

13640
10/01/25

Non Judicial

 **Indian-Non Judicial Stamp
Haryana Government** 

Date : 09/01/2025

Certificate No. G0I2025A5468  Stamp Duty Paid : ₹ 184915000
(Rs. Only)

GRN No. 126356534  Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Silverstone Developers Private limited
H.No/Floor: 11th Sector/Ward: Nil LandMark: Narain manzil 23 barakhamba road
City/Village: New delhi District: New delhi State: New delhi
Phone: 92*****91

Buyer / Second Party Detail

Name: Signatureglobal India Limited
H.No/Floor: 13th Sector/Ward: Nil LandMark: Dr gopal das bhawan 28barakhamba rd
City/Village: New delhi District: New delhi State: New delhi
Phone: 92*****91

Purpose: Sale Deed





The authenticity of this document can be verified by scanning this QR Code through smart phone or on the website <https://egrashry.nic.in>

SALE DEED H.PUR

Village	:	Fazilpur
Tehsil & District	:	Badshahpur Gurugram
Area	:	16.116 Acres
Value	:	Rs. 264,16,00,000/-
Stamp Duty	:	Rs. 18,49,15,000/-
Stamp No. & Dated	:	G0I2025A5466/ 09.01.2025
Registration Fees GRN	:	0126356689/ 50010/-
Issued By	:	Online

This **SALE DEED** ("Sale Deed") is executed at Gurugram on this 10th day of January, 2025 ("Execution Date") by and amongst:

SILVERSTONE DEVELOPERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having Corporate Identification Number **U45201DL2005PTC139168** and having its registered office at 11th Floor, Narain Manzil, 23 Barakhamba Road, New Delhi-110001, represented by its authorized signatory, Sh. Inder Preet Singh, duly authorized vide board resolution dated 06/01/2025 (hereinafter referred to as "**Vendor**", which expression shall include its successor-in-interest, legal representatives, administrators, executors and permitted assigns) of the **FIRST PART**;

For Silver Stone Developers Pvt. Ltd.


Director/Authorised Signatory

For SignatureGlobal (India) Limited


Authorised Signatory/Director

प्रलेख क्र.:13640

मुद्रण दिनांक 10/01/2025 04:43 PM

पंजीकरण दिनांक:10-01-2025

वसीका संबंधी विवरण		
वसीका का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- बादशाहपुर	गांव/शहर- फाजिलपुर झाडसा	स्थित- Fazilpur Jharsa
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : Khewat No. , 152-287- 343-347-303-345-598 FAZILPUR JHARSA Gurugram, Sector 71, 122101, ,Sector 71		
धन संबंधी विवरण		
राशि- 2641600000 रुपये		कुल स्टाम्प शुल्क- 184912000 रुपये
स्टाम्प नं- G012025A5466		स्टाम्प का मूल्य- 184915000 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:126356689	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- SELF		सेवा शुल्क- 200
भूमि का विवरण		
कृषि चाही		125 Kanal 78 Marla
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- 1C34P5M1	प्रॉपर्टी न- Khewat No.	मालिक- Silver Stone Developers Private Limited
पता- Khewat No. , 152-287- 343-347-303-345-598 FAZILPUR JHARSA Gurugram, Sector 71, 122101, ,Sector 71		

यह प्रलेख आज दिनांक 10-01-2025 दिन शुक्रवार समय 4:41:00 PM बजे श्री/श्रीमती/कुमारी SILVERSTONE DEVELOPERS PRIVATE LIMITED REG OFFICE NARAIN MANZIL NEW DELHI Silverstone Developers Pvt.Ltd. regi.office at 11th floor narain manzil barakhamba road निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



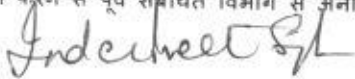
संयुक्त उप पंजीयन अधिकारी NT Badshahpur

SILVERSTONE DEVELOPERS PRIVATE LIMITED REG OFFICE NARAIN MANZIL NEW DELHI Silverstone Developers Pvt.Ltd. regi.office at 11th floor narain manzil barakhamba road

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।



दिनांक 10-01-2025

संयुक्त उप पंजीयन अधिकारी NT Badshahpur

SILVERSTONE DEVELOPERS PRIVATE LIMITED REG OFFICE NARAIN MANZIL NEW DELHI Silverstone Developers Pvt.Ltd. regi.office at 11th floor narain manzil barakhamba road

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी SIGANTUREGLOBAL INDIA LIMITED thru DHANANJAY SHUKLAOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 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 S C ARORA पिता, निवासी ADV GGM व श्री/श्रीमती/कुमारी BHAL SINGH पिता, निवासी ADV GGM ने की। साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।



दिनांक 10-01-2025

संयुक्त उप पंजीयन अधिकारी NT Badshahpur

for Silver Stone Developers Pvt. Ltd.

