STATE BANK OF INDIA

Sl. No. GSR / 001 : 422755

RECEIPT

STATE BANK OF INDIA Mehrauli Road, Gurgaon (01606) Branch Code No.

Received a sum of Rs. 8,18,125/-

(Rupees Eight lac Eighteen Thousand one Hundred Twenty Five Only *only)*

From Smt. / Shri International Green Scapes Ltd.

s/o, d/o, w/o ———

residing at ——— *for credit to Government of Haryana account towards Stamp Duty.*

STATE BANK OF INDIA

Date 23 AUG 2011

Place GURGAON

(Signatures of Authorised Officer)

SALE DEED

1.Kind of deed	=	Sale deed
2.Area of land	=	3 kanal 14 marlas 7 Sarsai.
3.Village	=	NAHARPUR KASAN.
4.Valued at	=	Rs.1,63,62,500/-
5.Stamp	=	Rs.8,18,125/-
6.Stamp No. & date	=	422755 D/t 23-8-2011 SBI M, Road, Gurgaon.

This deed of sale is made at GURGAON on this 26 day of August, 2011 by M/s Laxmi Banta Estates Developers (P) Ltd., 15, Shivaji

प्रलेख न: 1479 दिनाँक 26/08/2011

डीड सबंधी विवरण

डीड का नाम SALE OUTSIDE MC AREA

तहसील/सब-तहसील Manesar गांव/शहर नाहरपुर कासन स्थित नाहरपुर कासन

भवन का विवरण

भूमि का विवरण

चाही 3 Kanal 14.7 Marla

धन सबंधी विवरण

राशि 16,362,500.00 रुपये कुल स्टाम्प डयूटी की राशि 818,125.00 रुपये

स्टाम्प की राशि 818,125.00 रुपये रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये पेस्टिंग शुल्क 2.00 रुपये

रूपये

Drafted By: Parminder Yadav, Adv.

यह प्रलेख आज दिनाँक 26/08/2011 दिन शुक्रवार समय 3:00:00PM बजे श्री/श्रीमती/कुमारी M/s. Laxmi Banta Estates Developers Pvt. Ltd. thru Jainender Saraogi पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी 15, Shivaji Marg, New Delhi-110055 द्वारा पँजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/सयुँक्त पँजीयन अधिकारी
Manesar

श्री M/s. Laxmi Banta Estates Developers Pvt. Ltd. thru Jainender Saraogi(GPA)

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी thru:- Amit Mittal क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यो को दोनो पक्षो ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रूपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनो पक्षो की पहचान श्री/श्रीमती/कुमारी Perminder Yadav पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Sukhvinder पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Jai Karan निवासी Nanu Majra, Bahadurgarh, Jhajjar ने की।

साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी न:2 की पहचान करता है।

दिनाँक 26/08/2011

उप/सयुँक्त पँजीयन अधिकारी
Manesar

Marg, New Delhi-55 through its GPA Mr.Jainender Saraogi S/o Mr.K.B. Saraogi R/o A-10/410, Sahara Grace Apartments, MG Road, Gurgaon (HR), appointed vide GPA No.9 Dated 8.06.2011 registered in the office of Sub-Registrar, Manesar. GPA has not so far been cancelled. Hereinafter called the VENDOR.

The term and expression "VENDOR " where ever used in this deed, unless excluded by or repugnant to the subject or context, shall be deemed to mean and include the Vendor himself and his legal heirs, successors, administrators, liquidators, and assigns.

IN FAVOUR OF

M/S INTERNATIONAL GREEN SCAPES LTD, a company registered under the Companies Act 1956 having its office at B-16, First Floor, South Extension Part-I, New Delhi through its authorized signatory & Director Mr.Amit Mittal S/o Mr.Vijender Mittal , hereinafter called the VENDEE.

The term and expression "VENDEE " where ever used in this deed, unless excluded by or repugnant to the subject or context, shall mean and include the VENDEE itself and successors, administrators, liquidators, and assigns.

