

1035
2022

1035
1001
2022

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

R.M. Rao
DA 545299

524 Date 16/2/2022 Rs. 100/-

RUTTALA MALLESWARA RAO
Licenced Stamp Vendor
03-07-30/2011 RL 03-07-12/2021
D.No.3-71, Peddipalem Village
Makavarapalem (Md.), Visakhapatnam Dt., A.P.

to Sr/Smt. PAJSON AGRO INDIA PRIVATE LIMITED, NEW DELHI

Its Director: Mr. Aayush Jain S/o. Vijay Kumar.

SALE DEED

This Sale Deed is made and executed on this the **16th day of February, 2022** ("Sale Deed") by and between:

OLAM AGRO INDIA PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and validly subsisting under the Companies Act, 2013 bearing CIN U85110HR2006PTC048628, having its registered office at DLF Building No. 8, Tower A, 2nd Floor, DLF Cyber City, Gurgaon, Haryana-122002, India, represented by its Director, **Mr.K.S.Ramarathinam**, S/o. Srinivasarathinam Kuppurathinam, aged about 46 years, duly authorized pursuant to board resolution dated September 22, 2021 (hereinafter referred to as "**Vendor**", which term shall mean and include its successors, nominees and permitted assigns) of the **FIRST PART**;

AND

PAJSON AGRO INDIA PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 2013 bearing CIN U01100DL2021PTC386740 having its registered office at BN-23 West Shalimar Bagh, New Delhi - 110088, represented herein by its Director, **Mr. Aayush Jain**, S/o. Vijay Kumar Jain, aged about 33 Years, duly authorized by the resolution passed at a meeting of its board of directors held on October 18, 2021 (hereinafter referred to as the "**Purchaser**", which term shall mean and include its successors, nominees and permitted assigns) of the **SECOND PART**.

For Olam Agro India Private Limited

For PAJSON AGRO INDIA PVT. LTD

10-5-12 *[Signature]*
Director

A Aayush Jain

THIS DOCUMENT IS SCANNED

1035/2022

104
2022

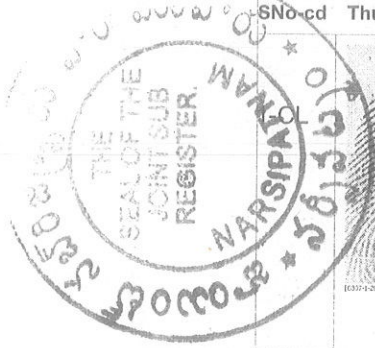
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Narsipatnam along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act 1908 and fee of Rs. 1078390/- paid between the hours of _____ and _____ on the 16th day of FEB, 2022 16th day of FEB, 2022 16th day of FEB, 2022 by Sri K.S.Ramarathinam *K.S. Ramarathinam*



Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SNo-cd	Thumb Impression	Photo	Aadhar Photo	Address	Signature/Ink Thumb Impression
		 AAYUSH JAIN [R] PAJSON AG [0307-1-2022-1001]	 NO IMAGE FOUND	AAYUSH JAIN[R]PAJSON AGRO INDIA PRIVATE LIMITED REPRESENT SHALIMAR BAGH S.O, NORTH WEST DELHI	<i>Aayush Jain</i>
2-EX		 RAMARATHINAM [R] OLAM AG [0307-1-2022-1001]	 NO IMAGE FOUND	RAMARATHINAM[R]OLAM AGRO INDIA PRIVATE LIMITED REPRESENT GUDIYATHAM, GUDIYATHAM TALUKA,VELL ORE	<i>K.S. Ramarathinam</i>



Bk - 1, CS No 1001/2022 & Doct No 1035/2022 Sheet 1 of 10
JOINT SUBREGISTRAR32 Narsipatnam

