

## Deed Endorsement

Token No : 20210000068341

District Name : Solan

Baddi

This document is presented for registration by Sh./Smt. JASS ENTERPRISES s/o/d/o/w/o NA before me today on 16-09-2021 Day of Thursday at 16:32:07 PM



Signature of Presenter

SUB REGISTRAR BADDI

16 SEP 2021

Signature of Registering Officer  
DISTRICT SOLAN (H.P.)

### Document Details

Book No:1 Registration No. : 2071/2021 Registration Date : 16-09-2021 Description of Deed : 23  
- Conveyance/Sale deed (Deed Sub Title - In favour of New Industrial Enterprises ) Deed Execution  
Date : 16-09-2021 Market Value of Property :Rs.29154000/- Consideration Amount :Rs.26500000/-

Stamp Duty :- Rs. 874620/-, Registration Fee :- Rs. 291540/-, Pasting fee :- Rs. 10/-,

### Deed Pasting Detail

No. of Deed Pages:10

Additional Book Volume No. : 2204

From page : 44 To page : 53

### Annexure Pasting Detail

No. of Annexure Pages:8

Supplementary Book Volume No. : 976

From page : 53 To page : 60

### Duty and Fee Details

#### Stamp Duty

Amount:Rs.875000/-

Payment Mode: Stamp Paper

Issued by: Treasury

Vide No.:IN-

HP04195337515967T

Date:03-09-2021



#### Registration Fee/Pasting Fee

Amount:Rs.292010/-

Payment Mode: E-Challan/Challan

Issued by:

Vide No.:HP1238102461135

Date:03-09-2021

Amount:Rs.10/-

Payment Mode: CASH

Issued by: SRO Office

Vide No.:

Date:16-09-2021

SUB REGISTRAR BADDI

Signature of Registering Officer

16 SEP 2021  
DISTRICT SOLAN (H.P.)

2021/291/1/1719



JASS ENTERPRISES(Other)

Party No.	Party Name and Address	Finger Print	Signature
1	<b>JASS ENTERPRISES</b> VILL DAMOWALA TEHSIL BADDI DISTT SOLAN HP Damonwala Baddi Solan Himachal Pradesh PAN No.: AARFJ4589J		
2	<b>DINESH KAPOOR</b> HO NO 38 SECTOR 17 PANCHKULA HARYANA 134109 Himachal Pradesh PAN No.: ABVPK8012C		
3	<b>VIJAY GARG</b> HP NO 30 SECTOR 8 PANCHKULA HARYANA 134109 Himachal Pradesh PAN No.: AATPG3817C		
4	<b>PLAZA WIRE PRIVATE LIMITED UNIT III</b> A 74 OKHLA INDUSTRIAL AREA PHASE 2 NEW DELHI 110020 Himachal Pradesh PAN No.: AACCN3798F		
5	<b>RAJESHWAR KRISHNA TRIPATHI</b> J- 224 VIJAY NAGAR SECTOR 12 GHAZIABAD UTTAR PRADESH 201009 Himachal Pradesh PAN No.: AGIPT1016B		

Witness:

Sr.NO	Witness Name and Address	Signature
1	<b>SOM DATT</b> Leo Nana, Pajhota (st), Sirmaur, Himachal Pradesh	

SUB REGISTRAR BADDI

16 SEP 2021

DISTRICT SOLAN (H.P.)

[https://ngdrshp.gov.in/NGDRS\\_HP\\_LIVE/registration/document\\_final](https://ngdrshp.gov.in/NGDRS_HP_LIVE/registration/document_final)

2/4

2021/291/1/1719

Witness Name and Address

RAM PRASAD CHANDOLA

Address1 - VILL HANSKOTI, MEENG, MING GADHERA, CHAMOLI UTTARKHAND  
246444  
, , , Himachal Pradesh

Signature



Identifier:

Sr.NO

1

Identifier Name and Address

PARVESH KUMAR NUMBARDAR

Baddi Sitalpur, Baddi, Solan, Himachal Pradesh

PAN No.:

Signature



SUB REGISTRAR BADDI

16 SEP 2021

DISTRICT SOLAN (H.P.)



16/09/2021, 16:22

2021/291/1/1719

**CERTIFICATE OF REGISTRATION**

(As per the provisions of Registration Act, 1908)

The contents of Document read over and explained to the parties who understood all the contents/conditions and admit the execution to be correct. The parties and witnesses have been identified by (PARVESH KUMAR NUMBARDAR, Aadhaar Card-\*\*\*\*\*9394) . Hence, the document is here by REGISTERED.

Signature of Registering Officer  
SUB REGISTRAR BADDI

16 SEP 2021

DISTRICT SOLAN (H.P.)



## Pre Registration Docket

Date :- 16-09-2021 02:49 pm

Office Name :- Baddi  
Token No:- 20210000068341

Appointment :- 16-Sep-2021 Time:- 15:0

Article	23 - Conveyance/Sale deed
Deed Sub-title	In favour of New Industrial Interprises
Document Registration Date	16-Sep-2021
No. of Deed Pages	10
No. of Annexure Pages	8
Total Charges Payable	₹11,66,570/-

Fee Rule:Pasting Fee		
1	Pasting fee	10
Total		10
Fee Rule:Conveyance or Sale or Assignment of Conveyance		
1	Stamp Duty	17,49,240
2	Registration Fee	5,83,080
3	Service Charges	350
4	Web camera charges	50
Total		23,32,720

Sr.No.	Exemption Detail	Amount
MSME, Large and Anchor Enterprises-Category A		
1	Registration Fee	291540
2	Stamp Duty	874620



Property Id: 1

Village Name	Damonwala, Baddi, Solan
Area	Area of Constructed Property : 1800.00 Square Meters, Market Value : 29154000.00 , Other Roads, , Period of Construction: 2000-09, Construction Type : RCC PACCA
Other Description of the Property	Khatauni Number - 99,
Market Value	₹29154000/-
Consideration Amount	₹26500000/-

SUB REGISTRAR BADDI 1/2

16 SEP 2021

DISTRICT SOLAN (H.P.)

