


FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 58 of 2019

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Global Horizon Holdings Pvt. Ltd., B-2/201, Basement, Safdarjang Enclave, New Delhi-110029 for setting up of Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna-2016) over an area measuring 7.89375 acres in the revenue estate of village Dhunela, Sector-33, Sohna, Distt. Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:
 - (i) That the affordable residential plotted colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - (ii) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
 - (iii) That you will pay the Infrastructure Development Charges amounting to Rs. 97,03,599/- (Rs. Ninety seven Lacs three Thousand five Hundred ninety nine Only) in two equal installments. First Instalment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - (iv) That you will pay balance 75% EDC in six half yearly installments each with normal interest of 12% per annum and penal interest of 3% for the delay period in favour of Director, Town and Country Planning, Haryana.
 - (v) That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - (vi) That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - (vii) That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.



D.T.C.P. (Hr.)
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- (viii) The you will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to workout the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.
- (ix) That you understand that the development/ construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- (x) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- (xi) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority or any other agency and provisions of EDC facilities may take long time and you shall not claim any damages against the Department for loss occurred if any.
- (xii) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- (xiii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xiv) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- (xv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xvi) That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- (xvii) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of non inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. you shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.
- (xviii) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- (xix) That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric

services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.

- (xx) That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
 - (xxi) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
 - (xxii) That you will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
 - (xxiii) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
 - (xxiv) That no further sale has taken place after submitting application for grant of licence.
 - (xxv) That you shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
 - (xxvi) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
 - (xxvii) That you shall abide by the terms and conditions of the policy notified on 01.04.2016.
 - (xxviii) That you shall submit the necessary access permission from the competent authority before approval of zoning plan or start the development works at site whichever is earlier.
 - (xxix) That you shall remove the temporary structure / labour hut within one month from the issuance of licence.
 - (xxx) That you shall obtain the necessary permission from the competent authority before construction of road over the gas pipeline passing through the site.
 - (xxxi) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
3. That the 50% saleable area in the layout plan, to be issued alongwith the license alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy dated 01.04.2016. The area so freezed shall be allowed to sell only after completion of all Internal Development Works in the colony.
4. The licence is valid up to 07/03/2024.

Dated: The 08/03/2019.
Chandigarh


(K. Makrand Pandurang, I.A.S.)
Director, Town & Country Planning
Haryana, Chandigarh/1.
Email: tcp_haryana7@gmail.com

Endst. No. LC-3972-Asstt.(AK)/2019/ 7202

Dated: 09-03-2019

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

1. Global Horizon Holdings Pvt. Ltd., B-2/201, Basement, Safdarjang Enclave, New Delhi-110029 alongwith a copy of agreement, LC-IV B, Bilateral agreement & layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Deputy Secretary/Project Director, Ministry of Road Transport and Highway, G-5&6, Dwarka Sector-10, Delhi alongwith copy of land schedule with a request not to release the compensation / award announced vide notification dated 27.12.2018 for the land falling under khasra nos. 20/19/2 in the revenue estate of village Dhunela to the land owner company i.e. Signature Global Homes Pvt. Ltd.
7. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Addl. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Chief Engineer, HSVP, Panchkula.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram alongwith layout plan.
14. Senior Town Planner (E&V), Haryana, Chandigarh.
15. District Town Planner, Gurugram along with a copy of agreement and layout plan.
16. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
17. Nodal Officer (Website) to update the status on the website.




(Rajesh Kaushik)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

Detail of land owned by Global Horizon Holding Pvt.Ltd.

Village	Rect No	Killa No	Area (K-M)
Dhur-ela	35	1/2	2-7
		2/2	2-0
		3/2	2-7
		4/2	2-7
		7	8-0
		8/1	2-2
		9 min	6-8
		26 min	0-16
		10	8-0
		11/1min	3-4
		14/1/1	0-3
		14/1/2min	0-19
		14/2min	4-8
		12min	6-8
	36	4/2min	0-12
		7/1min	2-15
		5/2	2-7
		6	8-0
		Total	63-3

OR 7.89375 Acres


 Director,
 Town & Country Planning
 H-111, F-7/1, Islamabad

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V

(See Rule 12)

License No. 88 of 2022

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Global Horizon Holdings Pvt. Ltd., P-903-905, C-Wing, 9th Floor, JMD Megapolis, Sector- 48, Sohna Road- Gurugram for setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna - Affordable Plotted Housing Policy-2016 over an additional area measuring 0.25625 acres in addition to licence no. 58 of 2019 in the revenue estate of Dhunela, Sector-33, Sohna District Gurugram.

1. The particulars of the land, wherein the aforesaid affordable plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) That the affordable residential plotted colony under Deen Dayal Jan Awas Yojna will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
 - c) That applicant shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - d) That applicant shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
 - e) That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.
 - f) That applicant will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.
 - g) That applicant understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the



proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

- h) That applicant shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- i) That applicant shall make his own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehri Vikas Pradhikaran or any other execution agency.
- j) That applicant shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- k) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- m) That applicant shall use only LED fitting for internal lighting as well as campus lighting.
- n) That applicant shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- o) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per sft. to the Allottees while raising such demand from the plot owners.
- p) That applicant shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- q) That applicant shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- r) That applicant shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- s) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- t) That applicant will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- u) That applicant shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and

shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

- v) That no further sale has taken place after submitting application for grant of license.
- w) That the licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development in the works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- x) That applicant shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- y) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- z) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- aa) That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- bb) That applicant shall abide by the terms and conditions of policy dated 08.02.2016(DDJAY) and other direction given by the Director time to time to execute the project.
- cc) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- dd) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- ee) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- ff) The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule.
- gg) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Acts.
- hh) That you shall maintain the ROW of gas pipe line passes through the site and also comply the terms and conditions of permission issued by GAIL India Limited.

3. That the 50% saleable area, earmarked in the approved layout plan and freed as per clause 5(i) of DDJAY policy shall be allowed to sell only after completion of all Internal Development Works in the colony.
4. That licensee company will abide by with the Act/ Rules and the policies notified by the Department for development of affordable plotted colony and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.
5. The licence is valid up to 05/07/2027.

(K. Makrand Pandurang, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Dated: 06/07/2022.

Place: Chandigarh

Endst. No. LC-3972-B- JE (MK)-2022/ 19279

Dated: 07-07-2022

A copy along with copy of schedule of land is forwarded to the following for information and necessary action:-

1. Global Horizon Holdings Pvt. Ltd., P-903-905, C-Wing, 9th Floor, JMD Megapolis, Sector- 48, Sohna Road- Gurugram, alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Gurugram.
8. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
9. Land Acquisition Officer, Gurugram.
10. Senior Town Planner, Gurugram.
11. District Revenue Officer, Gurugram.
12. District Town Planner, Gurugram along with a copy of agreement.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) of this Directorate with the request to host the orders on Departmental website for information of general public/developers.

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(Babita Gupta)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No.....⁸⁸.....dated 06/07 of 2022

Detail of land owned by Global Horizon Holdings Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	35	9min	1-1
		26min	0-2
		14/1/2min	0-1
		14/2min	0-17
		Total	2-1

Or 0.25625 acre

 Director,
Town & Country Planning
Haryana
Jai Singh

Sr. No. 343 Dated 11/7/2012 (5)

-Certified Under Section 42 of the Indian Stamp Act 1889,

That Stamp Duty of the amount of Rs. 2648250/-

(Rupees Twenty six Lacs forty eight thousand two hundred fifty/-)

Has been levied on this document and paid by Breez Builders &

Developers Pvt Ltd Delhi Jhr Nand Lal

vide treasury challan No. 03

Dated 10/7/12 for 52965000/- in favour of S/D Rs 52965000/-

Assistant Treasury Officer

SOHNA

2814
13.07.12

SALE DEED

- | | | |
|---------------------------|---|-----------------------------|
| 1. Kind of deed | = | Sale deed |
| 2. Area of land | = | 13 kanal 4 marlas 0 Sarsai. |
| 3. Village | = | Dhunela |
| 4. Valued at | = | Rs. 5,29,65,000/- |
| 5. Stamp | = | Rs. 26,48,250/- |
| 6. Stamp Cert. No. & date | = | 343 D/t 11-7-2012 |

Treasury Sohna.

This deed of sale is made at SOHNA on this 13th day of July, 2012 by Onkar S/o Tula Ram S/o Khem Chand R/o Village Dhunela Tehsil Sohna Distt. Gurgaon (HR), hereinafter called the VENDOR.



L.T. 1
onkar

प्रलेख नः 2814

दिनांक 13/07/2012

डॉड संबंधी विवरण		
डॉड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गाँव/शहर Dhunela	स्थित Dhunela
भवन का विवरण		
भूमि का विवरण		
चाही	1 Acre 5 Kanal 4 Marla	
धन संबंधी विवरण		
राशि 52,965,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 2,648,250.00 रुपये	
स्टाम्प की राशि 2,648,250.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: Shishpal Dw

यह प्रलेख आज दिनांक 13/07/2012 दिन शुक्रवार समय 3:34:00PM बजे श्री/श्रीमती/कुमारी Onkar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Tula Ram निवासी Dhunela द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Onkar

उप/संयुक्त पंजीयन अधिकारी
सोहना

जिवेन्द्र सिंह

संयुक्त सब-रजिस्ट्रार

सोहना

उपरोक्त विवेकाय श्री/श्रीमती/कुमारी Thru- Jitender Janghu बलाहाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि बला ने मेरे समक्ष विवेका 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 Dhan Singh Lamberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mandawar व श्री/श्रीमती/कुमारी Nand Lal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Tejram निवासी Gurgaon ने की।

साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा यह साक्षी नः 2 की पहचान करता है।

दिनांक 13/07/2012

उप/संयुक्त पंजीयन अधिकारी
सोहना

जिवेन्द्र सिंह

संयुक्त सब-रजिस्ट्रार

सोहना

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 BREEZ BUILDERS & DEVELOPERS PVT. LTD, a company registered under the Companies Act 1956 having its office at F-90/31, Phase I, Okhla Industrial Area, Delhi-110020, 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 **13 KANAL 4 MARLAS 0 SARSAI** bearing Khewat No.129, 132 Khata No. 132,136 **Rect No.26 killa Nos.17/2(7-18), 18/1(2-0), 18/2(0-10), 18/3(2-12), 18/4/1(0-4)** measuring 13 Kanal 4 Marlas situated in the Revenue Estate of village DHUNELA Tehsil Sohna District Gurgaon by virtue of Jamabandi 2004-05 and Mutation Nos.1663, 1664 Dated 11.6.2012 (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.