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 AHAMED SHAIK ::16/02/2022 [0307-1-2022-1001]	AHAMED SHAIK S/O SARDARSHAIK SRIKAKULAM TOWN MANDAL SRIKAKULAM DIST	<i>Ahamed Shaik</i>
2		 G SHANKAR::16/02/2022.12:00 [0307-1-2022-1001]	G SHANKAR S/O LAXMANARAO RAKODU VILLAGE VIZAYANAGARAM MANDAL VIZAYANAGARAM DIST	<i>G. Shankar Rao</i>

16th day of February, 2022

Signature of JOINT SUBREGISTRAR32

[Signature]



WHEREAS, the Vendor represents to the Purchaser that, he is the, sole absolute & legal owner and is seized and possessed of and otherwise is well and sufficiently entitled to all that piece and parcel of land admeasuring Acres Guntas/Cents equivalent to 6.795Cents, situated at **Janakiramapuram** Village, Kusaralapudi Revenue, Rolugunta Mandal, Visakhapatnam District, Andhra Pradesh, PIN-531114, on which construction comprising of RCN storage shed to the extent of 50,789 square feet and industrial sheds to the extent of 57,920 square feet has been carried as more particularly described in the Schedule (hereinafter referred to as the "**Scheduled Property**")

AND WHEREAS, the Scheduled Property was purchased in parts by the Vendor in the following manner:

SL.No	SURVEY No.	AREA (ACRES)	Document No.	Purchased by
1	11/1	0.18 ½	521/2006 ✓	Olam Exports (India) Limited (now known as Olam Agro India Private Limited)
2	11/1	0.23	523/2006 ✓	Olam Exports (India) Limited (now known as Olam Agro India Private Limited)
3	11/1	1.28	522/2006 ✓	Olam Exports (India) Limited (now known as Olam Agro India Private Limited)
4	11/1	0.27	1603/2014 ✓	Olam Agro India Limited (now known as Olam Agro India Private Limited)
5	11/2	0.18	735/2006 ✓	Olam Exports (India) Limited (now known as Olam Agro India Private Limited)

For Olam Agro India Private Limited

K. S. Ranth...
Director

For PAJSON AGRO INDIA PVT. LTD.

Hayash Jain
Director

Narsipatnam

Endorsement:

Desc	In the Form of							
	Online	Stamp Papers	Challan u/s 41 of IS Act	Cash	SD u/s 16 of IS act	Stock Holding	DD/BC/ Pay Order	Total
SD	7009540	100	0	0	0	0	0	7009640
TD	0	NA	0	0		NA	0	0
RF	1078390	NA	0	0		NA	0	1078390
UC	300	NA	0	0		NA	0	300
TOT	8088230	100	0	0		0	0	8088330

NOTE: TD:Transfer Duty, SD:Stamp Duty, RF:Registration Fee, UC:=User Charges, TOT:Total, Desc:Description

Rs. 7009540/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1078390/- towards Registration Fees on the chargeable value of Rs. 107839000/- was paid by the party through ONLINE No ,51408049702021,51408040102021,51408074722021 Dated ,14-FEB-22,14-FEB-22,14-FEB-22

Date

16th day of February,2022

Signature of Registering Officer

Narsipatnam

Bk - 1, CS No 1001/2022 & Doct No 1035/2022. Sheet 2 of 10

JOINT SUBREGISTRAR32

Narsipatnam

1వ పుస్తకము 20...22... సంఖ్య 43
 ధూయ... 29... 1035/2022
 కంటరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 పర్మిట్ నెం. 307-1-20 22... ఇవ్వడమైనది.
 2022... పంజాబీబివేరి నెల... 18... తది

