

S.NO 600

DATE 23.06.2008

Certified under Section 42 of the Indian Stamp Act, 1889

that Stamp Duty of the amount of Rs. 3642500- (Rupees Thirty Six lac forty two thousand five hundred only.)

has been levied on this document and paid by M/s Nature ville Promoters Pvt Ltd- New Delhi

Through _____ vide Treasury Challan No. 7

dated 23.6.08 for Sale deed-52031250-



TREASURY OFFICER
CUM-COLLECTOR
GURGAON 23/6/08

SALE DEED

TYPE OF DEED : SALE DEED
VALUATION : Rs.5,20,31,250/-
STAMP DUTY : Rs. 36,42,500/-
STAMP NO./DATE :
AREA/TYPE : 9 kanals 5marlas or 1.15625 Acres/Agriculture
VILLAGE : Chauma Tehsil and District Gurgaon
DTP, Gurgaon NOC : 595 dated 4th June, 2008

THIS SALE DEED is executed at Gurgaon on this ____ day of June, 2008 by:

Deepak Chaudhary son of Sh. Om Prakash resident of 1, Canal Road, Vijay Nagar, Delhi-41, hereinafter referred to as '**Vendor**', which expression shall unless repugnant to the context mean and include his legal heirs, assigns, legal representatives, successors, administrator, Power of attorney holders and executors of the First Part;

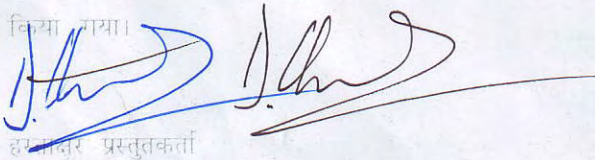
प्रलेख न: 8053

दिनांक 27/06/2008

डीड संबंधी विवरण		
डीड का नाम SALE WITH IN MC AREA		
तहसील/सब तहसील गुडगावा	गांव/शहर चौमा	स्थित चौमा
भवन का विवरण		
भूमि का विवरण		
चाही	1 Acre 1 Kanal 5 Marla	
धन संबंधी विवरण		
राशि 52,031,250.00 रुपये	स्टाम्प ड्यूटी की राशि 3,642,500.00 रुपये	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: H.R.Khatana, Adv.

यह प्रलेख आज दिनांक 27/06/2008 दिन शुक्रवार समय बजे श्री/श्रीमती/कुमारी Deepak
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Om Prakash निवासी 1, Canal Road, Vijay Nagar, Delhi द्वारा पंजीकरण हेतु प्रस्तुत
किया गया।


हस्ताक्षर प्रस्तुतकर्ता

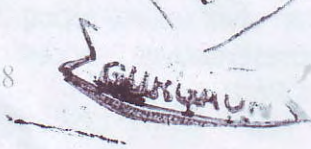

उप/सयुक्त पंजीयन अधिकारी
गुडगावा

श्री Deepak Chaudhary

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी thru:- Pappu Masih क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर
तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता
को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Himanshu Juneja पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी O.P. Juneja निवासी F-10, GF
B-05 श्री/श्रीमती/कुमारी H.R. Khatana पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Guadgaon ने की।
साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 को पहचान करता है।

दिनांक 27/06/2008




उप/सयुक्त पंजीयन अधिकारी
गुडगावा

IN FAVOUR OF

M/S Natureville Promoters Pvt. Ltd., a company duly incorporated and registered as per the provisions of the Companies Act, 1956 and having its registered office at "Natureville", W-82/A Greater Kailash II, New Delhi - 110 048, acting through its Authorized Signatory/Authorized Representative Shri. Pappu Masih, duly authorised by the Board of Directors, vide Resolution dated 23rd June, 2008 [hereinafter referred to as VENDEE] which expression unless the subject or context requires otherwise shall mean and include its successors, legal representatives, administrator and nominated assigns of the SECOND PART.

WHEREAS the VENDOR has represented that he is absolute owner in possession of land admeasuring 9 kanals 5 marlas, which is stated to be recorded in Jamabandi for the year 2000-01; situated within the revenue estate of Village Chauma, Tehsil and District Gurgaon, Haryana, (herein after referred to as the "**Said Land**"); more specifically detailed and described in the SCHEDULE 'A' OF THE PROPERTY, forming part and parcel of this sale deed, hereinafter referred to as 'said land' and vendor is intended to dispose off the said property to the interested party.

