

LAND DETAILS

Plot No	Area	Land Use	Ownership / Agreement
26	34000.08	Industrial Area	Land Allotted to Gulshan Polyols Limited, Document Attached
8, 9 (part)	32340	Industrial Area	
4 & 5	9000	Industrial Area	Sale agreement attached
6 & 7	8000	Industrial Area	Sale agreement attached
Total	83340.08		

क्रमांक_एम.पी.आई.डी.सी./खै.वो./विकास/2021/778

दिनांक: 26/07/2021

प्रमाण-पत्र

यह प्रमाणित किया जाता है कि मे. गुलशन पॉलियाल्स लिमिटेड को भुखण्ड क्रमांक 26 क्षेत्रफल 34000.08 वर्ग मीटर एवं भुखण्ड क्रमांक 8 एवं 9 का भाग क्षेत्रफल 147X220=32340 वर्ग मीटर आदेश क्रमांक 3818 दिनांक 11/11/2020 कुल क्षेत्रफल 34000.08+32340=66340.08 वर्ग मीटर औद्योगिक क्षेत्र बोरगांव तह. सौतर जिला छिंदवाड़ा से आवंटित है। भुखण्ड को संलग्न अभिन्यास में दर्शाया गया है।

भवदीय,

(प्रमारी अधिकारी) 26/7/2021

एमपीआईडीसी, क्षेत्र.का. जबलपुर
शाखा कार्या. आई.जी.सी. बोरगांव,
जिला छिंदवाड़ा

CORPORATE OFFICE :

M P INDUSTRIAL DEVELOPMENT CORPORATION LIMITED

SECRETARIAT FOR SINGLE WINDOW SYSTEM

CIN : U51102MP1977SGC001392

"CEOMAP BHAWAN", 16-A, Arcata Hills, Bhopal-462011 (India)

Tel : (91) 755-2559978, 2573773. Fax : (91) 755-2559973. E-mail : facilitation@mptrifac.org. Website : www.invest.mp.gov.in
(Formerly Madhya Pradesh Trade and Investment Facilitation Corporation Limited)



INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

सत्यमेव जयते

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-DL94790058232963T
 08-JUL-2021 11:32 AM
 IMPACC (IV)/ d891203/ DELHI/ DL-DLH
 SUBIN-DL0189120387919946339600T
 WILSON FERTILIZER LTD
 Article 23-A Sale Agreement
 Not Applicable
 0
 (Zero)
 WILSON FERTILIZER LTD
 GULSHAN POLYOLS LTD
 WILSON FERTILIZER LTD
 100
 (One Hundred only)



Please write or type below this line.

THIS Agreement is made and executed at Sausar, District. Chhindwara on this 8th July, 2021.

Between

M/S Willson Fertilizer Limited, through its Authorized Signatory Mohammad Sameer
S/o Abdul Gaffar Rangoonwala, having it's office at Flat no 507 A, First Building

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Signature Area:

The authenticity of this document was verified by the signatory at the time of signing. The signatory is not responsible for the content of the document. The signatory is not responsible for the content of the document. The signatory is not responsible for the content of the document.

Seminaran Hills , Forest Department , Nagpur , Maharashtra ,hereinafter referred to as the "Seller/Transferor" (which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said SELLER/TRANSFEROR, and is empowered by company's board of directors, as well as their respective heirs, legal representatives, executors, administrators, successors & assigns of the ONE PART.

And

M/S Gulshan Polyols Ltd., through its authorized signatory Shri Ashwani Kumar Vats Son of Late Shri Mahesh Chandra Sharma, having its registered office at G-81, Preet Vihar, Delhi-110092 hereinafter called the "PURCHASER/TRANSFeree", and is empowered as per the company resolution, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said PURCHASER/TRANSFeree, as well as his heirs, legal Representatives, executors, administrators, successors, and assigns of the SECOND PART.

In this Deed, the Seller/Transferor and the Purchaser/Transferee are collectively referred to as "the Parties" and severally as "the Party".