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.5,29,65,000/-

 L.T. 1²
on/ke 2

Reg. No.
2814

Reg. Year
2012-2013

Book No.
1



विक्रेता



क्रेता



गवाह

विक्रेता

Onkar



क्रेता

Thru- Jitender Janghu

गवाह 1:- Dhan Singh Lamberdar

गवाह 2:- Nand Lal

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,814 आज दिनांक 13/07/2012 को बही नः 1 जिल्द नः 2,070 के पृष्ठ नः 106 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 395 के पृष्ठ सख्या 45 से 46 पर बिपक्वाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुल मेरे सामने किये हैं।

दिनांक 13/07/2012

उप/संयुक्त पंजीयन अधिकारी
मोहना जिवेन्द्र सिंह

संयुक्त सहाय-रजिस्ट्रार

मोहना



(Rupees Five Crore Twenty Nine Lac Sixty Five Thousand 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.5,29,65,000/- (Rupees Five Crore Twenty Nine Lac Sixty Five Thousand 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 **13 KANAL 4 MARLAS 0 SARSAI** bearing Khewat No.129, 132 Khata No. 132,136 **Rect No.26** killa Nos.17/2(7-18), 18/1(2-0), 18/2(0-10), 18/3(2-12), 18/4/1(0-4) measuring 13 Kanal 4⁵/₈ Marlas situated in the Revenue Estate of village DHUNELA Tehsil Sohna 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.5,29,65,000/- (Rupees Five Crore Twenty Nine Lac Sixty Five Thousand only) has been received vide

Cheque No.837066 Dated 11.6.2012 for Rs.52,96,500/-

Cheque No.837080 Dated 12.7.2012 for Rs.2,11,86,000/-

Cheque No.837101 Dated 29.9.2012 for Rs.2,64,82,500/-

All drawn on Vijaya Bank . Gurgaon.

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

 3
L.F.1
onkar



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



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ONKAR



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 VENDOR 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 :-

Reg No 306 *13/7/2012*

10/7/17 E'

1. *नमसिंह नारायण*

अवकाश सोहन (सुपुत)

Commence

NAND LAL S/O

TEJRAJ R/O DLF

Ph. 4 Gurgaon

RILWOOD ESTATE

FWS-326

L.T. Onkar VENDOR
Onkar



L.T. Onkar

VENDEE

M/S BREEZ BUILDERS & DEVELOPERS PVT. LTD.

Through

Sh. Jitender Janghu (Director)



Sr. No. 340 Dated 11/7/2012

(147)

121

-Certified Under Section 42 of the Indian Stamp Act 1889,

That Stamp Duty of the amount of Rs. 101,21,531/-

(Rupees one crore one lakh twenty one thousand five hundred and thirty one)

Has been levied on this document and paid by Breer Builders & Developers P. Ltd. Delhi

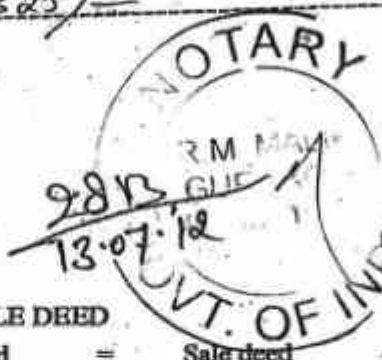
vide treasury challan No. 01

Dated 10/7/12 for 28 B 22430625 in favour of 28 B 22430625



SALE DEED

- | | | |
|---------------------------|---|-----------------------------|
| 1. Kind of deed | = | Sale deed |
| 2. Area of land | = | 50 kanal 9 marlas 0 Sarsai. |
| 3. Village | = | Dhumela |
| 4. Valued at | = | Rs. 20,24,30,625/- |
| 5. Stamp | = | Rs. 1,01,21,531/- |
| 6. Stamp Cert. No. & date | = | 340 D/t 11-7-2012 |
- Treasury Sohna.



Signature of Notary Official
SOHNA
11-7-12
Deposited
1552 13-07-12
S.P. Sharma
13-07-12

This deed of sale is made at SOHNA on this 12th day of July, 2012 by Roshan Lal S/o Gurdayal S/o Umrao R/o Village Dhumela Tehsil Sohna Distt. Gurgaon (HR), 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



Roshan Lal S/o Gurdayal S/o Umrao

For Global Horizon Holdings Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

Director

Director

प्रलेख नः 2813

दिनांक 13/07/2012

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Dhunela	स्थित Dhunela
भवन का विवरण		
भूमि का विवरण		
चाही 6 Acre 2 Kanai 9 Marla		
घन संबंधी विवरण		
राशि 202,430,625.00 रुपये	कुल स्ट्याम्प ड्यूटी की राशि 10,121,550.00 रुपये	
स्ट्याम्प की राशि 10,121,531.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
सी बुक नं. 1552	राशि 19 रुपये	दिनांक 13/07/2012

Drafted By: Shishpal Dw



यह प्रलेख आज दिनांक 13/07/2012 दिन शुक्रवार समय 3:27:00PM बजे श्री/श्रीमती/कुमारी Roshan Lal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Gurdayal निवासी Dhunela द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Roshan Lal

Roshan Lal

उप/संयुक्त पंजीयन अधिकारी

सोहना

जिवेन्द्र सिंह

संयुक्त सब-रजिस्ट्रार

सोहना

उपरोक्त विवरण श्री/श्रीमती/कुमारी Thru Jivender Janghu केसाहाशिर है। प्रस्तुत प्रलेख को दफ्तरी को दोनो पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख की राशि 0.00 रुपये की राशि जेल ने गेरे राशि प्रलेख को अदा की तथा प्रलेख में वर्णित अरुण जेल की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों को प्रहसन श्री/श्रीमती/कुमारी Dhan Singh Lamberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mandawar

व श्री/श्रीमती/कुमारी Ishram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Gurgaon ने की।

साक्षी नः 1 को हम नम्बरदार/अधिकारता की रूप में जानते है तथा वह साक्षी नः 2 को पहचान करता है।

दिनांक 13/07/2012



उप/संयुक्त पंजीयन अधिकारी

सोहना

जिवेन्द्र सिंह

संयुक्त सब-रजिस्ट्रार

सोहना

and include the Vendor himself and his legal heirs, successors, administrators, liquidators, and assigns.

IN FAVOUR OF

M/S BREEZ BUILDERS & DEVELOPERS PVT. LTD, a company registered under the Companies Act 1956 having its office at F-90/31, Phase I, Okhla Industrial Area, Delhi-110020, 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 50 KANAL 9 MARLAS 0 SARSAI bearing Khewat No.121,129, 132, Khata No.124, 132,136 Rect No.26 killa Nos.18/4/2(1-4), 18/5(1-10), 19(8-0), 22/2(7-15), 23/1(5-10), 23/2(2-10), 24(8-0), Rect No.35 killa Nos.3(8-0), 4(8-0), measuring 50 Kanal 9 Marlas situated in the Revenue Estate of village DHUNELA Tehsil Sohna District Gurgaon by virtue of Jamabandi 2004-05 and Mutation Nos.1663, 1664 Dated 11.6.2012 (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.

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.20,24,30,625/ (Rupees Twenty Crore Twenty Four Lac Thirty Thousand Six Hundred Twenty Five only) free from all sorts of encumbrances, charges, liens,



For Breez Builders & Developers Pvt. Ltd.

Director



[Signature]

For Global Horizon Holdings Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

Director

Director

Reg. No. 2813 Reg. Year 2012-2013 Book No. 1



विक्रेता

विक्रेता
Roshan Lal



क्रेता

क्रेता

Thru- Jitender Janghu



गवाह

गवाह 1:- Dhan Singh Lambardar

गवाह 2:- जेठल
NAIDIAL

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,813 आज दिनांक 13/07/2012 को बही न: 1 जिल्द न: 2,070 के पृष्ठ न: 106 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 395 के पृष्ठ सख्या 43 से 44 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/चिह्नान अंगुलि धरे सामने किये हैं।



उप/संयुक्त पंजीयन अधिकारी
सोहना जिवेन्द्र सिंह
संयुक्त सब-रजिस्ट्रार
सोहना

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.20,24,30,625/- (Rupees Twenty Crore Twenty Four Lac Thirty Thousand Six Hundred Twenty Five 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 50 KANAL 9 MARLAS 0 SARSAI bearing Khewat No.121,129, 132, Khata No.124, 132,136 Rect No.26 killa Nos.18/4/2(1-4), 18/5(1-10), 19(8-0), 22/2(7-15), 23/1(5-10), 23/2(2-10), 24(8-0), Rect No.35 killa Nos.3(8-0), 4(8-0), measuring 50 Kanal 9 Marlas situated in the Revenue Estate of village DHUNELA Tehsil Sohna 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.20,24,30,625/- (Rupees Twenty Crore Twenty Four Lac Thirty Thousand Six Hundred Twenty Five only)has been received vide

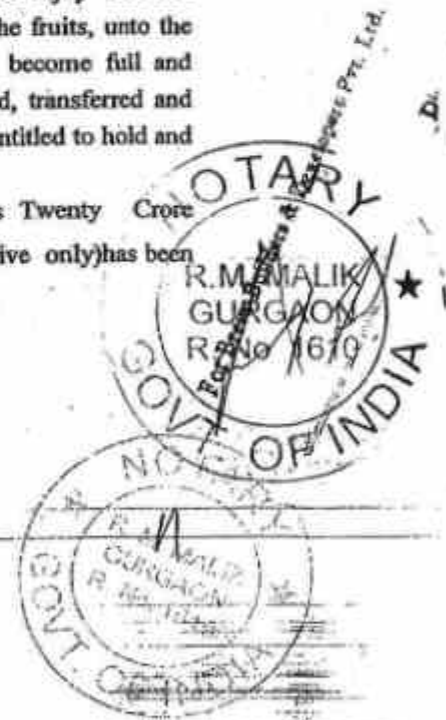
Cheque No.837065 Dated 11.6.2012 for Rs.2,00,00,000/-

Cheque No.837077 Dated 12.7.2012 for Rs.6,68,42,175/-

Cheque No.837078 Dated 28.9.2012 for Rs.5,00,00,000/-

Cheque No.837122 Dated 28.9.2012 for Rs.6,55,88,450/-

All drawn on Vijaya Bank . Gurgaon.



For Global Horizon Holdings Pvt. Ltd.

[Signature]

Director

For Global Horizon Holdings Pvt. Ltd.

[Signature]

Director

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

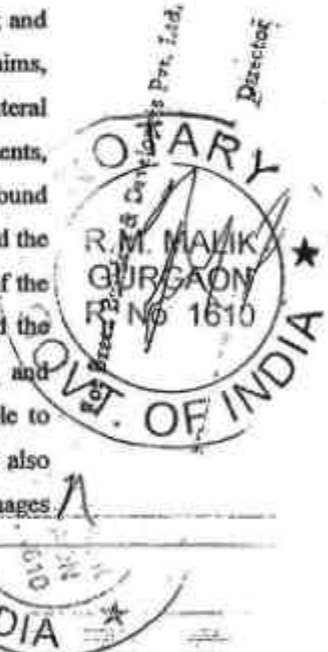
3. The VENDOR has made over and delivered actual, vacant and physical peaceful possession of the said LAND hereby conveyed by the VENDOR to the VENDEE

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



For Global Horizon Holdings Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

Director

Director


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 VENDOR along with damages, interest and costs.

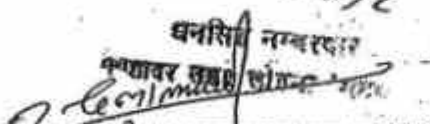
IN WITNESS WHEREOF, the parties hereto have duly executed this sale deed and have laid their respective hand in the presence of the witnesses on the day and date stated above.