Seller	<b>Ms.Name:</b> JASS ENTERPRISES <b>Address:</b> VILL DAMOWALA TEHSIL BADDI DISTT SOLAN HP <b>Father Name:</b> NA <b>PAN:</b> AARFJ4589J <b>Gender:</b> Other
	<b>Mr.Name:</b> DINESH KAPOOR <b>Address:</b> HO NO 38 SECTOR 17 PANCHKULA HARYANA 134109 <b>Father Name:</b> DARSHAN KAPOOR <b>PAN:</b> ABVPK8012C <b>Gender:</b> Male
	<b>Mr.Name:</b> VIJAY GARG <b>Address:</b> HP NO 30 SECTOR 8 PANCHKULA HARYANA 134109 <b>Father Name:</b> DESRAJ GARG <b>PAN:</b> AATPG3817C <b>Gender:</b> Male
Buyer	<b>Ms. Name:</b> PLAZA WIRE PRIVATE LIMITED UNIT III <b>Address:</b> A 74 OKHLA INDUSTRIAL AREA PHASE 2 NEW DELHI 110020 <b>Father Name:</b> NA <b>PAN:</b> AACCN3798F <b>Gender:</b> Other
	<b>Mr. Name:</b> RAJESHWAR KRISHNA TRIPATHI <b>Address:</b> J- 224 VIJAY NAGAR SECTOR 12 GHAZIABAD UTTAR PRADESH 201009 <b>Father Name:</b> JAGDAMBA KRISHNA PRIPATHI <b>PAN:</b> AGIPT1016B <b>Gender:</b> Male

Witness Information	<b>Name:</b> Mr.-SOM DATTA <b>Address:</b> VILL LEO NANA PAJHOTA DISTT SIRMAUR HP Leo Nana-Pajhota (st)-Sirmaur <b>Father/Husband Name:</b> DAULAT RAM <b>Gender:</b> Male <b>Aadhaar Card:</b> *****4224
	<b>Name:</b> Mr.-RAM PRASAD CHANDOLA <b>Address:</b> VILL HANSKOTI, MEENG, MING GADHERA, CHAMOLI UTTARKHAND 246444 -- <b>Father/Husband Name:</b> VIDYDATT CHANDOLA <b>Gender:</b> Male <b>Aadhaar Card:</b> *****5428

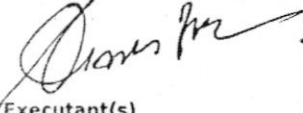
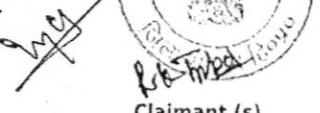
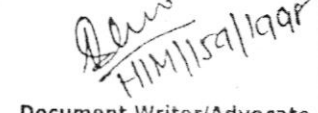
Identifier Details	<b>Name:</b> Mr.-PARVESH KUMAR NUMBARDAR <b>Address:</b> WARD NO 01 BADDI DISTT SOLAN HP Baddi Sitalpur-Baddi-Solan <b>Father/Husband Name:</b> RAM LOK <b>Gender:</b> Male <b>Aadhaar Card:</b> *****9394
--------------------	--

### Declaration/Verification

All the entries made above, have been verified by us and have been found same as the entries of the document presented.

Disclaimer : We hereby declare that all the contents of the original documents and other uploaded document (s) are exactly the same and all the information provided by us is true to the best of our knowledge. The details of property (ies) have been verified at the time of entry.

It is further declared that the above property is free from all encumbrances and no bar has been put by any court of law for the transaction of above property. We are fully satisfied with the above verification and hence proceeding further for registration of this document.

		
Executant(s)	Claimant (s)	Document Writer/Advocate

SUB REGISTRAR BADDI

16 SEP 2021

2/2

DISTRICT SOLAN (H.P.)

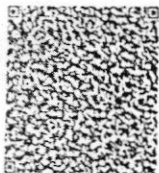


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Himachal Pradesh

e-Stamp

Certificate No. : IN-HP04195337515967T  
 Certificate Issued Date : 03-Sep-2021 12:40 PM  
 Account Reference : NONACC (BK)/ hppnbbk02/ BADDI/ HP-SL  
 Unique Doc. Reference : SUBIN-HPHPPNBBK0207447092680935T  
 Purchased by : MS PLAZA WIRES PVT LTD UNIT III THRU R K TRIPATHI  
 Description of Document : Article 23 Conveyance  
 Property Description : KK NO 99/102 KH NO 78/2 AREA 10.10 BIGHA VILL DAMOWALA  
 TEH BADDI DISTT SOLAN HP AS PER DEED  
 Consideration Price (Rs.) : 2,65,00,000  
 (Two Crore Sixty Five Lakh only)  
 First Party : MS JASS ENTERPRISES  
 Second Party : MS PLAZA WIRES PVT LTD UNIT III  
 Stamp Duty Paid By : MS PLAZA WIRES PVT LTD UNIT III  
 Stamp Duty Amount (Rs.) : 8,75,000  
 (Eight Lakh Seventy Five Thousand only)



Please write or type below this line.....

*[Handwritten signature]*

*[Handwritten signature]*  
 03/09/21

SUB REGISTRAR BADDI

16 SEP 2021

DISTRICT SOLAN (H.P.)

## Statutory Alert:

- 1 The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamping App. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- 2 The onus of checking the legitimacy is on the users of the certificate.
- 3 In case of any discrepancy, please inform the Competent Authority.



