

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 Lac forty eight thousand two hundred fifty/-)

Has been levied on this document and paid by Breez Builders & Developers Pvt Ltd Delhi thru Nand Lal

vide treasury challan No. 03

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

Assistant Treasury Officer

SOHNA
MAIL

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

डीड संबंधी विवरण		
डीड 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
साहना

जिवेन्द्र सिंह
संयुक्त सब-रजिस्ट्रार

सोहना

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru. Jitender Janghu केना हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि केना 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 Tej Singh निवासी Gurgaon ने की।

साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जांच के द्वारा साक्षी नः 2 की पहचान करता है।

दिनांक 13/07/2012



उप/संयुक्त पंजीयन अधिकारी
साहना

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.F. 1²*
om/2012

Reg. No. 2814 Reg. Year 2012-2013 Book No. 1



विक्रेता

क्रेता

गवाह

विक्रेता
Onkar



क्रेता

Thru- Jitender Janghu

[Handwritten signature]

गवाह 1:- Dhian Singh Lambardar

[Handwritten signature]

गवाह 2:- Nand Lal

[Handwritten signature]

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2814 आज दिनांक 13/07/2012 को बही नः 1 जिल्द नः 2070 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 चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 13/07/2012

[Signature]
उप/संयुक्त पंजीयन अधिकारी
साहना **जियेन्द्र सिंह**
संयुक्त मंत्र-रजिस्ट्रार
साहना



(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(2-9), 18/2(9-10), 18/3(2-12), 18/4/1(0-4) measuring 13 Kanal 4¹/₂ 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.,


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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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L.T. 1
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

[Signature]

13/7/2012

1. *[Signature]*

[Signature]

[Signature]

L.T. Onkar VENDOR Onkar



L.T. Onkar

VENDEE

M/S BREEZ BUILDERS & DEVELOPERS PVT. LTD.

NAND LAL S/O

TEJRAJ R/WDLF

Ph. 4 Gurgaon

Rizwood Estate

FWS-326

through

Sh. Jitender Janghu (Director)

5

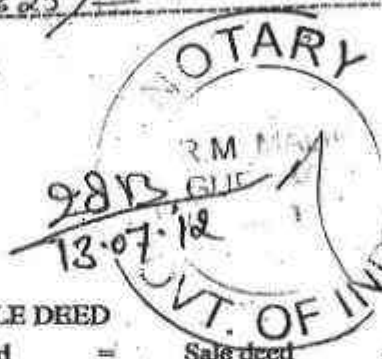
[Signature]



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. 1,01,21,531/-
(Rupees one crore one lakh twenty one thousand five hundred
thirty one)
Has been levied on this document and paid by Breez Builders & Developers P. Ltd. Delhi

vide treasury challan No. 01
Dated 10/7/12 for _____ in favour
of S/D B 294306257



Notary of Treasury Office
SOHNA
11-7-12
Amount of Rs. 201 Deposited
in Bank No. 1552 dt. 13/07/12
S.R. Singh
13.07.12

SALE DEED

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

This deed of sale is made at SOHNA on this 13th day of July, 2012 by Roshan Lal S/o Gurdayal S/o Umrao R/o Village Dhunela 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	गाँव/शहर Dhunela	स्थित Dhunela	
भवन का विवरण			
भूमि का विवरण			
चाही	6 Acre 2 Kanal 9 Marla		
धन संबंधी विवरण			
राशि 202,430,625.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 10,121,550.00 रुपये		
स्टाम्प की राशि 10,121,531.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग चार्ज 2.00 रुपये	
सी.सू. नं. 1552	राशि 19 रुपये	दिनांक 13/07/2012	

Drafted By: Shishupal Dwar



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 Gurdajal निवासी Dhunela द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/सयुक्त पंजीयन अधिकारी
सोहना **जिवेन्द्र सिंह**
सयुक्त सब-रजिस्ट्रार
सोहना

उपरोक्त विक्री/व्यवस्थापन श्री/श्रीमती/कुमारी Thru Jitender Janghu द्वारा है। प्रस्तुत प्रलेख को तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख की अनुसार 0.00 रुपये की राशि जित ने गैर रावत विक्री को अदा की तथा प्रलेख में वर्णित अंशों का अदा की गई राशि के लेन देन को ध्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Dhan Singh Lamberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mandawar व श्री/श्रीमती/कुमारी Tejrao पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Gurgaon ने की।

साक्षी नः 1 को हम नम्बरदार/अधिवक्ता की रूप में जानते है तथा वह साक्षी नः2 की पहचान करता है।

दिनांक 13/07/2012



उप/सयुक्त पंजीयन अधिकारी
सोहना **जिवेन्द्र सिंह**
सयुक्त 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** 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



[Handwritten signature]

For Global Horizon Holdings Pvt. Ltd.

[Handwritten signature]

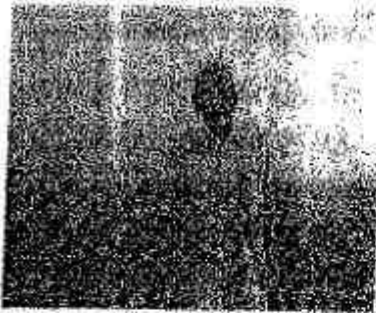
Director

For Global Horizon Holdings Pvt. Ltd.