AND WHEREAS the VENDOR is absolute owner of agricultural land measuring **3 KANAL 14 MARLAS 7 SARSAI** bearing Khewat No.53 Khatauni No.64,65,66 **Rect No.3 killas No.4 min (4/4 Min) (1-11), 5(0-14), measuring** 2 Kanal 5 Marlas to the extent of 333/554 share comes to 1 Kanal 7 Marlas and Khewat No.128 Khatauni No.151 **Rect No.3 killas No.6/1 (2-0), 6/2 Min (1-19), measuring** 3 Kanal 19 Marlas to the extent of 213/352 share comes to 2 Kanal 7 Marlas 7 Sarsai total measuring 3 Kanal 14 Marlas 7 Sarsai situated in the Revenue Estate of village **NAHARPUR KASAN** Tehsil Manesar District Gurgaon by virtue of Jamabandi 2003-04 and Mutation NoS.1544 & 1545 Dated 14.9.2009 (Herein after called the "SAID LAND").

AND WHEREAS Vendor is in actual physical possession of the said land. The said LAND is free from all sorts of encumbrances, charges, liens , claims,

Reg. No.	Reg. Year	Book No.
1479	2011-2012	1



विक्रेता



क्रेता



गवाह



तहसीलदार

विक्रेता
Jainender Saraogi

क्रेता
thru:- Amit Mittal

गवाह 1:- Perminder Yadav गवाह 2:- Sukhvinder

demands, liabilities, injunctions, notifications, notices, disputes, decrees, appeals collateral securities, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers. Its documents of title are also not pledged with any Bank or society etc.

AND WHEREAS the VENDOR has good title, full right and absolute authority to sell, transfer and convey the said land; and that except the VENDOR, none else has any right title or interest whatsoever in the said LAND. The VENDOR intended to sell the said land and the VENDEE also agreed to purchase the same for a total consideration of Rs.1,63,62,500/- (Rupees One Crore Sixty Three Lac Sixty Two Thousand Five Hundred only) free from all sorts of encumbrances, charges, liens , claims, demands, liabilities, injunctions, notices, disputes, decrees, appeals, collateral securities, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers.

NOW THEREFORE THIS SALEDEED WITNESSETH AS UNDER;-

1. That in consideration of total sum of Rs.1,63,62,500/- (Rupees One Crore Sixty Three Lac Sixty Two Thousand Five Hundred only) being the entire consideration of the said LAND, having paid by the VENDEE and received by the VENDOR in the following manner, the receipt whereof the VENDOR doth hereby acknowledge and admit . The VENDOR by its free will, without any undue pressure of any kind and in possession of her all mental faculties doth hereby sell, assign, transfer and convey the said land **3 KANAL 14 MARLAS 7 SARSAI** situated in the Revenue Estate of village **NAHARPUR KASAN** Tehsil Manesar District Gurgaon with all rights, title, liberties, interest, benefits, ways, passages, advantages, easements and privileges, what so ever, appurtenant thereto and free from all sorts of encumbrances, charges, liens , claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers to have and to hold and enjoy the said LAND with all right and appurtenance , to use and reap the fruits, unto the VENDEE absolutely and for ever. The VENDEE has become full and absolute owner in possession of the said LAND conveyed, transferred and assigned to the VENDEE by the VENDOR for ever and is entitled to hold and enjoy all rights into and upon the said LAND.



Reg. No.	Reg. Year	Book No.
1479	2011-2012	1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1,479 आज दिनाँक 26/08/2011 को बही न: 1 जिल्द न: 117 के पृष्ठ न: 3 पर पैंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 33 के पृष्ठ सख्या 93 से 94 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

उप / सयुँक्त पैंजीयन अधिकारी
Manesar

दिनाँक 26/08/2011

2.The entire consideration of Rs.1,63,62,500/- (Rupees One Crore Sixty Three Lac Sixty Two Thousand Five Hundred only) has been received vide

D.D. No.025876 Dated 30.4.2011 for Rs.40,90,625/-

D.D. No.0261177 Dated 24.5.2011 for Rs.1,22,71,875/-

All drawn on HDFC Bank Ltd. Gurgaon.

by the VENDOR from the VENDEE. The VENDOR doth hereby admit and acknowledge the receipt whereof..