WHEREAS, the Vendor has assured and represented that the above lands are free from all encumbrances, charges, liens, exchanges, mortgages, attachments, agreement to sell (existing or expired), acquisition proceedings, litigations relating to the title or possession of the Said Land. He has further represented that he has not signed any agreement to sell or any kind of collaboration / development agreement (either valid or expired) with respect to the Said Land. The vendor has stated and assured that he is fully competent to sell, transfer, alienate and dispose of the Said Land. Any agreement of the Vendor with the Vendee prior to this agreement stands rescinded and cancelled by this agreement and shall have no effect.

WHEREAS the First Party/Vendor, is willing to sell the Said Land, which as per representation of the Vendor, is free from all encumbrances, charges, to the Second Party. Upon the said representation of the Vendor, The Second Party has agreed for a consideration amount of Rs.5,20,31,250/- (Rupees Five Crores Twenty Lacs Thirty One Thousand Two Hundred Fifty only) and accordingly the Vendee has consented to purchase the said land from the Vendor for the consideration mentioned hereinabove on the terms and conditions mutually agreed upon between the parties.

WHEREAS, relying upon the above assurances & representations of the vendor, the Purchaser has called upon the Vendor to convey the Said Land in favour of the Purchaser and accordingly, the Vendor is now executing these presents, being a Sale Deed, thereby conveying the Said Land in favour of the Purchaser/Vendee.

A handwritten signature in black ink is written over a large, vertical, purple ink stamp. The signature appears to be 'J. Masih'.

Reg. No.

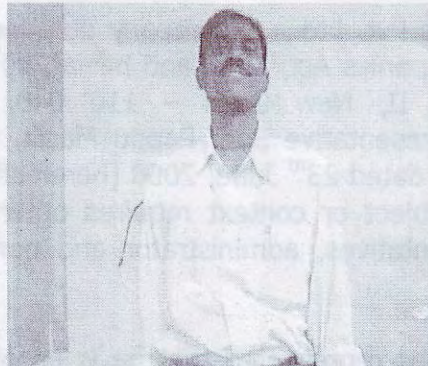
8053

Reg. Year

2008-2009

Book No.

1



विक्रेता
Deepak Chaudhary

क्रेता

गवाह

क्रेता
thru: Pappu Masih

puppu

गवाह 1:- Himanshu Jangra

Yshu

गवाह 2:- H.R.Khatana

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8,053 आज दिनांक 27/06/2008 को बही न: 1 जिल्द न: 9,753 के पृष्ठ न: 140 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 832 के पृष्ठ सख्या 52 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

दिनांक 27/06/2008

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा



NOW THIS SALE DEED WITNESSETH AS UNDER:

1. PROPERTY SOLD AND CONSIDERATION:

That the total consideration of the said land is Rs.5,20,31,250/- (Rupees Five Crores Twenty Lacs Thirty One Thousand Two Hundred Fifty only). The details of the payment of consideration by the vendee to the vendor, are as follows : -

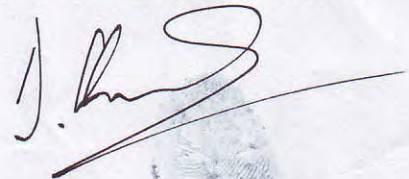
Name	Ch. No.	Date	Bank	Amount (Rs.)
Deepak Chaudhary	291212	6/5/2008	Citibank	50,00,000/-
Cash Amount				1,00,000/-
The Vendee has also handed over to the Vendor two post dated Cheques for the remaining consideration amount.				
Name	Ch. No.		Bank	Amount (Rs.)
Deepak Chaudhary	291274		Citibank	1,51,34,375/-
Deepak Chaudhary	291272		Citibank	3,17,96,875/-

The Vendor, upon receipt of the above amounts, which the vendor hereby acknowledges, hereby sell, convey, transfer and deliver to the Vendee and the vendee purchases from the vendor all the agricultural land measuring 9 kanals 5marlas together with rights, titles and interests in the said property, his total shares in the said land, all rights of easements, appurtenances patent or latent situated at Village Chauma Tehsil and District Gurgaon. The Vendor shall present the above cheques to his bank as per the dates as stated therein. The said Land for which the above consideration has been paid are as under:

"The Said Land" admeasuring 9 kanals 5 marlas is recorded in revenue records in the following manner :

- Land measuring 5kanals 14marlas being 114/294 share of total land measuring 14kanals 14marlas comprised in Khewat No. 27 & 28 Khatauni No. 39, Mustil/Rectangle No. 28, Kila No. 2(7-7), 3(7-7);
- Land measuring 3kanals being 60/154 share of total land measuring 7kanals 14marlas comprised in Khewat No. 1511, Khatauni No. 1686, Mustil/Rectangle No. 28, Kila no. 8/1(7-14);
- Land measuring 11marlas being 1/8 share of total land measuring 4kanals 8marlas comprised in khewat no. 42 khatauni no. 111/1 & 111/2 Mustil/Rectangle no. 21 killa no. 24/2(4-3), 24/2min(0-5);

All lands situated within the revenue estate of Village Chauma Tehsil and District Gurgaon, recorded so in Jamabandi for the year 2000-01.



2. That the VENDOR has assured and undertakes to the VENDEE that the VENDOR is the absolute owner in possession of the land measuring 9 kanals 5marlas. The Vendor does hereby for itself and its successors covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by, from, under, through or in trust for them, made done committed omitted or knowingly suffered to the contrary, THAT the Vendor now has good and rightful power and absolute authority to grant, release, convey and assure the Said Land hereby granted, released or assured or intended so to be, unto and to the use of the Purchaser forever in the manner aforesaid AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter, to peaceably and quietly enter upon, occupy, possess and enjoy the Said Land and of every part thereof, to use for their own use and benefit, without any interruption, claim or demand, whatsoever, from or by the Vendor or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them.
3. That vendor was recorded owner in possession of the different parcels of lands prior to the sanction of Mutation 9672, of partition and the said land was allocated to vendor after partition. In case, if the position prior to partition is resorted later on due to any reason whatsoever, then in that eventuality the vendee shall become absolute owner in possession of the property held by vendor prior to partition mutation no. 9672, in different khewats for which partition mutation no. 9672 was entered and sanctioned and in that case vendor shall have no objection.

4. **PAYMENT OF CONSIDERATION:**

That the total consideration of the said land of 9Kanals 5marlas is Rs.5,20,31,250/- (Rupees Five Crores Twenty Lacs Thirty One Thousand Two Hundred Fifty only). The Vendor hereby confirms and acknowledges that he has received the entire sale consideration for sale of the Said Land from the Purchaser/Vendee and that no other amount is either due or payable by the Purchaser either to the Vendor or to any other person/s claiming through the Vendor towards sale consideration for sale of the Said Land. However the vendor has received the cheques which shall be presented as per the dates stated therein and the same shall be subject to their encashment.

5. **COVENANTS OF THE VENDOR:**

- 5.1 The Vendor hereby sells, conveys, transfers, delivers and assigns to the Purchaser, all its rights, titles and interests in the Said Land, absolutely and forever.
- 5.2 The Vendor hereby covenants with the Purchaser that the Said Land is free and clear of any and all liens, encumbrances, charges or the like, including gift, mortgage, disputes, litigation, lis pendens, acquisition, requisition, attachment in the decree of any court, lien, court injunction, notices, trust, exchange, lease, legal flaws, claims,

and the vendor has not done anything whereby its title to the Said Land is impaired or affected, nor is it subject to any valid or subsisting or development thereof or undertaking in that behalf. The Said Land is not subject matter of any litigation, court proceedings, lis pendens, attachment, undertaking, guarantee or encumbrances or subject to any other valid and subsisting or lease/tenancy or licenses or management or power of attorney and is not subject to any lien, charge or trust.