WHEREAS :

A. By and under a Deed Registered in the year 2008 executed by and between the Governor of Madhya Pradesh acting through the Managing Director, M.P. Audyogik Kendra Vikas Nigam (J) Ltd., Jabalpur, therein referred to as the Lesser of the One Part M/s Wilson Fertilizer Limited (being the Seller/Transferor herein) therein referred to as the Lessee of the Other Part, the Lesser therein granted a lease to the Lessee (being the Seller/Transferor herein) of all that piece and parcel of leasehold land bearing Plot No. 04& 05, Boregaon Growth Centre, Tehsil. Sausar, District. Chhindwara, Madhya Pradesh admeasuring approximately 9000 square meters equivalent to 2.25 Acres situated at IGC Boregaon, village Boregaon, Tehsil. Sausar of Chhindwara District "said Leasehold land" on the terms and conditions and for the consideration more particularly set out therein.

B. Pursuant to and as provided in the said Deed on dated Oct 2008 , the Seller/Transferor has constructed on the said Leasehold Land an administrative building area measuring approximately 850 Sq.ft. double storied, On Plot No. 04 & 05 Boregaon Growth Centre, Tehsil. Sausar, District. Chhindwara, Madhya Pradesh hereinafter referred to as the "said Building" is situated on Plot no. 4 & 5.



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C. The Seller/Transferor has agreed to sell and transfer to the Purchaser/Transferee and the Purchaser/Transferee have agreed to purchase and acquire all the Seller/Transferor's right, title and interest in the said Building shed for its use in their suitable manner which is situated at Plot no. 4&5 free from all encumbrances at and for a total consideration of Rs. 25,00,000/- (Rupees Twenty five lakhs only).

D. The Parties hereto are now desirous of recording the terms and conditions upon which the Seller/Transferor shall sell/transfer to the Purchaser/Transferee and the Purchaser/Transferee shall purchase/transfer and acquire the said Building, situated at Plot no. 4&5.

NOW THIS DEED WITNESSETH in the premises aforesaid and in total consideration of the sum of Rs. 25,00,000/- (Rupee Twenty five Lakhs only) to be paid by the Purchaser/Transferee to the Seller/Transferor towards the said Building Shed. Out of which Rs 7,00,000 (Rs. Seven lakhs only) vide Cheque no. 414652 dated 2nd July 2021, drawn on State Bank of India, Nehru Place, New Delhi, Only is paid by the Purchaser/Transferee to the Seller/Transferor as earnest money at the time of execution of the agreement by cheque issued by the receipt whereof is hereby acknowledged by the Seller/Transferor, as per the mutual arrangement between the parties.

AND THIS DEED FURTHER WITNESSTH that the Stamp Duty and the Registration charges payable in respect of these presents as applicable in the State of Madhya Pradesh shall be borne and paid by the Purchaser/Transferee alone. The development charges is not applicable by MPIDC currently. But in case at the time of execution of transfer, if the same is made applicable by MPIDC this agreement would be treated as null and void. The Seller/Transferor would refund the earnest money to the Purchaser/Transferor.

AND THIS DEED FURTHER WITNESSTH that the Seller/Transferor both hereby unconditionally, totally and completely indemnify the Purchaser/Transferee for all times hereafter, in respect of all and any outstanding amount, which may be due and payable in respect of the said Building prior to the execution of these presents.

AND THAT the Seller/Transferor hereby declares that:

- I. He is the sole and absolute owner/lease holder of the said Building on plot no 4 and 5.
- II. He has full power and authority to sell/transfer the said Building situated on plot no. 4&5.



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- III. The said Building is presently in his exclusive possession.
- IV. There is no attachment or prohibitory order or litigation whereby he is restrained or prohibited from selling/transferring the said and the same is free from all encumbrances, pledge, charges, liens and/ or claims (including tax liability), in respect of the said Building and no Court of Private Receiver has been appointed in respect thereof and his title to the said Building is clear and marketable on said plot no. 4&5
- V. He has not entered into any agreement or arrangement for the sale, disposal, transfer, lease or encumbrances of whatsoever nature in respect of the said Building with any other party and that no person whomsoever has any claim, demand or right of any nature whatsoever into or upon or in respect of the said Building.
- VI. That the Purchaser/Transferee shall complete the transaction of Sale/transfer of the said premises within 31.12.21 and in this regard time shall be the essence of contract, except to any natural cause.
- X. The Seller/Transferor hereby represents that he has duly paid all rents, rates and taxes and outgoings in respect of the said Building up to the date of these presents and the Seller/Transferor agrees and confirms that all municipal taxes, maintenance charges, property taxes, water charges, electricity charges and all other outgoings in respect of the said Building, whether demanded or not, and all increases in respect thereof, if any with respect to the period prior to the date of completion of the transaction shall be borne and paid by the Seller/Transferor alone and the Seller/Transferor hereby indemnifies and shall keep indemnified for all times hereafter, the Purchaser/Transferee from and against all such payments by the Seller/Transferor in respect of the said Building due till the date of completion of transaction and if any such amount is recovered from the Purchaser/Transferee relating to the said Building prior to the date of completion of the transaction, the same shall be made good by the Seller/Transferor.
- XI. That the said Building standing on the said Leasehold Land has been constructed in accordance with the duly sanctioned plans by the concerned authorities and there have been no violations of whatsoever nature of the duly sanctioned plans in respect of the construction of the said Building.