Government of Himachal Pradesh  
e-Registration Fee Receipt

Receipt No HP1238102461135  
Issue Date 03-SEP-2021 12:44  
ACC Reference NONSH/PUNJAB NATIONAL BANK HIMACHAL  
PRADESH/BADDI  
ESI Certificate No IN-HP04195337515967T  
Purchased By MS PLAZA WIRES PVT LTD UNIT III THRU R K TRIPATHI  
Registration Fees Paid By MS PLAZA WIRES PVT LTD UNIT III  
Property Description KK NO 99/102 KH NO 78/2 AREA 10.10 BIGHA VILL  
DAMOWALA TEH BADDI DISTT SOLAN HP AS PER  
DEED  
Purpose Article 23 Conveyance

Particulars	Amount (Rs.)
Registration Fee	₹ 2,92,000.00
Misc Charges	₹ 10.00
Total Amount	₹ 2,92,010.00

(Rupees Two Lakh Ninety-Two Thousand Ten Only)



Signature and Stamp of Issuing Authority

Statutory Alert :

This is a receipt of fees collected and should not be treated as receipt of Registration.

The authenticity of e-Registration Fee Receipt can be verified at website i.e.  
<https://www.shcilestamp.com/Registration/>.



*Done*

*Rel. Fm*

SUB REG. OFF. BADDI

16 SEP 2021


DISTRICT SOLAN (H.P.)



**E-CHALLAN**  
**Government Of Himachal Pradesh**  
 Department of Revenue, Accounts & Statistics

Valid Date: 31-Aug-2021 Remitter Copy

HIMGRN: B21H134578 Date: 25-08-2021 04:52:52PM

Department: IG of Registration  
 BarCode:   
 Period: 25-08-2021 To 26-08-2021  
 DDD: SOLAN-556- TEHSIL-DAR BADDI

Head	Amount
0120-03-104-01-RECEIPT FROM REGISTERING OF	772702
Total/Net Amount	772702
In words	Seven Lakh Seventy Two Thousand Seven Hundred Two

## Payee Detail



License/Vehicle/Permit/TIN no.  
 RECEIPT FROM REGISTERING OF DOCUMENTS - Pending Stamp  
 duty and registration fees in lieu of charge taken place previously in  
 constitution of the firm charged from the applicant at first instance

Remitter Name:- M/s Jass Enterprises  
 Address:- Village Damowala Tehsil Baddi Distt  
 Solan HP Mob: 9919418888

## FOR USE IN RECEIVING BANK

Bank CIN No. HIMGRN B21H134578  
 Amount ₹ 772702  
 Bank MANAGER, SBI NALAGARH  
 Cheque-DD-No.

26 AUG 2021  
 SUB REGISTRAR BADDI  
 DISTRICT SOLAN (H.P.)

N/C-2

B21H134578

e-Challan (IFMS)

SUB REGISTRAR BADDI

16 SEP 2021

DISTRICT SOLAN (H.P.)

2  
0  
1  
9  
No 3399155 Himachal Government Judicial Stamp

INSTRUMENT PROPERTY MEASURING MARKET/CONSIDERATION VALUE SALE VALUE KITATS

Sale Deed 10 Bighas -10 Biswas 2,91,54,000/- 2,65,00,000/- (1)

(Land Value Rs.1,43,75,000/- + Building Value Rs. 1,47,79,000/-)

(Land Value Rs. 1819 Per Sqmtr.) ( Building Value Rs. 8210.2 Per Sqmtr)

(Land Area in Sq. Mtr. 7902.30) ( Covered Area Measuring 1800 Sqmtr.)

E. Stamp Amount @3% – Rs. 8,75,000/- ( Eight Lacs Seventy Five thousands ) only.

E. Registration Amount @1% – Rs. 2,92,010/- ( Two Lacs Ninty Two thousands & Ten.)only.

E. Stamp No. IN-HP04195337515967T Rs. 8,75,000/- ( Eight Lacs Seventy Five thousands ) only.

E. Regn. Receipt No. HP123810246115 Rs. 2,92,010/- ( Two Lacs Ninty Two thousands & Ten.)only.

Note :- Circle rate 2020-2021, Village – Damowala, under TCP, inside road within 100 - 100 Mtr. Rs 1819 Per Sq. Mtr. in Village – Damowala which is Assessed Adopted rate of Valuation Rs. 8210.2/- Per. Sq. Mtr.

### SALE DEED

This deed of sale is made on this 15<sup>th</sup> day of September ,2021 at Baddi, Tehsil – Baddi District – Solan, Himachal Pradesh.

M/s Jass Enterprises, (PAN No. AARFJ4589J) having its registered office at Village - Damowala , Tehsil - Baddi , District – Solan , Himachal Pradesh -173205 through its Partners / Authorized Signatories **1.** Shri Dinesh Kapoor, (Aadhar Number: 2856 6961 3816) aged 57 Years, Son of Shri Darshan Kapoor , R/o H.No. 38, Sector 17, Panchkula Haryana -134109, **2.** Shri Vijay Garg, (Aadhar Number: 2918 1640 9856) aged about 63 years R/o H.No. 30, Sector – 8, Panchkula , Haryana – 134109 **3.** Mrs. Neelu Kapoor aged about 58 years (Aadhar No. 9250 9897 1004) W/o Mr. Dinesh Kapoor R/o H.No. 38, Sector 17, Panchkula Haryana -134109.

SUB REGISTRAR BADDI

18 SEP 2021

DISTRICT SOLAN (H.P.)

No 3333163

2  
0  
1

Himachal Government Subicial Deed

and 4. Mr. Varun Garg aged about 33 years (Aadhar No. 7906 6926 5823) S/o Shri Vijay Garg R/o H.No. 30, Sector - 8, Panchkula, Haryana - 134109, through its Authorized/GPA Vide No. 275/19 on dated 20/07/2019, in the name of GPA Holder 1. Shri Dinesh Kapoor, (Aadhar Number: 2856 6961 3816 & PAN No. ABVVK3012C) aged 57 Years, Son of Shri Darshan Kapoor, R/o H.No. 38, Sector 17, Panchkula Haryana - 134109, 2. Shri Vijay Garg, (Aadhar Number: 2918 1640 9856 & PAN No. AATPG3817C) aged about 63 years R/o H.No. 30, Sector - 8, Panchkula, Haryana - 134109 "Seller's"/1st Parties, (hereinafter be referred to as the **VENDOR's/Seller's**). Which term shall include their heirs, executors, assignees, legal representatives and administrators etc.

