inquired into by the Committee. It was found that Padampura Construction Private Limited, Manimajra, was indeed an associate company of Golden Forests (India) Limited (hereinafter referred to as "GFIL"). On examining the attached documents it was found that Padampura Construction Company had sold 13.091 hectares in village Neuguradia, Tehsil Mhow, District Indore, Madhya Pradesh, to Babubhai and seven others on 28.4.2004. A part of this land was further sold by Babubhai and others to Advantage Equifund Private Limited (hereinafter referred to as "AEPL") on 3.5.2011.

4. Exercising its mandate under various judicial orders, this Committee issued show-cause notices dated 5.2.2021 to Babubhai and seven others and to AEPL, calling upon them to show cause why a recommendation should not be made to the Hon'ble Supreme Court of India to take possession of the property. The order dated 23.11.1998 of the Bombay High Court in Writ Petition No. 344 of 1998 entitled Securities Exchange Board of India v. Golden Forests (India) Ltd & Ors, is as follows:
"The respondent-company and its subsidiaries as well as the Directors are directed not to dispose of any property of the respondent-company or its subsidiaries or its Directors till further orders."

Order dated 5.9.2006 passed in Transfer Case (Civil) No. 2 of 2004 of Supreme Court of India in Securities Exchange Board of India v. Golden Forests (India) Ltd, is as follows:

"Insofar as the period prior to the appointment of provisional liquidator in the winding up petition in the Punjab and Haryana High Court and Delhi High Court is concerned, the Bombay High Court in its order dated 23rd November, 1998 had restrained the company, its subsidiary as well as directors not to dispose of the properties of the respondent company or its subsidiaries or its directors till further orders. It would be to the Committee to make appropriate recommendations to this Court regarding the status of sales made after the restraint order passed by the Bombay High Court on 23rd November, 1998. Any application putting a claim for settlement of properties after the restraint order passed by the Bombay High Court should be made to the Committee which shall be at liberty to make appropriate recommendations to this Court for its consideration.

Insofar as the settlement/sales of immovable properties for the period between the appointment of provisional liquidator passed by the High Court of Punjab and Haryana and the restraint order dated 17th August, 2004 passed by this Court are concerned, any sales/settlement made contrary to the orders passed after the appointment of Provisional Liquidator by the High Court of Punjab and Haryana on 20th January, 2003 and the restraint order passed on 17th August, 2004 by this Court shall be

ignored and the Committee would be at liberty to get hold of those properties by taking vacant possession thereof with the help of civil and police authorities and deal with them in accordance with the directions already given."

Submissions of Respondent 1 – 6

5. Babubhai and five others (respondents 1 to 6) appeared before the committee on 24.3.2021 through Sh Vaikank Joshi, Advocate, and submitted that two of the original purchasers namely Dalsukhbhai and Hasmukhbhai (arrayed as respondents not 7 & 8) had died. Accordingly, presence of these two respondents was dispensed with. Sh. D.K.Singhal, Advocate, appeared for AEPL and sought time for getting copies of some documents.

6. The defence pleaded by Babubhai and five others (respondents 1 to 6) is that they were residents of Gujarat and had come to know of an investment scheme launched by GFIL to double money in three and a half years. GFIL appointed several agents in various areas of Gujarat. The respondents had joined hand with GFIL as agents. The respondents' case is that acting as agents of GFIL they took deposits from many persons and credited the amounts to GFIL's account. Receipts were given to the investors on behalf of the company. Later the respondents came to know

that the company had gone into liquidation (sic) and was not in a position to return the deposits to the depositors. Several complaints were filed against the company and the agents were also involved in police complaints. Respondents approached GFIL, who then decided to sell properties held by its subsidiary company, Padampura Construction Company Pvt Ltd, vide their resolution dated 5.12.2000 and return money to the investors from the sale proceeds. Sh. A.D.Sharma was appointed the authorised person to sell various properties of the company.

7. Respondents (1 to 6) submit that they paid the dues to the investors/depositors on behalf of the company and presented the receipts to Sh. A.D.Sharma and demanded the money from the company. They were informed that the company had no property in Gujarat and were advised to purchase company's land in Neuguradia, Tehsil Mhow, District Indore, Madhya Pradesh. Thereafter respondents (1 to 6 and the deceased respondents) purchased land bearing revenue survey numbers 81/1, 91/1, 97, 98/1, 91/1 to 99/3, 110/1 to 110/3 (total 13.091 hectares) from Padampurs Construction Pvt Ltd on 28.4.2004.

8. Later the above respondents decided to sell a part of the land to Sh. Piyush Aggarwal and Sh. Pavan Tiwari against the consideration amount and executed General Power of Attorney in their favour on

25.11.2010. Since then the respondents do not have possession of the property.

Submissions of Respondent 9

9. Reply was also filed respondent 9, Advantage Equifund Pvt Ltd (AEPL). It was stated that AEPL had on 3.5.2011 purchased 8.349 hectares from respondents 1 to 5 through their power-of-attorney holders for valid consideration of Rs 1,47,30,000/-. True copy of sale deed dated 3.5.2011 is Annexure 'C' and the receipts issued by the sellers are at Annexure 'D'. The name of AEPL was then entered in the revenue records, copy of the entry is at Annexure "E".