WITNESSES :-

1. 

Regd No 305
Roshan Lal
VENDOR
Roshan Lal
13/7/2012



2. 
Nand Lal & Co Telkam
R/o Riz wood Estate
DLE Ph. IV CWS-820
Gurgaon

VENDEE
M/S BREZZ BUILDERS & DEVELOPERS PVT. LTD.



ATTESTED PHOTO COPY
R. M. MALIK
GOVT. OF INDIA
Gurgaon, Haryana (INDIA)

For Brezz Builders & Developers Pvt. Ltd.

ATTESTED PHOTO COPY

For Global Horizon Holdings Pvt. Ltd.

(RAJMAL MALIK)
ADVOCATE & NOTARY
Distt. Gurgaon, Haryana (INDIA)

For Global Horizon Holdings Pvt. Ltd.
Director

Director

Sr. No. 342 Dated 11/7/2012

(152)
132

-Certified Under Section 42 of the Indian Stamp Act 1889,

That Stamp Duty of the amount of Rs. 3,39,781/-

(Rupees Three lakhs thirty nine thousand seven hundred eighty one)

Has been levied on this document and paid by Breez Builders & Developers P. Ltd. Delhi

vide treasury challan No. 04

Dated 10/7/2012 for SD R 62795625/- in favour of

Signature of Notary Officer
Sohna
11/7/12

2815
13.07.12

Deputy of Treas. 201 Deposited
Vid. B. Book No. 133 Date 13.07.12

DF-201

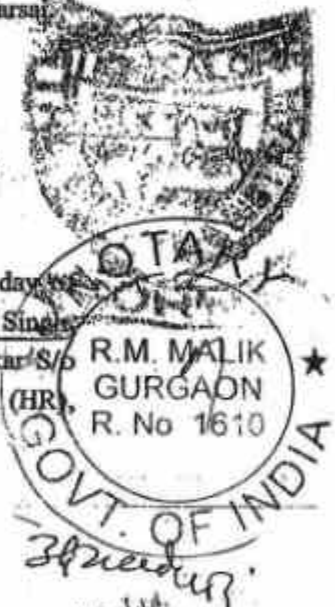
SALE DEED

- | | | |
|---------------------------|---|----------------------------|
| 1. Kind of deed | = | Sale deed |
| 2. Area of land | = | 15 kanal 13 marlas 0 Sarsa |
| 3. Village | = | Dhunela |
| 4. Valued at | = | Rs. 6,27,95,620/- |
| 5. Stamp | = | Rs. 31,39,781/- |
| 6. Stamp Cert. No. & date | = | 342 D/A 11-7-2012 |

Treasury Sohna.

S. P. Singh
13.07.12

This deed of sale is made at SOHNA on this 13th day of July 2012 by Mahaveer Singh, Sukhbir Singh, Ranbir Singh, Udhaybeer Singh, Dharmbir Singh, Mahinder Singh sons of Onkar Singh Tula Ram R/o Village Dhunela Tehsil Sohna Distt. Gurgaon (HR), hereinafter called the VENDOR.



Mahaveer Singh
Sukhbir Singh
Ranbir Singh

Udhaybeer Singh
Dharmbir Singh
Mahinder Singh

For Breez Builders & Developers Pvt. Ltd.
Director

For Global Horizon Holdings Pvt. Ltd.

[Signature]
Director

For Global Horizon Holdings Pvt. Ltd.

[Signature]
Director

Director

प्रलेख न: 2815

दिनांक 13/07/2012



डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA	गाँव/शहर Dhunela	स्थित Dhunela
तहसील/सब-तहसील सोहना		
भवन का विवरण		
भूमि का विवरण		
घाटी 1 Acre 7 Kanal 13 Marla		
धन संबंधी विवरण		
राशि 62,795,620.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 3,139,800.00 रुपये	
स्टाम्प की राशि 3,139,781.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेंसिंग शुल्क 2.00 रुपये
बी भुक नं. 1553	राशि 19 रुपये	दिनांक 13/07/2012

Drafted By: Shishpal Dw

यह प्रलेख आज दिनांक 13/07/2012 दिन शुक्रवार समय 3:39:00PM बजे श्री/श्रीमती/कुमारी Mahaveer Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Onkar निवासी Dhunela द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

महवीर

श्री Mahaveer Singh, Sukhdev Singh, Ranbir Singh, Udaybeer Singh, Dharambir Singh, Mahinder Singh

उप/संयुक्त पंजीयन अधिकारी
सोहना निरंजन सिंह

संयुक्त सच-रजिस्ट्रार
सोहना

उपरोक्त निवेदाय श्री/श्रीमती/कुमारी Thru-Attender Jaghu केतादाखिर है। प्रस्तुत प्रलेख के दफ्तरी को दोनो पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि देता है मेरे समक्ष निवेदा को अदा की तथा प्रलेख में वर्णित अग्रिम अदा को गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Dhan Singh Lamberder पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mundawar व श्री/श्रीमती/कुमारी Nanda पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Tejram निवासी Gurgaon ने की।
साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा यह साक्षी न: 2 की पहचान करता है।

दिनांक 13/07/2012

उप/संयुक्त पंजीयन अधिकारी
सोहना निरंजन सिंह
संयुक्त सच-रजिस्ट्रार
सोहना

133 (133)

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 BREEZ BUILDERS & DEVELOPERS PVT. LTD, a company registered under the Companies Act 1956 having its office at F-90/31, Phase I, Okhla Industrial Area, Delhi-110020, 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 15 KANAL 13 MARLAS 0 SARSAI bearing Khewat No.120 Khata No.123 Rect No.35 killa Nos.1(8-0), 2(7-13) measuring 15 Kanal 13 Marlas situated in the Revenue Estate of village DHUNELA Tehsil Sohna District Gurgaon by virtue of Jamabandi 2004-05 (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.

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.6,27,95,620/- (Rupees Six Crore Twenty Seven Lac Ninty Five Thousand Six Hundred

महोदय सुखवीर राज कृष्ण अग्रवाल
वसुधैव कुटुम्बकम्

For Global Horizon Holdings Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

Director

Director

Reg. No. 2815 Reg. Year 2012-2013 Book No. 1



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प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,815 भाग नं: 1/2012 का बही नं: 1 जिल्द नं: 2,070 के पृष्ठ नं: 106 पर पंजीकृत किया गया तथा इसकी एक प्रतिलिपि जिल्द नं: 395 के पृष्ठ सख्या 47 से 48 पर बिपकाई गयी। यह भी प्रमाणित किया जाता है कि उपरोक्त प्रलेख के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निस्तान अंगुलों से सामने किये हैं।

दिनांक 13/07/2012-

प्रमाण-पत्र

उप/संयुक्त पंजीयन अधिकारी
जिल्द नं: 395
संयुक्त नं: 2,070
बीकानेर

Revenue Department, Jammu & Kashmir

HARYAN

NIC-HSU

Twenty 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.6,27,95,620/- (Rupees Six Crore Twenty Seven Lac Ninty Five Thousand Six Hundred Twenty 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 15 KANAL 13 MARLAS 0 SARSAI bearing Khewat No.120 Khata No.123 Rect No.35 killa Nos.1(8-0), 2(7-13) measuring 15 Kanal 13 Marlas situated in the Revenue Estate of village DHUNELA Tehsil Sohna 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.6,27,95,620/- (Rupees Six Crore Twenty Seven Lac Ninty Five Thousand Six Hundred Twenty only) has been received vide

Cheque No.837059 Dated 11.6.2012 for Rs.10,46,600/-

Cheque No.837060 Dated 11.6.2012 for Rs.10,46,600/-

Cheque No.837061 Dated 11.6.2012 for Rs.10,46,600/-

Cheque No.837062 Dated 11.6.2012 for Rs.10,46,600/-

Cheque No.837063 Dated 11.6.2012 for Rs.10,46,580/-

Cheque No.837064 Dated 11.6.2012 for Rs.10,46,582/-

महवीर सुरवीर राजा
अमरवीर महेन्द्र सिंह



For Breez Builders & Developers Pvt. Ltd.



For Global Horizon Holdings Pvt. Ltd.
Director

For Global Horizon Holdings Pvt. Ltd.
Director

Cheque No.837081 Dated 12.7.2012 for Rs.41,86,375/-
 Cheque No.837082 Dated 12.7.2012 for Rs.41,86,375/-
 Cheque No.837083 Dated 12.7.2012 for Rs.41,86,375/-
 Cheque No.837084 Dated 12.7.2012 for Rs.41,86,375/-
 Cheque No.837085 Dated 12.7.2012 for Rs.41,86,375/-
 Cheque No.837086 Dated 12.7.2012 for Rs.41,86,375/-
 Cheque No.837102 Dated 29.9.2012 for Rs.52,32,968/-
 Cheque No.837103 Dated 29.9.2012 for Rs.52,32,968/-
 Cheque No.837104 Dated 29.9.2012 for Rs.52,32,968/-
 Cheque No.837105 Dated 29.9.2012 for Rs.52,32,968/-
 Cheque No.837106 Dated 29.9.2012 for Rs.52,32,968/-
 Cheque No.837107 Dated 29.9.2012 for Rs.52,32,968/-

All drawn on Vijaya Bank . 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

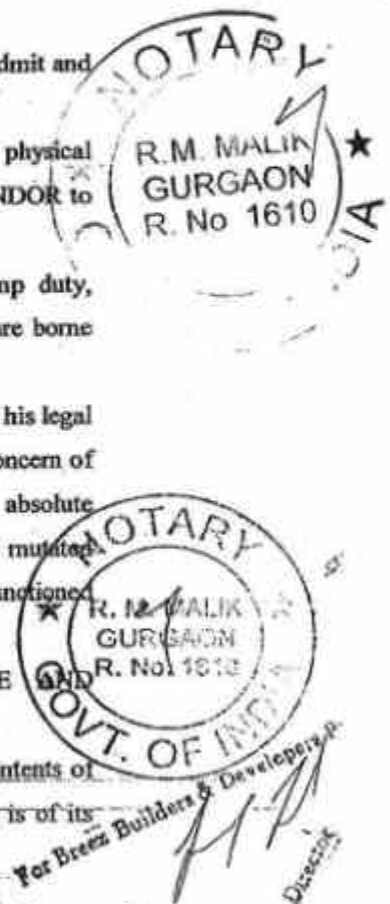
4.That all the expenses relating to this sale deed just like stamp duty, registration fees, engrossing and other miscellaneous expenses etc are borne and paid by the VENDEE.

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

महेश्वर सुखवीर २५७८
 कपिल महेश्वर सिंह



For Global Horizon Holdings Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

Director

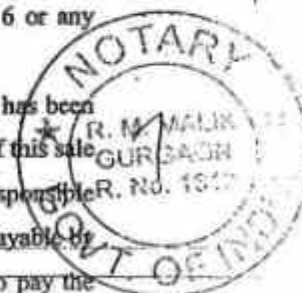
Director

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



महवीर सुखवीर राजवंत 30/11/2014
महवीर महेश्वर सिंह

For Global Horizon Holdings Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

Director

Director

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.