[Handwritten signature]

Director

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



विदेता

द्रेता

मवाद

विदेता

Roshan Lal

[Handwritten signature of Roshan Lal]

देता

Thru- Jitender Janghu

[Handwritten signature of Jitender Janghu]

मवाद 1:- Dhan Singh Lambardar

[Handwritten signature of Dhan Singh Lambardar]

मवाद 2:-

MAHDIAL

[Handwritten signature of Mahdial]

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,813 आज दिनांक 13/07/2012 को बतों नः 1 जिल्ला नः 2,070 के पृष्ठ नः 106 पर पंजीकृत किया गया तथा इसको एक प्रति अतिरिक्त बही सख्या 1 जिल्ला नः 395 के पृष्ठ सख्या 43 से 44 पर लिपिकार्य गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और भवाही ने अपने दस्तावेज/दस्तावेज अंगुला मेरे सामने किये है ।

[Handwritten signature]
 उप/सयुक्त 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:-

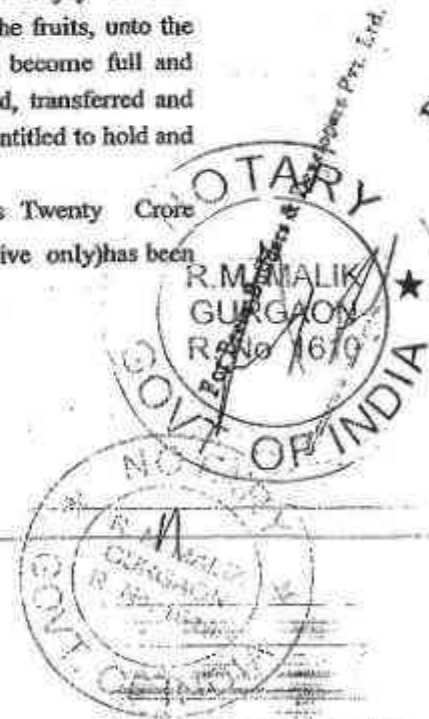
1. That in consideration of total sum of Rs.20,24,30,625/- (Rupees Twenty Crore Twenty Four Lac Thirty Thousand Six Hundred Twenty Five only) being the entire consideration of the said LAND, having paid by the VENDEE and received by the VENDOR in the following manner, the receipt whereof the VENDOR doth 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.

[Handwritten mark]

[Handwritten signature]



For Global Horizon Holdings Pvt. Ltd

[Handwritten signature]

Director

For Global Horizon Holdings Pvt. Ltd.

[Handwritten signature]

Director

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

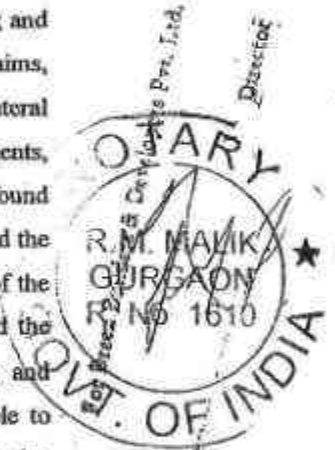
3.The VENDOR has made over and delivered actual , vacant and physical peaceful possession of the said LAND hereby conveyed by the VENDOR to the VENDEE

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



[Handwritten signature]

For Global Horizon Holdings Pvt Ltd

[Handwritten signature]

Director

For Global Horizon Holdings Pvt. Ltd.

[Handwritten signature]

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. *[Handwritten Signature]*

Reg no 305
Roshan Lal
 VENDOR
 Roshan Lal
13/7/2022



घनशिव नम्बरदार
 कृष्णर त्रिपाठी
 2. *[Handwritten Signature]*
 Nanda Lal & Tej Ram
 No Riz wood Estate
 DLF Ph. IV CW 5 820
 Gurgaon

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



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

[Handwritten Signature]
 For Breez Builders & Developers Pvt. Ltd.

ATTESTED PHOTO COPY

[Handwritten Signature]

For Global Horizon Holdings Pvt. Ltd.

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

[Handwritten Signature]
 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 Lacs 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 _____ in favour of S/D Rs 62795625/-

Officer
10/7/12

Officer
Vist B. Block
13.07.12

DA-201

2815
13.07.12

SALE DEED

- 1. Kind of deed = Sale deed
 - 2. Area of land = 15 kanal 13 marlas 0 Sarsa
 - 3. Village = Dhuncia
 - 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.

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, Dhanabir Singh, Mahinder Singh sons of Onkar S/o Tula Ram R/o Village Dhuncia Tehsil Sohna Distt. Gurgaon (HR) hereinafter called the VENDOR.



Mahaveer Singh
Sukhbir Singh
Ranbir Singh

Udhaybeer Singh
Dhanabir Singh
Mahinder Singh

For Breez Builders & Developers Pvt. Ltd.
Director

For Global Horizon Holdings Pvt. Ltd.
Director

For Global Horizon Holdings Pvt. Ltd.
Director

प्रलेख नं: 2815

दिनांक 13/07/2012



डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA	गाँव/शहर Dhaneja	स्थित Dhaneja
तहसील/खण्ड-तहसील सोहना	भवन का विवरण	
भूमि का विवरण		
आदी 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	पेस्टिंग शुल्क 2.00 रुपये
बी डुक नं. 1553	राशि 19 रुपये	दिनांक 13/07/2012

Drafted By: Shikshapal 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 Dhaneja द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