10. It has been submitted by AEPL (respondent 9) that land was purchased from respondents 1 to 5 through a valid sale deed after due diligence and conducting all reasonable enquiries. After registration of the sale deed, respondent 9 acquired a clear and valid title for valuable consideration. Sub-Divisional Officer granted development permission and a part of the land was mortgaged for EWS plots in terms of the rules. The respondent also obtained various permissions from the authorities for developing a colony, like registration as a coloniser/builder, permission for development, mortgagee of 25% of plots, permission to sell 34 mortgaged plots, allot and sell 66 plots in EWS category, cleared liability to to pay

dues (copies of supporting documents have been annexed as Annexures "F" to "M"). Various other permissions were taken from the concerned department and have been annexed as Annexure "N." A development agreement dated 12.9.2012 had been entered with Richfield Infra Built Pvt Ltd granting development rights under which AEPL was to retain 25% of sale proceeds and 75% was to be paid to the builder. This agreement is Annexure "O"

11. Total number of plots developed was 478, out of which 342 had been sold through registered sale deeds and 115 plots were mortgaged from which 34 had been sold after taking permission. The List of plots has been annexed as Annexure "P". This list shows that actually 341 plots had been sold and registered.

12. Respondent 9 is also relying on auction notice dated 11.5.2018 (Annexure "R") issued by this Committee regarding properties for sale but the notice does not include the lands in question. Likewise details taken from the Committee's website also contain the lands available for sale but does not include the land in question. Lastly, along with additional submissions, list of registered plot holders and photographs of the colony have been filed as Annexures "T" and "U."

13. The main contention of respondent 9 is that it is a bona fide purchaser for valuable consideration. The respondent neither had knowledge nor reason to believe, despite exercise of prudence and due diligence, that a restraint order had been imposed on properties of Golden Forests (India) Limited and its subsidiary companies.

14. It was also submitted that even the authorities remained silent at the time of registration and at the time of granting the various permissions for development. There was complete absence of information in judicial records or in public knowledge with regard to any restraint on transfer of the property. There was no material with the respondent either at the stage of entering into the transaction or at any stage thereafter, till the issuance of the show-cause notice, to infer that sales were prohibited.

Considerations

15. Certain facts are undisputed. Padampura Construction Private Limited, Mani Majra, Chandigarh in all owned 19.421 hectares of land in village Neurguardia, Tehsil Mhow, District Indore, Madhya Pradesh. The land was purchased by this company from Janaki Bai & others on 25.4.1998 for Rs 4,98,000/-. The company is mentioned at serial no. 77 in the list of subsidiary and associates companies of Golden Forests (India) Limited. The property of this company, therefore, comes under the

custody and control of this Committee. Under the Supreme Court mandate, properties of GFIL and its subsidiary and associate companies are required to be sold to return money to lacs of investors.

However, the Committee's record relating to properties of the Golden Forests group of companies is based on Dr Namavati Report and information received from other sources. It is true that the Committee came to know about the land in question for the first time when the subject complaint was received on 28.1.2021 and the matter was examined by the Committee. It's for this reason that the details of the land are missing from the auction notice dated 11.5.2018. This makes no difference because the land was purchased by Padampura Construction Private Limited (a Golden Forest group of companies).

16. Directors of GFIL were also promoters of Padampura Construction Private Limited. They ignored the restraint orders issued by the Bombay High Court on 23.11.1998 and transferred its property by sale to respondents 1 - 8 on 28.4.2004 for Rs 34,91,000/- through registered sale deed. The respondents were not investors in any of the Golden Forests group of companies but were in fact agents of GFIL, who collected money from the general public for investment in GFIL. When investors came to know that GFIL and its group of companies were under liquidation (the term used by them to mean financial stress) they approached the

company's agents, respondents 1 - 8 for return of their money. After the respondents returned the money to the investors, they in turn approached GFIL for refund. This was stated by respondents 1 - 8 but no proof of money was produced. The company then purportedly passed a resolution on 5.12.2000 and on its basis transferred 13.091 hectares of land in village Neurguardia to respondents 1 - 8 on 28.4.2004. This is how the transferors came to own the land in question.

17. The transaction between respondents 1 - 8 (self-proclaimed agents) and GFIL is an opaque transaction because the transferors have not disclosed before this Committee the extent of refund of investment they made to the investors, nor produced any proof of return, as agents of GFIL. They also do not disclose the sale consideration for which Padampura transferred 13.091 hectares to them on 28.4.2004. Copy of the sale deed has not been filed by them but is available on record having been sent by Sh Jai Singh Thakur along with his complaint.

18. Save for 8.183 ha transferred by respondents 1 to 8 to AEPL on 3.5.2011 for Rs 1,47,50,000, the balance land measuring 4.908 ha is still wrongly held by respondents 1 to 8.

19. The narration of facts mentioned in the reply filed by respondent 9 (AEPL) does show that this company purchased 8.349 hectares on

3.5.2011 for Rs 1,47,30,000. After this AEPL began planing development on 8.349 hectares, obtained necessary permissions and clearances. AEPL entered into a development agreement on 12.9.2012 with Richfield Infra Built Pvt Ltd. granting development rights to the developer over 8.183 hectares (sic). Under this agreement AEPL (land owner) was to retain 25% of sale proceeds and 75% was to be paid to Richfield Infra Built Pvt Ltd (promoter & developer).

Committee's Mandate

20. The promoters of GFIL were bound by the order passed by Bombay High Court on 23.11.1998 in Writ Petition No. 344 of 1998 titled as Securities & Exchange Board of India Vs. Golden Forests (India) Ltd & Ors whereby GFIL and its subsidiaries as well as the Directors were directed not to dispose of any property of the respondent-company or its subsidiaries or its Directors till further orders.

21. This Committee derives its mandate from order dated 5.9.2006, in T.C.(C). 2 of 2004, Securities and Exchange Board of India vs. Golden Forests (India) Ltd, the Hon'ble Mr. Justice Ashok Bhan and Hon'ble Mr. Justice Sirpurkar. Supreme Court gave further directions to the Committee on 15.10.2008 to take over all the assets mentioned in the valuation report prepared by Dr. Namavati regarding the properties of Golden Forests

Group of Companies, and enumerated guidelines regarding auction sales by the Committee.