M/s Plaza Wire Private Limited Unit - III, (PAN No. AACCN3798F) having its registered office at A 74, Okhla Industrial Area Phase -II, New Delhi -110020, through its Authorized Signatory Shri Rajeshwar Krishna Tripathi aged 56 years (Aadhar Number: 5805 7695 6413 & PAN No. AGIPT1016B) son of Shri Jagdamba Krishna Tripathi, resident of J-224, Vijay Nagar, Sector 12, Ghaziabad - Uttar Pradesh - 201009, ("Purchaser/Vendee") vide resolution passed by the board of directors on dated 15.07.2021 copy enclosed "Purchaser/Vendee", (hereinafter be referred to as the **VENDEE/Purchaser**) Which term shall include his /its heirs, executors, assignees, Legal representatives, and administrators, on the following terms and conditions, mentioned below :-

1. WHEREAS **VENDOR** are owners and in possession of Land & Structure/Building, measuring area 10-10 Bighas, bearing Khewat/ Khatauni No. 99/102, and Khasra No. 78/2, Kitat - (1), (Hadbast No. - 197) comprised in above mention Khewat/ Khatauni no. situated in the area of Revenue Village - Damowala, Tehsil - Baddi, District - Solan, Himachal Pradesh, as entered in the copy of Jamabandi for the year 2015-2016, (hereinafter be referred to as "THE AFORESAID LAND & Structure / Transformer/ Building /PROPERTY") The aforesaid property is free from all sorts of encumbrances (Property is not mortgage of any financial Institutions/Banks), charges, claims, Government Charges, Semi Government, Private Sector Charges or disputes etc. and is in self possession or the **VENDOR's** And the **VENDOR's** have legal right to sell or alienate the same in favor of the **VENDEE's**.

SUB REGISTRAR BADDI  
16 SEP 2021  
DISTRICT SOLAN (H.P.)

No 3333157

2  
0  
1  
9

Himachal Government Judicial Paper

No prior agreement creating any encumbrances regarding the aforesaid property has been effected executed by the VENDOR's with any other person, company or institution etc. nor the aforesaid property is subject to any litigation/lis pendens, hindrance, attachment, acquisition, requisition, and trust, whatsoever or any notice for the same, nor this property is subject to any acquisition or notice or notification for the same or any Sales Taxes, income tax proceedings etc.

2. AND Whereas the VENDOR's have agreed with the VENDEE's for the absolute sale of aforesaid property along with all rights, title and interest, along with all fixtures, and structures, situation in and over the aforesaid property for a total Composite sale Value /Sale Consideration Value of Rs. 2,65,00,000/- ( Rupee's Two Crore & Sixty Five Lacs only ) i.e. at the rate of fixed at Rs 2,65,00,000/- ( Rupee's Two Crore & Sixty Five Lacs only ) vide sale agreement dated 17/12/2018 and a sum of Rs. 2,50,000/- ( Rupee's Two Lacs and Fifty Thousand only ) has been Advance paid by the VENDEE's to the VENDOR through Bank Draft/Cheque No. 435301 on dated 24/09/2018, of Punjab National Bank, Barakhambha Road New Delhi Branch and a sum of Rs. 17,50,000/- ( Rupee's Seventeen Lacs and Fifty Thousand only ) has been Advance paid by the VENDEE's to the VENDOR through Bank Draft/Cheque No. 410460 on dated 19/12/2018, of Punjab National Bank, Barakhambha Road New Delhi Branch at the time of the execution of aforesaid agreement/sale deed and after TDS deduction of balance payment and the remaining sale consideration of Rs. 2,42,35,000/ (Rupee's Two Crore Forty Two Lacs and Thirty Five thousand only ) has been paid by the vendee to the vendors before the Sub - Registrar, Baddi .

3. And whereas the vendor's and vendee's have agreed to fixed Land value at Rs. 2,00,00,000/- (Rupees Two Crore only ) and Building & Structure value at Rs. 65,00,000 /- ( Sixty Five Lacs only ) . And whereas the remaining rate consideration of Rs. 2, 65, 00,000 / (Rupee's Two Crore Sixty Five Lacs only) has been paid by the Vendee's to the Vendor's as per payments detail given below:

SUB REGISTRAR BADDI

16 SEP 2021

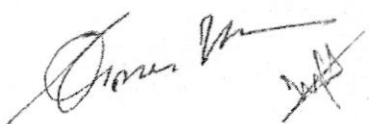
DISTRICT SOLAN (H.P.)

No 3333163

2  
0  
1  
9

Bimachal Government Judicial Paper

- a) Rs. 2,50,000/- ( Rupee's Two Laes & Fifty thousands only)through Cheque Number 435301 on dated 24-09-2018 drawn on of Punjab National Bank, Barakhambha Road New Delhi Branch .
- b) Rs 17,50,000/- (Rupee's Seventeen Laes & Fifty thousands only) through cheque number 410460 dated 19-12-2018 drawn on Punjab National Bank, Barakhambha Road New Delhi Branch.
- c) Rs. 2, 45,00,000/ (Rupee's Two Crore Forty Five Laes only ) for Total Amount of Rs. 2,65,00,000/- ( Rupee's Two Crore & Sixty Five Laes only) after deducting as applicable TDS of Rs 2,65,000/- for the balance payments of Rs. 1,67,35,000/- (Rupee's One Crore Sixty Seven Laes & Thirty Five thousands only). through Cheque/RTGS Number 403109/ PUNBR52021091514656505 dated 15-09-2021 drawn on Punjab National Bank, Barakhambha Road New Delhi Branch and the balance payments of Rs. 75,00,000/- (Rupee's Seventy Five Laes only). through Cheque/RTGS Number 403108/ PUNBR52021091514654346 dated 15-09-2021 drawn on Punjab National Bank, Barakhambha Road New Delhi Branch. has been paid by the vendee to the vendors before the Sub – Registrar, Baddi .
4. And the VENDOR's do hereby acknowledge the receipt of aforesaid consideration do hereby grant and convey ,sell, transfer , assigns to the VENDEE's , all rights , title and interest in aforesaid property , do hereby convey unto the vendee , to the use of the vendee, His/its heirs, executors ,administrator and assigns absolutely and forever , free from all sorts of encumbrances in the aforesaid property's, Land & Structure Building measuring 10-10 Bighas along with all appurtenances, Homesteads, Trees, Tanks, Water Sources, Way ,privileges and other easementary rights, Whatsoever, or the VENDOR's are hereby conveyed to hold and enjoy the same into the use of the VENDEE's and its/ his heirs, executors, administrators etc., without any interruption or hindrance by the VENDOR's or any person claiming through or under them. The aforesaid property will be free hold after this sale deed and all the rights will be transferred to favor of the VENDEE's.