Director, Authorized Signatory

AND

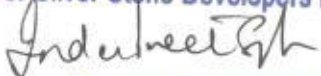
SIGNATUREGLOBAL (INDIA) LIMITED, a company incorporated under the Companies Act, 1956, having Corporate Identification Number **L70100DL2000PLC104787** and having its registered office at 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi - 110001, represented by its authorized signatory, Shri Dhananjay Shukla S/o Sh. Gupteshwar Shukla, R/o Flat No-337, Block-B, Type A Pocket-3, DDA Flat, Bindapur, Uttam Nagar, New Delhi-110059 (Aadhar No. 993773543638 / PAN AJRPS0223M), duly authorized vide resolution dated 24/12/2024 (hereinafter referred to as "**Vendee**", which expression shall include its successor-in-interest, legal representatives, administrators, executors and permitted assigns) of the **SECOND PART**.

The Vendor and the Vendee are individually referred to as a "**Party**" and collectively referred as the "**Parties**".

RECITALS:

- A. Vendor is the owner of all the piece and parcels of land aggregating to 16.116 acres situated in the revenue estate of the village Fazilpur, Gurugram, Haryana, detailed in '**Schedule-I**' and also shown in the map attached hereto as '**Schedule-II**' (hereinafter referred to as "**Final Silverstone Land**").
- B. Vendee and Vendor have entered into a Joint Development Agreement dated 09/01/2024 ("**JDA**"), duly registered with the office of Sub Registrar, Tehsil Badshahpur, Gurugram as document no. 16452 along with General Power of Attorney dated 02/02/2024 ("**GPA-1**") duly registered with Sub-Registrar Badshahpur, Fazilpur, Gurugram vide document no. 310. The said JDA was amended through Addendum to the Development/Joint Development Agreement duly registered with the office of Sub-Registrar Badshahpur, Fazilpur, Gurugram as document no. 6035 dated 07/08/2024 ("**Addendum-1**") along with General Power of Attorney duly registered with the office of Sub-Registrar Badshahpur, Fazilpur, Gurugram as document no. 147 dated 07/08/2024 ("**GPA-2**"). The said JDA was further amended through second Addendum to the Development/Joint Development Agreement duly registered with the office of Sub-Registrar Badshahpur, Fazilpur, Gurugram as document no. 10688 dated 21/11/2024 ("**Addendum-2**").
- The term and expression the '**JDA**', '**GPA-1**', '**Addendum-1**', '**Addendum-2**' and '**GPA-2**' are hereinafter collectively referred to as '**JDA Documents**'.
- C. The Vendee agrees and acknowledges and confirms that it, in the capacity of developer and on and from the date of execution of the JDA, has been in absolute possession of the Final Silverstone Land since the execution of the JDA.
- D. Pursuant to the JDA Documents, Vendee paid an Interest Free Refundable Security Deposit of INR 60,00,00,000/- (INR Sixty Crores) to the Vendor, for performance of Vendee's obligations under the JDA ("**IFRSD**"). The Vendee agrees and acknowledges that entire IFRSD paid by the Vendee to the Vendor under the JDA Documents has been fully refunded by Vendor to the Vendee.
- E. The Vendee has also procured letter of intent vide Memo No. LC-5402/JE(AK)/2024/41063 dated 23/12/2024 and LC-5400/JE(AK)/2024/41296 dated 24/12/2024 for the development of project(s) on land comprising of Final Silverstone Land and accordingly, the Vendee is now proposing to acquire the Final Silverstone Land from the Vendor.
- F. On the basis of representations and assurances of Vendee and believing the same to be true and correct in all respects, the Vendor is agreeing to enter into this Sale Deed and sell/transfer/convey the Final Silverstone Land, strictly on "*as is where is*" basis including the

For Silver Stone Developers Pvt. Ltd.



Director/Authorised Signatory

For Signature Global (India) Limited



Authorised Signatory/Director

Reg. No.

Reg. Year

Book No.

