

# Government of National Capital Territory of Deihi

# e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-DL00188807821339Q

15-Mar-2018 01:47 PM

IMPACC (IV)/ dl753603/ DELHI/ DL-DLH

SUBIN-DLDL75360303770020162616Q

MERA BABA REAL ESTATE PVT LTD

Article Others

Not Applicable

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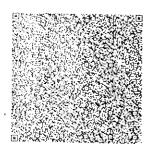
(Zero)

MERA BABA REAL ESTATE PVT LTD

Not Applicable

MERA BABA REAL ESTATE PVT LTD

(One Hundred only)



.....Please write or type below this line..



# Memorandum of Understanding

This Memorandum of Understanding is executed at Delhi on this 15th day of March 2018, between

For Mera Baba Real Estate Pvt. Ltd.

fir. Signatory/Director

For Chetan (Isca) Tolorprises

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Self-William the the Self-art the Competent Authority

M/s Mera Baba Real Estate Pvt. Ltd. having its registered office at C-165, Pushpanjali Enclave, Pitampura, Delhi - 110034 through its Authorized Signatory Sh. Harish Kumar (hereinafter referred to as 'FIRST PARTY' which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

#### **AND**

M/s Chetan (India) Enterprises, a partnership firm having its registered office at H-2, Apra Northex Plaza Basement, Netaji Subhash Place, Pitampura, Delhi - 34 through its Authorised Signatory Sh. Satish Kumar Luthra (hereinafter referred to as "SECOND PARTY" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

Whereas the First Party has entered into a Collaboration Agreement with the Second Party on 1<sup>st</sup> September, 2016 for the land admeasuring 4.68 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonepat Haryana for the purpose of setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna – 2016.

Whereas as per Collaboration Agreement, the First Party has agreed to allot the plot to the Second Party @ 700mtr per acre i.e. total Saleable Area of the plot @ 3931 Sq. Yd. as per sanctioned area of the said Residential Plotted Colony.

NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERE TO AGREE AND DECLARE AS UNDER

- 1. That the First Party has entered into a Collaboration Agreement with the Second Party on 1<sup>st</sup> September, 2016 for the land admeasuring 4.68 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonepat Haryana for the purpose of setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna 2016.
- 2. That as per Collaboration Agreement, the First Party has agreed to allot the plot to the Second Party @ 700mtr per acre i.e. total Saleable Area of the plot admeasuring 3930.5 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganuar, Sonepat, Haryana as per sanctioned area of the said Residential Plotted Colony. (having License No. 61 of 2017). The details of the plots are as under:-

For Mera Baba Roal Estate Pvt. Ltd.

ANN, Signatory/Director

War Chetan (Iodia) Polesprises
Parm

Sr. No.	Block	PLOT No.	Area
1	A	2	110.5
2	A	4	110.5
3	A	5	110.5
4	A	7	110.5
5	A	9	110.5
6	A	14	110.5
7	A	17	110.5
8	A	18	110.5
9	A	21	110.5
10	A	26	110.5
11	A	27	110.5
12	A	28	110.5
13	A	39	110.5
14	A	49	110.5
15	A	50	110.5
16	A	55	76.0
17	A	57	76.0
18	A	59	76.0
19	A	62	76.0
20	A	63	76.0
21	A	64	76.0
22	A	65	76.0
23	A	66	76.0
24	A	71.700	76.0
25	A	/72	76.0
26	A	/0/3	76.0
27	A	74	76.0
28	A	7.5 Foot 1997	/ <i>SS</i> / 76.0
29	A	76	76.0
30	A	77	76.0
31	A	78	76.0

For Mera Baba Real Estate Pvt. Ltd.

Awn. Signatory/Director

For Chetan (Inch.) Triorprises

TOTAL AREA			3930.5
43	96.5		
42	A	106	96.5
41	A	105	96.5
40	A	99	96.5
39	Λ	98	96.5
38	A	96	96.5
37	A	90	96.5
36	Λ	88	77.5
35	A	86	76.0
34	A	84	76.0
33	A	83	76.0
32	A	79	76.0

- 3. That the First Party has assured that the above mentioned plots are free from all types of encumbrances, liabilities, loans etc and shall keep indemnified to the Second Party for any types of liabilities arises in future in whatsoever manner.
- 4. That the Second Party is whole and sole owner of the abovementioned plots and may sale, transfer, lien etc on the aforesaid plots.
- 5. That it is agreed by the parties that all the expenses towards Stamp Duty, Registration Charges and Transfer Charges etc. shall be borne by both the parties equally.
- 6. That all disputes between the parties shall be subject to jurisdiction of courts of Delhi only.

For Chetan (India) Prierprises

Partner

For Mera Baba Real Estate Pvt. Ltd.

Auth Signatory/Director

IN WITNESS WHEREOF the parties herein have signed, sealed and delivered on the day, month and year first above mentioned in the presence of the following witnesses:-

For Mora Baba Real Estate Pvt. Ltd.

Auth. Signatory/Director Mera Baba Real Estate Pvt. Ltd.

(FIRST PARTY)

For Chetan (India) Interprises

Chetan (India) Enterprises

(SECOND PARTY)

Witness:-

1. Ankur Groel
ANKUR
MAHAJAN MOHALLA
SAMPLA ROHTAK

2. Refred roxling a
Refred roxling a
R-127, varie vivar
Whom 1232, new Dollin

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NOT WISH 2018





# Government of National Capital Territory of Delhi

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Certificate No.

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Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-DL01239896090712Q

17-Mar-2018 02:00 PM

IMPACC (IV)/ dl753603/ DELHI/ DL-DLH

SUBIN-DLDL75360305747245162412Q

MERA BABA REAL ESTATE PVT LTD

Article Others

Not Applicable

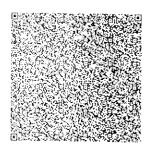
(Zero)

MERA BABA REAL ESTATE PVT LTD

Not Applicable

MERA BABA REAL ESTATE PVT LTD

(One Hundred only)



.....Please write or type below this line.



## Memorandum of Understanding

This Memorandum of Understanding is executed at Delhi on this 15th day of March 2018, between

For Mera Baba Real Estate Pvt. Ltd.

For Ramakrishna Electro Components Pvt. Ltd.