- 5.3 The Vendor is bound by its representations with regard to the title of the Said Land and in the event any defect in the title is found or in case any representation is found to be untrue or incorrect then the Vendor shall indemnify and hold harmless the Purchaser against any claims, damages or other losses. The Vendor further declares and covenants that he has been left with no share in the lands mentioned in Schedule A of the property and he will not raise any objection to the sanction of mutation in favour of vendee. The vendor further assures and undertakes that he will always be available for execution of any supplementary or correction deed, if any, ever needed by vendee in respect of the lands mentioned above.
- 5.4 The Vendor covenants that it has obtained all clearances, permissions and no objections as required in relation to the sale of the Said Land to the Purchaser from the appropriate the Central or the State Government or any other authority, body, tribunal or instrumentality. The Vendor agrees to indemnify and keep indemnified the Purchaser against any losses that may accrue to the Purchaser as a result of any such default by the Vendor.
- 5.5 The Vendor confirms and declares that it has paid all the taxes and other dues in respect of the Said Land to the Revenue and other appropriate authorities including the Central or the State Government or any other authority, body, tribunal or instrumentality, till the date of execution of this Sale Deed.

The Vendor covenants with the Purchaser that it shall pay any other tax or levy or demand raised by any Government or Statutory Body in respect of the Said Land for the period prior to the date of this Sale Deed, irrespective whether such a demand is raised at any time hereafter.

- 5.6 The Vendor hereby confirms and declares that after receipt of the total sale consideration and handing over of the possession of the Said Land to the Purchaser, the Vendor is left with no right, title, claim or interest in the khewat(s) in which Said Land is situated and the Purchaser can enjoy all the rights, title and interest in the Said Land without any obstruction or hindrance from any person in any manner whatsoever.
- 5.7 The Vendor hereby agrees and undertakes to sign all such documents, at no cost to the Purchaser, as may be reasonably required by the Purchaser for purposes of getting the Said Land mutated in its name and more perfectly assuring the title to the Said Land.

6. **THE VENDOR HEREBY REPRESENTS TO PURCHASER THAT:**

- (a) The Vendor has valid and marketable title over the Said Land, with a subsisting right to make the transfer in the manner contemplated in this Sale Deed.
- (b) The Said Land is not subject to any requisition/acquisition by the Central or the State Government or any other authority, body, tribunal or instrumentality, and to the best of the Vendor's knowledge, there exists no event or circumstance which is likely to result in any requisition/ acquisition of the Said Land by the Central or the State Government or any other authority, body, tribunal or instrumentality.
- (c) The Vendor is the absolute and lawful owner and in possession of the Said Land in the records of the office of the Sub-Registrar as well as in the revenue records and other concerned records, and has a clean and unrestricted right thereto, and the Vendor has an absolute, unfettered and unrestricted right to sell and transfer the same to the Purchaser and execute this Sale Deed, as per the terms and conditions contained herein. Other than the Vendor, no other person has any right or lien of any nature or in any manner whatsoever over the Said Land.
- (d) The transfer of the Said Land by the Vendor to the Purchaser in the manner contemplated in this Sale Deed shall result in the purchaser becoming an absolute owner and in unrestricted and unhindered possession of the Said Land.
- (g) The Said Land is not subject to any easement rights.
- (h) The Said Land is not affected by or is subject to any of the land ceiling laws and there is no restriction or other legal impediment on transfer of the Said Land by the Vendor to the Purchaser.
- (i) The Vendor has full power and authority to execute, deliver and perform this Sale Deed, and the Vendor has taken all necessary action to authorise the execution, delivery and performance of this Sale Deed which constitutes its legal, valid and binding obligation enforceable against it in accordance with the terms hereof.
- (j) There are no pending litigation or proceedings of any nature whatsoever in connection with the Said Land that may affect or are likely to affect, the execution of this Sale Deed, the transfer thereof, or the Vendor's title to the Said Land.

Any prior agreement between the parties to this agreement, shall be superseded by this agreement and shall have no effect.

5. **HANDING OVER POSSESSION OF SAID LAND:**

The Vendor confirms and declares that it has already handed over the legal, vacant, actual physical and peaceful possession of the Said Land to the Purchaser and the Purchaser hereby confirms having received the legal, vacant, physical and peaceful possession of the Said Land, as stated above.

6. **STAMP DUTY AND REGISTRATION CHARGES AND SCHEDULE OF THE SAID LAND:**

The Purchaser has incurred the stamp duty, registration related charges for execution of registration of the Sale Deed. .