రిజిస్ట్రార్ అధికారి



6	11/2	0.06	1762/2014	Hemarus Industries Limited (now known as Olam Agro India Private Limited)
7	11/2	0.07	1763/2014	Hemarus Industries Limited (now known as Olam Agro India Private Limited)
8	11/2	0.78	1602/2014	Olam Agro India Limited (now known as Olam Agro India Private Limited)
9	11/2	0.33	1601/2014	Olam Agro India Limited (now known as Olam Agro India Private Limited)
10	11/2	0.68	734/2006	Olam Exports (India) Limited (now known as Olam Agro India Private Limited)
11	13/1	0.28½	525/2006	Olam Exports (India) Limited (now known as Olam Agro India Private Limited)
12	13/1	0.47	524/2006	Olam Exports (India) Limited (now known as Olam Agro India Private Limited)
13	13/1	0.71½	520/2006	Olam Exports (India) Limited (now known as Olam Agro India Private Limited)
14	13/2	0.94	1604/2014	Olam Agro India Limited (now known as Olam Agro India Private Limited)
15	13/2	0.32	1605/2014	Olam Agro India Limited (now known as Olam Agro India Private Limited)

For Olam Agro India Private Limited

K. S. Ranth...
Director

For PAJSON AGRO INDIA PVT. LTD.

August Jain
Director

Bk - 1, CS No 1001/2022 & Doct No

1035/2022.

Sheet 3 of 10

JOINT SUBREGISTRAR32
Narsipatnam



FOR PERSON WORD MEAN PAT FILE

Generated On:16/02/2022 12:31:47 PM



AND WHEREAS, the Vendor hereby represents to the Purchaser that, no person other than the Vendor has any right, title or interest of any manner whatsoever in respect of the Scheduled Property.

AND WHEREAS, the Purchaser has satisfied itself of the title of the Vendor and the condition of the Scheduled Property.

AND WHEREAS, the Vendor has offered to sell the Scheduled Property to the Purchaser representing that it is the absolute owner thereof, with uninhibited rights of alienation over the same and the Purchaser has agreed to purchase the Scheduled Property for the consideration as stated herein.

NOW THEREFORE IN CONSIDERATION HEREIN MENTIONED THIS SALE DEED WITNESSETH AS FOLLOWS: -

1. SALE

- 1.1 The Vendor hereby irrevocably grants, conveys, assigns, transfers and sells all of its rights, title and interest in the Scheduled Property to and in favour of the Purchaser together with all rights, title, interest, property, estate, appurtenances, easements, common ways, advantages, liberties thereto held and enjoyed and privileges whatsoever belonging thereto, to have and to hold the same as the absolute legal owner thereof, free from all encumbrances, attachments, mortgages, charges, claims or liabilities of any kind whatsoever, for the use of the Purchaser, its successors-in-title, nominees and assigns, absolutely and forever together with title deeds, writings, documents and all other evidences of title together with all structures, houses, yards, compound, sewer, fences, trees, drains, ways, paths, passages, common gullies, wells, water, water courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the Scheduled Property, or any part thereof.
- 1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Scheduled Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit or lawful eviction, interruption, claim and demand whatsoever from or by the Vendor.

For Olam Agro India Private Limited


Director

For PAJSON AGRO INDIA PVT. LTD.


Director

Bk - 1, CS No 1001/2022 & Doct No
1035/2022 Sheet 4 of 10 JOINT SUBREGISTRAR32
Narsipatnam.



ఆంధ్రప్రదేశ్ రాష్ట్రం నాటికల శాఖ



2. CONSIDERATION

- 2.1 The Vendor has agreed to sell the Scheduled Property, for the total consideration of **INR 7,48,18,300/- (Rupees Seven Crores Forty Eight Lacs Eighteen Thousand Three Hundred only)** (the "Sale Consideration") and the Purchaser has agreed to purchase the Scheduled Property for the said Sale Consideration. The Purchaser has paid to the Vendor Sale Consideration after deduction of income tax equivalent to 1% (one percent) of the Sale Consideration in the following manner in full and final payment of the consideration for sale of the Scheduled Property to the bank account number 003000047010 of the Vendor with Australia and New Zealand Banking Group Limited Bank, Branch Gurgaon Sector 43, PIN 122002, the receipt of which subject to getting the certificate of tax deducted at source is hereby acknowledged:

Sale Consideration:		Rs. 7,48,18,300
Less: 1% tax deducted at source:		Rs. 7,48,183
Balance :		Rs. 7,40,70,117
Paid on	21.10.2021	Rs. 1,87,04,575
Paid on	24.12.2021	Rs. 5,53,65,542

- 2.2 The Vendor confirms that the Purchaser has made the full and final payment in connection with the sale of Scheduled Property and no further payment needs to be made by the Purchaser towards sale of the Scheduled Property. The Vendor hereby acquits and discharges the Purchaser of any and all liability towards the Sale Consideration.

3. POSSESSION

The Vendor hereby delivers the vacant and peaceful possession of the Scheduled Property to the Purchaser on this day and the Purchaser confirms having received possession of the Scheduled Property. On a date suitable to the Purchaser, following the execution of this Sale Deed, the Vendor and the Purchaser shall have this Sale Deed duly registered before the competent **Sub-Registrar at Narsipatnam.**

For Olam Agro India Private Limited


Director

For PAJSON AGRO INDIA PVT. LTD.


Director

Bk - 1, CS No 1001/2022 & Doct No
1035/2022 Sheet 5 of 10
JOINT SUBREGISTRAR32
Narsipatnam



ఆంధ్రప్రదేశ్ రాష్ట్రం నార్సిపాతనం జిల్లా

Generated On:16/02/2022 12:31:47 PM




4. REPRESENTATIONS, WARRANTIES AND COVENANTS

The Vendor hereby represents, warrants, declares and covenants that:

- 4.1 The Vendor is the absolute owner of the Scheduled Property with uninhibited rights of alienation over the same. It has absolutely seized and possessed of and is otherwise well and sufficiently entitled to the Scheduled Property;
- 4.2 The Vendor is in possession and occupation and has exclusive rights over the Scheduled Property and there are no leases, sub-leases, tenancies, licenses or other rights of occupation in favour of any person in respect of the Scheduled Property;
- 4.3 The Vendor represents that the Vendor acquired the Scheduled Property in the manner set out in the recitals of this Sale Deed and the statements made in the recitals of this Deed are true, complete and accurate in all respects;
- 4.4 The Scheduled Property conforms to the description specified in the Schedule;
- 4.5 There are no easements, quasi-easements, restrictive covenants rights or watercourses or other rights or servitudes affecting the Scheduled Property;
- 4.6 There are no claims or charges whatsoever either for contribution, compensation, betterment, road making or repairs or otherwise outstanding and payable to the Government or any local body or private body, authority or person, in respect of the Scheduled Property. No notice for any acquisition is issued against the Scheduled Property or any part thereof;
- 4.7 That no acts, deeds or things are done which are likely to curtail, restrict or prejudice Vendor's right to convey or prevent Vendor from conveying the Scheduled Property or any part thereof to the Purchaser;
- 4.8 The Scheduled Property is not the subject matter of any acquisition or requisition proceedings under any law for the time being in force;
- 4.9 The Vendor has not entered into any arrangement or agreement to sell or otherwise, with any third party/ies in respect of the Scheduled Property;

For Olam Agro India Private Limited


Director

For PAJSON AGRO INDIA PVT. LTD.


Director

Bk - 1, CS No 1001/2022 & Doct No

1035/2022. Sheet 6 of 10

JOINT SUBREGISTRAR32

Narsipatnam



Generated On:16/02/2022 12:31:47 PM



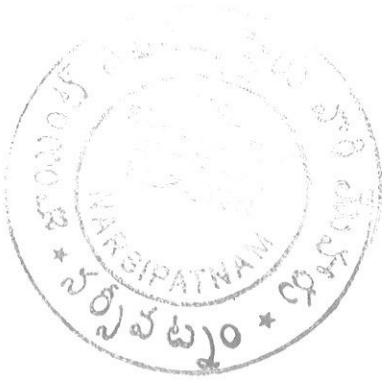
Bk - 1, CS No 1001/2022 & Doct No

1035/2022

Sheet 7 of 10

JOINT SUBREGISTRAR32

Narsipatnam



FOR PAPER AGRO INDIA PVT. LTD.