Director/Auth. Signatury

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for a members of this Stang-Community - 200 In our vice moustic renders it investig secold be verified at [www.shelestamp.com]. Any discripancy in the detries on this Certificant and at

eus of abushing the engineers is on the annex of the conflictue. This has desirately person a close the Congruent Anthony

AGn. Signatory/Director

M/s Mera Baba Real Estate Pvt. Ltd. having its registered office at C-165, Pushpanjali Enclave, Pitampura, Delhi - 110034 through its Authorized Signatory Sh. Harish Kumar (hereinafter referred to as 'FIRST PARTY' which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

#### AND

M/s Rama Krishna Electro Components Pvt. Ltd. having its registered office at B-79, Wazirpur Industrial Area, Delhi – 110052 through its Authorised Signatory Sh. Satish Kumar Luthra (hereinafter referred to as "SECOND PARTY" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

Whereas the First Party has entered into a Collaboration Agreement with the Second Party on 1<sup>st</sup> September, 2016 for the land admeasuring 0.19375 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonepat Haryana for the purpose of setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna – 2016.

Whereas as per Collaboration Agreement, the First Party has agreed to allot the plot to the Second Party @ 700mtr per acre i.e. total Saleable Area of the plot @ 172.5 Sq. Yd. as per sanctioned area of the said Residential Plotted Colony.

NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERE TO AGREE AND DECLARE AS UNDER

- 1. That the First Party has entered into a Collaboration Agreement with the Second Party on 1<sup>st</sup> September, 2016 for the land admeasuring 0.19375 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonepat Haryana for the purpose of setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna 2016.
- 2. That as per Collaboration Agreement, the First Party has agreed to allot the plot to the Second Party @ 700mtr per acre i.e. total Saleable Area of the plot admeasuring 172.5 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganuar, Sonepat, Haryana as per sanctioned area of the said Residential Plotted Colony (having License No. 61 of 2017). The details of the plots are as under:-

For Mera Baba Real Estate Pvt. Ltd.

Aut Signatory/Director

For Ramakrishna Electro Components Pvt. Ltd.

man

Director/Auth. Signatory

Sr. No.	Block	PLOT No.	Area
1	A	114	96.5
2	A	84	76
	TOTAL AREA		172.5

- 3. That the First Party has assured that the above mentioned plots are free from all types of encumbrances, liabilities, loans etc and shall keep indemnified to the Second Party for any types of liabilities arises in future in whatsoever manner.
- 4. That the Second Party is whole and sole owner of the abovementioned plots and may sale, transfer, lien etc on the aforesaid plots.
- 5. That it is agreed by the parties that all the expenses towards Stamp Duty, Registration Charges and Transfer Charges etc. shall be borne by both the parties equally.

6. That all disputes between the parties shall be subject to jurisdiction of courts of Delhi only.

IN WITNESS WHEREOF the parties herein have signed, sealed and delivered on the day, month and year first above mentioned in the presence of the following witnesses:-

For Ramakrishna Electro Components Pvt. Ltd.

Director/Auth. Signatory

For Mera Baba Real Estate Pvt. Ltd.

Aปรั้ง. Signatory/Director

For Mera Baba Reel Edials Vt. Ltd.

Auth. Signatory/Director Mera Baba Real Estate Pvf. Ltd.

(FIRST PARTY)

For Romekrishna Electro Components Pvt. Ltd.

20 M

Director/Auth. Signatory

Ramakrishna Electro Components Pvt. Ltd.

(SECOND PARTY)

Witness:-

1. Amkur Goel ANKUR MAHAJAN MOHALIA SAMPLA ROHTAK

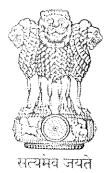
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22 JUN 2018





# Government of National Capital Territory of Delhi

# e-Stamp

Certificate No.

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Account Reference Unique Doc. Reference

Purchased by

Description of Document Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-DL00146499281312Q

15-Mar-2018 01:04 PM

IMPACC (IV)/ dl753603/ DELHI/ DL-DLH

SUBIN-DLDL75360303682467827605Q

MERA BABA REAL ESTATE PVT LTD

: Article Others

Not Applicable

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(Zero)

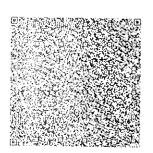
: MERA BABA REAL ESTATE PVT LTD

Not Applicable

MERA BABA REAL ESTATE PVT LTD

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(One Hundred only)



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## **Memorandum of Understanding**

This Memorandum of Understanding is executed at Delhi on this 15<sup>th</sup> day of March 2018, between

For Mera Baba Real Estate Pvt. Ltd.

Auth. Signatory/Director

For S.K. ELECTRONICS

Partner/Audinerised Signatory

#### Statutory Abort

The account of the Supply Commons should be verified at "www.shcitestamp.com". Any discrepancy in the details on this Continuae and reference on the working earthurs of account of the continual of the continual

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M/s Mera Baba Real Estate Pvt. Ltd. having its registered office at C-165, Pushpanjali Enclave, Pitampura, Delhi - 110034 through its Authorized Signatory Sh. Harish Kumar (hereinafter referred to as 'FIRST PARTY' which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

#### AND

M/s S.K. Electronics, a partnership firm, having its registered office at 94, Old Lajpat Rai Market, Delhi - 110006 through its Authorised Signatory Sh. Satish Kumar Luthra (hereinafter referred to as "SECOND PARTY" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

Whereas the First Party has entered into a Collaboration Agreement with the Second Party on 1<sup>st</sup> September, 2016 for the land admeasuring 0.8375 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonepat Haryana for the purpose of setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna – 2016.

Whereas as per Collaboration Agreement, the First Party has agreed to allot the plot to the Second Party @ 700mtr per acre i.e. total Saleable Area of the plot @ 693 Sq. Yd. as per sanctioned area of the said Residential Plotted Colony.

NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERE TO AGREE AND DECLARE AS UNDER

- 1. That the First Party has entered into a Collaboration Agreement with the Second Party on 1<sup>st</sup> September, 2016 for the land admeasuring 0.8375 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonepat Haryana for the purpose of setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna 2016.
- 2. That as per Collaboration Agreement, the First Party has agreed to allot the plot to the Second Party @ 700mtr per acre i.e. total Saleable Area of the plot admeasuring 693 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganuar, Sonepat, Haryana as per sanctioned area of the said Residential Plotted Colony, thaving License No. 61 of 2017). The details of the plots are as under:-

For Mera Baba Real Estate Pvt. Ltd.