SUB REGISTRAR BADDI

16 SEP 2021

DISTRICT SOLAN (H.P.)



No 3333161

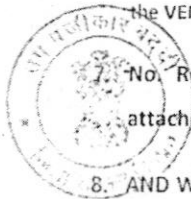
2  
0  
1  
9**Himachal Government Subicial Paper**

5. It is hereby expressly agreed by the Seller's/Vendor's hereto that all outstanding of the said property executions of sale Deed on or before, including the liability for payment of income-tax, Sales tax, Electricity Board, DIC, HP SIDC, PCB, Central Excise or the liability from any Govt. Dept./Semi Govt. Dept. in Central/State and any type of house tax or claim made by any employees for salary, leave pay, retrenchment, compensation, gratuity or any other claim up to the date of carrying on the said property/business and shall indemnify the Purchaser/Vendee against all claims and demands in respect of the said property/business.

**Note :-** That the entire costs of E. - stamp duty, E. - registration charges, etc. in respect of the sale deed have been borne by the vendee's/Purchaser/2d Party and also any type of previously pending E. - stamp & E. - registration fee's have been borne by the Vendor's/Seller's/1st Parties.

**Note:-** That the Vendor's/Seller's/1st Parties has been already paid the previously pending E. - stamp & E. - registration fee's of Rs. 772702 (Rupee's Seven Lacs Seventy Two Thousands Seven Hundred and Two only) vide receipt No. 17 on dated 26/08/2021 in the deposited of State Bank of India (SME Branch) Branch Baddi. Copy of previously market value of land & building and receipt of payment enclosed in this deed.

6. THAT THE ACTUAL, PHYSICAL POSSESSION OF aforesaid property has been delivered to the VENDEE's /Purchaser's by the VENDOR's/Seller's at the site



7. No. Rev. B.F. (10) -133/2020 dated 31-05-2021 (Copy of Permission letter attached).

8. AND WHEREAS the VENDOR's have further agreed with the VENDEE's to save, harmless, indemnity and keep him /it indemnified from and against all sorts of encumbrances charges, losses, damages, costs or expenses, which the vendee sustains or incur by reason of any legal or otherwise defect, or the property slips from the hands and ownership of the vendee by reason of any claim made by anybody whatsoever, to the said property in respect of title of the VENDOR's in case the VENDEE's is deprived of the Complete use of the aforesaid property or any part thereof and the VENDEE's may use the aforesaid property in any way.
9. That the VENDEE's Shall has the sole right to get the name of the VENDEE's substituted and mutated in place of the name of the VENDOR's in the government records. To the VENDOR's has furnished all relevant records including government / municipal records, authorizations, powers of attorney and documents and has agreed to provide such other assistance as be required by the VENDEE's for the purposes of mutation of name.

SUB REGISTRAR BADDI

16 SEP 2021

DISTRICT SOLAN (H.P.)

No 3333162 <sup>2</sup>  
0  
1 Himachal Government Judicial Stamp  
9

10. That in the event of arrears of any tax, fees, duties, charges, impost, claims by any Government Department, municipal, local bodies, electricity water and sewerage board and /or other statutory concerned authorities, additional or otherwise, pertaining to the period up to 15-09-2021 the same shall be borne and discharged by the VENDOR's alone herein without any claim, liability, responsibility or hindrance or difficulty to the VENDEE's herein.
11. That the VENDOR's has obtained all approvals necessary to give effect to the provisions hereof and that it is duly authorized to execute these presents.
12. That the VENDOR's has handed over and put the VENDEE's in vacant and Physical Possession of the said Schedule Properties.
13. That the VENDOR's shall forthwith upon execution this Deed take all action to transfer to the name of the VENDEE's all power connections, telephone connections, water connections, meters, installations and deposits standing in its name or to its credit.
14. WHEREAS the VENDEE's has purchased the aforesaid property for industrial purpose and the VENDEE's after the purchase of aforesaid property will not become Agriculturist in Himachal Pradesh and aforesaid property will be used by the VENDEE's for industrial purpose only. Vendor will be responsible for the Mutation work of the above said land & building. The contents of the indenture have been read over and translated into HINDI and explained to the Vendor's and Vendee's both and the having understood the contents there of subscribe to these presents.

**Note:** That the attached documents and circle rate is in the knowledge of both the parties.

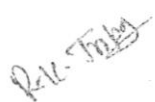
**Note:** That the Purchasing Company has purchased the above said land and building for setting up an industry and for which the Purchasing Company has received fifty percent concession in stamp duty from the office of Deputy Director of Industries, Single Window Clearance Agency, Department of Industries, Baddi, District Solan, Himachal Pradesh. Vide letter number IND/SWCA/BD/M's Plaza Wires Pvt. Ltd. Unit-III, -983, dated, 24/07/2021 and the copy of the same is enclosed.



SUB REGISTRAR BADDI

16 SEP 2021

DISTRICT SOLAN (H.P.)