13640

2024-2025

1



विक्रेता



क्रेता



गवाह



उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- SILVERSTONE DEVELOPERS PRIVATE LIMITED REG OFFICE NARAIN
MANZIL NEW DELHI Silverstone Developers Pvt .Ltd. regi.office at 11th floor narain manzil
barakhamba road

क्रेता :- thru DHANANJAY SHUKLAOTHERSIGANTUREGLOBAL INDIA
LIMITED

गवाह 1 :- S C ARORA

गवाह 2 :- BHAL SINGH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13640 आज दिनांक 10-01-2025 को बही नं 1 जिल्द नं 624 के पृष्ठ नं 157 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या 1 जिल्द नं 1831 के पृष्ठ संख्या 82 से 85 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं |

दिनांक 10-01-2025

उप/सयुंक्त पंजीयन अधिकारी बादशाहपुर

Silverstone Developers Pvt. Ltd.

Badshahpur

facts as stated in the Recitals, on the premise that the Vendee will undertake its obligations as set out in this Sale Deed in a timely and orderly manner.

NOW THEREFORE, in consideration of the premises and the mutual terms and conditions hereinafter set forth, the Parties agree as follows:

1. SALE TRANSACTION

- 1.1 Subject to the terms of this Sale Deed, the Vendor has agreed to sell and transfer to the Vendee, strictly on "as is where is" basis, and the Vendee has agreed to purchase from the Vendor the Final Silverstone Land along with all rights, title, interest, benefits, privileges attached and appurtenant thereto, for INR 264,16,00,000/- (Rupees Two Hundred and Sixty-Four Crores Sixteen Lakhs Only) subject to applicable TDS ("Sale Consideration"), paid by the Vendee to the Vendor in accordance with the terms of this Sale Deed.
- 1.2 Along with the execution of this Sale Deed, JDA Documents executed between the Parties stand terminated with immediate effect without requirement of execution of any documents by either of the Parties. Notwithstanding anything contained herein or any other documents executed between the Parties, it is agreed that pursuant to execution of this Sale Deed, any and all obligations or liabilities with respect to the Final Silverstone Land, whether for the period prior to or subsequent to execution of this Sale Deed, shall stand, irrevocably and unconditionally, assigned and transferred in favour of the Vendee and the Vendor shall not have any obligations/ liabilities, of any nature whatsoever, including but not limited to any third party liabilities.
- 1.3 The Parties acknowledge that the vacant, peaceful, unencumbered and lawful possession of Final Silverstone Land has already been handed over to the Vendee pursuant to execution of the JDA and the same is in possession of the Vendee. The Vendor further confirms and acknowledges that the possession of the Final Silverstone Land shall continue to remain with the Vendee.
- 1.4 The Vendor hereby confirms and acknowledges that Vendee shall have full rights to enjoy vacant and peaceful possession of the Final Silverstone Land and shall have all and any rights including right to cause construction and development and right to lease, assign, alienate, transfer, deal with, dispose of or agree to sell the Final Silverstone Land and/or parts thereof including the building(s) and structures to be constructed thereon without any demur or objection from the Vendor and such rights may be exercised by Vendee in any manner deemed fit by Vendee.
- 1.5 The Vendee hereby agrees and acknowledges that all the title documents pertaining to Final Silverstone Land, as listed in **Schedule-III** hereto, have been handed over to the Vendee by the Vendor and that the Vendee shall be entitled to carry out the mutation of Final Silverstone Land in its favor upon execution and registration of this Sale Deed.

2. PAYMENT OF SALE CONSIDERATION

- 2.1 The entire Sale Consideration of INR 264,16,00,000/- (Rupees Two Hundred and Sixty-Four Crores Sixteen Lakhs Only) subject to applicable TDS, has been paid by the Vendee to the Vendor in the following manner: \

For Silver Stone Developers Pvt. Ltd.


Director/Authorised Signatory

For Signature Global (India) Limited


Authorised Signatory/Director



For Silver Stone Developers Pvt. Ltd.