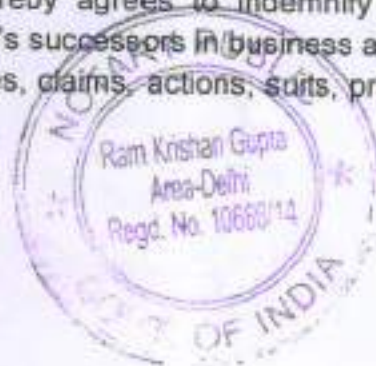
AND THAT the Seller/Transferor both hereby agrees to indemnify and keep indemnified the Purchaser/Transferee and it's successors in business and assigns from and against any and all demands, dues, claims, actions, suits, proceedings,



12.9 JUL 2021

- III. The said Building is presently in his exclusive possession.
- IV. There is no attachment or prohibitory order or litigation whereby he is restrained or prohibited from selling/transferring the said and the same is free from all encumbrances, pledge, charges, liens and/ or claims (including tax liability), in respect of the said Building and no Court of Private Receiver has been appointed in respect thereof and his title to the said Building is clear and marketable on said plot no. 4&5
- V. He has not entered into any agreement or arrangement for the sale, disposal, transfer, lease or encumbrances of whatsoever nature in respect of the said Building with any other party and that no person whomsoever has any claim, demand or right of any nature whatsoever into or upon or in respect of the said Building.
- VI. That the Purchaser/Transferee shall complete the transaction of Sale/transfer of the said premises within 31.12.21 and in this regard time shall be the essence of contract, except to any natural cause.
- X. The Seller/Transferor hereby represents that he has duly paid all rents, rates and taxes and outgoings in respect of the said Building up to the date of these presents and the Seller/Transferor agrees and confirms that all municipal taxes, maintenance charges, property taxes, water charges, electricity charges and all other outgoings in respect of the said Building, whether demanded or not, and all increases in respect thereof, if any with respect to the period prior to the date of completion of the transaction shall be borne and paid by the Seller/Transferor alone and the Seller/Transferor hereby indemnifies and shall keep indemnified for all times hereafter, the Purchaser/Transferee from and against all such payments by the Seller/Transferor in respect of the said Building due till the date of completion of transaction and if any such amount is recovered from the Purchaser/Transferee relating to the said Building prior to the date of completion of the transaction, the same shall be made good by the Seller/Transferor.
- XI. That the said Building standing on the said Leasehold Land has been constructed in accordance with the duly sanctioned plans by the concerned authorities and there have been no violations of whatsoever nature of the duly sanctioned plans in respect of the construction of the said Building.

AND THAT the Seller/Transferor both hereby agrees to indemnify and keep indemnified the Purchaser/Transferee and it's successors in business and assigns from and against any and all demands, dues, claims, actions, suits, proceedings,



12.9 JUL 2021

costs (including legal costs), charges and expenses, losses, damages, compensation, penalties and liabilities suffered or incurred by the Purchaser/Transferee and/ or it's successors in business and/ or permitted assigns what so ever and how so ever due to or on account of any defect in the title of the Seller/Transferor to the said Building as mentioned above and/ or by any reason of any of the statements, representations, declarations, assurances and covenants etc. contains herein being false or misleading in any way what so ever.

It is agreed and confirmed that in the event the Purchaser/Transferee fails to complete the transaction within the time as here in before stated, the Seller/Transferor shall be entitled to forfeit the earnest money paid to the Seller/Transferor by the Purchaser/Transferee and further cancel this Agreement in all respect.