AXh. Signatory/Director

for S.K. Electronics

Partner/Authorised Signatory

Sr. No.	Block	PLOT No.	Area
1	В	382	100
2	В	389	100
3	В	390	100
4	В	395	100
5	В	396	100
6	A	136	96.5
	A	122	96.5
	TOTAL AREA	,	693

- 3. That the First Party has assured that the above mentioned plots are free from all types of encumbrances, liabilities, loans etc and shall keep indemnified to the Second Party for any types of liabilities arises in future in whatsoever manner.
- 4. That the Second Party is whole and sole owner of the abovementioned plots and may sale, transfer, lien etc on the aforesaid plots.
- 5. That it is agreed by the parties that all the expenses towards Stamp Duty, Registration Charges and Transfer Charges etc. shall be borne by both the parties equally.
- 6. That all disputes between the parties shall be subject to jurisdiction of courts of Delhi only.

IN WITNESS WHEREOF the parties herein have signed, sealed and delivered on the day, month and year first above mentioned in the presence of the following witnesses:-

For Mera Baba Real Estate Pvt. Ltd.

Signatory/Director

For S.K. ELECTRONICS

Partner/Authorised Signatory

For Mera Baba Real Calate Pvt. Ltd.

Auth. Signatory/Director

Mera Baba Real Estate Pvt. Ltd.

(FIRST PARTY)

For S.K. ELECTRONICS

nav

S.K. Electronics

(SECOND PARTY)

Witness:-

1. Ankur Groel
ANKUR
MAHAJAN MOHALLA
SAMPLA ROHTAK

2. Rojved hoklige Rojved hoklige RNI Jani Shar Uttar nagd, new odli



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22 JUN 2018





# Government of National Capital Territory of Deihi

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First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-DL00188452258990Q

15-Mar-2018 01:46 PM

IMPACC (IV)/ dl753603/ DELHI/ DL-DLH

SUBIN-DLDL75360303770617295376Q

MERA BABA REAL ESTATE PVT LTD

Article Others

Not Applicable

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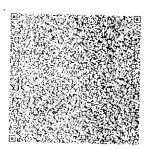
(Zero)

MERA BABA REAL ESTATE PVT LTD

Not Applicable

MERA BABA REAL ESTATE PVT LTD

(One Hundred only)



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## **Agreement To sell**

This Agreement to sell is executed at Delhi on this 26th day of March 2018, between

For Mera Baba Roal Estate Pvt. Ltd.

Auth: Signatory/Director

Por Chetan (Inch) Enterprises

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M/s Mera Baba Real Estate Pvt. Ltd. having its registered office at C-165, Pushpanjali Enclave, Pitampura, Delhi - 110034 through its Authorized Signatory Sh. Harish Kumar (hereinafter referred to as 'FIRST PARTY' which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

#### AND

M/s Chetan (India) Enterprises, a partnership firm having its registered office at H-2, Apra Northex Plaza Basement, Netaji Subhash Place, Pitampura, Delhi - 34 through its Authorized Signatory Sh. Satish Kumar Luthra (hereinafter referred to as "SECOND PARTY" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

Whereas the First Party has entered into a Memorandum of Understanding with the Second Party on 15<sup>th</sup> March, 2018 and allot the plot admeasuring 3930.5 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonepat, Haryana.

Whereas now the Second Party wants to sell aforesaid plots to the First Party and First Party is agreed to purchase the same for the total sale consideration amount of Rs.3,36,96,000/- (Rupees Three Crore Thirty Six Lakhs Ninety Six Thousands only).

NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERE TO AGREE AND DECLARE AS UNDER

- 1. That the First Party has entered into a Memorandum of Understanding with the Second Party on 15<sup>th</sup> March, 2018 and allot the plot admeasuring 3930.5 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonepat, Haryana.
- 2. That now the Second Party wants to sell the aforesaid plots to the First Party and the First Party is agreed to purchase the same for the total sale consideration amount of Rs.3,36,96,000/- (Rupees Three Crore Thirty Six Lakhs Ninety Six Thousands only) (having Licnese No. 61 of 2017). The details of the plots are as under:

For Mera Baba Real Estate Pvt. Ltd.

N. Signatory/Director

For Chetan (India) Interprises

Sr. No.	Block	PLOT No.	Area
1	A	2	110.5
2	A	4	110.5
3	A	5	110.5
4	A	7	110.5
5	A	9	110,5
6	A	14	110.5
7	A	17	110.5
8	A	18	110.5
9	A	21	110.5
10	A	26	110.5
11	A	27	110.5
12	A	28	110.5
13	A	39	110.5
14	A	49	110.5
15	A	50	110.5
16	A	55	76.0
17	A	57	76.0
18	A	59	76.0
19	A	62	76.0
20	A	63	76.0
21	A	64	76.0
22	A	65	76.0
23	A	66	76.0
24	A	71	76.0
25	A	72	76.0
26	A	73	76.0
27	A	74	76.0
28	A	75	76.0
29	A	76	76.0
30	A //×		76.0
31	A (2)	AA90388 78	76.0
32	A	79°	76.0
33	A \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	12/10/2019/03/	76.0
34	A	84	76.0

For Mere Baba Real Estate Pvt. Ltd.

For Chetan (India) Enterprises

Partner

AMn. Signatory/Director

	TOTAL AREA		3930.5
43	A	108	96.5
42	A	106	96.5
41	A	105	96.5
40	A	99	96.5
39	A	98	96.5
38	A	96	96.5
37	A	90	96.5
36	A	88	77.5
35	A	86	76.0

- 3. That the First Party shall pay the aforesaid amount within the spam of 1 year from the date of this agreement.
- 4. That the Second Party has assured that the above mentioned plots are free from all types of encumbrances, liabilities, loans etc and shall keep indemnified to the First Party for any types of liabilities arises in future in whatsoever manner.
- 5. That it is agreed by the parties that all the expenses towards Stamp Duty, Registration Charges and Transfer Charges etc. shall be borne by both the parties equally.
- 6. That all disputes between the parties shall be subject to jurisdiction of courts of Delhi only.

For Mera Baba Real Estate Pvt. Ltd.

A. Signatory/Director

For Chetan (India) Polegyrises

Partner

IN WITNESS WHEREOF the parties herein have signed, sealed and delivered on the day, month and year first above mentioned in the presence of the following witnesses:-

For Mera Baba Real Egipte Pvt. Ltd.