Deed - 20/11/2023

S. No.	Date	UTR No.	Name of Bank	Amount (INR)
1	9/1/2025	SCBLR12025010900805194	Standard Chartered Bank	200,000,000
2	9/1/2025	SCBLR12025010900805193	Standard Chartered Bank	200,000,000
3	9/1/2025	SCBLR12025010900805191	Standard Chartered Bank	200,000,000
4	10/1/2025	YESBR12025011000015096	Yes Bank	400,000,000
5	10/1/2025	YESBR12025011000015097	Yes Bank	415,184,000
6	10/1/2025	YESBR12025011000013469	Yes Bank	400,000,000
7	10/1/2025	SCBLR12025011000805579	Standard Chartered Bank	400,000,000
8	10/1/2025	SCBLR12025011000805580	Standard Chartered Bank	400,000,000
Net Amount of Sale Consideration				2,615,184,000
Amount of TDS Deducted @ 1%				26,416,000
Gross Amount of Sale Consideration				2,641,600,000

2.2 The Vendee shall deposit the TDS deducted from the Sale Consideration equivalent to an amount of INR 2,64,16,000/- (INR Two Crores Sixty-Four Lakhs Sixteen Thousand Only), in accordance with provisions of Section 194IA of the Income Tax Act, 1961 ("TDS") but in any event not later than 10 (ten) days from the date of execution of this Sale Deed. The Vendee agrees and undertakes to provide the necessary TDS certificates to the Vendor within 30 (thirty) days from the date of execution of this Sale Deed.

3. REPRESENTATIONS OF THE VENDOR

3.1 The Vendor hereby assures, represents, and declares that on the date of execution of this Sale Deed:

- It is duly organized and validly existing under the laws of India;
- It has the power and the authority to enter into and perform its obligations under this Sale Deed in accordance with the terms hereof and has taken all necessary corporate and other corporate actions to authorize the execution, delivery, and performance of the obligations under this Sale Deed;
- It is the owner of the Final Silverstone Land;
- It has a clear, good, and marketable title to the Final Silverstone Land;
- There is no litigation, claim, audit, action or proceeding pending or threatened for which a notice has been received by the Vendor before or by any court, public board or governmental

For Silver Stone Developers Pvt. Ltd.

 Director/Authorised Signatory

For Signature Global (India) Limited

 Authorised Signatory/Director



Badshahpur Stone Developers Pvt. Ltd.

Badshahpur

body or administrative agency or instrumentality in respect of the Final Silverstone Land and from the date of acquisition of the Final Silverstone Land by the Vendor under the sale deed dated 09/10/2023 bearing registration no. 9111 and exchange deed dated 19/12/2023 bearing registration no. 13576 upto the date of execution of the JDA;

- f) The Vendor has not created any encumbrances, mortgages, charges, lien, attachments of any kind in relation to the Final Silverstone Land on and from the date of acquisition of the Final Silverstone Land by the Vendor under the sale deed dated 09/10/2023 bearing registration no. 9111 and exchange deed dated 19/12/2023 bearing registration no. 13576 upto the date of execution of the JDA;
- g) On and from the date of acquisition of the Final Silverstone Land by the Vendor under the sale deed dated 09/10/2023 bearing registration no. 9111 and exchange deed dated 19/12/2023 bearing registration no. 13576 upto the date of execution of the JDA, the Vendor has not received any notice for acquisition or requisition of any portion of the Final Silverstone Land;
- h) To the best of Vendor's knowledge, the entry into and performance of this Deed will not conflict with any applicable law, or any agreement or document to which it is a party and would not be against any court order, judgment or decree applicable to it.

4. REPRESENTATIONS OF THE VENDEE

4.1 The Vendee hereby represents and declares to the Vendor as follows:

- a) The Vendee is duly and validly incorporated under the laws of India;
- b) The Vendee has the power and the authority to enter into and perform its obligations under this Sale Deed in accordance with the terms hereof and has taken all necessary corporate and other corporate actions to authorize the execution, delivery, and performance of the obligations under this Sale Deed;
- c) The execution, delivery and performance of this Sale Deed will not conflict with, result in the breach of, or constitute a default under any covenant, agreement, understanding, decree, or order to which Vendee is a party or by which Vendee or any of its properties or assets is bound or affected and does not result in a violation of any applicable laws;
- d) The Vendee has, after making all necessary and requisite enquiries (including physical verification and independent title and legal due diligence) satisfied itself as to the authority, right, title and interest of the Vendor to deal with the Final Silverstone Land and there will not be any further investigation or objection by the Vendee on this behalf and transfer of the Final Silverstone Land by the Vendor to the Vendee is undertaken on an 'as-is-where-is' basis. Further, the Vendor has provided all the requisite documents, clarifications, assistance etc., as required by the Vendee/its consultants for carrying out legal and technical due diligence and physical inspection in respect of the Final Silverstone Land.
- e) That no approval / consent, of any nature whatsoever, is required from any statutory authority including but not limited to DTCP, Haryana, for transfer of the Final Silverstone Land by the Vendor to the Vendee;
- f) The Vendor shall not, in any manner whatsoever, be liable for making payments or indemnifying the Vendee for any demands raised by government authority in pursuance of any levy imposed under any statutory provision;
- g) All taxes with respect to the Final Silverstone Land have been paid in full through the date hereof and any liability or claim arisen in respect thereto relating to the period prior to the date

For Silver Stone Developers Pvt. Ltd.