महोदय

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

उप/संयुक्त पंजीयन अधिकारी
सोहना जितेंद्र सिंह

संयुक्त सब-रजिस्ट्रार
सोहना

उपरोक्त निकेताव श्री/श्रीमती/कुमारी Thru Jitender Janghu द्वारा जारि है। प्रस्तुत प्रलेख के दृष्टी को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख की अनुसार 0.00 रुपये की राशि देता में मेरे समक्ष निकेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि की लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Dhan Singh Lamberde पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mandawar व श्री/श्रीमती/कुमारी Nandal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Tejanm निवासी Gurgson ने की।

साक्षी नं: 1 को हम नंबरदार/अधिवक्ता के रूप में नामित है तथा यह साक्षी नं:2 की पहचान करता है।

दिनांक 13/07/2012

उप/संयुक्त पंजीयन अधिकारी
सोहना जितेंद्र सिंह

संयुक्त सब-रजिस्ट्रार
सोहना

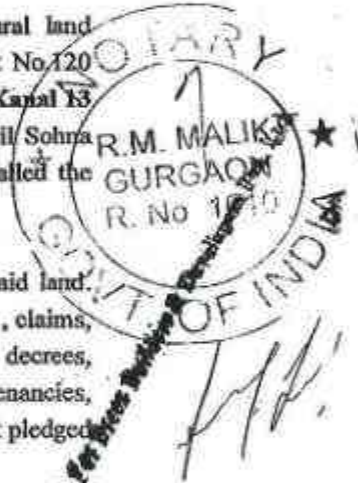
The term and expression "VENDOR " where ever used in this deed, unless excluded by or repugnant to the subject or context, shall be deemed to mean and include the Vendor himself and his legal heirs, successors, administrators, liquidators, and assigns.

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 15 KANAL 13 MARLAS 0 SARSAI bearing Khewat No.120 Khata No.123 Rect No.35 killa Nos.1(8-9), 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 सुरवीर राज कर्मा अग्रवाल
सुरवीर महेश सिंह

For Global Horizon Holdings Pvt. Ltd.
Director

For Global Horizon Holdings Pvt. Ltd.
Director

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



विप्रेता सहाय सिंह सुरवीर रंजीत
Udhay Singh Ranbir
महेन्द्र सिंह अनूप
Thru- Jitender Janghu

पक्ष 1:- Dhru Singh Lincaterdar पक्ष 2:- Mandar

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,815 आज दिनांक 13/07/2012 को बही नः 1 जिल्द नः 2,070 के
 पृष्ठ नः 106 पर पंजीकृत किया गया तथा इसकी एक प्रतः जिला दफ्तर, जिला नः 395 के
 पृष्ठ सख्या 47 से 48 पर विपकीर्ण गयी। यह भी प्रमाणित किया जाता है कि उपरोक्त दस्तावेज के प्रस्तुतकर्ता और
 पक्षदारी ने अपने हस्ताक्षर/निम्न-अंगुल मारे सामने किये हैं।

दिनांक 13/07/2012

उप/संपुर्ण पंजीयन अधिकारी
 सहित जितेंद्र सिंह
सुकुमार रजिस्ट्रार
मोहन

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.

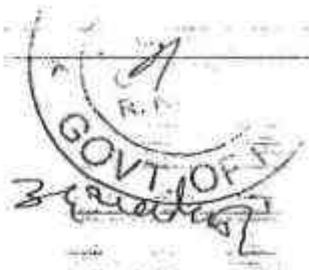
2.The entire consideration of Rs.6,27,95,620/- (Rupees Six Crore Twenty Seven Lac Ninty Five Thousand Six Hundred Twenty only) has been received vide

- 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/-

महोदय: सुरवात रवात
चमोदर मीरु सिह



For Meez Builders & Developers Pvt. Ltd.



For Global Horizon Holdings Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.
Director

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.

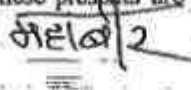
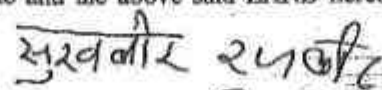

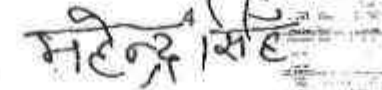
3.The VENDOR has made over and delivered actual , vacant and physical peaceful possession of the said LAND hereby conveyed by the VENDOR to the VENDEE

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


NOTARY
 R.M. MALIK
 GURGAON
 R. No 1610

NOTARY
 R.M. MALIK
 GURGAON
 R. No 1610
 GOVT. OF INDIA

For Breez Builders & Developers P.
 Director

3 & member

For Global Horizon Holdings Pvt. Ltd.


 Director

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



For Greer Builders & Developers Pvt. Ltd.



महवीर सुखवीर राजा/क 39/2/2012
 महवीर महेंद्र सिंह

For Global Horizon Holdings Pvt. Ltd.
 Director

For Global Horizon Holdings Pvt. Ltd.
 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

Handwritten signature and name in Hindi: महवीर सिंह, ब्रह्मचरि सिंह, गणेश्वर सिंह सोहना (स. 2012)

महवीर
Mahaveer Singh

रामबिर
Ranbir Singh

धर्मबिर
Dharmbir Singh

सुखबीर
Sukhbir Singh

उदयबीर
Udhaybeer Singh

महेंद्र सिंह
Mahinder Singh



For Breez Builders & Developers Pvt. Ltd.