3.The VENDOR has made over and delivered actual , vacant and physical peaceful possession of the said LAND hereby conveyed by the VENDOR to the VENDEE

4.That all the expenses relating to this sale deed just like stamp duty, registration fees, engrossing and other miscellaneous expenses etc are borne and paid by the VENDEE.

5.That upon registration of these presents, the VENDOR, himself and his legal representatives have been left with no right, title, interest, claim or concern of any nature with the said land and the VENDEE has become the absolute owner thereof. The VENDEE shall have right to get the said LAND mutated to its own name in the Revenue Record and the mutation whereof sanctioned in its favour on the basis of this sale deed.

NOW THE VENDOR COVENANT WITH THE VENDEE AND DECLARE AS UNDER.:

A. That the VENDOR hereby also assures the VENDEE that the contents of these presents are true and the above said LAND hereby conveyed is of its absolute ownership; and that this sale deed is executed in all its entirety; and that the same is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers prior to this sale deed and if it is proved and found otherwise and any defect in the title of the VENDOR is found later on and the said LAND or part thereof is taken away or goes out of the possession of the

IN WITNESS WHEREOF, the parties hereto have duly executed this sale deed and have laid their respective hand in the presence of the witnesses on the day and date stated above. Drafted by (Parminder Yadav Adv.)

WITNESSES ;-

Parminder Yadav
Adv. Gurgaon

Sukhvinder

2. Sukhvinder S/. SH JAIKaran
V.P.O Nuna MAJRA
Teh BAHA Durgarh

VENDOR
(M/s Laxmi Banta Estates Developers (P) Ltd.
through Mr.Jainender Saraogi GPA

M/S INTERNATIONAL GREEN SCAPES LTD,
for VENDEE Mr.Amit Mittal

For International Green Scapes Ltd.

Director

1479
150
9
26/8/11

1
37-38
1
39

STATE BANK OF INDIA

Sl. No.
GSR / 001 : 422754

1504
30/8/2011

RECEIPT

STATE BANK OF INDIA

Udhyog Road, Gurgaon (01565) Branch _____ Code No. _____

Received a sum of Rs. 8,20,000/-

(Rupees Eight lac Twenty Thousand only — x — : — x — only)

from Smt. / Shri M/s International Green Scapes Ltd.

s/o, d/o, w/o _____ 45/A

residing at _____ for credit to Government of Haryana account towards Stamp Duty.

STATE BANK OF INDIA

Date : 23 AUG 2011

Place : GURGAON

1585

(Signatures of Authorised Officer)

30/8/11

SALE DEED

1.Kind of deed	=	Sale deed
2.Area of land	=	4 kanal 0 marlas 0 Sarsai.
3.Village	=	Nawada Fatehpur.
4.Valued at	=	Rs.1,64,00,000/-
5.Stamp	=	Rs.8,20,000/-
6.Stamp No. & date	=	422754 Dt 23 - 8 -2011 SBI M, Road, Gurgaon.

This deed of sale is made at GURGAON on this 30 day of Aug., 2011 by Hitesh, Rajesh sons and Smt.Nirupama, Neelam Daughters

N. Yadav Rajesh Neelam Nirupama 24/8/11

प्रलेख न: 1504 दिनाँक 30/08/2011

डीड सबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील Manesar	गांव/शहर नवादा फतेहपुर	स्थित नवादा फतेहपुर
भवन का विवरण		
भूमि का विवरण		
चाही	4 Kanal	
धन सबंधी विवरण		
राशि 16,400,000.00 रुपये	कुल स्टाम्प डयूटी की राशि 820,000.00 रुपये	
स्टाम्प की राशि 820,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रूपये		

Drafted By: Parvinder Yadav, Adv.