Director/Authorised Signatory

For Signature Global (India) Limited

Authorised Signatory/Director



of this Sale Deed shall be paid and borne by Vendee. All the fees, costs, and expenses in relation to the Final Silverstone Land including but not limited to taxes(both direct and indirect such as G.S.T.), charges, demands, claims, revenue, cesses, and municipal charges and all other dues outstanding towards any municipality or authority, other charges and amounts payable in respect of the Final Silverstone Land, whether for the period prior to or subsequent to execution of the Sale Deed, except for income tax payable by either of the Parties in terms of the applicable law, shall be borne solely and exclusively by the Vendee without any recourse to the Vendor; and

- h) The Vendee shall have no claim or demand under this Sale Deed or otherwise against the Vendor and, or its officers, directors, agents, attorneys, employees, and affiliates (“**Representatives**”). The Vendee unconditionally and absolutely waives, releases, acquits and discharges the Vendor and its Representatives, from any and all claims, liabilities, demands, cause of actions, costs, expenses, attorney's fees, damages, losses, indemnities and obligations in law, equity or otherwise, known, or unknown, disclosed, or undisclosed, arising from or in any way related to this Sale Deed and, or the Final Silverstone Land and, or, JDA Documents.
- i) In the event there are any issue or defects, of any nature whatsoever including but not limited to title related issues, third party claims, etc., of the Final Silverstone Land, the Vendee shall be solely responsible and liable for rectifying such issues / defects on its own cost and expenses and the Vendor shall not, in any manner whatsoever, be liable for the same and has not to incur any cost or expenses in relation to same, except as a result of breach of any warranties provided by the Vendor in this Sale Deed.
- j) Also, the Vendee hereby agrees, acknowledges, and undertakes that performance of any of its obligations under this Sale Deed shall not be hampered, restricted, or prohibited in any event whatsoever including but not limited to on account of any such issues / defects (including but not limited to the title related issues, third party claims, etc.) of the Final Silverstone Land.

Notwithstanding anything contained herein, the Vendee agrees, acknowledges, and undertakes that, as agreed under the JDA Documents, the Vendor shall not have any liability, responsibility and, or, obligations, of any nature whatsoever, in relation to this Sale Deed or the Final Silverstone Land and, or, the JDA Documents, except as a result of breach of any warranties provided by the Vendor in this Sale Deed.

- k) The sums to be paid by the Vendee towards the Sale Consideration are not proceeds from any illegal transaction and do not violate provisions of any applicable laws, including but not limited to the Prevention of Money Laundering Act, 2002.

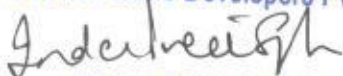
5. TERMINATION

This Sale Deed is irrevocable and cannot be terminated by the Vendee or the Vendor in any situation or circumstance whatsoever.

6. INDEMNITY

The Vendee hereby agrees and undertakes to indemnify, defend, and hold harmless the Vendor and its successors and assigns (“**Indemnified Parties**”) upon demand for any costs, fines, penalties, damages, liabilities, losses, expenses incurred by the Indemnified Parties due to any reason arising out of or in connection with any misrepresentation, or any breach of any of its representations and warranties as set out in this Sale Deed, or non-fulfillment of or failure to perform any covenant or obligation or agreement or undertaking contained in this Sale Deed and, or, the JDA Documents by the Vendee.

For Silver Stone Developers Pvt. Ltd.



Director/Authorised Signatory

For SignatureGlobal (India) Limited



Authorised Signatory/Director Page 6 of 12



100

Director/Authorised Signatory

7. MISCELLANEOUS

7.1 Entire Agreement

The Parties confirm and acknowledge that this Sale Deed shall constitute the entire agreement between them up to date and shall supersede and override all previous agreements including JDA Documents and all communications, either oral or written, between the Parties with respect to the subject matter of this Final Silverstone Land.