Mera Baba Real Estate Pvt. Ltd.

(FIRST PARTY)

For Chetan (India) Paterprises

Partner

Chetan (India) Enterprises

(SECOND PARTY)

Witnesses:-

1. Ankur Gwel
ANKUR
MAHAJAN MOHALLA
SAMPLA ROHTAK

2. Rajuelly
R.122, vani inar
Uston oxgar, new Delli



ATTESTED

22 JUN 2018



# सत्यम्य जयत

## INDIA NON JUDICIAL

# Government of National Capital Territory of Delhi

# e-Stamp

Certificate No.

Purchased by

IN-DL00145789559385Q

Certificate Issued Date

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IMPACC (IV)/ dl753603/ DELHI/ DL-DLH

Unique Doc. Reference

SUBIN-DLDL75360303681757146890Q MERA BABA REAL ESTATE PVT LTD

Description of Document

Article Others

Property Description

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Not Applicable

Consideration Price (Rs.)

: 0

First Party

(Zero)

Second Party

MERA BABA REAL ESTATE PVT LTD

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Not Applicable

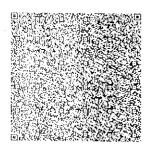
Stamp Duty Paid By

MERA BABA REAL ESTATE PVT LTD

Stamp Duty Amount(Rs.)

100

(One Hundred only)



.....Please write or type below this line...



# Agreement To sell

This Agreement to sell is executed at Delhi on this 26<sup>th</sup> day of March 2018, between

For Mera Baba Real Estate Pvt. Ltd.

Auth Signatory/Director

For S.K. ELECTRONICS

Partner/Authorised Signatory

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The includes a state States Certificate should be verified at "www.shollestamp.com". Any discrepancy in the details on this Certificate and at the includes the factor of the control of t

<sup>\*\*</sup>The reason of this inglammey as no the essens of the certificate.
\*\*The reason of the results provide information Comparism Authority.

M/s Mera Baba Real Estate Pvt. Ltd. having its registered office at C-165, Pushpanjali Enclave, Pitampura, Delhi - 110034 through its Authorized Signatory Sh. Harish Kumar (hereinafter referred to as 'FIRST PARTY' which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

#### AND

M/s S.K. Electronics, a partnership firm having its registered office at 94, Old Rajpat Rai Market, Delhi - 110006 through its Authorized Signatory Sh. Satish Kumar Luthra (hereinafter referred to as "SECOND PARTY" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

Whereas the First Party has entered into a Memorandum of Understanding with the Second Party on 15<sup>th</sup> March, 2018 and allot the plot admeasuring 693 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonepat, Haryana.

Whereas now the Second Party wants to sell aforesaid plots to the First Party and First Party is agreed to purchase the same for the total sale consideration amount of Rs.60,30,000/- (Rupees Sixty Lakhs Thirty Thousand only).

NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERE TO AGREE AND DECLARE AS UNDER

- That the First Party has entered into a Memorandum of Understanding with the Second Party on 15<sup>th</sup> March, 2018 and allot the plot admeasuring 693 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonepat, Haryana.
- 2. That now the Second Party wants to sell the aforesaid plots to the First Party and the First Party is agreed to purchase the same for the total sale consideration amount of Rs.60,30,000/- (Rupees Sixty Lakhs Thirty Thousand only) (having License No. 61 of 2017). The details of the plots are as under

For Mera Baba Real Estate Pvt. Ltd.

Auth: Signatory/Director

Hars.K. ELECTRONICS

Partner/Authorised Signatory

Sr. No.	Block	PLOT No.	Area
1	В	382	100
2	В	389	100
3	В	390	100
4	В	395	100
5	В	396	100
6	A	136	96.5
7	A	122	96.5
	TOTAL AREA		693

- 3. That the First Party shall pay the aforesaid amount within the spam of 1 year from the date of this agreement.
- 4. That the Second Party has assured that the above mentioned plots are free from all types of encumbrances, liabilities, loans etc and shall keep indemnified to the First Party for any types of liabilities arises in future in whatsoever manner.
- 5. That it is agreed by the parties that all the expenses towards Stamp Duty, Registration Charges and Transfer Charges etc. shall be borne by both the parties equally.

6. That all disputes between the parties shall be subject to jurisdiction of courts of Delhi only.

IN WITNESS WHEREOF the parties herein have signed, sealed and delivered on the day, month and year first above mentioned in the presence of the following witnesses:-

For S.K. ELECTRONICS

For Mera Baba Real Estate Pvt. Ltd.

MY Signatory/Director

Partner/Authorised Stonatory

For Mera Baba Real Estate Fvt. Lid.

Mera Baba Real Estate Pvt. Ltd.

(FIRST PARTY)

For S.K. ELECTRONICS

Partner/Authorised Signatory
S.K. Electronics

(SECOND PARTY)

Witnesses:-

1. Ankur Greel ANKUR MAHAJAN MOHALLA SAMPLA ROHTAK

2. Rejuest voklija R-127, Janiviror OHAM Nogol, Newsbellig



ATTESTED NOTEN LEVELIC

2 2 JUN 2018





# Government of National Capital Territory of Deihi

# e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-DL01236263051905Q

17-Mar-2018 01:55 PM

IMPACC (IV)/ dl753603/ DELHI/ DL-DLH

SUBIN-DLDL75360305750313143189Q

MERA BABA REAL ESTATE PVT LTD

Article Others

Not Applicable

(Zero)

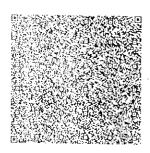
MERA BABA REAL ESTATE PVT LTD

Not Applicable

MERA BABA REAL ESTATE PVT LTD

100

(One Hundred only)



......Please write or type below this line.



## Agreement To sell

This Agreement to sell is executed at Delhi on this 26<sup>th</sup> day of March 2018, between

For Mera Baba Real Estate Pyt, Ltd.

Auth. Signatory/Director

For Ramakrishna (Sectro Components Pvt. Ltd.