यह प्रलेख आज दिनाँक 30/08/2011 दिन मंगलवार समय 3:06:00PM बजे श्री/श्रीमती/कुमारी Hitesh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Chandan Singh निवासी Nawada Fatehpur, Manesar, Gurgaon द्वारा पँजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/सयुँक्त पँजीयन अधिकारी
Manesar

श्री Hitesh, Rajesh, Nirupama, Neelam, Sushila

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी thru:- Amit Mittal क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यो को दोनो पक्षो ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रूपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनो पक्षो की पहचान श्री/श्रीमती/कुमारी Parvinder Yadav पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Mangal Singh, Namberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Nawada Fatehpur, Manesar, Gurgaon गवाही न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी न:2 की पहचान करता है।

दिनाँक 30/08/2011

उप/सयुँक्त पँजीयन अधिकारी
Manesar

and Smt.Sushila Wd/o Chandan Singh Son of Umrao all R/o Village Nawada Fatehpur Tehsil Manesar Distt. Gurgaon (HR) in equal share , hereinafter called the VENDOR.

The term and expression "VENDOR " where ever used in this deed, unless excluded by or repugnant to the subject or context, shall be deemed to mean and include the Vendor himself and his legal heirs, successors, administrators, liquidators, and assigns.

IN FAVOUR OF

M/S INTERNATIONAL GREEN SCAPES LTD, a company registered under the Companies Act 1956 having its office at B-16, First Floor, South Extension Part-I, New Delhi, through its authorized signatory and Director Mr. Anil Mittal, hereinafter called the VENDEE.

The term and expression "VENDEE " where ever used in this deed, unless excluded by or repugnant to the subject or context, shall mean and include the VENDEE itself and successors, administrators, liquidators, and assigns.

AND WHEREAS the VENDOR is absolute owner of agricultural land measuring **4 KANAL 0 MARLAS 0 SARSAI** bearing Khewat No.20 Khata No.43 **Rect No.28 killas No.6/2 (3-4), 7(8-0), 14/1 (4-0), 17/2/1(0-16) measuring** 16 Kanal 0 Marlas to the extent of ¼ share comes to 4 Kanal 0 Marlas situated in the Revenue Estate of village **Nawada Fatehpur** Tehsil Manesar District Gurgaon by virtue of Jamabandi 2001-02 and Mutation No.919 Dated 7.5.2003 (Herein after called the "SAID LAND").

AND WHEREAS Vendor is in actual physical possession of the said land. The said LAND is free from all sorts of encumbrances, charges, liens , claims, demands, liabilities, injunctions, notifications, notices, disputes, decrees, appeals collateral securities, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers. Its documents of title are also not pledged with any Bank or society etc.

Reg. No.	Reg. Year	Book No.
1504	2011-2012	1



विक्रेता



क्रेता



गवाह



तहसीलदार

विक्रेता
Hitesh N. Yadav Rajesh Rajesh Nirupama Nirupama Neelam Neelam
Sushila सुशीला

क्रेता
thru:- Amit Mittal

गवाह 1:- Parvinder Yadav

गवाह 2:- Mangal Singh, Numberdar

AND WHEREAS the VENDOR has good title, full right and absolute authority to sell, transfer and convey the said land; and that except the VENDOR, none else has any right title or interest whatsoever in the said LAND. The VENDOR intended to sell the said land and the VENDEE also agreed to purchase the same for a total consideration of Rs.1,64,00,000/- (Rupees One Crore Sixty Four Lac only) free from all sorts of encumbrances, charges, liens , claims, demands, liabilities, injunctions, notices, disputes, decrees, appeals, collateral securities, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers.

NOW THEREFORE THIS SALEDEED WITNESSETH AS UNDER:-

1. That in consideration of total sum of Rs.1,64,00,000/- (Rupees One Crore Sixty Four Lac only) being the entire consideration of the said LAND, having paid by the VENDEE and received by the VENDOR in the following manner, the receipt whereof the VENDOR doth hereby acknowledge and admit . The VENDOR by its free will, without any undue pressure of any kind and in possession of her all mental faculties doth hereby sell, assign, transfer and convey the said land **4 KANAL 0 MARLAS 0 SARSAI** situated in the Revenue Estate of village **Nawada Fatehpur** Tehsil Manesar District Gurgaon with all rights, title, liberties, interest, benefits, ways, passages, advantages, easements and privileges, what so ever, appurtenant thereto and free from all sorts of encumbrances, charges, liens , claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers to have and to hold and enjoy the said LAND with all right and appurtenance , to use and reap the fruits, unto the VENDEE absolutely and for ever. The VENDEE has become full and absolute owner in possession of the said LAND conveyed, transferred and assigned to the VENDEE by the VENDOR for ever and is entitled to hold and enjoy all rights into and upon the said LAND.