Generated On:16/02/2022 12:31:47 PM



8. **PERMANENT ACCOUNT NUMBER**

The Permanent Account Number of the Vendor and the Purchaser are as under:

Vendor: PAN No : AABCH6830P

Purchaser PAN No : AAMCP3063H

9. **MISCELLANEOUS**

- 9.1 This Sale Deed contains the entire understanding of the Parties in relation to the sale of the Scheduled Property by the Vendor in favour of the Purchaser and supersedes all previous agreements / arrangements in relation to the Scheduled Property between the Vendor and the Purchaser.
- 9.2 This Sale Deed shall be governed by and construed and interpreted in accordance with the laws of India and the courts at Visakhapatnam, Andhra Pradesh shall have exclusive jurisdiction over any disputes arising between the Parties in relation to this Sale Deed.
- 9.3 The Purchaser on and from the date of execution of this Sale Deed written above shall be responsible for all costs and outgoes on the Scheduled Property and if any outstanding dues to any authority which have not been raised or paid by the said date of execution shall be borne by the Vendor.

IN WITNESS WHEREOF, the Vendor and Purchaser have signed on this Sale Deed with their own free will and consent on this day month and year above mentioned in the presence of the following witnesses.

For Olam Agro India Private Limited

Director

For PAJSON AGRO INDIA PVT. LTD.

Director

Bk - 1, CS No 1001/2022 & Doct No

1035/2022

Sheet 8 of 10 JOINT SUBREGISTRAR32

Narsipatnam



SCHEDULED PROPERTY

All that land admeasuring Ac 6.795 cts equal to **32887.80 Square yards** on which construction comprising of **RCN storage sheds** to the extent of **50,789 square feet** and **industrial sheds** to the extent of **57,920 square feet**, Door No. 3-53, Panchayat Assessment No. 453/2020-21, bearing **Survey No.11-1,11-2,13-1 and 13-2** situated at **Janakirampuram** Village, Janakirampuram Grama Panchayat, **Kusaralapudi Revenue**, Rolugunta Mandal, Visakhapatnam District, Andhra Pradesh, PIN- 531114, and bounded by :

North :: Subbaraidupalem to Rolugunta Road
South :: Other Farmer's Land
East :: Other Farmer's Land
West :: Other Farmer's Land

SKETCH OF THE SCHEDULED PROPERTY TO BE APPENDED

For Olam Agro India Private Limited


Director

For PAJSON AGRO INDIA PVT. LTD.


Director

Bk - 1, CS No 1001/2022 & Doct No

1035/2022

Sheet 9 of 10 JOINT SUBREGISTRAR32

Narsipatnam



RULE III STATEMENT – MARKET VALUE OF THE PROPERTY

Village	Survey no./door no.	Extent	Market Value per Acre/ square yard/	Total value
Janakirampuram (Kusarlapudi Revenue)	11-1, 11-2, 13-1, 13-2.	32887.80 Sq.yds	Rs. 550	18088290
		RCN Sheds 50789 Sft Industrial Sheds 57920Sft	-	89750710
Total				107839000

For Olam Agro India Private Limited

C-S. Parthasarathy

Director

For PAJSON AGRO INDIA PVT. LTD.

Arjun Jain

Director

WITNESSES:

1. *S. S. S. S.*
2. *A. S. S. S.*

Bk - 1, CS No 1001/2022 & Doct No
1035/2022.

Sheet 10 of 10

JOINT SUBREGISTRAR32
Narsipatnam



Generated On: 16/02/2022 12:31:47 PM