VENDEE

M/S BREEZ BUILDERS & DEVELOPERS PVT. LTD.

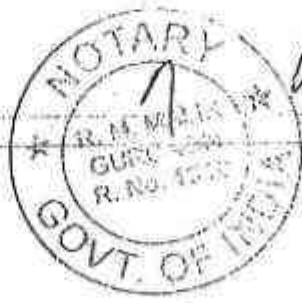
Through

Sh. Jitender Janghu (Director)

NANDIAL HOTELRAM
R/O RIKWOOD ESTATE
GWS-326 DLF Ph. IV
Gurgaon

ATTESTED PHOTO COPY

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



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

For Global Horizon Holdings Pvt. Ltd.

Handwritten signature and name in Hindi: ग्लोबल होरायज प्रोपर्टीज प्रा. लि., Director

Director

5196

158

09.11.12

Sr. No. 938 Dated 07/11/12

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

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

(Rupees Seventy three Lacs eathen thug cent 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 Narnal.

vide treasury challan No. T-1

Dated 07/11/12 for SD Form 1476003007 in favour of



5196

SALE - DEED



1-	Kind of Deed	-	Sale Deed
2-	Area of Land	-	29 Kanal 4 Marla 5 Sarsai ✓
3-	Village	-	Dhuneia
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 Dhuneia, Tehsil Sohna, Distt. Gurgaon at present 460/12, Krishna Colony, Gurgaon (hereinafter called the **VENDOR**)

For Global Horizon Holdings Pvt. Ltd.

Director

For Global Horizon Holdings Pvt. Ltd.

Director

प्रलेख नः 5196

दिनांक 09/11/2012

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		
घाही	3 Acre 5 Kanal 4.5 Marla	
धन 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
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/सयुक्त पंजीयन अधिकारी
सोहना जिल्द रिड
संयुक्त सब-रजिस्ट्रार
सोहना

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru- Jitender Janghu ब्रेतहाजिर 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 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 नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 09/11/2012

उप/सयुक्त पंजीयन अधिकारी
सोहना

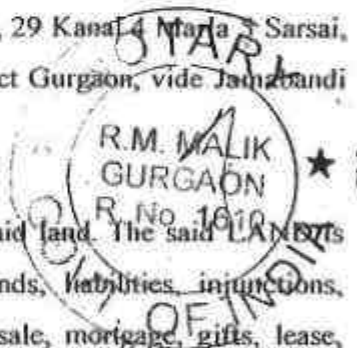
The term and expression "VENDOR" where ever used in this deed, unless excluded by or repugnant to the subject or context, shall be deemed to mean and include the VENDOR himself and his legal heirs, successors, administrators, liquidators and assigns.

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.

[Handwritten signature]

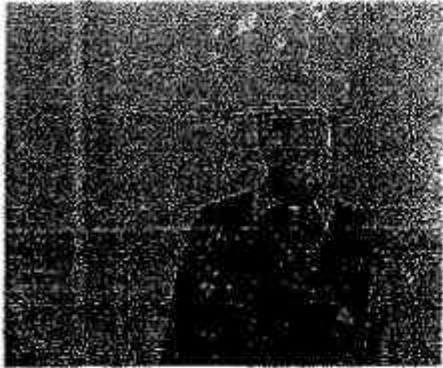
Director 2

For Global Horizon Holdings Pvt. Ltd.

[Handwritten signature]

Director

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



विक्रेता



क्रेता



गवाह

विक्रेता
Ranbir Singh @ Raghubir

Raghubir

क्रेता
Thru- Jitender Janghu

Jitender Janghu

गवाह 1:- mangat Ram Lamberdar

गवाह 2:- Nandlal

Mangat Ram Lamberdar
Nandlal

21/11/12

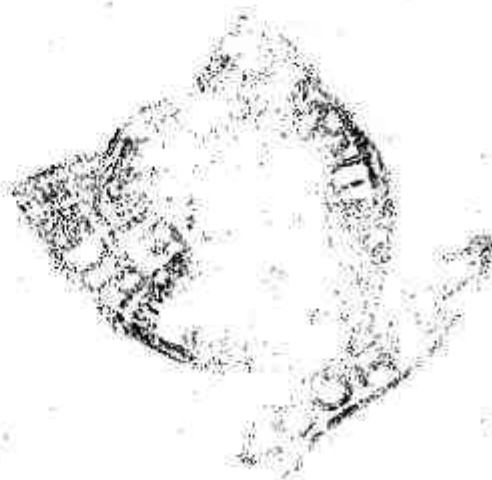
प्रमाण-पत्र

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 अंगुठा मेरे सामने किये है ।

दिनांक 09/11/2012



leg
उप/सर्वोक्त/पंजीयन अधिकारी
सोहना
संगुतत सब-रजिस्ट्रार
सोहना



whatssoever 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.



R.M. Malik
Handwritten signature of the Director

For Global Horizon Holdings Pvt. Ltd.

[Signature]
Handwritten signature of the Director

Director

For Global Horizon Holdings Pvt. Ltd.

[Signature]
Handwritten signature of the Director

Director

3. 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.