22. Supreme Court had ordered that a certified copy of the Order of the Court as contained in the Record of Proceedings dated 5.9.2006 be forwarded to Chief Secretaries of all States, Administrators of all Union Territories, Director Generals of Police of all States and Union Territories for information and necessary action.

Status of 19.421 ha

23. The submissions of the parties and examination of the revenue records establish the following facts:

- Property measuring 19.421 ha situated in Village Neuguradia, Tehsil Mhow, District Indore, Madhya Pradesh was originally purchased by Padampura Construction Pvt Ltd from Janaki Bai & others on 25.4.1998 for Rs 4,98,000/- .
- Part of the above property measuring 13.091 ha was sold to Babubhai & seven others on 28.4.2004 for Rs 34,91,000/-.
- Part of the property measuring 8.349 ha was further sold by Babubhai and others to Advantage Equifund Pvt Ltd on 3.5.2011 for 1,47,30,000/-.

- Part of the property (130 plots measuring 0.995 ha) was mortgaged by AEPL on 24.5.2012 for getting development permission.
- The property of AEPL was developed into plots by Richfield on the basis of development agreement dated 12.9.2012 and sold to 434 plots holders.
- The break up of ownership of 19.421 ha is as follows:

(A)	Padampur Construction Pvt Ltd	6.330 ha
(B)	Babubhai & others	4.750 ha
(C)	Advantage Equifund Pvt Ltd	8.349 ha
(D)	Out of 8.349 ha mortgage by AEPL	0.99 ha

Conclusions

24. Transfer of 13.091 ha by Padampura Construction Pvt Ltd to Babubhai and seven others on 28.4.2004 was in violation of restraint orders, therefore, the sale to Babubhai & others is void. Consequently, all subsequent transactions/transfers of 8.349 ha by Babubhai and others to AEPL vide sale deed dated 3.5.2011, mortgages created on 0.995 ha by AEPL on 24.5.2012, development agreement between AEPL and Richfield 12.9.2012 and sale of 434 plots on various dates, as reported to this Committee by AEPL are also void and of no legal effect.

25. The misconduct by Padampura Construction Pvt Ltd is extremely grave. The property was originally bought on 25.4.1998 from money deposited with GFIL by thousands of investors. The directors and promoters of GFIL and Padampura Construction Pvt Ltd brazenly violated the restraint orders passed by the Bombay High Court on 23.11.1998, when this property was sold to Babubhai & others on 28.4.2004. Babubhai & others were agents of GFIL and had been taking deposits from investors on behalf of GFIL. It must be presumed that these persons knew very well the financial position of GFIL as they were the company's agents and have stated in their reply that GFIL had gone into 'liquidation.' Babubhai & others were parties to the violation of the restraint order dated 23.11.1998 and cannot be forgiven for deceitfully selling 8.349 ha to AEPL.

Recommendations

26. On the basis of the above discussions it is directed that the entire property of Padampura Construction Pvt Ltd measuring 19.421 ha is liable to be taken possession of by this Committee. Warrant of possession be issued for execution to the concerned Collector/Revenue Officer at Mhow, District Indore, Madhya Pradesh. Details of this property are as under:

As per Sale Deed No.86 dated 25.4.1998, Padampura Construction Pvt. Ltd. purchased land measuring 19.421 Hectare or 233.08 Bigha for

Rs.4,98,000/- in which Khasra No.87 Area 3.893 Hectare and 88 Area 5.455 Hectare and 91/1 Area 2.523 Hectare and 97 Area 0.219 Hectare and 98/1 Area 1.564 Hectare and 99/1 and 99/3 Area 4.142 Hectare and 110/1 and 110/3 Area 1.625 Hectare, Total Land 19.421 Hectare.

27. However, having carefully considered the circumstances with regard to property purchased by AEPL from Babubhai it seems that AEPL may have been purchased in ignorance but not in defiance of the order. The deceit and misrepresentation was practised by Babubhai & others who knew full well that GFIL was facing financial difficulties. They brazenly went ahead to sell the property to AEPL without disclosing the information they possessed regarding GFIL and other subsidiary companies.

28. After purchasing 8.349 ha, AEPL took several steps to develop the property, obtains development permissions, engage Richfield to develop the property, create a mortgage on 0.995 ha, and further sell 434 plots. Too many 3rd and 4th party rights and interests in the property have come into existence which have caused too many complications because fairness would require granting hearings to the transferee plot holders before repossession their plots. After repossessing the plots, the plots shall be again put up for sale in the open market.

29. Therefore, the transaction regarding sale of 8.349 ha to AEPL can be treated as a voidable one by the Committee. It is proposed to give an opportunity to AEPL to get the purchase transaction regularised and title perfected. By adopting this step the Committee will not suffer a loss and will avoid lengthy proceedings against hundreds of plot holders, because procedural justice shall require service of notices to the plot holders and a hearing before taking a decision. Details of land sold by Babubhai and others to AEPL are as follows:

As per Sale Deed No.219 dated 3.05.2011, Babubhai and others sold land measuring 8.349 Hectare or 100.10 Bigha for Rs.1,47,30,000/- in favour of M/s. Advantage Equifund Pvt. Ltd. in which Khasra No.88/1 Area 3.018 and 91/1 Area 2.553 Hectare and 97 Area 0.219 Hectare and 98/1 Area 1.564 and 99/1-99/3 Area 0.629 and 110/1 Area 0.200 Hectare. Total land sold as per sale deed is 8.183 Hectare.