7.2 Specific Performance and Obligation

The Parties to this Sale Deed agree that, to the extent permitted under applicable law, and notwithstanding any other right or remedy available under this Sale Deed, the rights and obligations of the Parties under this Sale Deed shall be subject to the right of specific performance and may be specifically enforced against a defaulting party.

7.3 Stamp Duty & Registration Charges

The cost of stamp duty and registration charges in respect of this Sale Deed shall be borne and paid by the Vendee and the Parties shall borne their own cost for the documentation, vetting or negotiations of this Sale Deed.

7.4 Notices:

All notices, requests or consents provided for or permitted to be given under this Sale Deed must be in writing and shall be deemed effectively given when personally delivered or mailed by pre-paid certified mail, return receipt requested addressed as follows and shall be deemed received two days after mailing or on the date of delivery, if personally delivered or in the case of fax or email, on the date of sending, provided a confirmation of receipt is obtained within normal business hours, otherwise on the following day:

To Vendor:

Address: Silverstone Developers Private Limited, 11th Floor Narain Manzil, Barakhamba Road, New Delhi - 110001

Attn : Mr. Arvind Vachaspati

E-mail : avachaspati@dalmiaholdings.com

To the Vendee:

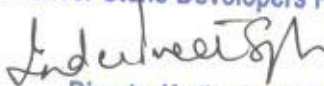
Address: Signatureglobal (India) Limited, 13th Floor, Dr. Gopal Das Bhawan, 28 BarakhambaRoad, Connaught Place, New Delhi - 110001

Attn : Mr. Devender Aggarwal

E-mail : compliance@signatureglobal.in

Any Party may change the address to which notices are to be directed to it by notice to the other parties in the manner specified above.

For Silver Stone Developers Pvt. Ltd.


Director/Authorised Signatory

For SignatureGlobal (India) Limited


Authorised Signatory/Director



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7.5 GOVERNING LAW AND DISPUTE RESOLUTION

- 7.5.1 This Sale Deed shall be governed by, and construed in accordance with, laws of India.
- 7.5.2 In case of any dispute, difference, controversy, or claim arising out of or in connection with this Sale Deed, including any question regarding its existence, validity, interpretation, breach, or termination, between any of the Parties such Parties shall attempt to first resolve such dispute, difference, controversy or claim amicably through discussions between senior executives or representatives of disputing Parties.
- 7.5.3 If dispute is not resolved through such discussions within 30 (thirty) days after one disputing Party has served a written notice on the other disputing Party requesting the commencement of discussions, such dispute shall be finally settled through arbitration in accordance with the Arbitration and Conciliation Act, 1996 as in force on the date hereof or any subsequent amendment thereof.
- 7.5.4 The venue of arbitration shall be at New Delhi and the language of the arbitration proceedings shall be English.
- 7.5.5 The arbitral tribunal shall be presided by a Sole Arbitrator appointed by the jurisdictional court.
- 7.5.6 Each disputing Party shall co-operate in good faith to expedite the conduct of any arbitral proceedings commenced under this Sale Deed.
- 7.5.7 The Parties shall be responsible to bear their respective costs and expenses in relation to any such arbitration proceeding and any cost with respect to setting up of such arbitral tribunal.
- 7.5.8 While any dispute is pending, the disputing Parties shall continue to perform such of their obligations under this Sale Deed as do not relate to the subject matter of the dispute, without prejudice to the final determination of the dispute.
- 7.5.9 Any decision of the arbitral tribunal shall be final and binding on the Parties.
- 7.5.10 The courts at Gurugram and High Court of Punjab and Haryana at Chandigarh alone shall have jurisdiction in respect of the present Deed.

7.6 Severability:

Each of the provisions contained in this Sale Deed shall be severable, and the unenforceability of one provision shall not affect the enforceability of any other provisions or of the remainder of this Sale Deed.

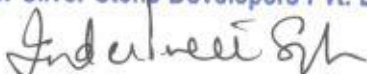
7.7 Waiver:

No waiver of any of the terms of this Sale Deed shall be effective unless made in writing and no waiver of any particular term shall be deemed to be a waiver of any other term.

7.8 Survival

The Parties agree and acknowledge that the provisions of Clause 5 (Termination), Clause 6 (Indemnity), Clause 7.2 (Specific Performance) and Clause 7.5 (Governing Law and Dispute

For Silver Stone Developers Pvt. Ltd.