Director/Auth. Signatory

p. Confirms should be verified at "sww.sholestamp.com". Any discrepancy in the details on this Certificate and as

of the wing the regulacity is an the coops of the confliction. To Notice planted adventure. Comprehent Authority

M/s Mera Baba Real Estate Pvt. Ltd. having its registered office at C-165, Pushpanjali Enclave, Pitampura, Delhi - 110034 through its Authorized Signatory Sh. Harish Kumar (hereinafter referred to as 'FIRST PARTY' which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

#### AND

M/s Rama Krishna Electro Components Pvt. Ltd. having its registered office at B-79, Wazirpur Industrial Area, Delhi – 110052 through its Authorized Signatory Sh. Satish Kumar Luthra (hereinafter referred to as "SECOND PARTY" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

Whereas the First Party has entered into a Memorandum of Understanding with the Second Party on 15<sup>th</sup> March, 2018 and allot the plot admeasuring 172.5 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonepat, Haryana.

Whereas now the Second Party wants to sell aforesaid plots to the First Party and First Party is agreed to purchase the same for the total sale consideration amount of Rs.13,95,000/- (Rupees Thirteen Lakhs Ninety Five Thousand only).

NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERE TO AGREE AND DECLARE AS UNDER

1. That the First Party has entered into a Memorandum of Understanding with the Second Party on 15<sup>th</sup> March, 2018 and allot the plot admeasuring 172.5 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonepat, Haryana.

2. That now the Second Party wants to sell the aforesaid plots to the First Party and the First Party is agreed to purchase the same for the total sale consideration amount of Rs.13,95,000/- (Rupees Thirteen Lakhs Ninety Five Thousand only) (having License No. 61 of 2017). The details of the plots are as under:-

Sr. No.	Block	PLOT No.	Area
1	A	114	96.5
2	A	84	76
TOTAL AREA			172.5

For Mera Baba Real Eşxele Pvt. Ltd.

Aum. Signatory/Director

For Ramakrishna Electro Components Pvt. Ltd.

MAIL

Director/Auth, Signatory

- 3. That the First Party shall pay the aforesaid amount within the spam of 1 year from the date of this agreement.
- 4. That the Second Party has assured that the above mentioned plots are free from all types of encumbrances, liabilities, loans etc and shall keep indemnified to the First Party for any types of liabilities arises in future in whatsoever manner.
- 5. That it is agreed by the parties that all the expenses towards Stamp Duty, Registration Charges and Transfer Charges etc. shall be borne by both the parties equally.
- 6. That all disputes between the parties shall be subject to jurisdiction of courts of Delhi only.

IN WITNESS WHEREOF the parties herein have signed, sealed and delivered on the day, month and year first above mentioned in the presence of the following witnesses:-

For Mera Baba Real Estate Pvt, Ltd.

Advir Signatory/Directo Mera Baba Real Estate Pvt. Ltd.

(FIRST PARTY)

For Ramakrishna Electro Components Pvt. Ltd.

**)** 

Director/Auth. Signatory

Ramakrishna Electro Components Pvt. Ltd.

(SECOND PARTY)

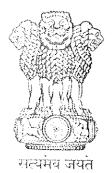
Witnesses:-

1. AMRWE GOOD ANKUR MAHAJAN MOHALLA SAMPLA ROHTAK

2. Pagneeth rokhija Rojneeth rokhija R-127, Jani Ji var, Other roogd, seen Adhi







# Government of National Capital Territory of Deihi

# e-Stamp

Certificate No.

: IN-DL00149428456842Q

Certificate Issued Date

15-Mar-2018 01:07 PM

Account Reference

IMPACC (IV)/ dl753603/ DELHI/ DL-DLHSUBIN-DLDL75360303685476341087Q

Unique Doc. Reference Purchased by

RAMA KRISHNA BUILDWELL PVT LTD

Description of Document

Article Others

**Property Description** 

Not Applicable

Consideration Price (Rs.)

0

First Party

(Zero)

and the same

: RAMA KRISHNA BUILDWELL PVT LTD

Second Party

Not Applicable

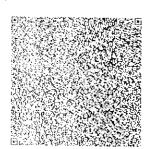
Stamp Duty Paid By

RAMA KRISHNA BUILDWELL PVT LTD

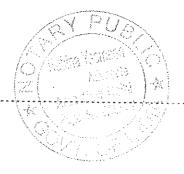
Stamp Duty Amount(Rs.)

100

(One Hundred only)



.....Please write or type below this line.



## **Agreement To Sell**

This Agreement to sell is executed at Delhi on this 26<sup>th</sup> day of March 2018, between

FOR RAMA KRISHNA BUILL BY LLID

Authorised Signatory/Director

For Chetan (Indl.) Poterprises

Deal grant

Bannery Awar

The exchanged lines Basic Community strauld be varilled at "www.shcliestump.com". Any discrepancy of the details on this Constitute new as a constant remains a lineard

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Control of the research profile of our the Compiler Authority

M/s Rama Krishna Buildwell Pvt. Ltd. having its registered office at 701, 7<sup>th</sup> Floor, Ring Road Mall, Sector-3, Rohini, Delhi - 110085 through its Authorized Signatory Sh. Harish Kumar (hereinafter referred to as 'FIRST PARTY' which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

#### AND

M/s Chetan (India) Enterprises, a partnership firm having its registered office at H-2, Apra Northex Plaza Basement, Netaji Subhash Place, Pitampura, Delhi - 34 through its Authorized Signatory Sh. Satish Kumar Luthra (hereinafter referred to as "SECOND PARTY" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

Whereas the Second party is the owner of the agriculture land (bearing Rect No. 117, Killa No. 11/1 (2-16), **0.35 acres** via Reg no.914); (Rec No. 117, Killa No. 4/1min (1-11), 20/1 (0-12), 20/2 (1-0), 20/3 (0-4), 20/4 min (1-0) total 7K-15M, **0.969 acres** via Reg No.916); (Rec No.114, killa no. 24(8-0), 25(8-0) via Reg No.440, Rec no.117 killa No. 1/1(2-12), 1/2min (1-15), 1/3min(0-4), 2min(1-11), 3min (1-11), 10min(2-16), Rec No.118 killa no. 4min (0-18), 5min (1-9) via Reg No. 993 total 3/4 share i.e. 21K-12 M out of 28K-16 M, **2.7 Acre**); (Rect No. 114, Killa No. 16/3 (4-13), Rec No. 115, Killa No. 12/2(7-16), 20/1(3-3), 20/2(4-9), 21(7-12), 22/1(2-12), 11/2(8-13), 19/2(4-16) total 11/15 share i.e. 32K-2M out of 43K-16M via Reg No. 440, **4.0125 Acres**); (Reg No. 114, Killa No. 17/1(4-0) via Reg No. 440, **0.5 Acres**); Rec No. 114, Killa No. 11/2(4-13), 12/2(4-9), 14/2(5-7), 18(8-0) Total 107/449 share i.e. 5K-7M out of 22K-9M, **0.66875 Acres**); Total land admeasuring **9.20025 Acres** 

Whereas the Second Party has approached First Party and wants to sell the aforesaid agriculture land and First party agrees to the same @ Rs.72,00,000/- per acre.

NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERE TO AGREE AND DECLARE AS UNDER

1. That the First Party is the owner of the agriculture land (bearing Rect No. 117, Killa No. 11/1 (2-16), **0.35 acres** via Reg no.914); (Rec No. 117, Killa No. 4/1min (1-11), 20/1 (0-12), 20/2 (1-0), 20/3 (0-4), 20/4 min (1-0) total 7K-15M/, **0.969 acres** via Reg No.916); (Rec No.114, killa no. 24(8-0), 25(8-0) via Reg No.440, Rec no.117 killa No. 1/1(2-12), 1/2min (1-15), 1/3min(0-4), 2min(1-11), 3min (1-11), 10min(2-16), Rec No.118 killa no.

For RAMA KRISHNA BUILD VELL PV LLTD

Authorised Signatory/Director

For Chetan (Inche) Poterprises

Partner

4min (0-18), 5min (1-9) via Reg No. 993 total 3/4 share i.e. 21K-12 M out of 28K-16 M, **2.7 Acre**); (Rect No. 114, Killa No. 16/3 (4-13), Rec No. 115, Killa No. 12/2(7-16), 20/1(3-3), 20/2(4-9), 21(7-12), 22/1(2-12), 11/2(8-13), 19/2(4-16) total 11/15 share i.e. 32K-2M out of 43K-16M via Reg No. 440, **4.0125 Acres**); (Reg No. 114, Killa No. 17/1(4-0) via Reg No. 440, **0.5 Acres**); Rec No. 114, Killa No. 11/2(4-13), 12/2(4-9), 14/2(5-7), 18(8-0) Total 107/449 share i.e. 5K-7M out of 22K-9M, **0.66875 Acres**); Total land admeasuring **9.20025 Acres** 

- 2. That the Second Party has approached the First Party and wants to sell the aforesaid agriculture land and First party agrees to the same @ Rs.72,00,000/- per acre. Total Consideration amount of the aforesaid Land is Rs.6,62,41,800/- (Six Crore Sixty Two Lakhs Fourty One Thousand and Eight Hundered only).
- 3. That the First Party shall pay the aforesaid amount of Rs.6,62,41,800/- within the spam of 1 year from the date of this agreement.
- 4. That the Second Party has assured that the above mentioned agriculture Land are free from all types of encumbrances, liabilities, loans etc and shall keep indemnified to the First Party for any types of liabilities arises in future in whatsoever manner.
- 5. That the Second Party is whole and sole owner of the abovementioned land and may sale, transfer, lien etc on the aforesaid Land.
- 6. That it is agreed by the parties that all the expenses towards Stamp Duty, Registration Charges and Transfer Charges etc. shall be borne by both the parties equally.

7. That all disputes between the parties shall be subject to jurisdiction of courts of Delhi only.

IN WITNESS WHEREOF the parties herein have signed, sealed and delivered on the day, month and year first above mentioned in the presence of the following witnesses:-

FOR KAMA AKISHMA DULLDA SELEMBER LITU

Authorised Signatory/Director

For Chetan (InCl.) Interpreses

Partner

FOR KARIA KKISHNA DUKU WELLOW . LITU

Authorised Signatory/Director Rama Krishna Buildwell Pvt. Ltd.

(FIRST PARTY)

For Chetan (Inch) Interprises

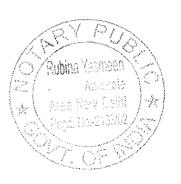
Chetan (India) Enterprises

(SECOND PARTY)

Witness:-

1. Ankur broel MAHAJAN MOHALLA SAMPLA ROHTAK

2. Refuells
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22 JUN 2018



# Government of National Capital Territory of Delhi

# e-Stamp

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Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-DL01235613283907Q

17-Mar-2018 01:54 PM

IMPACC (IV)/ dl753603/ DELHI/ DL-DLH

SUBIN-DLDL75360305752442095644Q

RAMA KRISHNA BUILDWELL PVT LTD

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Article Others

Not Applicable

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(Zero)

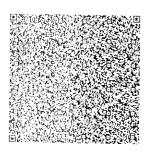
: RAMA KRISHNA BUILDWELL PVT LTD

Not Applicable

RAMA KRISHNA BUILDWELL PVT LTD

100

(One Hundred only)



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ne Assaran

## Agreement To Sell

This Agreement to sell is executed at Delhi on this 26<sup>th</sup> day of March 2018, between

FOR RAMA KRISHNA BULLGIVELL MY. L.D

AMhorised Signalory/Director

FOR S.K. ELECTRONICS

Fertner/Authorised Signalory

Statut by Ale 6

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The specifical traction that expense you on the second of the certificate.

Employed a province days assume alternative Composite Authority

M/s Rama Krishna Buildwell Pvt. Ltd. having its registered office at 701, 7<sup>th</sup> Floor, Ring Road Mall, Sector-3, Rohini, Delhi - 110085 through its Authorized Signatory Sh. Harish Kumar (hereinafter referred to as 'FIRST PARTY' which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

#### AND

M/s S.K.Electronics, a partnership firm having its registered office at 94, Old Rajpat Rai Market, Delhi-110006 through its Authorized Signatory Sh. Satish Kumar Luthra(hereinafter referred to as "SECOND PARTY" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

Whereas the Second party is the owner of the agriculture land (bearing Rect No.55, Killa No. 25min(5-14), Rect No. 5min(6-8), 6min (4-01) Total 5/9 share i.e. 8K-19M out of 16-03, via Reg. No. 160, **0.121 acres**) (Rect No.55, Killa No. 13/1(2-0) total Area 1K-2M, **0.1388 Acres** via Reg No. 160); (Rect. No.55, Killa No. 22min (1-7), **0.168 Acres** via Reg No.160); (Rect. No. 119, Killa No. 18/1(5-7), 21(6-0), 22(6-0) total share 2/3 i.e. 11K-11M, **1.44 Acres** via Reg No. 627) Total Land admeasuring **2.8678 Acres** 

Whereas the Second Party has approached First Party and wants to sell the aforesaid agriculture land and First party agrees to the same @ Rs.72,00,000/- per acre.

NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERE TO AGREE AND DECLARE AS UNDER

- 1. That the First Party is the owner of the agriculture land (bearing Rect No.55, Killa No. 25min(5-14), Rect No. 5min(6-8), 6min (4-01) Total 5/9 share i.e. 8K-19M out of 16-03, via Reg. No. 160, 0.121 acres) (Rect No.55, Killa No. 13/1(2-0) total Area 1K-2M, 0.1388 Acres via Reg No. 160); (Rect. No.55, Killa No. 22min (1-7), 0.168 Acres via Reg No.160); (Rect. No. 119, Killa No. 18/1(5-7), 21(6-0), 22(6-0) total share 2/3 i.e. 11K-11M, 1.44 Acres via Reg No. 627) Total Land admeasuring 2,8678 Acres
- 2. That the Second Party has approached the First Party and wants to sell the aforesaid agriculture land and First party agrees to the same @ Rs.72,00,000/- per acre. Total Consideration amount of the aforesaid Land is Rs.2,06,48,160/- (Two Crore Six Lakhs Fourty Eight Thousand One Hundered Sixty only).

For S.K. ELECTRONICS

,

Particulation of Charles

FOR HAMA KKISHINA BUILD WELL MY LOU

Authorised Signatory/Director

- 3. That the First Party shall pay the aforesaid amount of Rs.2,06,48,160/- within the spam of I year from the date of this agreement.
- 4. That the Second Party has assured that the above mentioned agriculture Land are free from all types of encumbrances, liabilities, loans etc and shall keep indemnified to the First Party for any types of liabilities arises in future in whatsoever manner.
- 5. That the Second Party is whole and sole owner of the abovementioned land and may sale, transfer, lien etc on the aforesaid Land.
- 6. That it is agreed by the parties that all the expenses towards Stamp Duty, Registration Charges and Transfer Charges etc. shall be borne by both the parties equally.
- 7. That all disputes between the parties shall be subject to jurisdiction of courts of Delhi only.

IN WITNESS WHEREOF the parties herein have signed, sealed and delivered on the day, month and year first above mentioned in the presence of the following witnesses:-

FOR PRAMA KRISHNA BUILDWELL PV. LID

Rama Krishna Buildwell Pvt Indictor

(FIRST PARTY)

For S.K. ELECTRONICS

(SECOND PARTY)

Witness:-

1. Ankur broek ANKUR
ANKUR
MAHAJAN MOHALLA SAMPLA
2. Rejucest ROHTAK
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R124, Janisinar

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22 11/1/ 2018





# Government of National Capital Territory of Delhi

# e-Stamp

Certificate No.

Certificate Issued Date

Account Reference
Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-DL00147756981945Q

15-Mar-2018 01:06 PM

IMPACC (IV)/ dl753603/ DELHI/ DL-DLH

SUBIN-DLDL753603036859899269710

RAMA KRISHNA BUILDWELL PVT LTD

Article Others

Not Applicable

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(Zero)

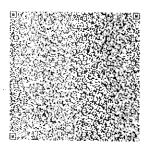
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Not Applicable

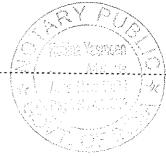
: RAMA KRISHNA BUILDWELL PVT LTD

; 100

(One Hundred only)



......Please write or type below this line.



### Agreement To sell

This Agreement to sell is executed at Delhi on this 26<sup>th</sup> day of March 2018, between

For S.K. ELECTRONICS

Partner/Authorised Signatory

FOR KARRA KINDAMA BULLU AGALERYA LED

Authorised Signatory/Director

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- the authorities of this Stang-Ceraticals should be vertice at "www.shollestamp.com". Any discrepancy in the details on this Ceraticate should be detailed in the ceratical end as
- fire and of its. Trap the kepannery is on the users of the ceruficate in the administrating person administrative Computers Authority.

M/s Rama Krishna Buildwell Pvt. Ltd. having its registered office at 701, 7<sup>th</sup> Floor, Ring Road Mall, Sector-3, Rohini, Delhi - 110085 through its Authorized Signatory Sh. Harish Kumar (hereinafter referred to as 'FIRST PARTY' which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

#### **AND**

M/s S.K.Electronics, a partnership firm having its registered office at 94, Old Rajpat Rai Market, Delhi-110006 through its Authorized Signatory Sh. Satish Kumar Luthra (hereinafter referred to as "SECOND PARTY" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

Whereas the First Party has entered into a Memorandum of Understanding with the Second Party on 15<sup>th</sup> March, 2018 and allot the plot admeasuring 2977 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonepat, Haryana.

Whereas now the Second Party wants to sell aforesaid plots to the First Party and First Party is agreed to purchase the same for the total sale consideration amount of Rs.2,56,05,000/- (Rupees Two Crore Fifty Six Lakhs and Five Thousand only).

NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERE TO AGREE AND DECLARE AS UNDER

1. That the First Party has entered into a Memorandum of Understanding with the Second Party on 15<sup>th</sup> March, 2018 and allot the plot admeasuring 2977 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonepat, Haryana.

2. That now the Second Party wants to sell the aforesaid plots to the First Party and the First Party is agreed to purchase the same for the total sale consideration amount of Rs.2,56,05,000/- (Rupees Two Crore Fifty Six Lakhs and Five Thousand only) (having License No. 60 of 2017). The details of the plots are as under:

Sr. No.	Block	PLOT No.	Area
1	В	4	101
2	В	8	101

For S.K. ELECTRONICS

For RAMA KRISHNA BUILLWILL MY LEED

Authorson Signatory/Disector

Partner/Authorised Signatory

	TOTAL AREA	Asset New Del Colorege New 200	2977
31	В	232/100000000	86.5
30	В	21/1	86.5
29	В	210 QY A	86.5
28	В	208	86.5
27	В	196	69.0
26	В	190	69.0
25	В	188	69.0
24	В	61	101
23	В	60	101
22	В	59	101
21	В	57	101
20	В	56	101
19	В	55	101
18	В	54	101
17	В	53	101
16	В	52	101
15	В	51	101
14	В	50	101
13	В	49	101
12	В	43	101
11	В	42	101
10	В	41	101
9	В	40	101
8	В	39	101
7	В	25	101
6	В	16	101
5	В	11	101
4	В	10	101

3. That the First Party shall pay the aforesaid amount within the spam of 1 year from the date of this agreement.

For RAMA KRISHNA BUILDWICH, PV 1 LTD

Authoribed Signatory/Director

Partner/Authorised Signatory

For S.K. BLECTRONICS

- 4. That the Second Party has assured that the above mentioned plots are free from all types of encumbrances, liabilities, loans etc and shall keep indemnified to the First Party for any types of liabilities arises in future in whatsoever manner.
- 5. That it is agreed by the parties that all the expenses towards Stamp Duty, Registration Charges and Transfer Charges etc. shall be borne by both the parties equally.
- 6. That all disputes between the parties shall be subject to jurisdiction of courts of Delhi only.