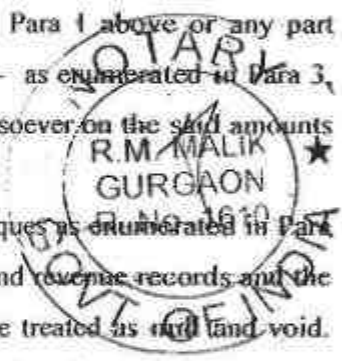
10. That upon registration of these presents, the VENDOR, himself and his legal representatives have been left with no right, title, interest, claim or concern of any nature with the said land and the

For Global Horizon Holdings Pvt. Ltd.

Director

For Global Horizon Holdings Pvt. Ltd.

Director



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.

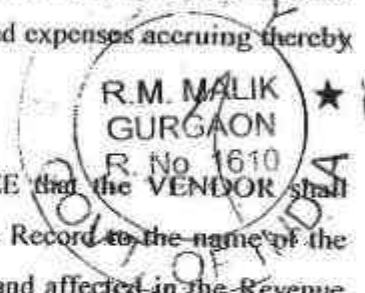
NOW THE VENDOR COVENANT WITH THE VENDEE AND DECLARE AS UNDER :

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



For Global Horizon Holdings Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

[Handwritten signature]

Director

[Handwritten signature]

[Handwritten signature]

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.

Regata 533 - 22/11/12
9/11/2012

WITNESSES: Mangal Ram Nambardor ^{VENDOR}
Ranbir Singh alias Raahbir

1- Mangal Ram Nambardor
Nandlal S/o Sh. Tejram,
R/o EWS-326, Rizwood Estate, DLF
Phase-IV, Gurgaon.

[Signature]
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
[Signature]
(RAJMAL MALIK)
ADVOCATE & NOTARY
Distt. Gurgaon, Haryana (H.P.L.A.)

For Global Horizon Holdings Pvt. Ltd.
[Signature]
Director

For Global Horizon Holdings Pvt. Ltd.
[Signature]
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. 42,90,000/-

(Rupees forty two Lacs, ninety thousand of

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

vide treasury challan No. 05

Dated 10/7/12 for _____ in favour of S/D B 8580000/-

2851

OFFICIAL

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 Amrichand} 7 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.

Swimml मन्मथ

JAT Raj

Sudesh

For Global Horizon Holdings Pvt. Ltd.

[Signature]

Director



RT.1 Rakesh

[Signature]

22-7-14



RT.1 Manni

प्रलेख नः 2851

दिनांक 16/07/2012

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गाँव/शहर Dhunela	स्थित Dhunela
भवन का विवरण		
भूमि का विवरण		
चाही	3 Acre 4 Maria	
धन संबंधी विवरण		
राशि 85,800,000.00 रुपये	कुल स्टाम्प ड्यूटी को 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
रूपये		

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:

Shimla

श्री Simal, Kunal, Gagan, Ram Bir @ Dharambir, Sudesh, Rakesh, Manu

उप/सर्वेक्षक पंजीयन अधिकारी
सोहना

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Thiru- Jitender Janghu क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन का स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Dhan Singh Lamberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mandawa व श्री/श्रीमती/कुमारी Nand Lal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Tejram निवासी Gurgaon ने की।

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

दिनांक 16/07/2012

उप/सर्वेक्षक 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/-

Swaminidharan

For Global Homez Holdings Pvt. Ltd.

[Handwritten signature]

Director

[Handwritten signature]
2
[Handwritten signature]
[Handwritten signature]

[Handwritten signature]
R.F.I. Rajesh

Sudesh

R.F.I. Manoj

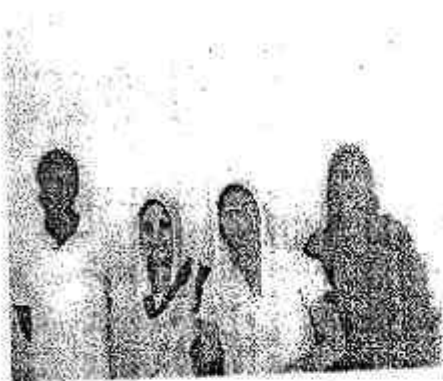
[Handwritten signature]

20.11.11

Reg. No.
2851

Reg. Year
2012-2013

Book No.
1



विक्रेता



क्रता



गवाह



विक्रेता

S...

D...

Ra...

क्रता

Thru - Jil...

G...

Karam Bir @

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 पंजीकृत 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 मरे सामने किये है ।

दिनांक 16/07/2012

उप/सर्वेक्षक पंजीयन 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/-

स्विसमल होल्डिंग्स प्रा. लि.
For Global Horizon Holdings Pvt. Ltd.

[Handwritten signature]

Director

[Handwritten signature]

[Handwritten signature]
R.F. Rakash

[Handwritten signature]
Sudesh

[Handwritten signature]
R.F. Rakash

00-7-14

164

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 नममरा

जीता 


R.T.I Rakesh

Sudesh

4

For Global Horizon Holdings Pvt. Ltd.



Director


सहा सजिस्टार
साहं 09 7 11



R.T.I Manvi

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

स्निग्ध कान्तेश जीत 

For Global Horizon Holdings Pvt. Ltd.



Director

5




R.F.1 Rakesh

Sudesh

R.F.1 Manoj



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.

[Handwritten signature]

VENDOR

कमलेश गीता
Smt. Kamlesh, Smt. Geeta,

Smt. Simal
Smt. Simal,

घनसिंह नखरदार
पन्हावर तहल सोहना (गुडगांव)

[Handwritten signature]
Karam Bir @ Dharmbir,

Sudesh
Smt. Sudesh,

[Fingerprint]
Smt. Rakesh

[Fingerprint]
Smt. Mani

2.