2.The entire consideration of Rs.1,64,00,000/- (Rupees One Crore Sixty Four Lac only) has been received vide

D.D. No.026440 Dated 16.6.2011 for Rs.30,00,000/-

D.D. No.027399 Dated 25.8.2011 for Rs.2,20,000/-

D.D. No.026445 Dated 16.6.2011 for Rs.30,00,000/-

D.D. No.027400 Dated 25.8.2011 for Rs.2,20,000/-

Revised. Neelam Neerupma

Reg. No.	Reg. Year	Book No.
1504	2011-2012	1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख कमांक 1,504 आज दिनाँक 30/08/2011 को बही न: 1 जिल्द न: 117 के पृष्ठ न: 10 पर पैंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 34 के पृष्ठ सख्या 43 से 44 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनाँक 30/08/2011

उप / सदुंक्त पैंजीयन अधिकारी
Manesar

D.D. No.026443 Dated 16.6.2011 for Rs.30,00,000/-

D.D. No.027401 Dated 25.8.2011 for Rs.2,20,000/-

D.D. No.026442 Dated 16.6.2011 for Rs.30,00,000/-

D.D. No.027403 Dated 25.8.2011 for Rs.2,20,000/-

D.D. No.026441 Dated 16.6.2011 for Rs.30,00,000/-
Rs. 220000/-
Cash.

All drawn on HDFC Bank Ltd. Gurgaon.

And Rs.3,00,000/- cash.

by the VENDOR from the VENDEE. The VENDOR doth hereby admit and acknowledge the receipt whereof..

3.The VENDOR has made over and delivered actual , vacant and physical peaceful possession of the said LAND hereby conveyed by the VENDOR to the VENDEE

4.That all the expenses relating to this sale deed just like stamp duty, registration fees, engrossing and other miscellaneous expenses etc are borne and paid by the VENDEE.

5.That upon registration of these presents, the VENDOR, himself and his legal representatives have been left with no right, title, interest, claim or concern of any nature with the said land and the VENDEE has become the absolute owner thereof. The VENDEE shall have right to get the said LAND mutated to its own name in the Revenue Record and the mutation whereof sanctioned in its favour on the basis of this sale deed.

NOW THE VENDOR COVENANT WITH THE VENDEE AND DECLARE AS UNDER.:

A. That the VENDOR hereby also assures the VENDEE that the contents of these presents are true and the above said LAND hereby conveyed is of its absolute ownership; and that this sale deed is executed in all its entirety; and that the same is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments,

Neelam Neerumpuri

litigation and transfers prior to this sale deed and if it is proved and found otherwise and any defect in the title of the VENDOR is found later on and the said LAND or part thereof is taken away or goes out of the possession of the VENDEE on account of legal defect in the title of the VENDOR and the VENDEE suffers any loss due to aforesaid reason, then the assets and properties of the VENDOR i.e. movable and immovable shall be liable to make good the losses thus suffered by the VENDEE. The VENDOR also assures to keep the VENDEE indemnified against all losses, costs, damages and expenses accruing thereby to the VENDEE in this connection.

B. That the VENDOR doth hereby covenant with the VENDEE that the VENDOR shall render full assistance for the transfer of the said LAND in the Revenue Record to the name of the VENDEE and to have and cause the mutation of the said land made and affected in the Revenue Records in favour of the VENDEE at the costs of the VENDEE; and that the VENDOR shall from time to time and at all time hereafter at the request and the cost of the VENDEE make sign and submit all applications, affidavits, declaration, documents and papers and do and execute or cause to be done and executed all such acts, deeds and things whatsoever for the further better and more perfectly assuring the said land and every part thereof unto and to the use of the VENDEE in the manner aforesaid as shall or may be reasonably required.

C. That the said LAND has not been notified under section 4 and 6 or any section of the Land Acquisition Act 1884.

D. That all rates and cesses, land tax etc relating to the said LAND has been paid and shall be paid by the VENDOR till the date of registration of this sale deed and subsequent to it the VENDEE itself shall be liable and responsible for the payment of the same. If in future any kind of dues or charge payable by the VENDOR is found to be unpaid the VENDOR shall be liable to pay the same. In the case of default of the VENDOR the VENDEE has to pay the same, then VENDEE shall be entitled to recover the same from the VENDEE along with damages, interest and costs.