30. Advantage Equifund Private Ltd (AEPL) shall have an opportunity to get the above transaction regularised by depositing the circle rate for the year 2021-22 on 8.349 ha with the Committee, within 1 month from the date of confirmation of this order by the Hon'ble Supreme Court of India.

A recommendation in this regard is made to the Hon'ble Supreme
Court of India.

Sd/-

Justice K.S. Garewal (Retd)
Chairman

Sd/-

P.L. Ahuja
Member

Sd/-

B.M. Bedi
Member

Dated: 26.03.2024

To,
The Hon'ble Chairman
Golden Forest Committee
Appointed by Hon'ble Supreme Court of India
Chandigarh

Subject: Representation on behalf of M/s Nexus Buildcon for regularization of the land bearing Survey Nos. 188/5, 188/6, 189/1, 189/2, 197, 198/2 admeasuring 3.849 hectares situated in Village Panda, Tehsil Mhow, District Indore, Madhya Pradesh

Respected Sir/Madam (s),

1. That the applicant, M/s Nexus Buildcon is a partnership firm having its office at UG-2, Avani Plaza, A.B. Road, Rau, District Indore, Madhya Pradesh (hereinafter referred to as "**Applicant**"). The Applicant is engaged in the work of real estate development. The Applicant is the bonafide purchaser and occupant of land parcels bearing Survey Nos. 188/5, 188/6, 189/1, 189/2, 197, 198/2 admeasuring 3.849 hectares situated in the revenue estate of Village Panda, Tehsil Mhow, District Indore, Madhya Pradesh (hereinafter referred to as "**Subject Land**").
2. That the title chain with respect to the Subject Land is as under:

Survey Nos. 188/5, 188/6, 189/1, 189/2, 197

DATE	PARTICULARS
1986	Mr. Bhagirath and Mr. Narayan sold a parcel of land comprising of Subject Land to Vikram Construction through 2 separate sale deeds. The original parcel of land admeasured 5.303 hectares out of which Subject Land admeasures 3.013 hectares. Copy of the Sale Deeds of 1986 are attached as <u>Annexure 1(colly) (pages 10 to 35).</u>
September, 1994	Vikram Construction sold the entire parcel of land admeasuring 5.303 hectares to Kusum Mittal and Ramesh Chandra Mittal vide sale deed in the year 1994. Copy of the said Sale Deed executed in the year 1994 is attached as <u>Annexure 2 (pages 36 to 54).</u>
16.01.1998	Kusum Mittal and Ramesh Chandra Mittal sold the entire parcel of land admeasuring 5.303 hectares to Isir Constructions Pvt. Ltd vide sale deed dated 16.01.1998. Copy of the Sale Deed dated 16.01.1998 is attached as <u>Annexure 3 (pages 55 to 114).</u>
27.05.2004	Collector, Indore through auction sold 2.29 hectares of land out of the total land measuring 5.303 hectares. The remaining land is part of the Subject Land admeasuring 3.013 hectares. Collector, Indore records Vikram Construction as the owner of the land parcel in the auction notice. Copy of the Collector Certificate dated 27.05.2004 is attached as <u>Annexure 4 (pages 115 to 121).</u>

07.03.2013	Vikram Construction sold the part of the Subject Land admeasuring 3.013 hectares to M/s Nexus Buildcon vide sale deed dated 07.03.2013. Copy of the Sale Deed 07.03.2013 is attached as <u>Annexure 5 (pages 122 to 138).</u>
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Survey No.198/2

DATE	PARTICULARS
2016	Isir Constructions Pvt. Ltd. sold the remaining portion of the Subject Land to Mr. Jai Singh Thakur admeasuring 0.836 hectare through sale deed in the year 2016. Copy of the Sale Deed of 2016 is attached as <u>Annexure 6 (pages 139 to 156).</u>

- a. The land consisting of Survey Nos. 188/5, 188/6, 189/1, 189/2, 197, admeasuring 3.013 hectares, situated in the revenue estate of Village Panda, Tehsil Mhow, District Indore, Madhya Pradesh was purchased from Vikram Constructions vide registered deed bearing Sl. No. 765 dated 20.03.2013 for sale consideration amount of Rs. 2,00,00,000/- (Rupees Two Crores only). The Applicant also duly paid other subsidiary charges towards the stamp duty of Rs. 18,67,800/- (Rupees Eighteen Lakhs Sixty Seven Thousand Eight Hundred only), the registration charges of Rs. 3,73,560/- (Rupees Three Lakhs Seventy Three Thousand Five Hundred Sixty only) and sub charges Rs. 93,390/- (Rupees Ninety Three Thousand Three Hundred Ninety only).
- b. The land consisting of Survey No. 198/2 admeasuring 0.836 hectares situated in Village Panda, Tehsil Mhow, District Indore, Madhya Pradesh was purchased vide registered deed bearing Registration. No.

MP179092016A1226407 dated 20.04.2016 from Isir Constructions Pvt. Ltd., Indore, Madhya Pradesh through its authorised person Shri Rohit Sabharwal for sale consideration amount of Rs. 1,28,17,999.99/- (Rupees One Crore Twenty Eight Lakhs Seventeen Thousand Nine Hundred Nine and Paise Ninety Nine only) and had also paid other subsidiary charges namely, the stamp duty to the tune of Rs. 8,33,170/- (Rupees Eight Lakhs Thirty Three Thousand One Hundred Seventy only) along with registration charges amounting to Rs. 1,03,544/- (Rupees One Lakh Three Thousand Five Hundred Forty Four only).