VENDOR

महवीर
महवीर
महवीर सिंह
महवीर सिंह

महवीर
Mahaveer Singh

रामवीर
Ranbir Singh

धर्मवीर
Dharmbir Singh

सुखवीर
Sukhbir Singh

उदयवीर
Udhaybeer Singh

महवीर सिंह
Mahinder Singh



For Breez Builders & Developers Pvt. Ltd.
Director

VENDEE

M/S BREEZ BUILDERS & DEVELOPERS PVT. LTD.

Through

Sh. Jitender Janghu (Director)

NANDIAL SATEGRAM
R/O RIKWOOD ESTATE
CWS-326 DLF Ph. IV
Gurgaon

ATTESTED PHOTO COPY

(RAJMAL MALIK)
ADVOCATE & NOTARY
Dist. Gurgaon, Haryana (INDIA)



ATTESTED PHOTO COPY
Rajmal Malik
Advocate & Notary
Dist. Gurgaon, Haryana (INDIA)

For Global Horizon Holdings Pvt. Ltd.

Director

For Global Horizon Holdings Pvt. Ltd.

Director

5196
29.11.12 (158)

Sr. No. 938 Dated 27/11/12

Certified Under Section 42 of the Indian Stamp Act, 1889,

That Stamp Duty of the amount of Rs. = 7380025/-

(Rupees Seventy three Lacs eighty thousand eight hundred and twenty five only)

Has been levied on this document and paid by M/s Breez Builders &

Developers P.V.T. L.T.d. R/o New Delhi Thru. National.

vide treasury challan No. T-1

Dated 27/11/12 for SD No. 147600300/- in favour of



5196

SALE - DEED



1-	Kind of Deed	-	Sale Deed
2-	Area of Land	-	29 Kanal 4 Marla 5 Sarsai ✓
3-	Village	-	Dhunela
4-	Valued at	-	Rs. 14,76,00,300/-
5-	Stamp	-	Rs. 73,80,025/-
6-	Stamp Cert. No. & Date	-	938/07-11-2012
7-	Stamp Purchase from	-	Sub Trasury, Sohna.

This deed of sale is made at SOHNA ON THIS DAY OF 9th Nov., 2012 by Mr. Ranbir Singh alias Raghbir S/o Sh. Rugh Nath Singh alias Rugh Nath S/o Sh. Ram Singh, R/o Village Dhunela, Tehsil Sohna, Distt. Gurgaon at present 460/12, Krishna Colony, Gurgaon (hereinafter called the **VENDOR**)

For Global Horizon Holdings Pvt. Ltd.

[Signature]

Director

For Global Horizon Holdings Pvt. Ltd.

[Signature]

Director

प्रलेख नः 5196

दिनांक 09/11/2012

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Dhunela	स्थित Dhunela
भवन का विवरण		
भूमि का विवरण		
चाही	3 Acre 5 Kanal 4.5 Marla	
घन संबंधी विवरण		
राशि 147,600,300.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 7,380,025.00 रुपये	
स्टाम्प की राशि 7,380,025.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये

Drafted By: Shishpal Dw

यह प्रलेख आज दिनांक 09/11/2012 दिन शुक्रवार समय 3:50:00PM बजे श्री/श्रीमती/कुमारी Ranbir Singh @
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Ragh Nath Singh निवासी Dhunela द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Ranbir Singh @ Raghubi

उप/संयुक्त पंजीयन अधिकारी
सोहना जिलेन्द्र सिंह
संयुक्त सहायक रजिस्ट्रार
सोहना

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru- Jitender Janghu क्रेताहाजिर 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 mangat Ram Lamberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Baluda
श्री/श्रीमती/कुमारी Nandlal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Tejram निवासी EWS 326 Rizwood Estate DLF Phase-IV Gurgaon
साक्षी नं: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं: 2 की पहचान करता है।

दिनांक 09/11/2012

उप/संयुक्त पंजीयन अधिकारी
सोहना

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. BREEZ BUILDERS & DEVELOPERS PVT. LTD., a company registered under the Companies Act 1956 having its office at F-90/31, Okhla Industrial Area, Phase-I, New Delhi - 20 (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 are absolute owners of agriculture land bearing Khewat/Khata No. 123/126, Rect No. 35, Kila No. 10 (8-0), 11/1 (4-0), Kita 2, land measuring 12 Kanal 0 Marla Salim & Khewat No. 128, Khata No. 131, Rect. 35, Kila No. 9 (7-9), 12 (8-0), Kita 2, land measuring 15 Kanal 9 Marla Salim & Khewat No. 130, Khata No. 133, Rect. No. 35, Kila No. 8 (8-0), 26 (0-18), Kita 2, Land measuring 8 Kanal 18 Marla extend to 1/5 share, land measuring 1 Kanal 15 Marla 5 Sarsai, all khewat total land measuring, 29 Kanal 4 Marla 5 Sarsai, situated in the revenue estate of village Dhunela, Tehsil Sonha, District Gurgaon, vide Jamabandi Year 2004-2005 in the revenue record (hereinafter called the 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 as on date.

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 have any right title or interest

For Global Horizon Holdings Pvt. Ltd.

Director 2

For Global Horizon Holdings Pvt. Ltd.

Director

Reg. No. 5196 Reg. Year 2012-2013 Book No. 1



विक्रेता



क्रेता



गवाह

विक्रेता

Ranbir Singh @ Raghubir

क्रेता

Thru- Jitender Janghu

गवाह 1:- mangat Ram Lamberdar

गवाह 2:- Nandlal

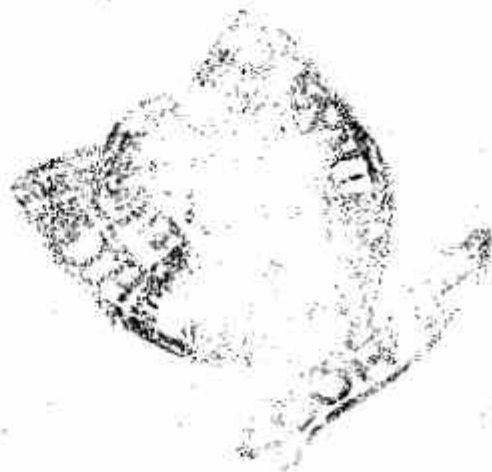
प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5,196 आज दिनांक 09/11/2012 को बही न: 1 जिल्द न: 2,073 के पृष्ठ न: 103 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 443 के पृष्ठ सख्या 91 से 92 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुलि मेरे सामने किये हैं।

दिनांक 09/11/2012



उप/सर्वोच्च/पंजीयन अधिकारी
सोहना
संगुवत सब-रजिस्ट्रार
सोहना



(160)

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. 14,76,00,300/- (Rupees Fourteen Crore Seventy Six Lacs & Three 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, attachment, litigation and transfers.

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER :-

1- That in consideration of total sum of Rs. 14,76,00,300/- (Rupees Fourteen Crore Seventy Six Lacs & Three 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 both hereby acknowledge and admit. The VENDOR by its free will, without any undue pressure of any kind and in possession of his all mental faculties both hereby sell, assign, transfer and convey the said land VENDOR

All khewats total land measuring 29 Kanal 4 Marla 5 Sarsai situated in the revenue estate of village Dhunela, Tehsil Sonha, District Gurgaon with all rights title, liberties, interest, benefits, ways, passages, advantages, easements and privileges, whatsoever, 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. Out of the entire consideration of Rs 14,76,00,300/- (Fourteen Crore, seventy six lakhs and three hundred only) an amount of Rs 4,00,00,000/- has been received by the Vendor from the Vendee in the following manner :-

<u>Amount</u>	<u>Cash/ Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>
Rs 5,00,000/-	Cash	27.10.2012	N.A.
Rs. 5,00,000/-	Chq. No.764334	27.10.2012	Vijaya Bank, Gurgaon
Rs.3,90,00,000/-	RTGS No Vijbh12312038039	07.11.2012	N.A.



For Global Horizon Holdings Pvt. Ltd.

[Handwritten signature]

Director

For Global Horizon Holdings Pvt. Ltd.

[Handwritten signature]

Director

The balance consideration amounting to Rs. 10,76,00,300/- out of the total consideration of Rs. 11,76,00,300/- (Fourteen Crore, seventy six lakhs and three hundred only) is proposed to be paid to the Vendor by the Vendee by way of post dated cheques (PDCs) in the following manner:-

<u>Amount</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>
2,00,00,000/-	764340	10-12-2012	Vijaya Bank, Gurgaon.
2,00,00,000/-	764348	10-01-2013	Vijaya Bank, Gurgaon
6,76,00,300/-	764339	23-02-2013	Vijaya Bank, Gurgaon

4. The sale deed executed in pursuance of this agreement is contingent upon the actual and full realization of the post dated cheques amounting to Rs. 10,76,00,300/-, as detailed in Para 3 above and in the event of non realization in full of the post dated cheques as enumerated in Para 3 above, the Sale Deed executed in pursuance of this agreement will be treated as null and void and as a consequence the ownership of the LAND will revert back to the Vendor, in addition to further consequences enumerated below.

5. Further, in the event of the non-realization of the PDCs either in part or in full, the amount of Rs. 4,00,00,000/- already received by the vendor, as mentioned in Para 1 above or any part payment received out of the balance consideration of Rs. 10,76,00,300/- as enumerated in Para 3, will be forfeited by the Vendor and the Vendee will have no claim whatsoever on the said amounts paid.

6. Furthermore, in the event of the non realization of the post dated cheques as enumerated in Para 3 above, the transfer of the LAND in the name of the Vendee in the land revenue records and the mutation of the LAND executed in pursuance of the sale deed will be treated as null and void. Also, any change of land use or a licence or permission obtained from any authority / Government for the LAND by the vendee will automatically stand cancelled. Also, all acts done by the Vendee in the capacity as the owner of the LAND will be treated as void abinitio. In such an event, the Vendor will not be liable to indemnify the vendee for any loss incurred.

7. Without prejudice to the above, , in the event of the non-realization of the PDCs either in part or in full, the Vendor is further liable to pay a penalty of Rs. 4,00,00,000.00 as mentioned in Para 3 above.

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

9. 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.

10. 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

For Global Horizon Holdings Pvt. Ltd.

[Signature]

Director

For Global Horizon Holdings Pvt. Ltd.

[Signature]

Director

(162)

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 Record 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

R.M. MALIK
GURGAON
R. No. 1610

For Global Horizon Holdings Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

Director

Director

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 have laid their respective hand in the presence of the witnesses on the day and date stated above.

Regd No 533 - 22/11/12
9/11/2012

WITNESSES: Mangal Ram Nambardor
1- 11/11/12 Balendra

VENDOR
Ranbir Singh alias Ragbir



2- Nandlal S/o Sh. Tejram,
R/o EWS-326, Rizwood Estate, DLF
Phase-IV, Gurgaon.

VENDEE
M/s. Breez Builders & Developers Pvt. Ltd.
through Jitender Janghu S/o Sh. Meer Singh,
R/o C-74, Westend Height's DLF-V, Gurgaon.