It is further agreed that in the event the Seller/Transferor fails to complete the transaction with the time as here in before stated the Purchaser/Transferee shall be entitled to cancel this Agreement in such event the Seller/Transferor shall refund the earnest money to the Purchaser/Transferee.

THE SCHEDULE OF PROPERTY	:	
NAME OF THE INDUSTRIAL AREA	:	I.G.C. KHAIRI- BOREGAON
NAME OF TEHSIL	:	SAUSAR
NAME OF DISTRICT	:	CHHINDWARA (M.P.)
PLOT NO.	:	04 & 05
SIZE OF PLOT	:	9000 Sq. Mt. (2.25Acres) Approx.
CONSTRUCTED AREA OF BUILDING AND SHED ONLY	:	Approx 850 Sqft. (Single Storey)
SURROUNDED BY	:	
ON NORTH	:	Plot No. 26
ON SOUTH	:	24 mtr wide road
ON EAST	:	Plot no 3
ON WEST	:	Plot No. 06

IN WITNESS WHERE OF the parties here to have set their respective hands and signed this Agreement to Sale/Transfer at Sausar on the day, date first above written in the presence of attesting witnesses.

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WITNESSES :



VINEET MITTAL

2nd/12 FF2 SEC3

VAISHALI GUPTA

1) Signature of Transferor

For Wilson Fertilizers Limited



(Mohammad Sameer)

Director

2) Signature of Transferee

For Gulshan Polyols Ltd.



Ashwani Kumar Vats
(Authorized Signatory)



ATTESTED


NOTARY
DELHI (INDIA)

9 JUL 2021



INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

सत्यमेव जयते

Certificate No.	: IN-DL94779200276547T
Certificate Issued Date	: 08-JUL-2021 11:21 AM
Account Reference	: IMPADIC (IVY) d1891203/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL0189120387899098422807T
Purchased by	: ALLIANCE SYNTHETIC LATEX
Description of Document	: Article 23-A Sale Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ALLIANCE SYNTHETIC LATEX
Second Party	: GULSHAN POLYOLS LTD
Stamp Duty Paid By	: ALLIANCE SYNTHETIC LATEX
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

THIS Agreement is made and executed at Sausar, District. Chhindwara on this 8th July, 2021.

Between

M/S Alliance Synthetic Latex , through its Authorized Signatory Smt. Meena Jain W/O Shri Anil Jain, R/O 36 Doble layout, Surya Nagar, Nagpur , Maharashtra, having it's office at Plot no 6&7, hereinafter referred to as the "Seller/Transferor" (which expression

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shall, unless repugnant to the context or meaning thereof, always mean and include the said SELLER/TRANSFEROR, and is empowered, as well as their respective heirs, legal representatives, executors, administrators, successors & assigns of the ONE PART.

And

M/S Gulshan Polyols Ltd., Through its authorized signatory Shri Ashwani Kumar Vats Son of Late Shri Mahesh Chandra Sharma, having its registered office at G-81, Preet Vihar, Delhi-110092 hereinafter called the "PURCHASER/TRANSFeree", and is empowered as per the company resolution, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said PURCHASER/TRANSFeree, as well as his heirs, legal Representatives, executors, administrators, successors, and assigns of the SECOND PART.

In this Deed, the Seller/Transferor and the Purchaser/Transferee are collectively referred to as "the Parties" and severally as "the Party".

WHEREAS :

A. By and under a Deed Registered on dated 8th October, no.2020/3238 Jabalpur, executed by and between the Governor of Madhya Pradesh acting through the Managing Director, M.P. Audyogik Kendra Vikas Nigam (J) Ltd., Jabalpur, therein referred to as the Lesser of the One Part M/S Alliance Synthetic Latex (being the Seller/Transferor herein) therein referred to as the Lessee of the Other Part, the Lesser therein granted a lease to the Lessee (being the Seller/Transferor herein) of all that piece and parcel of leasehold land bearing Plot No. 06& 07, Boregaon Growth Centre, Tehsil. Sausar, District. Chhindwara, Madhya Pradesh ad measuring approximately 8000 square meters equivalent to 2.00 acres situated at IGC Boregaon, village Boregaon, Tehsil. Sausar of Chhindwara District "said Leasehold land" on the terms and conditions and for the consideration more particularly set out therein.