Director/Authorised Signatory

For Signature Global (India) Limited



Authorised Signatory/Director



20/11/2025

11/11/2025

Resolution), shall continue to bind the Parties notwithstanding the expiry or termination of this Sale Deed.

IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed their respective hands at the place and on the day, month, and year, first above written and in the presence of the following witnesses.

<p>Signature : For Silver Stone Developers Pvt. Ltd. Name : <i>[Signature]</i> Designation : Director/Authorised Signatory Duly authorized to sign for and on behalf of Vendor, i.e. SILVERSTONE DEVELOPERS PRIVATE LIMITED</p>	<p>Signature : For Signature Global (India) Limited Name : <i>[Signature]</i> Designation : Authorised Signatory/Director Duly authorized to sign for and on behalf of Vendor, i.e., SIGNATUREGLOBAL (INDIA) LIMITED</p>
<p>Witnesses</p> <p><i>[Signature]</i> IDENTIFIED BY After Seen Aadhar/I.D. Card Parties (Not Responsible if ID is not Genuine) G.G. ARORA (ADVOCATE) GURUGRAM</p>	<p>Witnesses</p> <p><i>[Signature]</i> IDENTIFIED BY After Seen Aadhar/ID Card of Parties (Not Responsible if ID is not Genuine) BHAL SINGH (ADVOCATE) GURUGRAM</p>

For Silver Stone Development Pvt Ltd

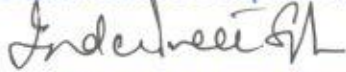
Date: 11/11/2017



SCHEDULE I – DETAILED DESCRIPTION OF FINAL SILVERSTONE LAND

Sr. No	Khewat No.	Khattoni No.	Rect. No.	Killa No.	Kanal	Marla	Sarsai	Mutation	Title Deed- Vasika No//Date
1	152	154	29	1	6	18	0	3261 &3398	9111//09-10-2023
				10	8	0	0	3261 &3398	9111//09-10-2023
				11	8	0	0	3261 &3398	9111//09-10-2023
				20/1	1	11	0	3261 &3398	9111//09-10-2023
				20/2	6	9	0	3261 &3398	9111//09-10-2023
				21	8	0	0	3261 &3398	9111//09-10-2023
	303	305	23	16	8	0	0	3398	9111//09-10-2023
				17	8	0	0	3398	9111//09-10-2023
				25	7	11	0	3398	9111//09-10-2023
	343	345	23	12/2	0	14	4	3398	9111//09-10-2023
	347 Min	350 Min	23	19	8	0	0	3398	9111//09-10-2023
2	287 Min	289 Min	28	3/2	6	11	0	3411	13576//19-12-2023
				4/1	4	2	0	3411	13576//19-12-2023
				4/2	2	7	0	3411	13576//19-12-2023
				5/1	1	19	0	3411	13576//19-12-2023
				5/2	4	7	0	3411	13576//19-12-2023
				6	8	0	0	3411	13576//19-12-2023
				7	8	0	0	3411	13576//19-12-2023
	345	348	23	18	8	0	0	3411	13576//19-12-2023
				23	7	11	0	3411	13576//19-12-2023
	598	614		73/1	6	18	0	3411	13576//19-12-2023
				Total	122	138	4		
							16.116 25	Acres	

For Silver Stone Developers Pvt. Ltd.