ATTESTED PHOTO COPY
(RAJMAL MALIK)
ADVOCATE & NOTARY
Dist. Gurgaon, Haryana (INDIA)

For Global Horizon Holdings Pvt. Ltd.
Director

For Global Horizon Holdings Pvt. Ltd.
Director

Sr. No. 341 Dated 11/7/2012

(164)

-Certified Under Section 42 of the Indian Stamp Act 1889,

That Stamp Duty of the amount of Rs. 42,900/-

(Rupees forty two 49, Nined thousand of

Has been levied on this document and paid by Breez Builders & Developer Pvt. Ltd. Delhi

vide treasury challan No. 05

Dated 10/7/12 for SDP 8580000/- in favour of SDP 8580000/-

2851

011-712

SALE DEED

1. Kind of deed	=	Sale deed
2. Area of land	=	24 kanal 4 marlas 0 Sarsai.
3. Village	=	Dhunela
4. Valued at	=	Rs. 8,58,00,000/-
5. Stamp	=	Rs. 42,90,000/-
6. Stamp Cert. No. & date	=	341 Dt 11-7-2012
Treasury Sohna.		

This deed of sale is made at SOHNA on this 16 day of July, 2012 by Smt. Simal W/o Bijender Singh S/o Sirya, Smt. Kamlesh W/o Meer Singh S/o Sirya, Smt. Geeta W/o Vijay Pal @ Raju S/o Sirya, Karam Bir @ Dharmbir ^{S/o Sirya S/o Amichand} 1/2 share & Smt. Sudesh W/o Dhir Singh S/o Budhi, Smt. Rakesh W/o Rajinder S/o Budhi, Smt. Manni W/o Lal Chand S/o Budhi 1/2 Share all R/o Village Dhunela Tehsil Sohna Distt. Gurgaon (HR), hereinafter called the VENDOR.

Signed on behalf of

SDP

Sudesh

For Global Horizon Holdings Pvt. Ltd.

Director

RT-1 Rakesh

RT-1 Manni

22-7-14

प्रलेख नः 2851

दिनांक 16/07/2012

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Dhunela	स्थित Dhunela
भवन का विवरण		
भूमि का विवरण		
चाही	3 Acre 4 Marla	
धन संबंधी विवरण		
राशि 85,800,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 4,290,000.00 रुपये	
स्टाम्प की राशि 4,290,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: Shishpal Dw

यह प्रलेख आज दिनांक 16/07/2012 दिन सोमवार समय 4:09:00PM बजे श्री/श्रीमती/कुमारी Simal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Bijender Singh निवासी द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Shimml

श्री Simal, Kumlesh, Gauram Bir (@ Dhurambir, Sudesh, Rakesh, Manni

उप/संयुक्त पंजीयन अधिकारी
सोहना

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru- Jitender Janghu क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनिश्चित 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 Dhan Singh Lamberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mandaw व श्री/श्रीमती/कुमारी Nand Lal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Tejram निवासी Gurguan ने की।

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

दिनांक 16/07/2012

उप/संयुक्त पंजीयन अधिकारी
सोहना

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 BREEZ BUILDERS & DEVELOPERS PVT. LTD., a company registered under the Companies Act 1956 having its office at F-90/31, Phase I, Okhla Industrial Area, Delhi-110020, 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 **24 KANAL 4 MARLAS 0 SARSAI** bearing Khewat No.18,23 Khata No.19,24 Rect No.36 killas No.3/2 (0-4), 4(8-0), 5/1 (5-13), 5/2(2-7), 6(8-0) measuring **24 Kanal 4 Marlas** situated in the Revenue Estate of village DHUNELA Tehsil Sohna District Gurgaon by virtue of Jamabandi 2004-05 and Mutation No.1511 Dated 19.12.2006 (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.

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.8,58,00,000/-

Suamul Chandra

For Global Horizon Holdings Pvt. Ltd.

Director

2
KJL
Rajesh

R.T.I. Rajesh

Sudesh

R.T.I. Manni

श्री २० ७ ११

Reg. No.
2851

Reg. Year
2012-2013

Book No.
1



विक्रेता



क्रेता



गवाह



विक्रेता

Singh

D

Ra

क्रेता

Thru- Jitendra Singh

Gesta

Karim Bir @

Sad

गवाह 1:- Dhan Singh Lamberdar

गवाह 2:- Nand Lal

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,851 आज दिनांक 16/07/2012 को बही नः 1 जिल्द नः 2,070 के पृष्ठ नः 116 पर रजिस्ट्रार किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 396 के पृष्ठ सख्या 21 से 22 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा में सामने किये हैं।

दिनांक 16/07/2012

उप/सर्वोच्च रजिस्ट्रार अधिकारी
सोहना

(Rupees Eight Crore Fifty Eight 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 SALEDEEDWITNESSETH AS UNDER:-

1. That in consideration of total sum of Rs.8,58,00,000/- (Rupees Eight Crore Fifty Eight 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 **24 KANAL 4 MARLAS 0 SARSAI** bearing Khewat No.18,23 Khata No.19,24 Rect No.36 killas No.3/2 (0-4), 4(8-0), 5/1 (5-13), 5/2(2-7), 6(8-0) measuring **24 Kanal 4 Marlas** situated in the Revenue Estate of village DHUNELA Tehsil Sohna 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.8,58,00,000/- (Rupees Eight Crore Fifty Eight Lac only) has been received vide

Cheque No.837051 Dated 11.6.2012 for Rs.12,18,750/-

Cheque No.837052 Dated 11.6.2012 for Rs.12,18,750/-

Cheque No.837053 Dated 11.6.2012 for Rs.12,18,750/-

Cheque No.837054 Dated 11.6.2012 for Rs.12,18,750/-

Cheque No.837055 Dated 11.6.2012 for Rs.16,25,000/-

Cheque No.837056 Dated 11.6.2012 for Rs.16,25,000/-

Cheque No.837057 Dated 11.6.2012 for Rs.16,25,000/-

For Global Horizon Holdings Pvt. Ltd.

Director

R.F. Rakesh

20-7-14

R.F. Rakesh

(64)

Cheque No.837125 Dated 29.9.2012 for Rs.95,06,076/-
Cheque No.837126 Dated 29.9.2012 for Rs.95,06,276/-
Cheque No.837127 Dated 29.9.2012 for Rs.95,06,276/-
Cheque No.837128 Dated 29.9.2012 for Rs.95,06,276/-
Cheque No.837129 Dated 29.9.2012 for Rs.1,26,75,032/-
Cheque No.837130 Dated 29.9.2012 for Rs.1,26,75,032/-
Cheque No.837132 Dated 29.9.2012 for Rs.1,26,75,032/-
All drawn on Vijaya Bank . 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.:

Suimml नमनेरा

गीता


R.T.I Rakesh

Sudesh

4

For Global Horizon Holdings Pvt. Ltd.



Director


सचिव रजिस्टार

सोहन 00 7 11


R.T.I Manmaji

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 Global Horizon Holdings Pvt. Ltd.

Director

5

R.F.I Rakesh

R.F.I Mammi

Sudesh

स्निग्ध कान्तेश जी

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.

विकास

VENDOR

Smt. Simal,

कमलेश
Smt. Kamlesh,

गीता
Smt. Geeta,

धनसिंह नम्बरदार
पञ्चावर तहसील सोहगा (गुडगांव)

Karam

Bir @ Dharmbir,

Smt. Sudesh,

Smt. Rakesh

Smt. Mann

2.

Nand Lal

Teh Rom R/o
CWS-320 RIZWOOD
ESTATE DLF-IV
Gurgaon

VENDEE

M/S BREEZ BUILDERS & DEVELOPERS PVT. LTD,

Through
Jitennder Janghu (Director)

For Global Horizon Holdings Pvt. Ltd.

Director

6

सब रजिस्ट्रार

सोहगा 22-7-14

Sr. No. 344 Dated 11/7/2012 (170)

-Certified Under Section 42 of the Indian Stamp Act 1889,

That Stamp Duty of the amount of Rs. 107250/-

(Rupees Ten Lacs Seventy two thousand five hundred of
Has been levied on this document and paid by Bree Builders
& Developers Pvt. Delhi

vide treasury challan No. 2

Dated 10/7/12 for in favour
of S/D Rs 21450000/-

2850
16.07.12

SALE DEED

1. Kind of deed	=	Sale deed
2. Area of land	=	6 kanal 1 marlas 0 Sarsai.
3. Village	=	Dhunela
4. Valued at	=	Rs. 2,14,50,000/-
5. Stamp	=	Rs. 10,72,500/-
6. Stamp Cert. No. & date	=	344 D/t 11 -7 -2012, Treasury Sohna.

This deed of sale is made at SOHNA on this 16th day of
July, 2012 by Smt. Simal W/o Bijender Singh S/o Sirya, Smt. Karnlesh
W/o Meet Singh S/o Sirya, Smt. Geeta W/o Vijay Pal @ Raju S/o Sirya,
Karam Bir @ Dharmbir S/o Sirya S/o Ami Chand 121/320 share &
Smt. Sudesh W/o Dhir Singh S/o Budhi, Smt. Rakesh W/o Rajinder S/o
Budhi, Smt. Manni W/o Lal Chand S/o Budhi 121/320 Share all R/o
Village Dhunela Tehsil Sohna Distt. Gurgaon (HR), hereinafter called the
VENDOR.

For Global Horizon Holdings Pvt. Ltd.

Smt. Simal

Smt. Geeta

Smt. Sudesh

Rt. I
Smt. Rakesh

Rt. I Manni

प्रलेख नः 2850

दिनांक 16/07/2012

डीड संबंधी विवरण		
डीड का नाम	SALE OUTSIDE MC AREA	
तहसील/सब-तहसील	गांव/शहर Dhunela	स्थित Dhunela
भवन का विवरण		
भूमि का विवरण		
चाही	6 Kanal 1 Marla	
धन संबंधी विवरण		
राशि 21,450,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 1,072,500.00 रुपये	
स्टाम्प की राशि 1,072,500.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: Shishpal Dw

यह प्रलेख आज दिनांक 16/07/2012 दिन सोमवार समय 4:04:00PM बजे श्री/श्रीमती/कुमारी Simal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Bijender निवासी द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Simul

श्री Simul, Kamlesh, Geeta, Karan, Bir @ Dharambir, Sudesh, Rakesh, Mani

उप/संयुक्त पंजीयन अधिकारी

सोहना

PANKAJ SETIA

Sub Registrar, Sohna

उपरोक्त विवेकावध श्री/श्रीमती/कुमारी Thru- Jitender langhu बंता हुआ है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि बंता 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 Dhan Singh Lamberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mandawar व श्री/श्रीमती/कुमारी Nand Lal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Jeyram निवासी Gurgaon ने की। साक्षी नः 1 को हम नम्बरदार/अधिलेखता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 16/07/2012

उप/संयुक्त पंजीयन अधिकारी

सोहना

PANKAJ SETIA

Sub Registrar, Sohna

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 BREEZ BUILDERS & DEVELOPERS PVT. LTD, a company registered under the Companies Act 1956 having its office at F-90/31, Phase I, Okhla Industrial Area, Delhi-110020, 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 6 KANAL 1 MARLAS 0 SARSAI bearing Khewat No.24 Khata No.25 Rect No.36 killa No.7(8-0) measuring 8 Kanal 0 Marlas to the extent of 121/160 share comes to 6 Kanal 1 Marla situated in the Revenue Estate of village DHUNELA Tehsil Sohna District Gurgaon by virtue of Jamabandi 2004-05 and Mutation No.1511 Dated 19.12.2006 (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.