Neelam Neerupma

IN WITNESS WHEREOF, the parties hereto have duly executed this sale deed and have laid their respective hand in the presence of the witnesses on the day and date stated above.

WITNESSES :-

1.

VENDOR
Hitesh, Rajesh ,Smt.Nirupama,
Neelam , Smt.Sushila

2.

M/S INTERNATIONAL GREEN SCAPES LTD,
for VENDEE Mr.AnilMittal

For International Green Scapes Ltd.

Director

1504 1

153 71-72

9 .52

30/8/11

STATE BANK OF INDIA

Sl. No.

GSR / 001 : 422756

RECEIPT

STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01565) Branch Code No.

Received a sum of Rs. 24,60,000/-

(Rupees Twenty Four lac Sixty Thousand only —x— —x— only)

from ~~Smt. / Shri~~ M/s International Green Scapes Ltd.

s/o, d/o, w/o —N/A—

residing at New Delhi for credit to Government of Haryana account towards Stamp Duty.

STATE BANK OF INDIA

Date : 23 AUG 2011

Place : GURGAON

(Signatures of Authorised Officer)

SALE DEED

1.Kind of deed	=	Sale deed
2.Area of land	=	12 kanal 0 marlas 0 Sarsai.
3.Village	=	Nawada Fatehpur.
4.Valued at	=	Rs.4,92,00,000/-
5.Stamp	=	Rs.24,60,000/-
6.Stamp No. & date	=	422756 D/t 23 - 8 -2011 SBI M, Road, Gurgaon.

This deed of sale is made at GURGAON on this 17 day of 10, 2011 by Dalip Singh, Lakshman Singh, Sunder Lal Sons of Umrao S/o Yadu all R/o Village Nawada Fatehpur Tehsil Manesar Distt. Gurgaon (HR) in equal share , hereinafter called the VENDOR.

Yadav

दिनाँक 17/10/2011

प्रलेख न: 1986

डीड सबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील Manesar	गांव/शहर नवादा फतेहपुर	स्थित नवादा फतेहपुर
भवन का विवरण		
भूमि का विवरण		
चाही	1 Acre 4 Kanal	
धन सबंधी विवरण		
राशि 49,200,000.00 रुपये	कुल स्टाम्प डयूटी की राशि 2,460,000.00 रुपये	
स्टाम्प की राशि 2,460,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रूपये		

Drafted By: Parvinder Singh, Adv.

यह प्रलेख आज दिनाँक 17/10/2011 दिन सोमवार समय 4:23:00PM बजे श्री/श्रीमती/कुमारी Dalip Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Umrao निवासी Navada Fatehpur, Manesar, Gurgoan द्वारा पँजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/सयुँक्त पँजीयन अधिकारी
Manesar

श्री Dalip Singh, Lakhan Singh, Sunder Lal

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी thru:- Amit Mittal क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यो को दोनो पक्षो ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रूपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनो पक्षो की पहचान श्री/श्रीमती/कुमारी Parvinder Yadav पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Ashwani Chaudhary पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Ram Chander निवासी 507A, Hamilton Court, dlf-IV, Gurgaon साक्षी न: 1 ने की।हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी न:2 की पहचान करता है।

दिनाँक 17/10/2011

उप/सयुँक्त पँजीयन अधिकारी
Manesar

The term and expression "VENDOR" where ever used in this deed, unless excluded by or repugnant to the subject or context, shall be deemed to mean and include the Vendor himself and his legal heirs, successors, administrators, liquidators, and assigns.

IN FAVOUR OF

M/S INTERNATIONAL GREEN SCAPES LTD., a company registered under the Companies Act 1956 having its office at B-16, First Floor, South Extension Part-1, New Delhi, , hereinafter called the VENDEE, the company Authorises Mr.Amit Mittal, Director, through its resolution dt. 25August 2011 to execute the sale Deed.