B. Pursuant to and as provided in the said Deed on dated 6/11/2020, the Seller/Transferor has constructed on the said Leasehold Land an administrative building area measuring approximately 900 sq meter double/Single storied, On Plot No. 06 & 07 Boregaon Growth Centre, Tehsil. Sausar, District. Chhindwara, Madhya Pradesh hereinafter referred to as the "said Building" is situated on Plot no. 6 & 7.

C. The Seller/Transferor has agreed to sell and transfer to the Purchaser/Transferee and the Purchaser/Transferee have agreed to purchase and acquire all the



6-9 JUL 2020

Seller/Transferor's right, title and interest in the said Building shed for its use in their suitable manner which is situated at Plot no. 6&7 free from all encumbrances at and for a total consideration of Rs. 30,00,000/- (Rupees Thirty lakhs only).

D. The Parties hereto are now desirous of recording the terms and conditions upon which the Seller/Transferor shall sell/transfer to the Purchaser/Transferee and the Purchaser/Transferee shall purchase/transfer and acquire the said Building, situated at Plot no.6&7.

NOW THIS DEED WITNESSETH in the premises aforesaid and in total consideration of the sum of Rs. 30,00,000/- (Rupee Thirty Lakhs only) to be paid by the Purchaser/Transferee to the Seller/Transferor towards the said Building Shed. Out of which Rs 7,00,000 (Rs. Seven Lakhs only) vide Cheque no. 414653 dated-2nd July, 2021, drawn on State Bank of India, Nehru Place, New Delhi Only is paid by the Purchaser/Transferee to the Seller/Transferor as earnest money at the time of execution of the agreement by cheque issued by the receipt whereof is hereby acknowledged by the Seller/Transferor, as per the mutual arrangement between the parties.

AND THIS DEED FURTHER WITNESSTH that the Stamp Duty and the Registration charges payable in respect of these presents as applicable in the State of Madhya Pradesh shall be borne and paid by the Purchaser/Transferee alone. The development charges is not applicable by MPIDC currently. But in case at the time of execution of transfer, if the same is made applicable by MPIDC this agreement would be treated as null and void. The Seller/Transferor would refund the earnest money to the Purchaser/Transferor.

AND THIS DEED FURTHER WITNESSTH that the Seller/Transferor both hereby unconditionally, totally and completely indemnify the Purchaser/Transferee for all times hereafter, in respect of all and any outstanding amount, which may be due and payable in respect of the said Building prior to the execution of these presents.

AND THAT the Seller/Transferor hereby declares that:

- I. He is the sole and absolute owner/lease holder of the said Building on plot no 6 and 7.
- II. He has full power and authority to sell/transfer the said Building situated on plot no.6 & 7.
- III. The said Building is presently in his exclusive possession.