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.2,14,50,000/-

Shrimal

चमलेश

सीता

Raj

Shukla

For Global Horizon Holdings Pvt. Ltd.

Director

Raj

Rakesh

Raj

Shukla

Reg. No.
2850

Reg. Year
2012-2013

Book No.
1



विक्रेता



क्रेता



गवाह



विक्रेता

Simla Singh

Dhan

Rakesh

क्रेता

Thru- Jiten Singh

कमलेश

Geeta

गीता

Karam Bir @

Sudhakar

गवाह 1:- Dhan Singh Lamberdar

गवाह 2:- Nand Lal

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख-क्रमांक 2,850 आज दिनांक 16/07/2012 को बही नः 1 जिल्द नः 2,070 के पृष्ठ नः 115 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 396 के पृष्ठ सख्या 19 से 20 पर लिपिकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुल धरे सामने किये हैं।

दिनांक 16/07/2012

उप/सयुक्त पंजीयन अधिकारी
सोहना

Public Registrar, Sohna

(Rupees Two Crore Fourteen Lac Fifty Thousand 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.2,14,50,000/- (Rupees Two Crore Fourteen Lac Fifty Thousand 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 **6 KANAL 1 MARLAS 0 SARSAI** bearing Khewat No.24 Khata No.25 Rect No.36 killa No.7(8-0) measuring **8 Kanal 0 Marlas** to the extent of 121/160 share comes to **6 Kanal 1 Marla** situated in the Revenue Estate of village DHUNELA Tehsil Sohna 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.2,14,50,000/- (Rupees Two Crore Fourteen Lac Fifty Thousand only) has been received vide

Cheque No.837133 Dated 2.10.2012 for Rs.26,81,206/-

Cheque No.837134 Dated 2.10.2012 for Rs.26,81,256/-

Cheque No.837135 Dated 2.10.2012 for Rs.26,81,256/-

Cheque No.837136 Dated 2.10.2012 for Rs.26,81,256/-

Shimul चमलेश

जीता सुदेश

For Global Horizon Holdings Pvt. Ltd.

Director

R.T-1 ममम

R.T-1
Smt. Rakesh

Cheque No.837137 Dated 2.10.2012 for Rs.35,75,008/-

Cheque No.837138 Dated 2.10.2012 for Rs.35,75,009/-

Cheque No.837139 Dated 2.10.2012 for Rs.35,75,009/-

All drawn on Vijaya Bank . 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

Shimmi

कामेश जीता

Sudesh

For Global Horizon Holdings Pvt. Ltd.

Director

4

R.F.1 Monni

R.F.1 Rakesh

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 VENDOR along with damages, interest and costs.

Suimml वमनेश जीत. (Signature) Sudash

For Global Horizon Holdings Pvt. Ltd.

5

Director

R.F. / Rakash

(175)

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 :-

Reg No 314 - Shikhar
16/7/2012

1. वसिष्ठ

वसिष्ठ नम्बरदार

पञ्चावर तह 0 सोहना (गुडगाँव)

Smt. Simal
Smt. Simal

VENDOR
कामेश
Smt. Kamlesh,

गीता
Smt. Geeta,

Karam Bir @ Dharmbir,
Smt. Kamlesh

Sudesh
Smt. Sudesh,

2. VENDEE

M/S BREEZ BUILDERS & DEVELOPERS PVT. LTD,

Nand Lal & Tej Ram VENDEE JANKHU (DIRECTOR)
HO CWS-326 RIZWOD
GSTATE DLF-IV
Gurgaon

For Global Horizon Holdings Pvt. Ltd.

Director

Sr. No. 144 Dated 17.8.12

3755
23.08.12

7
(76)

Certified Under Section 42 of the Indian Stamp Act, 1889,

That Stamp Duty of the amount of Rs. 2516950/-

(Rupees Twenty Five Lacs Sixteen thousand Nine Hundred Fifty Rupees)

Has been levied on this document and paid by Mrs. Breez Builders & Developers Pvt. Ltd. New Delhi through Nand Lal

vide treasury challan No. 24
Dated 17.08.12 for S.D. 50338700/- in favour of

X X X X X

3755

17.8.12

SALE - DEED

1-	Kind of Deed	-	Sale Deed
2-	Area of Land	-	14 Kanal 5 Marla
3-	Village	-	Dhunela
4-	Valued at	-	Rs. 5,03,38,700/-
5-	Stamp	-	Rs. 25,16,950/-
6-	Stamp Cert. No. & Date	-	444 / 17-08-2012

This deed of sale is made at SOHNA ON THIS DAY OF 23rd August, 2012 by Mr. 1. Mahaveer Singh - 2. Sukhbeer Singh - 3. Udhaybeer - 4. Dharmbeer - 5. Mahinder 6. Ranbeer Singh @ Lallu S/o Sh. Onkar S/o Sh. Tulla Ram, all R/o Village Dhunela, Tehsil Sohna, Distt. Gurgaon (hereinafter called the VENDORS)

For Breez Builders & Developers Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

Director

Director

प्रलेख नः 3755

दिनांक 23/08/2012

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Dhunela	स्थित Dhunela
भवन का विवरण		
भूमि का विवरण		
चाही	1 Acre 6 Kanal 5 Marla	
धन संबंधी विवरण		
राशि 50,338,700.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 2,516,950.00 रुपये	
स्टाम्प की राशि 2,516,950.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: Shishpal, DW

यह प्रलेख आज दिनांक 23/08/2012 दिन गुरुवार समय 2:26:00PM बजे श्री/श्रीमती/कुमारी Mahaveer Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Onkar निवासी Dhunela द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता महावीर

उप/संयुक्त पंजीयन अधिकारी
सोहना

श्री Mahaveer Singh, Sukhbeer Singh, Udhaybeer, Dharmbeer, Mahinder, Ranbeer Singh @ Lallu

उपरोक्त विज्ञेताव श्री/श्रीमती/कुमारी thru:- Nand Lal ज्ञेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि ज्ञेता ने मेरे समक्ष विज्ञेता 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 Naresh Kumar, Nambardar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mundawar व श्री/श्रीमती/कुमारी Anil Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Mange Ram निवासी Jahangirpur, Jhajjar ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा उन्हें साक्षी नः 2 की पहचान करता है।

दिनांक 23/08/2012

उप/संयुक्त पंजीयन अधिकारी
सोहना

(177)

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

IN FAVOUR OF

M/s. BREEZ BUILDERS & DEVELOPERS PVT. LTD., a company registered under the Companies Act 1956 having its office at F-90/31, Okhla Industrial Area, Phase-I, New Delhi - 20 (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 VENDORS are absolute owners :

Vendors No. 1 to 5 Mahaveer Singh - 2. Sukhbeer Singh - 3. Udhaybeer - 4. Dharmbeer - 5. Mahinder equal share 136/480 share & Vendor No. 6 Ranbeer Singh @ Lallu 32/480 Share of agriculture land bearing Khewat No. 149, Khata No. 154 - 155, Musttil No. 35, Kila No. 17 (8-0), 24 (8-0), 7 (8-0), Kita 3, measuring 24 Kanal 0 Marla extend 168/480 share, measuring 8 Kanal 8 Marla and

Vendors No. 1 to 6 Mahaveer Singh - 2. Sukhbeer Singh - 3. Udhaybeer - 4. Dharmbeer - 5. Mahinder 6 Ranbeer Singh @ Lallu equal share of agriculture land bearing Khewat No. 150, Khata No. 156, Musttil No. 35, Kila No. 14/2 (6-12), Kita 1, measuring 6 Kanal 12 Marla extend 53/132 share, measuring 2 Kanal 13 Marla and

Vendors No. 1 to 6 Mahaveer Singh - 2. Sukhbeer Singh - 3. Udhaybeer - 4. Dharmbeer - 5. Mahinder 6 Ranbeer Singh @ Lallu equal share of agriculture land bearing Khewat No. 285, Khata No. 307, Musttil No. 40, Kila No. 4 (8-0), Kita 1, measuring 8 Kanal 0 Marla extend 2/5 share, measuring 3 Kanal 4 Marla.

महवीर सुरवीर इन्दरबीर उदयबीर धर्मबीर
महवीर

For Breez Builders & Developers Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

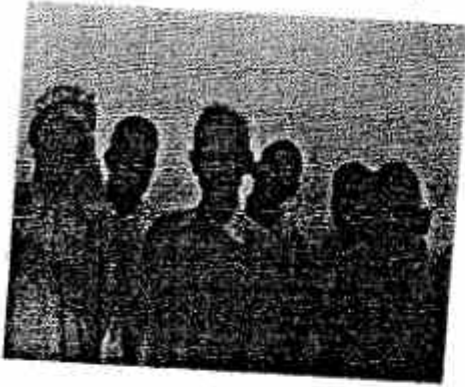
Director

Director

Reg. No.
3755

Reg. Year
2012-2013

Book No.
1



विक्रेता

महाबीर

क्रेता

गवाह

सुरवीर 'Dharmbeer'

महेंद्र सिंह

महेंद्र सिंह

Dharmbeer Singh @ Lahu

क्रेता

thru:- Nand Lal

गवाह 1:- Naresh Kumar, Namberdar

गवाह 2:- Anil kumar

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3,755 आज दिनांक 23/08/2012 को बही न: 1 जिल्द न: 2,074 पृष्ठ न: 141 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 414 के पृष्ठ सख्या 25 से 26 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज को प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुलि मेरे सामने किये हैं।

दिनांक 23/08/2012

उपस्थित अधिकारी
सोहना

All khewats total land measuring 14 Kanal 5 Marlas situated in the revenue estate of village Dhunela, Tehsil Sonha, District Gurgaon, vide Jamabandi Year 2004-2005 in the revenue record (hereinafter called the LAND).

AND WHEREAS VENDORS 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.

AND WHEREAS the VENDORS has good title, full right and absolute authority to sell, transfer and convey the said land; and that except the VENDORS, none else have any right title or interest whatsoever in the said LAND. The VENDORS intended to sell the said land and the VENDEE also agreed to purchase the same for a total consideration of Rs. 5,03,38,700/- (Rupees Five Crore Three Lacs Thirty Eight Thousand Seven 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, attachment, litigation and transfers.