[Handwritten signature]

[Handwritten signature]

VENDEE

M/S BREEZ BUILDERS & DEVELOPERS PVT. LTD.

Through
Jitender Janghu (Director)

Nand Lal
TETROM R/O
EWS-390 RIZWOOD
Estate DLF-IV
Gurgaon

For Global Horizon Holdings Pvt. Ltd.

[Handwritten signature]

Director

[Handwritten signature]
रवि राजेश्वर
सोहना 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 Breez Builders & Developers Pvt. Ltd. Delhi

vide treasury challan No. 2

Dated 10/7/12 for S/A B 21450000- in favour of S/A B 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 Meer 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.

[Signature]

Sudesh

[Signature]

Sudesh

[Fingerprint]

R. J. I
Smt. Pallesh

R. J. I Mann

[Fingerprint]

प्रलेख नः 2850

दिनांक 16/07/2012

डीड संबंधी विवरण		
डीड का नाम	SALE OUTSIDE MC AREA	
तहसील/सब तहसील सोहना	गांव/सहर Dhunela	स्थित Dhunela
भवन का विवरण		
आही	6 Kanal 1 Marla	
धन संबंधी विवरण		
राशि 21,450,000.00 रुपये	कुल रकम 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

Shim ml

श्री Simal, Kamlesh, Gurbir, Karambir @ Dharambir, Sudesh, Rakesh, Mani

उप/सयुक्त पंजीयन अधिकारी

सोहना

PANKAJ SETIA

Sub Registrar, Sohna

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thra-Jinder Janghu केलाहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि केला 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 Lambardie 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/सयुक्त पंजीयन अधिकारी

सोहना

PANKAJ SETIA

Sub Registrar, Sohna

Reg. No. 2850 Reg. Year 2012-2013 Book No. 1



विप्रेता



प्रेता



गवाह



विप्रेता
 Simal सिमल
 Dhan धन
 Rak रक
 प्रेता
 Thru- Jitendra जितेंद्र

कामेश्वर
 Geeta गीता
 Karam Bir करम बिर
 Sud सुद

Mani मनी

गवाह 1:- Dhan Singh Lumberdar धन सिंह लुम्बरदार गवाह 2:- Nand Lal नंद लाल

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 लिपिकवाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा धरे सामने किये हैं।

दिनांक 16/07/2012

उप/सयुक्त पंजीयन अधिकारी
 सोहना

FAKIRI
 2010 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/-

Shimmi कर्मलेश

जीता सुदेश

For Global Horizon Holdings Pvt. Ltd.

[Signature]

Director

3

R.T-1 मम्मि

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

Shivam

कामेश जीता

Sudesh

For Global Horizon Holdings Pvt. Ltd.

Director

4

R.F.1 Manmi

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.

Suimul अमरेश जीता. (Signature) Sudash

For Global Horizon Holdings Pvt. Ltd.

(Signature)

Director

(Signature)

(Stamp) R. J. Rakash

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 - शिवराम
16/11/2012

1. सिमल

धनसिंह नम्बरदार

पण्डावर तह 0 सोहना (पहलगाव)


Snimml
Smt.Simal

VENDOR
कमलेश
Smt. Kamlesh,

गीता
Smt.Geeta,

कमलेश
Kamlesh Bir @ Dharmbir,

Smt. Kamlesh

सुदेश
Smt.Sudesh,

Smt. Sudesh

2. तमन

तमन

VENDEE

M/S BREEZ BUILDERS & DEVELOPERS PVT. LTD.

मन्जुल शेट्टी सि. रेंडर जानकियो (DIRECTOR)
Ho CWS-326 RIZWOOD
Estate DLF. IV
Gurgaon

For Global Horizon Holdings Pvt Ltd
तमन
Director

Sr No 444 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. 25,16,950/-

(Rupees Twenty Five Lacs Sixteen thousand Nine Hundred Fifty 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. 24

Dated 17.08.12 for S.D - 50338700/- in favour of

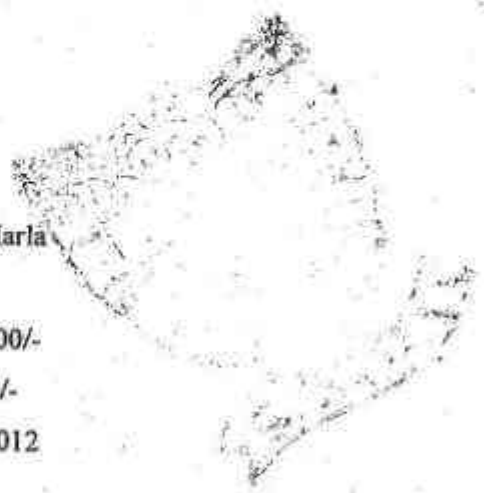
X X X X X

3755

plu h
23.8.12

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 Ss/o Sh. Onkar S/o Sh. Tulla Ram, all R/o Village Dhunela, Tehsil Sohna, Distt. Gurgaon (hereinafter called the VENDORS)

(Handwritten signatures in Hindi script)

For Breez Builders & Developers Pvt. Ltd.

(Handwritten signature)

For Global Horizon Holdings Pvt. Ltd.