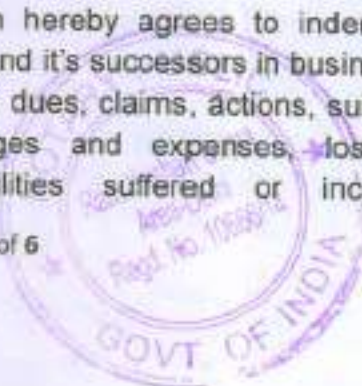
- 9 JUL 2021



- IV. There is no attachment or prohibitory order or litigation whereby he is restrained or prohibited from selling/transferring the said and the same is free from all encumbrances, pledge, charges, liens and/ or claims (including tax liability), in respect of the said Building and no Court of Private Receiver has been appointed in respect thereof and his title to the said Building is clear and marketable on said plot no 6 & 7.
- V. He has not entered into any agreement or arrangement for the sale, disposal, transfer, lease or encumbrances of whatsoever nature in respect of the said Building with any other party and that no person whomsoever has any claim, demand or right of any nature whatsoever into or upon or in respect of the said Building.
- VI. That the Purchaser/Transferee shall complete the transaction of Sale/transfer of the said premises within 31.12.21 and in this regard time shall be the essence of contract, except to any natural cause.
- X. The Seller/Transferor hereby represents that he has duly paid all rents, rates and taxes and outgoings in respect of the said Building up to the date of these presents and the Seller/Transferor agrees and confirms that all municipal taxes, maintenance charges, property taxes, water charges, electricity charges and all other outgoings in respect of the said Building, whether demanded or not, and all increases in respect thereof, if any with respect to the period prior to the date of completion of the transaction shall be borne and paid by the Seller/Transferor alone and the Seller/Transferor hereby indemnifies and shall keep indemnified for all times hereafter, the Purchaser/Transferee from and against all such payments by the Seller/Transferor in respect of the said Building due till the date of completion of transaction and if any such amount is recovered from the Purchaser/Transferee relating to the said Building prior to the date of completion of the transaction, the same shall be made good by the Seller/Transferor.
- XI. That the said Building standing on the said Leasehold Land has been constructed in accordance with the duly sanctioned plans by the concerned authorities and there have been no violations of whatsoever nature of the duly sanctioned plans in respect of the construction of the said Building.

AND THAT the Seller/Transferor both hereby agrees to indemnify and keep indemnified the Purchaser/Transferee and it's successors in business and assigns from and against any and all demands, dues, claims, actions, suits, proceedings, costs (including legal costs), charges and expenses, losses, damages, compensation, penalties and liabilities suffered or incurred by the

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Purchaser/Transferee and/ or it's successors in business and/ or permitted assigns what so ever and how so ever due to or on account of any defect in the title of the Seller/Transferor to the said Building as mentioned above and/ or by any reason of any of the statements, representations, declarations, assurances and covenants etc. contains herein being false or misleading in any way what so ever.

It is agreed and confirmed that in the event the Purchaser/Transferee fails to complete the transaction within the time as here in before stated, the Seller/Transferor shall be entitled to forfeit the earnest money paid to the Seller/Transferor by the Purchaser/Transferee and further cancel this Agreement in all respect.

It is further agreed that in the event the Seller/Transferor fails to complete the transaction with the time as here in before stated the Purchaser/Transferee shall be entitled to cancel this Agreement in such event the Seller/Transferor shall refund the earnest money to the Purchaser/Transferee.

Dr

THE SCHEDULE OF PROPERTY :

NAME OF THE INDUSTRIAL AREA : I.G.C. KHAIRI- BOREGAON

NAME OF TEHSIL : SAUSAR

NAME OF DISTRICT : CHHINDWARA (M.P.)

PLOT NO. : 06 & 07

SIZE OF PLOT : 8000 Sq. Mt. (2.00Acres) Approx.

CONSTRUCTED AREA OF BUILDING AND SHED ONLY : Approx. 900 Sq.meter.
(Single /double Storey)

ON

SURROUNDED BY :

ON NORTH : Plot No. 26

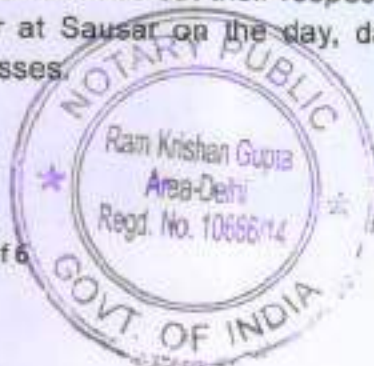
ON SOUTH : 24 mtr wide road

ON EAST : Plot no 5

ON WEST : Plot No. 08

On

IN WITNESS WHERE OF the parties here to have set their respective hands and signed this Agreement to Sale/Transfer at Sausar on the day, date first above written in the presence of attesting witnesses.



WITNESSES :



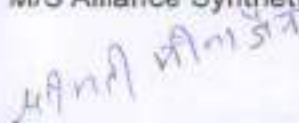
VINEET MITTAL

200/13FF2 SCC3

VAISHALI GUPTA

1) Signature of Transferor

For M/S Alliance Synthetic Latex



(Smt Meena Jain)

Proprietor

Pan no AAKPJ6895L

2) Signature of Transferee

For Gulshan Polyols Ltd.

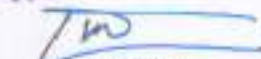


Ashwani Kumar Vats
(Authorized Signatory)

ADHARCARDNO... 253353742517



ATTESTED


NOTARY
DELHI (INDIA)

9 JUL 2021

9 JUL 2021