The term and expression "VENDEE" where ever used in this deed, unless excluded by or repugnant to the subject or context, shall mean and include the VENDEE itself and successors, administrators, liquidators, and assigns.

AND WHEREAS the VENDOR is absolute owner of agricultural land measuring **12KANAL 0 MARLAS 0 SARSAI** bearing Khewat No.20 Khata No.43 **Rect No.28 Killas No.6/2 (3-4), 7(8-0), 14/1 (4-0), 17/2/1(0-16) measuring** 16 Kanal 0 Marlas to the extent of ¾ Share comes to 12 Kanal 0 Marlas situated in the revenue state of village **Nawada Fatehpur** Tehsil Manesar Dist. Gurgaon by virtue of Jamabandi 2001-02 and Mutation no.919 Dated 7-5-2003 (Herein after called the "Said Land").

AND WHEREAS Vendor is in actual physical possession of the said land. The said land is free from all Sorts of encumbrances, charges, liens ,claims, demands , liabilities , injunction , notifications ,notices, disputes, decrees, appeals collateral securities, sale, Mortgage, gifts, lease, tenancies , attachments, litigation and transfers .Its Documents of title are also not pledged with any bank or society etc.

AND WHEREAS the VENDOR has good title, full right and absolute authority to sell, transfer and convey the said land; and that except the VENDOR , none else has any right title or interest what so ever in the said LAND. The VENDOR intended to sell the said land and the VENDEE also

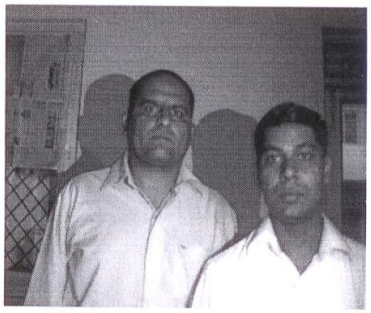
Reg. No.	Reg. Year	Book No.
1986	2011-2012	1



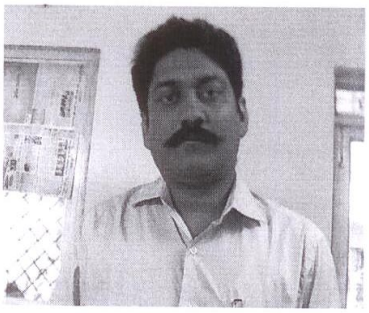
विक्रेता



क्रेता



गवाह



तहसीलदार

विक्रेता

Dalip Singh_____Lakhan Singh_____Sunder Lal_____

क्रेता

thru:- Amit Mittal_____

गवाह 1:- Parvinder Yadav_____गवाह 2:- Ashwani Chaudhary_____

agreed to purchase the same for a total consideration of Rs.49200000/- (Rupees Four Crore Ninety two Lac only) free from all sorts of encumbrances, charges, liens , claims, demands, liabilities, injunctions, notices, disputes, decrees, appeals, collateral securities, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers.

NOW THEREFORE THIS SALEDEED WITNESSETH AS UNDER;-

1. That in consideration of total sum of Rs.49200000 /- (Rupees Four Crore Ninety two Lac only) being the entire consideration of the said LAND, having paid by the VENDEE and received by the VENDOR in the following manner, the receipt whereof the VENDOR doth hereby acknowledge and admit . The VENDOR by its free will, without any undue pressure of any kind and in possession of their all mental faculties doth hereby sell, assign, transfer and convey the said land measuring **12 KANAL 0 MARLAS 0 SARSAI** situated in the Revenue Estate of village **Nawada Fatehpur** Tehsil Manesar District Gurgaon with all rights, title, liberties, interest, benefits, ways, passages, advantages, easements and privileges, what so ever, appurtenant thereto and free from all sorts of encumbrances, charges, liens , claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers to have and to hold and enjoy the said LAND with all right and appurtenance , to use and reap the fruits, unto the VENDEE absolutely and for ever. The VENDEE has become full and absolute owner in possession of the said LAND conveyed, transferred and assigned to the VENDEE by the VENDOR for ever and is entitled to hold and enjoy all rights into and upon the said LAND.