3. Vikram Construction initially purchased 5.303 hectares property in the year 1986. Out of the said 5.303 hectares, the Government of Madhya Pradesh sold 2.290 hectare to one Shri. Avnish S/o Ambalal Manihar through public auction dated 22.03.2004. It is relevant to point out that the Government while auctioning the land also mentioned Vikram Construction as the owner of the undivided part of the Subject Land in the Certificate issued on 27.05.2004 declaring Shri. Avnish as the owner of the said portion of the undivided land. It is most respectfully submitted that the State also considered Vikram Construction as owner of the Subject Land at the time of conducting the auction.
4. That the Applicant, after conducting due diligence, discovered that Vikram Construction is appearing as the owner of the Subject Land in the revenue records. The Government also recorded Vikram Construction as the owner of Subject Land in the auction notice. The Applicant verified the revenue record of the Subject Land from the Revenue Department. There were no encumbrances listed against the Subject Land in the Revenue records. The Applicant had also published Public Notice in newspaper Dainik Bhaskar on 18.12.2013. It is most respectfully submitted that no objection raised to the publication made by the applicant. It is further submitted that the Revenue Department did not receive any objection regarding the Subject Land. As such, the official records reflected Vikram Construction and there was no official document to suggest that Golden

Forest (India) Limited (hereinafter referred to as “GFIL”) was the owner of the Subject Land. Therefore, the Applicant went ahead and purchased the Subject Land from Vikram Construction as a bonafide purchaser.

5. That subsequent to the purchase of the Subject Land, the Applicant got the Subject Land mutated in its name and obtained necessary sanctions for raising construction development on the Subject Land. Some of the sanctions obtained by the applicant are follows:
 - a. T.N.C.P. bearing Permission No. 6472 dated 13.08.2015 from the office of Joint Administrator, Municipal and Rural Investment District Office, Indore, M.P. bearing Sr. No. INDLP=1537/15/Supervision/2015, Indore dated 13.08.2015 after depositing necessary application fee amount of Rs. 15,000/- vide Challan dated 04.06.2015 in the State Bank of India and by depositing the approval charges of Rs. 1,81,275/- vide receipt no. 776139 dated 03.08.2015 in favour of the Joint Administrator, Municipal and Rural Investment District Office, Indore, M.P.
 - b. Diversion Certificate issued under section 172 of the Land Revenue Act, 1959 by concerned Revenue Officer vide Case No. 05/A-2/15.16 by depositing amount of Rs. 62,842/- vide cheque dated 05.11.2015 bearing No. 776135 in favour of Tehsildar, Mhow out of Account No. 6507002100000793 maintained at Punjab National Bank, Rau Branch District Indore, M.P. and also deposited the other necessary charges.
 - c. Residential Certificate from Office of District Panhayat (Co-ordination) District Indore vide letter bearing Sr. No. 10913/K.S./2015-16 Indore dated 28.11.2015 by depositing necessary Residential Charges (Ahraya Shulk) amounting to Rs. 16,97,910/- in favour of Chief Executive Officer, District Panhayat, Indore vide cheque no. 776139 dated 25.12.2015 and also deposited amount of Rs. 50,000/- vide cheque no. 776134 dated 30.10.2015

out of Account No. 6507002100000793 maintained at Punjab National Bank, Rau Branch District Indore, M.P.

- d. NOCs from various authorities i.e. i. Joint Administrator, Municipal and Rural Investment, Indore ii. Divisional Engineer, Madhya Pradesh V, Block, Mhow Region, District Indore iii. Sub Divisional Officer, Public Works Department, Mhow, District Indore, and many other authorities and concerned departments.
6. That the Applicant, after obtaining all necessary permissions and sanctions from the concerned government departments for approval to develop a residential colony over the Subject Land, had mortgaged 25% of the total developed plot excluding the plots reserved for economically weaker sections, under Rule 12(i) of *The M.P. Gram Panchayat (Registration of Coloniser Terms and Conditions) Rules, 1999* vide 2 separate registered Mortgage Deeds bearing No. MP179/102016A1237085 dated 25.04.2016 and No. MP179/102016A1238840 dated 26.04.2016 as security for the development of the colony.
7. That the Applicant has spent a huge amount to develop the roads boundary wall, drainage, STP tank, electricity connections, etc., on the Subject Land apart from obtaining several NOCs, sanctions, permissions and approvals from the concerned Departments and Authorities.
8. That the Applicant, thereafter, completed the development of the colony, and the competent authority has already issued the completion certificate for the said developed colony/residential project. The applicant had carved out more than 20 plots on the Subject Land. Pursuant to the permissions and completion certificate received from the concerned authorities, the Applicant had sold more than 20 residential plots to subsequent buyers by the way of registered sale deeds and other through agreement to sell, by the time the issue pertaining to the title of the Subject Land came to the light of the Applicant. Copies of the registered sale

deeds between the Applicant and some of the subsequent purchasers are enclosed as **Annexure -7(colly) (pages 157 to 528).**

9. That the Applicant most respectfully submits that Section 51 of the Transfer of Property Act, 1882 provides for this Hon'ble Committee to perfect the title of the Applicant over the Subject Land. For the sake of ready reference, Section 51 is reproduced hereunder:

“51. Improvements made by bona fide holders under defective titles.—When the transferee of immoveable property makes any improvement on the property, believing in good faith that he is absolutely entitled thereto, and he is subsequently evicted there from by any person having a better title, the transferee has a right to require the person causing the eviction either to have the value of the improvement estimated and paid or secured to the transferee, or to sell his interest in the property to the transferee at the then market value thereof, irrespective of the value of such improvement.