(Handwritten signature)

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
	रूपये	

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/संबुक्त पंजीयन अधिकारी
सोहना

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

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru:- Nand Lal क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रूपये की राशि क्रेता ने भेरे 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 य श्री/श्रीमती/कुमारी Anil Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Mange Ram निवासी Jahangirpur, Jhajjar ने की। साक्षी नः 1 को हम नम्बरदार/अभिवक्ता के रूप में जानते हैं तथा उन्हें साक्षी नः 2 की पहचान करता है।

दिनांक 23/08/2012

उप/संबुक्त 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 सुखबीर उधयबीर धर्मबीर
महवीर सुरवीर सुखबीर उधयबीर धर्मबीर

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'

महेश्वर सिंह

Dharmbeer Singh @ Lahu

Mahinder

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 अंगुठा मेरे सामने किये है ।

दिनांक 23/08/2012

उपरोक्त पंजीकृत 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, damands, 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 उमेश्वर महिंदर महेन्द्र सिंह

For Breez Builders & Developers Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

Director

Director

3
रमेश

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/-	764309	22/08/2012	Vijaya Bank, Gurgaon
	31,33,517/-	764310	22/02/2013	
	50,00,000/-	764311	27/02/2013	
<u>Sukhbeer Singh</u>	1,14,964/-	764312	22/08/2012	Vijaya Bank, Gurgaon
	31,33,518/-	764313	22/02/2013	
	50,00,000/-	764314	27/02/2013	
<u>Udhaybeer</u>	1,14,964/-	764315	22/08/2012	Vijaya Bank, Gurgaon
	31,33,518/-	764316	22/02/2013	
	50,00,000/-	764317	27/02/2013	

महवीर सुखबीर उधयबीर धर्मबीर महिंदर रणबीर सिंह

For Breez Builders & Developers Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

[Handwritten signature]

Director

[Handwritten signature]

Director

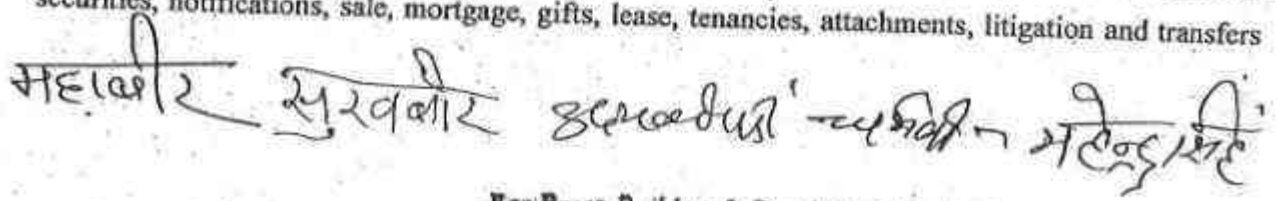
<u>Dharmbeer</u>	1,14,964/- 31,33,518/- 50,00,000/-	764318 764319 764320	22/08/2012 22/02/2013 27/02/2013	Vijaya Bank, Gurgaon
<u>Mahinder</u>	1,14,964/- 31,33,518/- 50,00,000/-	764321 764322 764323	22/08/2012 22/02/2013 27/02/2013	Vijaya Bank, Gurgaon
<u>Ranbeer Singh @ Lallu</u>	1,26,780/- 39,69,511/-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


For Breez Builders & Developers Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.


Director

Director



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.

महेश्वर सुरवलीर इन्फोर्मेसन्स प्रिवेट लिमिटेड

For Breez Builders & Developers Pvt. Ltd.

For Global Horizon Holdings Pvt. Ltd.

[Handwritten Signature]

Director.

Director

6

[Handwritten Signature]

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 - शिवगाम
23/9/2012

WITNESSES :

1- महेश कुमार
महेश कुमार सरदारच बम्बरका
पवि पण्डितवर तहल सोहन

महेश
Mahaveer Singh

VENDORS

सुखबीर उदयबीर
Sukhbeer Singh - 'Udhaybeer

धर्मबीर
Dharmbeer

महेशबीर 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

182

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

That Stamp Duty of the amount of Rs. 3,13,525/-

(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

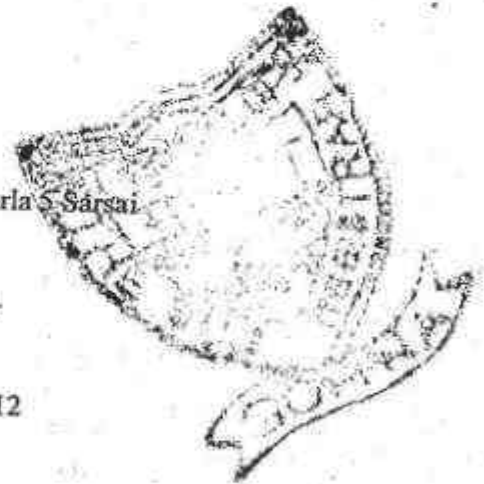
Dated 17.08.12 for S. D - 62703007 in favour of

3754

paid
017-81V

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.