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER :-

1- That in consideration of total sum of Rs. 5,03,38,700/- (Rupees Five Crore Three Lacs Thirty Eight Thousand Seven Hundred only) being the entire consideration of the said LAND, having paid by the VENDEE and received by the VENDORS in the following manner, the receipt

whereof the VENDORS doth hereby acknowledge and admit. The VENDORS by its free will, without any undue pressure of any kind and in possession of his all mental faculties doth hereby sell, assign, transfer and convey the said land Vendors No. 1 to 5 Mahaveer Singh - 2. Sukhbeer Singh - 3. Udhaybeer - 4. Dharmbeer - 5. Mahinder equal share 136/480 share & Vendor No. 6 Ranbeer Singh @ Lallu 32/480 Share of agriculture land bearing Khewat No. 149, Khata No. 154 - 155, Musttil No. 35, Kila No. 17 (8-0), 24 (8-0), 7 (8-0), Kita 3, measuring 24 Kanal 0 Marla extend 168/480 share, measuring 8 Kanal 8 Marla and

महवीर सुरवीर उधवीर धर्मवीर महिंदर रणवीर

For Breez Builders & Developers Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

Director

Director

3
रमवीर

Vendors No. 1 to 6 Mahaveer Singh - 2. Sukhbeer Singh - 3. Udhaybeer - 4. Dharmbeer - 5. Mahinder 6 Ranbeer Singh @ Lallu equal share of agriculture land bearing Khewat No. 150, Khata No. 156, Musttil No. 35, Kila No. 14/2 (6-12), Kita 1, measuring 6 Kanal 12 Marla extend 53/132 share, measuring 2 Kanal 13 Marla and

Vendors No. 1 to 6 Mahaveer Singh - 2. Sukhbeer Singh - 3. Udhaybeer - 4. Dharmbeer - 5. Mahinder 6 Ranbeer Singh @ Lallu equal share of agriculture land bearing Khewat No. 285, Khata No. 307, Musttil No. 40, Kila No. 4 (8-0), Kita 1, measuring 8 Kanal 0 Marla extend 2/5 share, measuring 3 Kanal 4 Marla.

All khewats total land measuring 14 Kanal 5 Marlas situated in the revenue estate of village Dhunela, Tehsil Sonha, District Gurgaon with all rights title, liberties, interest, benefits, ways, passages, advantages, easements and privileges, whatsoever, 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 VENDORS for ever and is entitled to hold and enjoy all rights into and upon the said LAND.

2. The entire consideration of Rs. 5,03,38,700/- (Rupees Five Crore Three Lacs Thirty Eight Thousand Seven Hundred only) has been received as per detail :

<u>NAME</u>	<u>Amount (Rs.)</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>
<u>Mahaveer Singh</u>	1,14,964/- 31,33,517/- 50,00,000/-	764309 764310 764311	22/08/2012 22/02/2013 27/02/2013	Vijaya Bank, Gurgaon
<u>Sukhbeer Singh</u>	1,14,964/- 31,33,518/- 50,00,000/-	764312 764313 764314	22/08/2012 22/02/2013 27/02/2013	Vijaya Bank, Gurgaon
<u>Udhaybeer</u>	1,14,964/- 31,33,518/- 50,00,000/-	764315 764316 764317	22/08/2012 22/02/2013 27/02/2013	Vijaya Bank, Gurgaon

महवीर सुखबीर उधयबीर धर्मबीर महिंदर रणबीर सिंह

For Breez Builders & Developers Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

Director

Director

<u>Dharmbeer</u>	1,14,964/- 31,33,518/- 50,00,000/-	764318 764319 764320	22/08/2012 22/02/2013 27/02/2013	Vijaya Bank, Gurgaon
<u>Mahinder</u>	1,14,964/- 31,33,518/- 50,00,000/-	764321 764322 764323	22/08/2012 22/02/2013 27/02/2013	Vijaya Bank, Gurgaon
<u>Ranbeer Singh</u> <u>@ Lallu</u>	1,26,780/- 39,69,511/- 50,00,000/-	764324 764325 764326	22/08/2012 22/02/2013 27/02/2013	Vijaya Bank, Gurgaon

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

3. The VENDORS have made over and delivered actual, vacant and physical peaceful possession of the said LAND hereby conveyed by the VENDORS 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 VENDORS, 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 VENDORS COVENANT WITH THE VENDEE AND DECLARE AS UNDER :

- A. That the VENDORS 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

महेश्वर सुरवर्मा इन्व्हेस्टर्स प्रा. लि. - मालिक - महेन्द्र सिंह

For Breez Builders & Developers Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

5

Director

Director

सुरवर्मा

prior to this sale deed and if it is proved and found otherwise and any defect in the title of the VENDORS 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 VENDORS and the VENDEE suffers any loss due to aforesaid reason, then the assets and properties of the VENDORS i.e. movable and immovable shall be liable to make good the losses thus suffered by the VENDEE. The VENDORS 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 VENDORS doth hereby covenant with the VENDEE that the VENDORS 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 Record in favour of the VENDEE at the costs of the VENDEE; and that the VENDORS 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 VENDORS 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 VENDORS is found to be unpaid the VENDORS shall be liable to pay the same. In the case of default of the VENDORS 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.

महोदय सुरवर्मा इन्फोर्मेसन्स प्रिवेट लिमिटेड

For Breez Builders & Developers Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

Director

6

Director

रमेश

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

Reg no 392 - शिवाम
23/9/2012

WITNESSES:

1- महवीर
महवीर कुमार सरपंच नम्बरदार
पवि पट्टावर तहसील सोहना

महवीर
Mahaveer Singh

VENDORS

सुखबीर उदयबीर
Sukhbeer Singh - Udhaybeer

धर्मबीर
Dharmbeer

महेंद्र सिंह रावत
Mahinder - Ranbeer Singh @
Lallu

2- Anil Kumar S/o Sh. Mange Ram
R/o V & P.O. Jahangirpur, Distt. Jhajjar.

VENDEE
M/s. Breez Builders & Developers Pvt. Ltd.
Through Nandlal Patwari

For Breez Builders & Developers Pvt. Ltd.

Director

For Global Horizon Holdings Pvt. Ltd.

Director

Sr. No. 445 Dated 17.08.12

3754
23.08.12

(82)

Certified Under Section 42 of the Indian Stamp Act, 1889,

That Stamp Duty of the amount of Rs. 313525/-

(Rupees Three Lacs Thirteen Thousand Five Hundred Twenty Five Rupees)

Has been levied on this document and paid by M/S Breez Builders & Developers Pvt Ltd New Delhi Through. Nand Lal

vide treasury challan No. 25

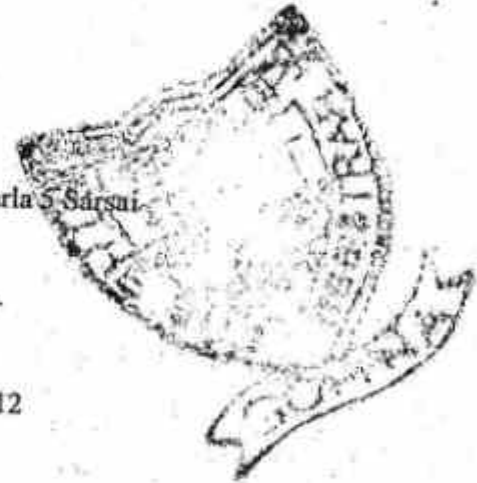
Dated 17.08.12 for S.D - 6270300/- in favour of

3754

pin 4
07-91V

SALE - DEED

1-	Kind of Deed	-	Sale Deed
2-	Area of Land	-	1 Kanal 15 Marla 5 Sarsai
3-	Village	-	Dhunela
4-	Valued at	-	Rs. 62,70,300/-
5-	Stamp	-	Rs. 3,13,525/-
6-	Stamp Cert. No. & Date	-	445 / 17-08-2012



This deed of sale is made at SOHNA ON THIS DAY OF 23rd August, 2012 by Mr. Onkar S/o Sh. Tulla Ram S/o Sh. Khem Chand, R/o Village Dhunela, Tehsil Sohna, Distt. Gurgaon (hereinafter called the VENDOR)

For Breez Builders & Developers Pvt. Ltd.



L.T.1
Mr. Onkar

Director

For Global Horizon Holdings Pvt. Ltd.

[Signature]

Director

प्रलेख नः 3754

दिनांक 23/08/2012

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Dhunela	स्थित Dhunela
भवन का विवरण		
भूमि का विवरण		
चाही	1 Kanal 15.5 Marla	
धन संबंधी विवरण		
राशि 6,270,300.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 313,525.00 रुपये	
स्टाम्प की राशि 313,525.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: Shishpal, DW

यह प्रलेख आज दिनांक 23/08/2012 दिन गुरुवार समय 2:23:00PM बजे श्री/श्रीमती/कुमारी Onkar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Tulla Ram निवासी Dhunela द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Onkar



PAN/A/SET
उप/सर्वोच्च पंजीयन अधिकारी
सोहना

उपरोक्त विवेकाव श्री/श्रीमती/कुमारी thru:- Nand Lal ब्रेताहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि ब्रेता ने मेरे समक्ष विवेका 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 Naresh Kumar, Nandberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mundawar व श्री/श्रीमती/कुमारी Anil Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Mange Ram निवासी Jahangirpur, Jhajjar ने की। साक्षी नः 1 को हम भम्बरदार/अधिवक्ता के रूप में जानते हैं तथा यह साक्षी नः 2 की पहचान करता है।

दिनांक 23/08/2012

उप/सर्वोच्च पंजीयन अधिकारी
सोहना

(184)

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. BREEZ BUILDERS & DEVELOPERS PVT. LTD., a company registered under the Companies Act 1956 having its office at F-90/31, Okhla Industrial Area, Phase-I, New Delhi - 20 (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 agriculture land bearing Khewat No. 130, Khata No. 133, Musttil No. 35, Kila No. 8 (8-0), 26 (0-18), Kita 2, measuring 8 Kanal 18 Marla extend 1/5 share measuring 1 Kanal 15 Marla 5 Sarsai situated in the revenue estate of village Dhunela, Tehsil Sonha, District Gurgaon, vide Jamabandi Year 2004-2005 in the revenue record (hereinafter called the 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.

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. 62,70,300/- (Rupees Sixty Two Lacs Seventy Thousand Three 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, attachment, litigation and transfers.

For Breez Builders & Developers Pvt. Ltd.



L.T. 1

Mr. Onkar

2
Director

For Global Horizon Holdings Pvt. Ltd.

Director

Reg. No. 3754 Reg. Year 2012-2013 Book No. 1



विक्रेता



क्रेता



गवाह

विक्रेता

Onkar



क्रमा

धरु:- Nand Lal

[Signature]

गवाह 1:- Nareesh Kumar, Namberdar

[Signature]

गवाह 2:- Anil Kumar

[Signature]

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3,754 आज दिनांक 23/08/2012 को बही न: 1 जिल्द न: 2,071 के पृष्ठ न: 141 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 414 के पृष्ठ सख्या 21 से 22 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 23/08/2012

PANDEY
उप अधिकृत, पंजीयन अधिकारी
सोहना



NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER :-

1- That in consideration of total sum of Rs. 62,70,300/- (Rupees Sixty Two Lacs Seventy Thousand Three 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 his all mental faculties doth hereby sell, assign, transfer and convey the said land bearing Khewat No. 130, Khata No. 133, Musttil No. 35, Kila No. 8 (8-0), 26 (0-18), Kita 2, measuring 8 Kanal 18 Marla extend 1/5 share measuring 1 Kanal 15 Marla 5 Sarsai situated in the revenue estate of village Dhunela, Tehsil Sonha, District Gurgaon with all rights title, liberties, interest, benefits, ways, passages, advantages, easements and privileges, whatsoever, 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. 62,70,300/- (Rupees Sixty Two Lacs Seventy Thousand Three Hundred only) has been received as per detail :

<u>Amount (Rs.)</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>
87,400/-	837146	22/08/2012	Vijaya Bank,
61,82,900/-	837147	22/02/2013	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.