The amount to be paid or secured in respect of such improvement shall be the estimated value thereof at the time of the eviction.

When, under the circumstances aforesaid, the transferee has planted or sown on the property crops which are growing when he is evicted therefrom, he is entitled to such crops and to free ingress and egress to gather and carry them.”

10. That from a bare perusal of the fact and documents placed on record, it may kindly be appreciated that the Applicant is a bonafide purchaser of the Subject Land who purchased the Subject Land after proper due diligence. At the risk of repetition, attention is drawn to the auction certificate dated 27.05.2004 in which the Collector, Indore recorded Vikram Construction as owner of the Subject Land. After purchasing the land, the Applicant got the Subject Land mutated and obtained necessary sanctions. The Applicant constructed boundary walls, access roads etc. on the Subject Land, got the Completion Certificate, created mortgages

and sold plots to third party purchasers as enumerated in the foregoing paragraphs. As such, the Applicant has not only made several improvements but created subsequent third party interests by way of mortgage, sale deed and agreement to sell in favour of subsequent bonafide purchase of the Subject Land. It is therefore, most humbly submitted that considering the letter and spirit of Section 51 of the Transfer of Property Act, 1882, the Hon'ble Committee may find a solution to the issue and regularize the title of the Applicant on the Subject Land.

11. That it is pertinent to submit that even as on date the Subject Land does not feature in the list of land owned by GFIL. The Applicant, to ascertain the fair market value of the subject land, got the valuation done and the valuer has prepared a valuation report dated 22.12.2023. The copy of the valuation report dated 22.12.2023 is attached as **Annexure-8 (pages 529 to 532)**.
12. That the Applicant most respectfully submits that the Hon'ble Supreme Court vide order dated 28.02.2024 passed in **IA No. 202667 of 2023 in W.P.(C) No. 188/2004** filed by another similar entity namely Mishra & Mishra Realty Pvt. Ltd. had directed this Hon'ble Committee to confirm the sale of the said applicant on payment of the price of the land at the market rate. Copy of the order enclosed as **Annexure-9 (pages 533 to 544)**.
13. That this Hon'ble Committee had on earlier occasion recommended the application filed by another entity namely Advantage Equifund Private Ltd. ("AEPL") vide its order dated 07.03.2022, wherein this Hon'ble Committee granted opportunity to AEPL to get the purchase transaction regularized and title perfected. The Applicant by the present application seeks similar relief from this Hon'ble Committee. Copy of the order enclosed as **Annexure-10 (pages 544 to 564)**.
14. That it is most respectfully submitted that by allowing the present application/representation this Hon'ble Committee would not suffer any loss

rather it will be as per the diktat of the Hon'ble Supreme Court of India to expedite liquidation of the assets of GFIL. With due respect, it is submitted that perfection of title will also avoid litigation by mortgagor and subsequent third-party plot owners against the Applicant and Isir Constructions Pvt. Ltd.

It is therefore, most respectfully prayed that in view of the above facts and circumstances this Hon'ble Committee may graciously be pleased to allow the present application/representation and give opportunity to the Applicant to get its title over the **land bearing Survey Nos. 188/5, 188/6, 189/1, 189/2, 197, 198/2 admeasuring 3.849 hectares situated in Village Panda, Tehsil Mhow, District Indore, Madhya Pradesh** regularized by paying the market rate for the Subject Land subject to confirmation by the Hon'ble Supreme Court as followed by the Hon'ble Committee in other cases.



(ROHIT JAIN)

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Also At:

N-17, PAL Building, Green Park Extension

New Delhi- 110016

Phone : +91-78400 02400

Email : rj@singhanian.com



TRUE COPY

COMMITTEE - GOLDEN FORESTS (INDIA) LIMITED

(Appointed by the Hon'ble Supreme Court of India)

Chairman's Off : # 1065/1, Sector 39-B, Chandigarh-160 036 Tel : 0172-2695065

E-mail : committee_gfil@rediffmail.com www.goldenforestcommittee.com

No. Br. 178(B)/2025/ 611

March 10, 2025

SINGHANIA & CO. LLP

Solicitors & Advocates,

Green Park Extension

New Delhi-110016

kheyali@singhania.com

Reference your email dated March 8, 2025. Without expressing any opinion on merits, in view of the directions of the Hon'ble Supreme Court dated 29.2.2024, the representation cannot be decided for the moment. Therefore you may avail necessary remedy available to you as advised.

By order of the Committee-GFIL.



B.M. Bedi,

District & Sessions Judge (Retd)

Member



TRUE COPY

ITEM NO.45

COURT NO.14

SECTION X

S U P R E M E C O U R T O F I N D I A
R E C O R D O F P R O C E E D I N G S

Writ Petition(s)(Civil) No(s). 188/2004

M/S. RAIGANJ CONSUMER FORUM

Petitioner

VERSUS

UNION OF INDIA & ORS.

Respondents

MR. SUNIL FERNANDES, SENIOR ADVOCATE WITH MR. SANCHIT GARGA,
ADVOCATE AS AMICUS CURIAE.....