Director

प्रलेख नः 3754

दिनांक 23/08/2012

डीड संबंधी विवरण		
डीड का नाम	SALE OUTSIDE MC AREA	
तहसील/सब-तहसील सोहना	गांव/रहडर Dhunela	स्थित Dhunela
भवन 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/AJ/SE/1
उप/सयुक्त पंजीयन अधिकारी
सोहना

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

दोनों पक्षों को पहचान श्री/श्रीमती/कुमारी Naresh Kumar, Nabikerdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mundawar य श्री/श्रीमती/कुमारी Anil Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Munge Ram निवासी Jahangirpur, Jhajjar ने की। साक्षी नः 1 को हम गम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 को पहचान करता है।

दिनांक 23/08/2012

PAN/AJ/SE/1
उप/सयुक्त 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, damands, 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. /
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



स्ता
धरु:- Nand Lal

गवाह 1:- Naresh Kumar, Numberdar

गवाह 2:- Anil Kumar

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3,754 आज दिनांक 23/08/2012 को बही नः 1 जिल्द नः 2,071 के पृष्ठ नः 141 पर पंजीकृत किया गया तथा इसको एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 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 है ।

दिनांक 23/08/2012

PANALSETI
उप अधिकारी, 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 Brees Builders & Developers Pvt. Ltd.



h.s.1
m. onkatz

For Global Horizon Holdings Pvt. Ltd. Director

Director

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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 J. J. J.

Director

Director

187

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. सुभाष कुमार
श्री. सुभाष कुमार साहनी, नंबर 157,
वांग, बंधावर तहसील, जहाजूर

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

VENDOR
Onkar



2.5.1
MR ONKAR

श्री. नन्दलाल पटवारी
VENDEE

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

For Global Horizon Holdings Pvt. Ltd.
[Signature]
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. 21195/-

(Rupees Two Lacs Eleven Thousand Nine Hundred Fifty Rupees)

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

vide treasury challan No. 26

Dated 17.08.12 for F.D - U2390001 in favour of

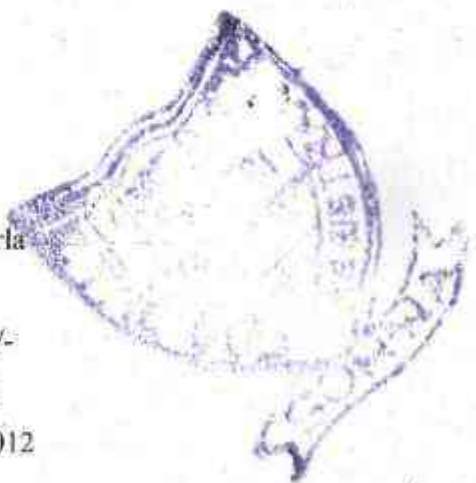
X X X X X

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)

Handwritten signatures in Hindi script: महवीर सुखबीर उधयबीर धर्मबीर महिंदर

प्रलेख नः 3753

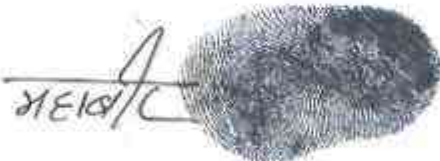
दिनांक 23/08/2012

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Dhuncla	स्थित Dhuncla
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 Dhuncla-sohna द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



उप/सर्वकार पंजीयन अधिकारी
सोहना Sub Registrar, Sohna

श्री Sukhbeer - Mahaveer, Udhaybeer, Dharambeer, Mahinder

उपरोक्त विक्रेताय श्री/श्रीमती/कुमारी thru-Nand Lal ब्रेता हाजिर 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 विक्रेता को अदा की तथा प्रलेख में बर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Naresh Kumar, Numberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mandawar व श्री/श्रीमती/कुमारी Anil Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी, Mange Rani निवासी Jahangirpur, Jhajjar ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा यह साक्षी नः 2 की पहचान करता है।

दिनांक 23/08/2012


उप/सर्वकार 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), 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, 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.

महोदय सुरेश कुमार शर्मा वसुधेश्वर महेन्द्रा

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



विक्रेता

क्रेता

गवाह

विक्रेता
Sukhbeer
Mahaveer

महावीर सुखबीर

धरामबीर

Dharambeer

महिंदर

Mahinder

महेश्वरी

क्रेता

thru-Nand Lal

नंदलाल

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 अंगुठा मेरे सामने किये है ।

दिनांक 23/08/2012

उप/संयुक्त पंजीयन अधिकारी
सोहना

CHIKAJ SETIA
Sub Registrar, Sonha



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, Mustil 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, Mustil 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 Dhumela, 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>Udhavbeer</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 अरवि/2 अरवि/2 अरवि/2 अरवि/2 अरवि/2



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 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 to 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 र. सुवालकर
सहचारी 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.

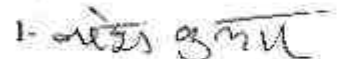
C. That the said LAND has not been notified under Section 4 and 6 or any Section of the Land Acquisition Act 1884.

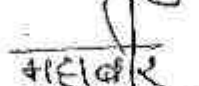
D. That all rates and cesses, land tax etc. relating to the said LAND has been paid and shall be paid by the VENDORS till the date of registration of this sale deed and subsequent to it the VENDEE itself shall be liable and responsible for the payment of the same. It in future any kind of dues or charge 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.

Reg No 2393 - 28/11/2012

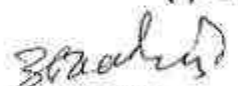
WITNESSES:

1- 
श्रीश कुमार सरवराज पन्ना
पंच महादेव 1880 रोड

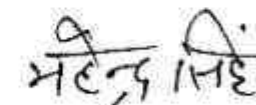

Mahaveer

VENDORS


Sukhbeer


Udhaybeer -


Dharmbeer


Mahinder


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