No. 3333163

2  
0  
1  
9

## Himachal Government Judicial Paper

IN WITNESSES WHERE OF the Vendor's and Vendee's have sign their hands to these presents on the day, month and year first above written in the presence of each of the attesting witnesses, mentioned below and each of the attesting witnesses have put in their signature in the presence of the VENDOR.

SIGNED AND DELIVERED BY the above named in the presence of

## WITNESSES:-

1. Semdutt  
S/o Dolat Ram

Vill - Lamsarna  
Teh - Rajgarh  
Distt - Girmour

2. Ram Prasad Chandola  
S/o Sh. Vidyadatt Chandola  
Vill - Hanokati, Meer  
epahera, Chamali  
Uttarakhand

1. Shri Dinesh Kapoor 2. Shri Vijay Garg

Through its, Partners/Auth. Signatory/  
GPA Holder of M/s Jass Enterprises  
VENDOR's

Shri Rajeshwar Krishna Tripathi

Through its Auth. Signatory of  
M/s Plaza Wire Private Limited Unit - III  
VENDEE's

## IDENTIFIED BY :

PARVESH KUMAR NAMBARDAR  
S/o Sh. Ram Lok  
Mouja-Baddi, Sheetalpur,  
Teh. Baddi, Distt. Solan (H.P.)

## DRAFTED BY :

Anuradha Sharma  
Adv

SUB REGISTRAR BADDI

16 SEP 2021

DISTRICT SOLAN (H.P.)



No. 333342 <sup>2</sup>  
0  
1 **Himachal Government Subicial Paper**  
9

**AFFIDAVIT**

I, Shri Rajeshwar Krishna Tripathi aged 56 years (Aadhar Number: 5805 7695 6413 & PAN No. AGIPT1016B) son of Shri Jagdamba Krishna Tripathi, resident of J-224, Vijay Nagar, Sector 12, Ghaziabad - Uttar Pradesh - 201009, ("Purchaser/Vendee") vide resolution passed by the board of directors on dated 15/07/2021, is Authorized Signatory of M/s Plaza Wire Private Limited Unit - III, (PAN No. AACCN3798F) having its registered office at A 74, Okhla Industrial Area Phase - II, New Delhi - 110020. I have already purchased the existing industrial unit Revenue Village - Damowala Land & Building Area measuring 10 Bighas 10 Biswas bearing Khewat /Khatouni No. 99/102, Khasra No. 78/2 Total Land measuring Area 10 Bighas 10 Biswas at Village/Mauja - Damowala, Tehsil - Baddi, District - Solan, H.P., do hereby solemnly affirm and declare as under :-

1. That I am also Authorized Signatory of M/s Plaza Wire Private Limited Unit - III, Village/Mauja - Damowala, Tehsil - Baddi, District - Solan, H.P.,
2. That the above mentioned Khewat/Khatouni No. 99/102 Khasra No. 78/2 is above the 0-100 mtrs. distance from road.

**VERIFICATION**

DEPONENT

I, the above named deponent, further solemnly affirm as declare that the contents of my above mentioned affidavit are true and correct to the best of my knowledge and belief and nothing has been concealed therein. Signed and verified at Baddi on dated 15/09/2021.

Identified by :-

DEPONENT

PARVESH KUMAR NAMBARDA  
S/o Sh. Ram Lok  
Mouja-Baddi, Sheetalpur,  
Teh. Baddi, Distt. Solan (H.P.)

SUB REGISTRAR BADDI  
16 SEP 2021  
DISTRICT SOLAN (H.P.)

N. 3316742

2  
0  
1  
9

Himachal Government Judicial Stamp

AFFIDAVIT

We, 1. Shri Dinesh Kapoor. (Aadhar Number: 2856 6961 3816) aged 57 Years. Son of Shri Darshan Kapoor . R/o H.No. 38. Sector 17. Panchkula Haryana -134109. 2. Shri Vijay Garg. (Aadhar Number: 2918 1640 9856) aged about 63 years R/o H.No. 30. Sector - 8. Panchkula. Haryana - 134109 do hereby solemnly affirm and declare as under:-

1. That the deponent being partner's of M/s Jass Enterprises, (PAN No. AARFJ4589J) having its registered office at Village - Damowala , Tehsil - Baddi , District Solan , Himachal Pradesh -173205 Land & Structure/Building, measuring area 10 Bihgas 10. Biswas, Kitat - 01, ( Hadbast No. - 197) bearing Khewat/ Khatauni No. 99/102, and Khasra No. 78/2 , comprised in above mention Khewat/ Khatauni no. situated in the area of Village Damowala, Pargana - Dharampur, Tehsil - Baddi , District Solan (HP) , as entered in the copy of Jamabandi for the year 2015-2016, in the name M/s Jass Enterprises, (PAN No. AARFJ4589J) having its registered office at Village - Damowala , Tehsil - Baddi , District - Solan , Himachal Pradesh.
2. That we, 1. Shri Dinesh Kapoor, (Aadhar Number: 2856 6961 3816) aged 57 Years. Son of Shri Darshan Kapoor , R/o H.No. 38. Sector 17. Panchkula Haryana -134109. 2. Shri Vijay Garg. (Aadhar Number: 2918 1640 9856) aged about 63 years R/o H.No. 30. Sector - 8. Panchkula, Haryana - 134109, hold the General Power of Attorney Vide No. 275/19 on dated 20/07/2019, registered in the office of Sub - Registrar, Baddi, Distt. Solan (HP), for the said Land & Structure/Building on behalf of 1. Mrs. Neelu Kapoor aged about 58 years (Aadhar No. 9250 9897 1004) W/o Mr. Dinesh Kapoor R/o H.No. 38. Sector 17. Panchkula Haryana -134109. 2. Mr. Varun Garg aged about 33 years (Aadhar No.7906 6926 5823) S/o Shri Vijay Garg R/o H.No. 30, Sector - 8. Panchkula , Haryana - 134109, Which She and He has neither revoked nor cancelled.
3. That 1. Mrs. Neelu Kapoor aged about 58 years (Aadhar No. 9250 9897 1004) W/o Mr. Dinesh Kapoor R/o H.No. 38. Sector 17. Panchkula Haryana -134109. 2. Mr. Varun Garg aged about 33 years (Aadhar No.7906 6926 5823) S/o Shri Vijay Garg R/o H.No. 30. Sector - 8. Panchkula , Haryana - 134109, is executed the General Power of Attorney is still alive and still effective & Valid.
4. That I am legally empowered to transfer/sell the said Land & Structure/Building, and that there is no stay order of any Court or litigation of any kind pending in any Court of law regarding the transfer/sale of the above said Land & Structure/Building.