IA No. 33106/2019 - APPLICATION FOR PERMISSION
IA No. 40455/2025 - APPLICATION FOR PERMISSION
IA No. 112751/2020 - APPLICATION FOR PERMISSION
IA No. 75467/2020 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 99096/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 123554/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 132882/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 211853/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 173810/2022 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 226482/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 156597/2022 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 171258/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 5215/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 117612/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 124299/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 130757/2020 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 158058/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 99028/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 145179/2019 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 267222/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 51709/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 109027/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 124289/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 241765/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 50597/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 62733/2019 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 94012/2020 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 58091/2021 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 105879/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 123817/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 77100/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 226492/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 16546/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 45905/2019 - CLARIFICATION/DIRECTION
IA No. 132644/2021 - CLARIFICATION/DIRECTION

IA No. 175920/2022 - CLARIFICATION/DIRECTION
IA No. 132638/2021 - CLARIFICATION/DIRECTION
IA No. 110706/2021 - CLARIFICATION/DIRECTION
IA No. 132630/2021 - CLARIFICATION/DIRECTION
IA No. 132614/2021 - CLARIFICATION/DIRECTION
IA No. 230074/2024 - CLARIFICATION/DIRECTION
IA No. 86122/2021 - CLARIFICATION/DIRECTION
IA No. 211030/2023 - CLARIFICATION/DIRECTION
IA No. 145178/2019 - CLARIFICATION/DIRECTION
IA No. 77270/2021 - CLARIFICATION/DIRECTION
IA No. 132665/2021 - CLARIFICATION/DIRECTION
IA No. 132657/2021 - CLARIFICATION/DIRECTION
IA No. 202669/2023 - EXEMPTION FROM FILING O.T.
IA No. 42476/2020 - EXEMPTION FROM FILING O.T.
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IA No. 134874/2022 - EXEMPTION FROM FILING O.T.
IA No. 202744/2023 - EXEMPTION FROM FILING O.T.
IA No. 32653/2021 - INTERVENTION APPLICATION
IA No. 226487/2023 - INTERVENTION APPLICATION
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IA No. 110701/2021 - INTERVENTION APPLICATION
IA No. 212823/2023 - INTERVENTION APPLICATION
IA No. 117611/2024 - INTERVENTION APPLICATION
IA No. 124298/2024 - INTERVENTION APPLICATION
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IA No. 130756/2020 - INTERVENTION APPLICATION
IA No. 158056/2023 - INTERVENTION APPLICATION
IA No. 145618/2024 - INTERVENTION APPLICATION
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IA No. 199272/2024 - INTERVENTION APPLICATION
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IA No. 87620/2025 - INTERVENTION APPLICATION
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IA No. 109023/2024 - INTERVENTION APPLICATION
IA No. 124277/2024 - INTERVENTION APPLICATION
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IA No. 217580/2024 - INTERVENTION APPLICATION
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IA No. 62731/2019 - INTERVENTION APPLICATION
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IA No. 132570/2021 - INTERVENTION/IMPLEADMENT
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IA No. 87168/2025 - INTERVENTION/IMPLEADMENT
IA No. 132577/2021 - INTERVENTION/IMPLEADMENT
IA No. 215255/2024 - INTERVENTION/IMPLEADMENT
IA No. 42473/2020 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/
ANNEXURES
IA No. 157541/2019 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/
ANNEXURES
IA No. 88654/2022 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/
ANNEXURES
IA No. 18325/2024 - RECALLING THE COURTS ORDER
IA No. 130807/2020 - WITHDRAWAL OF CASE / APPLICATION

IA No. 140519/2023 - WITHDRAWAL OF CASE / APPLICATION**WITH**

T.C. (C) No. 59/2003 (XIV-A)
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T.C. (C) No. 2/2004 (XIV-A)

ONLY

FOR MODIFICATION ON IA 127435/2023

IA No. 51293/2005 - APPLICATION FOR ADDITIONAL AFFIDAVIT
IA No. 80258/2020 - APPLICATION FOR PERMISSION
IA No. 141055/2018 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 80958/2021 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 62749/2022 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 80260/2020 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 106350/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 44362/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 79102/2020 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 147187/2021 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 188455/2022 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 36379/2018 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 143211/2021 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 87335/2018 - CLARIFICATION/DIRECTION
IA No. 141059/2018 - CLARIFICATION/DIRECTION
IA No. 156177/2022 - CLARIFICATION/DIRECTION
IA No. 80264/2020 - EXEMPTION FROM FILING AFFIDAVIT
IA No. 66054/2018 - EXEMPTION FROM FILING O.T.
IA No. 147188/2021 - EXEMPTION FROM FILING O.T.
IA No. 147185/2021 - EXEMPTION FROM FILING O.T.
IA No. 75125/2018 - INTERVENTION APPLICATION
IA No. 66052/2018 - INTERVENTION APPLICATION
IA No. 147184/2021 - INTERVENTION APPLICATION
IA No. 156171/2022 - INTERVENTION/IMPLEADMENT
IA No. 177298/2023 - INTERVENTION/IMPLEADMENT
IA No. 14806/2006 - INTERVENTION/IMPLEADMENT
IA No. 176824/2022 - INTERVENTION/IMPLEADMENT
IA No. 157461/2022 - INTERVENTION/IMPLEADMENT
IA No. 51486/2024 - INTERVENTION/IMPLEADMENT
IA No. 158706/2021 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/
ANNEXURES
IA No. 167941/2018 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/
ANNEXURES
IA No. 167937/2018 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/
ANNEXURES

IA No. 18188/2024 - RECALLING THE COURTS ORDER

T.C.(C) No. 1/2004 (XIV-A)
T.C.(C) No. 3/2004 (XIV-A)
T.C.(C) No. 8/2004 (XIV-A)
T.C.(C) No. 22/2004 (XIV-A)
T.C.(C) No. 19/2005 (XIV-A)
T.C.(C) No. 24/2005 (XIV-A)
T.C.(C) No. 23/2005 (XIV-A)
T.C.(C) No. 58/2005 (XIV-A)
T.C.(C) No. 49/2005 (XIV-A)
T.C.(C) No. 50/2005 (XIV-A)
T.C.(C) No. 51/2005 (XIV-A)
T.C.(C) No. 53/2005 (XIV-A)
T.C.(C) No. 54/2005 (XIV-A)
T.C.(C) No. 55/2005 (XIV-A)
T.C.(C) No. 56/2005 (XIV-A)
T.C.(C) No. 57/2005 (XIV-A)