For Breez Builders & Developers Pvt. Ltd.

3



h.s.1
m. onkate

For Global Horizon Holdings Pvt. Ltd.

Director

Director

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 Record 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.

For Breez Builders & Developers Pvt. Ltd.

4



L.T. For Global Horizon Holdings Pvt. Ltd.
Mr. Onkar

Director

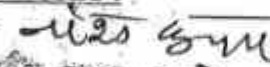
Director

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. It 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 have laid their respective hand in the presence of the witnesses on the day and date stated above.

Reg no 394 23/8/2012

WITNESSES:

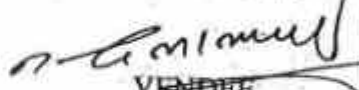
1- 
श्री श्री कृष्ण लाल मन्जरा
वासी मण्डावा तहसील

2- Anil Kumar S/o Sh. Mange Ram
R/o V & P.O. Jhangirpur, Distt. Jhajjar.

VENDOR
Onkar



2.5.1
msonkar


VENDEE

M/s. Breez Builders & Developers Pvt. Ltd.
Through Nandlal Patwari

For Global Horizon Holdings Pvt. Ltd.



Director

For Breez Builders & Developers Pvt. Ltd.

Director

3753
23.08.12

Sr. No. 446 Dated 17.08.12

Certified Under Section 42 of the Indian Stamp Act, 1889,

That Stamp Duty of the amount of Rs. 211950/-

(Rupees Two Lacs Eleven Thousand Nine Hundred Fifty Rupees)

Has been levied on this document and paid by M/s Bree Builders & Developers Pvt Ltd New Delhi through Nand Lal

vide treasury challan No. 26

Dated 17.08.12 for F.D - U239000/- in favour of

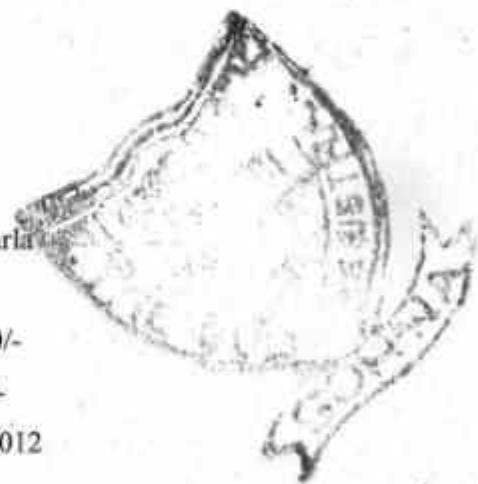
X X X X X

3753

Stamp
17.08.12

SALE - DEED

1-	Kind of Deed	-	Sale Deed
2-	Area of Land	-	1 Kanal 4 Marla
3-	Village	-	Dhunela
4-	Valued at	-	Rs. 42,39,000/-
5-	Stamp	-	Rs. 2,11,950/-
6-	Stamp Cert. No. & Date	-	446 / 17-08-2012



This deed of sale is made at SOHNA ON THIS DAY OF 23rd August, 2012 by Mr. Mahaveer - Sukhbeer - Udhaybeer - Dharmbeer - Mahinder Ss/o Sh. Onkar S/o Sh. Tulla Ram, all R/o Village Dhunela, Tehsil Sohna, Distt. Gurgaon (hereinafter called the VENDORS)

महवीर सुखबीर उधयबीर धर्मबीर महिन्दर सहोदर

प्रलेख न: 3753

दिनांक 23/08/2012

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Dhunela	स्थित Dhunela
भवन का विवरण		
भूमि का विवरण		
चाही	1 Kanal 4 Marla	
धन संबंधी विवरण		
राशि 4,239,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 211,950.00 रुपये	
स्टाम्प की राशि 211,950.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: Shish Pal DW

यह प्रलेख आज दिनांक 23/08/2012 दिन गुरुवार समय 2:19:00PM बजे श्री/श्रीमती/कुमारी Sukhbeer - Mahaveer पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Onkar निवासी Vill Dhunela sohna द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



उप/सहायक पंजीयन अधिकारी
सोहना Sub Registrar, Sohna

श्री Sukhbeer - Mahaveer, Udhaybeer, Dharambeer, Mahinder

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru-Nand Lal केता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि केता 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 Naresh Kumar, Namberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mundawar व श्री/श्रीमती/कुमारी Anil Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी - Mange Ravi निवासी Jahangirpur, Jhajjar ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 23/08/2012



उप/सहायक पंजीयन अधिकारी
सोहना

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

IN FAVOUR OF

M/s. BREEZ BUILDERS & DEVELOPERS PVT. LTD., a company registered under the Companies Act 1956 having its office at F-90/31, Okhla Industrial Area, Phase-I, New Delhi - 20 (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 VENDORS are absolute owners of agricultural land bearing Khewat No. 143, Khata No. 148, Musttil No. 34, Kila No. 10 (7-12), Kila 1, measuring 7 Kanal 12 Marla extend 11/152 share measuring 0 Kanal 11 Marla and Khewat No. 144, Khata No. 149, Musttil No. 34, Kila No. 11 (8-12), Kita 1, measuring 8 Kanal 12 Marla extend 13/172 share measuring 0 Kanal 13 Marla, total land measuring 1 Kanal 4 Marla situated in the revenue estate of village Dhunela, Tehsil Sonha, District Gurgaon, vide Jamabandi Year 2004-2005 in the revenue record (hereinafter called the LAND).

AND WHEREAS VENDORS 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.

AND WHEREAS the VENDORS has good title, full right and absolute authority to sell, transfer and convey the said land; and that except the VENDORS, none else have any right title or interest whatsoever in the said LAND. The VENDORS intended to sell the said land and the VENDEE also agreed to purchase the same for a total consideration of Rs. 42,39,000/- (Rupees Forty Two Lacs Thirty Nine Thousand only) free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, appeals, collateral securities, sale, mortgage, gifts, lease, tenancies, attachment, litigation and transfers.

सहायक सुरवाली इलाका मजिस्ट्रेट महेंद्रगढ़

Reg. No. 3753 Reg. Year 2012-2013 Book No. 1



विक्रेता

क्रेता

गवाह

विक्रेता
Sukhbeer
Mahayoor

महावीर सुखबीर

3753/12

Dharambeer

रामबीर

Mahinder

महेन्द्रा सिंह

क्रेता

thru-Nand Lal

नन्दलाल

गवाह 1:- Naresh Kumar, Namberdar

नरेश कुमार

गवाह 2:- Anil Kumar

अनिल कुमार

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3,753 आज दिनांक 23/08/2012 को बही न: 1 जिल्द न: 2,071 के पृष्ठ न: 141 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 414 के पृष्ठ सख्या 23 से 24 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुल मेरे सामने किये है।

दिनांक 23/08/2012

उप/सर्वकृत पंजीयन अधिकारी
सोहना



NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER :-

1- That in consideration of total sum of Rs. 42,39,000/- (Rupees Forty Two Lacs Thirty Nine Thousand only) being the entire consideration of the said LAND, having paid by the VENDEE and received by the VENDORS in the following manner, the receipt whereof the VENDORS doth hereby acknowledge and admit. The VENDORS by its free will, without any undue pressure of any kind and in possession of his all mental faculties doth hereby sell, assign, transfer and convey the said land bearing Khewat No. 143, Khata No. 148, Musttil No. 34, Kila No. 10 (7-12), Kita 1, measuring 7 Kanal 12 Marla extend 11/152 share measuring 0 Kanal 11 Marla and Khewat No. 144, Khata No. 149, Musttil No. 34, Kila No. 11 (8-12), Kita 1, measuring 8 Kanal 12 Marla extend 13/172 share measuring 0 Kanal 13 Marla, total land measuring 1 Kanal 4 Marla situated in the revenue estate of village Dhunela, Tehsil Sonha, District Gurgaon with all rights title, liberties, interest, benefits, ways, passages, advantages, easements and privileges, whatsoever, 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 VENDORS for ever and is entitled to hold and enjoy all rights into and upon the said LAND.

2. The entire consideration of Rs. 42,39,000/- (Rupees Forty Two Lacs Thirty Nine Thousand only) has been received as per detail :

<u>NAME</u>	<u>Amount (Rs.)</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>
<u>Mahaveer Singh</u>	11,800/- 8,36,000/-	837148 837149	22/08/2012 22/02/2013	Vijaya Bank, Gurgaon
<u>Sukhbeer Singh</u>	11,800/- 8,36,000/-	837150 764301	22/08/2012 22/02/2013	Vijaya Bank, Gurgaon
<u>Udhaybeer</u>	11,800/- 8,36,000/-	764303 764304	22/08/2012 22/02/2013	Vijaya Bank, Gurgaon
<u>Dharmbeer</u>	11,800/- 8,36,000/-	764305 764306	22/08/2012 22/02/2013	Vijaya Bank, Gurgaon
<u>Mahinder</u>	11,800/- 8,36,000/-	764307 764308	22/08/2012 22/02/2013	Vijaya Bank, Gurgaon

महेश्वर सुरजीव डहलूचर चर्करा महेश्वर



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

3. The VENDORS have made over and delivered actual, vacant and physical peaceful possession of the said LAND hereby conveyed by the VENDORS 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 VENDORS, 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 VENDORS COVENANT WITH THE VENDEE AND DECLARE AS UNDER :

A. That the VENDORS 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 VENDORS 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 VENDORS and the VENDEE suffers any loss due to aforesaid reason, then the assets and properties of the VENDORS i.e. movable and immovable shall be liable to make good the losses thus suffered by the VENDEE. The VENDORS 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 VENDORS doth hereby covenant with the VENDEE that the VENDORS 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

महेश्वर सुवाल सहचर महेश्वर महेश्वर



Record in favour of the VENDEE at the costs of the VENDEE; and that the VENDORS 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 VENDORS 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. It in future any kind of dues or charge payable by the VENDORS is found to be unpaid the VENDORS shall be liable to pay the same. In the case of default of the VENDORS 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 have laid their respective hand in the presence of the witnesses on the day and date stated above.

WITNESSES:

1- महेश कुमार
महेश कुमार सरयवाय नमनपुरा
पति मण्डार सहो सोनपुरा

महेश कुमार
Mahaveer

VENDORS
सुखबीर
Sukhbeer

उदयबीर
Udhaybeer -

धर्मबीर
Dharmbeer

महेश कुमार
Mahinder

2- Anil Kumar S/o Sh. Mange Ram
R/o V. & P.O. Jahangirpur, Distt. Jhajjar.

M/s. Breez Builders & Developers Pvt. Ltd.
Through Nandlal Patwari