DEPONENT (S)

DEPONENT (S)

## VERIFICATION :-

Verified that the contents of Para No. 1 to 3 of above affidavit of are true and correct to the best of my knowledge and belief. No part thereof is false and nothing has been concealed therein.

SUB REGISTRAR BADDI

DEPONENT (S)

PLACE: Baddi

16 SEP 2021

DATE : 15/09/2021

DISTRICT SOLAN (H.P.)

ABOVE WRITTEN AFFIDAVIT IS SELF ATTESTED

[illegible]

1. *Chlorophyll a*

---

12.

Year	Value
1990	1.0
1991	1.1
1992	1.2
1993	1.3
1994	1.4
1995	1.5
1996	1.6
1997	1.7
1998	1.8
1999	1.9
2000	2.0
2001	2.1
2002	2.2
2003	2.3
2004	2.4
2005	2.5
2006	2.6
2007	2.7
2008	2.8
2009	2.9
2010	3.0
2011	3.1
2012	3.2
2013	3.3
2014	3.4
2015	3.5
2016	3.6
2017	3.7
2018	3.8
2019	3.9
2020	4.0

11

12

10

1000

—

10

कुलकर्णी

10

of

Small

॥ श्रीगणेशाय नमः ॥

100

100

17

City.

1-07-2021

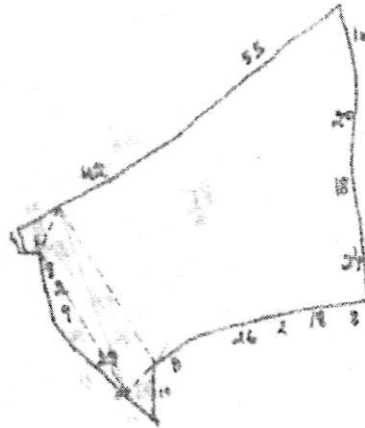
કચ્છ  
આગંત્રી

copy of handwriting of  
Will. Spunk  
is sent to you for the record  
dated 1866 at Portland  
30-11-1866

पुनः संज्ञा :

नकल जलम शायरा किरतवार भी ज दामोदर न. 197 परमनी इन  
तहसील बदी जिला सोलन में

पैसा या दिसा  
क करीबी बन्



न.ख न.ज  
78 78

इसकातरा

रकबा

$$\frac{49 \times 8}{2} = 196$$

00-18-00

$$\frac{12(5+2)}{2} = 42$$

$$\frac{40 \times 6}{2} = 120$$

358

$$\frac{99(40+40)}{2} = 3960$$

10-10-00

$$\frac{49 \times 9}{2} = 220$$

$$\frac{10 \times 7}{2} = 35$$

पुनःप्रती 11-08-00

नकल जलम के मुताबिक दस्तावेज है  
मुताबिक आदेश सराय 2825 व हवन मस  
सारा भीतर किताबत अमरा मसुदा मुस

SUB REGISTRAR BADLI

16 SEP 2021

DISTRICT SOLAN (H.P.)

No. Rev. B.F.(10)-133/2020  
Government of Himachal Pradesh  
Department of Revenue

From

The Addl. Chief Secretary-cum-F.C.(Revenue) to the  
Government of Himachal Pradesh.

To

The Deputy Commissioner,  
Solan, District. Solan,  
Himachal Pradesh.

Subject: Dated Shimla-171002, the 04/06/2021  
Permission to sell land alongwith building purchased with the permission of the Government for setting up Industrial Unit by M/s Jass Enterprises

Sir,

I am directed to refer to your office letter No. PSH/11-33/2020-Baddi-613 dated 04-06-2020 on the subject cited above and to say that keeping in view the provisions of the second proviso below clause (h) of sub-section (2) of section 118 of the Himachal Pradesh Tenancy & Land Reforms Act, 1972, the Government has granted permission in favour of M/s Jass Enterprises to sell the land alongwith building comprised in khatta/khatouni No. 99/102, Khasra No. 78/2 measuring 10-10 Bigha situated at Mohal Damowala, Pargana Doon, Tehsil Baddi, District Solan, H.P., non-agriculturist Company M/s Plaza Wires Pvt. Limited, Unit-III, which was earlier purchased by the seller company with permission of the Government granted vide letter No. Rev.B.F.(10)86/2007 dated 30.04.2007 for setting up of Industrial Unit, subject to the following conditions

- (1) This Permission is subject to the condition that the pending stamp duty/registration fee in lieu of change taken place previously in constitution of the firm shall be charged from the applicant at first instance.
- (2) Latest AOC from bank may be ensured to be obtained at the time registration of the sale deed.

Yours faithfully,

(P. K. Taak)

Deputy Secretary (Revenue) to the  
Government of Himachal Pradesh.

Endst. No. As above. Dated Shimla-171002, the  
Copy is forwarded for information to :-

31/05/2021.

1. M/s Jass Enterprises, through Sh. Dinesh Kapoor S/o Sh. Darshan Kapoor, H.NO. 38, sector 17, Panchkula, Haryana-134109
2. The Director of Industries, Shimla, Himachal Pradesh.