C.A. No. 3134-3137/2016 (IV)

vide Hon'ble Court's order dated 16.07.2024, Mr. Sunil Fernandes, learned senior counsel has been appointed as Amicus Curiae

T.C.(C) No. 34/2019 (IV)
T.C.(C) No. 35/2019 (IV)
T.C.(C) No. 36/2019 (IV)
T.C.(C) No. 37/2019 (IV)
T.C.(C) No. 38/2019 (IV)

CONMT.PET.(C) No. 701/2021 in T.C.(C) No. 2/2004 (XIV-A)
(With I.A. No.35282/2021-EXEMPTION FROM FILING O.T.)

CONMT.PET.(C) No. 942/2021 in T.C.(C) No. 2/2004 (XIV-A)
(FOR ADMISSION)

T.P.(C) No. 1127/2024 (IV-B)
(With I.A. No.293133/2024 - APPLICATION FOR SUBSTITUTION, I.A. No. 37986/2025-SETTING ASIDE AN ABATEMENT and I.A. No.85639/2024-STAY APPLICATION)

Date : 29-04-2025 These matters were called on for hearing today.

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HON'BLE MR. JUSTICE MANMOHAN

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**UPON hearing the counsel the Court made the following
O R D E R**

1. We have heard learned senior counsel/counsel appearing for the respective parties as well as Mr. Sunil Fernandes, learned amicus curiae.
2. For the present, we propose to consider three aspects.
3. By an order dated 27th November, 2018, a co-ordinate Bench of this Court had directed the GFIL Committee to keep open its portals so as to invite maximum number of applications from investors to claim the principal amount invested by them in GFIL Pvt. Ltd. together with the interest, if any.
4. Over the last several years the portal has been kept open, claims in lakhs have been lodged. It is also gathered that that on a daily basis a few claims are being lodged and received by the GFIL Committee. It is not possible for us at this stage to determine whether all such claims being received on daily basis are predominantly from the affected investors or from persons having vested interest. Keeping the portal open for almost seven years from 2018 is considered sufficient for any investor, who is genuinely affected, to lodge his claim before the GFIL Committee.
5. We, therefore, consider it appropriate to fix a cut-off date within which claims could be lodged by affected investors who have not so far lodged their claims in terms of the earlier order of this Court.
6. Next, extensive arguments have been advanced on the pros and cons of

putting up the remaining properties of GFIL Pvt. Ltd. on PAN India basis. Arguments have also been heard to expedite the process of sale by treating every district in each State, where the properties are situated, as a cluster. We are informed that this has been the approach adopted by a coordinate Bench of this Court while dealing with an identical matter.

7. Considering that years have passed since sale of the last property took place, we further consider it appropriate to go ahead with sale of the properties of GFIL Pvt. Ltd., situated in the State of Telangana as the first step, in accordance with directions to be given hereunder.

8. I.A. Nos.87699 of 2025 seeking intervention and I.A. No.104797/2025 seeking clarification/direction have been moved by Mr. Vikash Singh, learned counsel complaining that because of pendency of these petitions before this Court, the relevant revisional authority seized of a particular dispute raised by the applicant has passed an order that he would await the orders of this Court.

9. Having regard to the three aspects discussed above, it is necessary and we proceed to issue the following directions:-

- (i) We require the GFIL Committee to display a notice on its website, i.e., www.goldenforestcommittee.com, as well as publish notices in an English daily newspaper as well as a Hindi daily newspaper having wide circulation in this country, notifying the public at large that the GFIL Committee would be receiving claims from affected investors who have invested their hard-earned money in the scheme introduced by GFIL Pvt. Ltd., between 15th May, 2025 and 15th July, 2025, for the purpose of consideration of such claims and

that any investor may lodge his claim within such period. It shall be stipulated that no claim beyond 15th July, 2025 shall be entertained in future. The order dated 27th November, 2018 stands modified to the aforesaid extent.

- (ii) For sale of the properties of GFIL Pvt. Ltd. situated in the State of Telangana, we request the learned amicus to sit with Ms. Suruchi Aggarwal, learned senior counsel appearing for the GFIL Committee and Mr. Prasad, learned senior counsel for the Income Tax Authorities. They may, upon deliberations, prepare joint minutes indicating therein the modalities for the purpose of publication of notice for auction of all the properties in the State of Telangana with the requisite particulars of khasra/survey/plot numbers and boundaries, the reserve price, the probable dates for publication of notice and receipt of bids, etc. Looking at such joint minutes, we propose to issue further directions.

- (iii) Issue notice on I.A. Nos.87699 of 2025 and I.A. No.104797/2025.

Mr. Akshat Kumar, learned counsel accepts notice on behalf of the State of Uttarakhand. Mr. Soumya Dutta, learned counsel assisting Ms. Suruchi Aggarwal also accepts notice on behalf of the GFIL Committee.

Counter affidavit be filed within two weeks.

Rejoinder thereto, if any, be filed within two weeks thereafter.

8. List Writ Petition 188 of 2004 on 13th May, 2025, at the “**End of the Board**” for the purpose of limited consideration of the joint minutes to be prepared by learned amicus, Ms. Aggarwal, and Mr. Prasad.

(RASHMI DHYANI PANT)
ASST. REGISTRAR-CUM-PS

(SUDHIR KUMAR SHARMA)
COURT MASTER (NSH)



TRUE COPY