SCHEDULE 'A'

Description of the Said Land admeasuring 9 kanals 5marlas :

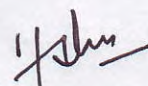
- (a) Land measuring 5kanals 14marlas being 114/294 share of total land measuring 14kanals 14marlas comprised in Khewat No. 27 & 28 Khatauni No. 39, Mustil/Rectangle No. 28, Kila No. 2(7-7), 3(7-7);
- (b) Land measuring 3kanals being 60/154 share of total land measuring 7 kanals 14 Marlas comprised in Khewat No. 1511, Khatauni No. 1686, Mustil/Rectangle No. 28, Kila no. 8/1(7-14);
- (c) Land measuring 11marlas being 1/8 share of total land measuring 4 Kanals 8 Marlas comprised in Khewat No. 42 Khatauni No. 111/1 & 111/2 Mustil/Rectangle No. 21 killa No. 24/2(4-3), 24/2min(0-5);

All lands situated within the revenue estate of Village Chauma Tehsil and District Gurgaon, recorded so in Jamabandi for the year 2000-01.

IN WITNESS WHEREOF the Vendor has signed this Sale Deed at the place, day, month and year first hereinabove written in the presence of following witnesses:

WITNESSES :

1.

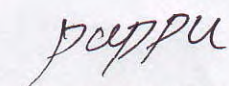

HIMANSHU JUNEJA
S/o SH. O. P. JUNEJA
F-10, GF, ROYALE CASA
SL-II, SEC-S6, GURGAON

2.


Hem Ram Khatana
Advocate
Distt. Courts, Gurgaon

Hem Ram Khatana
Advocate
Distt. Courts, Gurgaon


VENDOR


PURCHASER

CHIEF, A.

THE STATE OF TEXAS,
COUNTY OF DALLAS.

OF THE REGISTER



पत्तिका नं० ४०५३ अति. वही नं० ✓

जिल्द नं० 107/0 पृष्ठ नं० 65-66 पर

चस्था किया गया वही नं०

जिल्द नं० १११/१११ नं० १११

दिनांक 27-6-88 को दर्ज रजिस्ट्रार किया गया।

संयुक्त सब रजिस्ट्रार
गुड़गाँव

From :

District Town Planner,
Enforcement, Gurgaon

To :

Sh. Deepak Chowdhary s/o Sh. Om Parkash
Plot No-1, Canal Road, Vijay Nagar, Delhi

Memo No. 595 Dated 4/6/08

Sub : Issuance of NOC for the land falling outside Municipal Limit and in Urban Areas defined/notified under section 7-A of the Haryana Development and Regulation of Urban Areas Act, 1975 (Act. No. 8 of 1975).

Ref. : Your application

This office does not have any objection for registration of the sale of land for agriculture purpose in the office of Sub-registrar Gurgaon by

Sh./Smt. Deepak Chowdhary s/o Sh. Om Parkash for his

land situated in Khewat / Khata No. 2728/39, 1511/1686 Kh. No. / Kila No. 42/111/1, 111/2, 28/2, 3

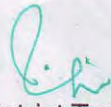
Kila 2 area 14-14 of 114/294 share 5-14 and 28/8/1(7-14) of 60/154 share 3-0 located in the revenue estate of village Choma having Hadbast Kila 2 area

No. 4-8 of 1/8 for total land area measuring 9 Kanal 5 Maala to 4-8 of 1/8

Sh. / M/s Natureville Promoters (P) Ltd

R/o Natureville W-82/A, Greater Kailash - II, N. Delhi the following conditions :-

- i) That the seller and buyer will not set up residential, commercial or industrial colony on the land / plot under consideration in violation of the provisions of Act No. 8 of 1975.
- ii) That this NOC will not provide immunity from any other Act or Rules applicable on the plot / land.


District Town Planner
Enforcement, Gurgaon

Endst. No.

Dated :

5-6-08

A copy is forwarded to the following for information & necessary action, please.

1. The Senior Town Planner, Gurgaon Circle, Gurgaon.
2. The Sub-Registrar, Gurgaon.


District Town Planner
Enforcement, Gurgaon

1	2	3	4	5	6	7	8	10	11	12	13	14	15
1104	1511		गणक चौधरी	अनुमान	50/8			अनुमान	50/8			50/	
	188		पूरा अनुमान		714				714				
			60/154		चाकी				चाकी				
			बाबा बिहारी					चि-म	154				
								60/154	154				
								कुल जोड़ = 9-5					

बाबा जी,
 तसदीक की बात
 पुनिक रिपोर्ट
 लल माना वसु

23/2/2009