(P. K. Taak)

SUB REGISTRAR & Deputy Secretary (Revenue) to the  
Government of Himachal Pradesh

16 SEP 2021  
DISTRICT SOLAN (H.P.)

No. Ind/SWCA/BD/M/s Plaza Wires Pvt. Ltd Unit-III,  
Office of the Joint Director of Industries,  
Govt. of HP, Single Window Clearance Agency,  
Baddi, District Solan, H.P.  
Department of Industries

Dated Baddi-17/3/2021

To

The Tehsildar,  
Tehsil Baddi, Distt. Solan H.P.

Subject: Regarding remittance of 50% Stamp Duty & Registration fees on instruments of Sale Deed, Lease deed.

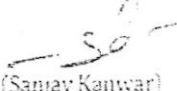
Sir

This is with reference to letter received from M/s Plaza Wires Pvt. Ltd. Unit-III, at Khasra No. 78/2, Village Damowala, PO Barotiwala, Haripur Road, Tehsil Baddi, District Solan, H.P.

In this regard, it is to inform you that as per Rule 7(III) (a) of the Rules Regarding Grant of Incentives, Concessions and Facilities to Industrial Units in Himachal Pradesh, 2019, incentive regarding Incentive related with matters related with land - MSME units - 1 & 2 charged a stamp duty and registration fees @50%, 30% & 10% of applicable rates in category 1, 2 & 3 category areas on instruments of conveyance and lease deed.

You are, therefore, requested to kindly register the lease deed/conveyance deed of Khasra No. 78/2 measuring 10-10 Bigha situated at Mohal Damowala, pargana Dera, Tehsil Baddi, District Solan, H.P. in favour of M/s M/s Plaza Wires Pvt Ltd Unit-III in payment of 50% stamp duty & registration fees.


Yours faithfully,

  
(Sanjay Kanwar)  
Deputy Director (Industries)  
SWCA Baddi, Distt. Solan, H.P.  
Tel. No.: 01795-244222

Encl. No. As above 984

Dated 24/07/2021

Copy to M/s Plaza Wires Pvt Ltd Unit-III, at Khasra No. 78/2, Village Damowala, PO Barotiwala, Haripur Road, Tehsil Baddi, Distt. Solan, H.P. for information.

  
(Sanjay Kanwar)  
Deputy Director (Industries)  
SWCA Baddi, Distt. Solan, H.P.  
Tel. No.: 01795-244222

SUB REGISTRAR BADDI

16 SEP 2021

DISTRICT SOLAN (H.P.)



No. Rev.B.F.(10)-133/2020  
Government of Himachal Pradesh  
Department of Revenue

From

The Addl. Chief Secretary-cum-F.C. (Revenue) to the  
Government of Himachal Pradesh.

To

The Deputy Commissioner  
Solan, District Solan.  
Himachal Pradesh.

Dated: Shimla-2,

2021.

**Subject: -** Permission to purchase land alongwith building by **M/s Plaza Wires Pvt. Limited, Unit-III** for the purpose of setting up of Industrial Unit.

Sir,

I am directed to refer to your office letter No. PSH/11-33/2020-Baddi, dated 04-06-2020 on the above noted subject and to say that the case of applicant company has been considered keeping in view the provisions of Clause (h) of Sub-Section (2) of Section 118 of the Himachal Pradesh Tenancy & Land Reforms Act, 1972 and serial number (6) of sub-rule (3) of rule 38-A of Rules framed under the aforesaid Act and the Government has granted permission in favour of ~~M/s~~ **M/s Plaza Wire Pvt. Limited Unit-III** to purchase land alongwith building comprised in Khatta/Khatauni No.99/102 **Khasra No. 78/2 measuring 10.10 Bigha** situated at Mohal Damowala, Pargana Doon, Tehsil Baddi, Distt. Solan, H.P., for setting up of industrial unit on the following conditions:-

1. The permission will be valid for one year from the date of issuance of this letter.
2. In the instant case the details furnished by the applicant have not been verified at Government level and are assumed to be correct. Hence, if at any time it is found that the details are not correct, the permission shall be deemed to have been withdrawn/cancelled and land if so purchased shall vest in the State Government free from all encumbrances alongwith structures, if any. Further, in case any dispute(s) arises between the transferor and transferee, the State Government will not be responsible for that and can not be impleaded as party in any court/forum.
3. Attention of applicant be drawn to the proviso below section 118(2)(h) of the Act ibid which requires the purchaser to utilize the land for the purpose for which it is allowed to be purchased within a period of 2 (two) years further extendable by 1 (one) year. In this regard, this period of 2 (two) years will be counted from the date of registration. However before purchase, the purchaser should satisfy themselves that they will be able to



complete various other formalities to set up the industrial unit, construct factory building, install machinery and start production all within a period of 2 (two) years (extended by one year if required). In case they fail to do this, the land will vest in the State alongwith structure, if any, free from all encumbrances. Further, the Government or any authority, as per rules, can not, give any extension beyond three years.

4. An entry will be made in remarks column of the concerned Jamabandi with red ink that the transferee will not become an agriculturist on account of such transfer of land and he/she will not become eligible for allotment/lease/grant from the Government. The transferee of land will remain non-agriculturist for all purposes.
5. The stamp duty and registration fee of land proposed a/w building to be transferred will be charged from the transferee as per Law.

Yours faithfully,

(Praveen Kumar Taak)  
Deputy Secretary (Revenue) to the  
Government of Himachal Pradesh

31-05-2021.

Endst. No. As above. Dated: Shimla-2,

Copy is forwarded for information to:-

✓ 1. **M/s Plaza Wire Pvt. Limited Unit-III** through Sh. Rajeshwar Krishna Tripathi R/o J-224, Vijay Nagar, Sector-12, Ghaziabad (U.P.).

2. The Director of Industries, Himachal Pradesh w.r.t. Essentiality Certificate No. EC/12/10059/2020 dated 20/01/2020, with the request to ensure utilization of land within a period of 2 years and send a certificate to this effect as per direction issued by this department vide letter No.Rev.B.F.(10)-187/2003, dated 29.10.2003.

(Praveen Kumar Taak)  
Deputy Secretary (Revenue) to the  
Government of Himachal Pradesh