Director/Authorised Signatory

For Signature Global (India) Limited



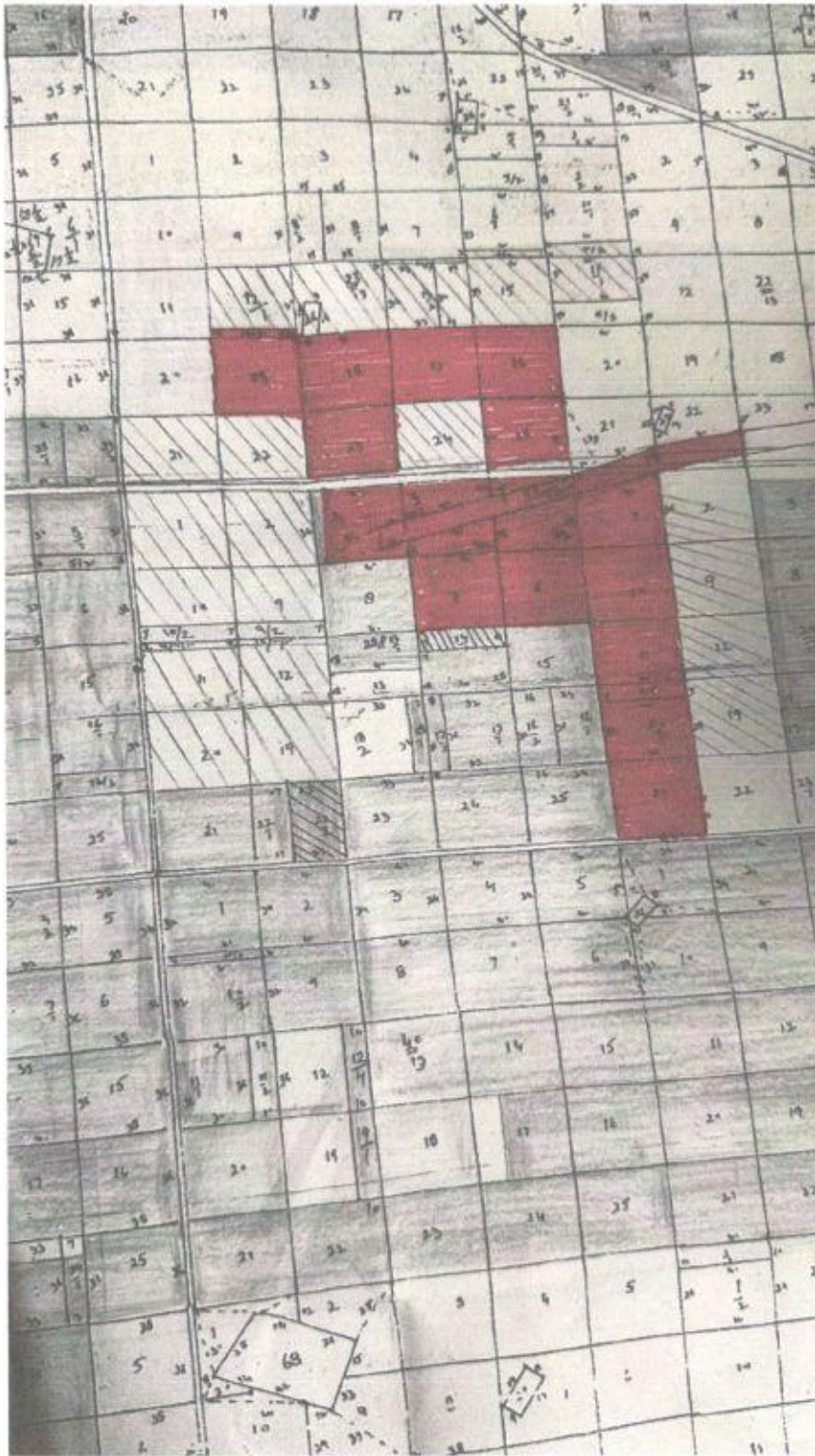
Authorised Signatory/Director



By: [Signature]

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SCHEDULE II



For Silver Stone Developers Pvt. Ltd.

Indulraj Singh

Director/Authorised Signatory

For SignatureGlobal (India) Limited

Aruba

Authorised Signatory/Director



THE SEAL OF THE SUB REGISTRAR

BADSHAHPUR

SCHEDULE-III

LIST OF TITLE DOCUMENTS PERTAINING TO FINAL SILVERSTONE LAND

Sr. No.	Particulars
1	Original Sale deed registered vide document No. 9111 dated 09th October 2023
2	Certified True copy of Exchange Deed registered vide document No. 10229 dated 11th August 2006
3	Original Sale Deed registered vide document no. 22051 dated 17th January 2006
4	Certified True copy of Sale Deed registered vide document no. 11830 dated 04th September, 2006
5	Original Sale Deed registered vide document no. 11828 dated 04th September, 2006
6	Certified True copy of Exchange through Mutation vide document no. 2618 dated 04th September, 2015
7	Original Exchange Deed registered vide document no. 13576 dated 19th December 2023.
8	Certified True copy of Sale Deed registered vide document no. 22050 dated 17th January 2006.
9	Original Sale Deed registered vide document no. 22049 dated 17th January 2006.

For Silver Stone Developers Pvt. Ltd.


Director/Authorised Signatory

For SignatureGlobal (India) Limited



Authorised Signatory/Director



For Silver Stone Developers Pvt. Ltd

Director/Attorney & Solicitor