2.The entire consideration of Rs.49200000/- (Rupees Four Crore Ninety two Lac only) has been received vide

1. Ch No. 223218 for Rs. 16400000/- Dalip Singh
2. Ch No. 223219 for Rs. 16400000/- Lakshman Singh
3. Ch No. 223220 for Rs. 16400000/- Sunder Lal

Stamp Vendor

Reg. No.	Reg. Year	Book No.
1986	2011-2012	1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1,986 आज दिनाँक 17/10/2011 को बही नः 1 जिल्द नः 117 के पृष्ठ नः 130 पर पँजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 44 के पृष्ठ सख्या 21 से 22 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

उप / सयुँक्त पँजीयन अधिकारी
Manesar

दिनाँक 17/10/2011

by the VENDOR from the VENDEE. The VENDOR doth hereby admit and acknowledge the receipt whereof..

3.The VENDOR has made over and delivered actual , vacant and physical peaceful possession of the said LAND hereby conveyed by the VENDOR to the VENDEE

4.That all the expenses relating to this sale deed just like stamp duty, registration fees, engrossing and other miscellaneous expenses etc are borne and paid by the VENDEE.

5.That upon registration of these presents, the VENDOR, himself and his legal representatives have been left with no right, title, interest, claim or concern of any nature with the said land and the VENDEE has become the absolute owner thereof. The VENDEE shall have right to get the said LAND mutated to its own name in the Revenue Record and the mutation whereof sanctioned in its favour on the basis of this sale deed.

NOW THE VENDOR COVENANT WITH THE VENDEE AND DECLARE AS UNDER.:

A. That the VENDOR hereby also assures the VENDEE that the contents of these presents are true and the above said LAND hereby conveyed is of its absolute ownership; and that this sale deed is executed in all its entirety; and that the same is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers prior to this sale deed and if it is proved and found otherwise and any defect in the title of the VENDOR is found later on and the said LAND or part thereof is taken away or goes out of the possession of the VENDEE on account of legal defect in the title of the VENDOR and the VENDEE suffers any loss due to aforesaid reason, then the assets and properties of the VENDOR i.e. movable and immovable shall be liable to make good the losses thus suffered by the VENDEE. The VENDOR also assures to keep the VENDEE indemnified against all losses, costs, damages and expenses accruing thereby to the VENDEE in this connection.

B. That the VENDOR doth hereby covenant with the VENDEE that the VENDOR shall render full assistance for the transfer of the said LAND in the Revenue Record to the name of the VENDEE and to have and cause the mutation of the said land made and affected in the Revenue Records in favour of the VENDEE at the costs of the VENDEE; and that the VENDOR shall from time to time and at all time hereafter at the request and the cost of the VENDEE make sign and submit all applications, affidavits, declaration, documents and papers and do and execute or cause to be done and executed all such acts, deeds and things whatsoever for the further better and more perfectly assuring the said land and every part thereof unto and to the use of the VENDEE in the manner aforesaid as shall or may be reasonably required.

C. That the said LAND has not been notified under section 4 and 6 or any section of the Land Acquisition Act 1884.

D. That all rates and cesses, land tax etc relating to the said LAND has been paid and shall be paid by the VENDOR till the date of registration of this sale deed and subsequent to it the VENDEE itself shall be liable and responsible for the payment of the same. If in future any kind of dues or charge payable by the VENDOR is found to be unpaid the VENDOR shall be liable to pay the same. In the case of default of the VENDOR the VENDEE has to pay the same, then VENDEE shall be entitled to recover the same from the VENDEE along with damages, interest and costs.

IN WITNESS WHEREOF, the parties hereto have duly executed this sale deed and have laid their respective hand in the presence of the witnesses on the day and date stated above.

WITNESSES ;-

1.

2.

VENDOR
Dalip Singh, Lakshman Singh, Sunder Lal

M/S INTERNATIONAL GREEN SCAPES LTD,
for VENDEE Mr.Amit Mittal

वसीका नं. 1986 [illegible] 1

[illegible] 186 41-42 पर

[illegible] 1

[illegible] 9 189

दिनांक 17/10/11 को दर्ज रजिस्टर किया गया।

सब रजिस्ट्रार

मानेसर