IN WITNESS WHEREOF the parties herein have signed, sealed and delivered on the day, month and year first above mentioned in the presence of the following witnesses:-

FOR RAMA KRISHNA BUILDWENCHELLED

Authorised Simulated Discourse Rama Krishna Buildwell Pvt. Ltd.

(FIRST PARTY)

For S.K. ELECTRONICS

Partner/Authorised Signatory

(SECOND PARTY)

Witnesses:-

1. Ankur Goel ANKUR MAHAJAN MOHALLA GAMPLA ROHTAK

2. Papadi Rajnoor varlija R127, Jani I. var. Utan Nagel, var belli

ATTESTED NOTABLE

22 JUN 2018





### INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

## e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IMPACC (IV)/ dl753603/ DELHI/ DL-DLH

IN-DL01179289488162Q

17-Mar-2018 12:46 PM

SUBIN-DLDL75360305756463087715Q

RAMA KRISHNA BUILDWELL PVT LTD

Article Others

Not Applicable

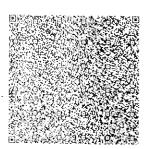
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RAMA KRISHNA BUILDWELL PVT LTD

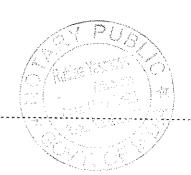
Not Applicable

RAMA KRISHNA BUILDWELL PVT LTD

(One Hundred only)



.....Please write or type below this line.



### **Agreement To sell**

This Agreement to Sell is executed at Delhi on this 26<sup>th</sup> day of March 2018, between

FOR RAMAKRISHNA BUILL WELL PV.

Authorised Signatory/Director

For Remakrishna Electro Components Pyt. Ltd.

Director/Auth. Signatory

- The Antidometry of the Stang-Cauticate should be verified at "www.shollestamp.com". Any discrepancy in the details on this Cartificate and os a constant of the uniform a broader. make the their the algebraicy is on the usues of the certificate.
- the third the discovernor please information Competers Authority

#### AND

M/s Ramakrishna Electro Components Pvt. Ltd. having its registered office at B-79, Wazirpur Industrial Area, Delhi - 110052 through its Authorized Signatory Sh. Satish Kumar Luthra (hereinafter referred to as "SECOND PARTY" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

Whereas the First Party has entered into a Memorandum of Understanding with the Second Party on 15<sup>th</sup> March, 2018 and allot the plot admeasuring 1298.5 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonepat, Haryana.

Whereas now the Second Party wants to sell aforesaid plots to the First Party and First Party is agreed to purchase the same for the total sale consideration amount of Rs.1,11,15,000/- (Rupees One Crore Eleven Lakhs Fifteen Thousand only).

NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERE TO AGREE AND DECLARE AS UNDER

- 1. That the First Party has entered into a Memorandum of Understanding with the Second Party on 15<sup>th</sup> March, 2018 and allot the plot admeasuring 1298.5 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonepat, Haryana.
- 2. That now the Second Party wants to sell the aforesaid plots to the First Party and the First Party is agreed to purchase the same for the total sale consideration amount of Rs.1,11,15,000/- (Rupees One Crore Eleven Lakhs Fifteen Thousand only) (having License No. 60 of 2017). The details of the plots are as under:-

FOR KAMAKNISHNA GUILLWELL PVILLID

Authorized Signatory/Director

For Remakrishna Electro Components Pvt. Ltd.

Director/Auth, Signatory

Sr. No.	Block	PLOT No.	Area
1	В	30	101
2	B	31	101
3	В	32	101
4	В	33	101
5	В	34	101
6	В	3.5	101
7	В	36	101
8	В	37	101
9	В	38	101
10	В	58	1.01
11	В	65	101
12	В	69	101
13	В	233	86.5
	TOTAL AREA		

- 3. That the First Party shall pay the aforesaid amount within the spam of 1 year from the date of this agreement.
- 4. That the Second Party has assured that the above mentioned plots are free from all types of encumbrances, liabilities, loans etc and shall keep indemnified to the First Party for any types of liabilities arises in future in whatsoever manner.
- 5. That it is agreed by the parties that all the expenses towards Stamp Duty Registration Charges and Transfer Charges etc. shall be borne by both the parties equally.
- 6. That all disputes between the parties shall be subject to jurisdiction of courts of Delhi only.

IN WITNESS WHEREOF the parties herein have signed, sealed and delivered on the day, month and year first above mentioned in the presence of the following witnesses:-

FOR RAMA KRISHNA BUILUWELL PV 1 LTD

Authorised Signatory/Director

For Ramakrishna Geotro Components Evil, Ltd.

- Matharatin Signapay

For PAMA KRISHNA BUILDWELL PV 1 LTD

Althorised Signatory/Director

Rama Krishna Buildwell Pvt. Ltd.

(FIRST PARTY)

For Ramakrishna Electro Components Pvt. Ltd.

Director/Auth, Signatory

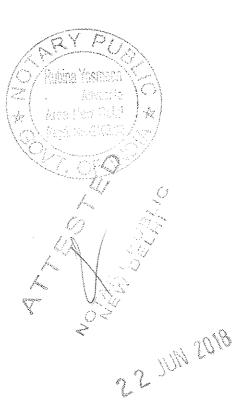
Ramakrishna Electro Components Pvt. Ltd.

(SECOND PARTY)

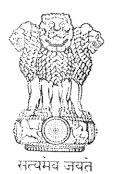
Witnesses:-

1. AMKUR GEORL
ANKUR
MAHAJAN MOHALLA
SAMPLA ROHTAK

Rojneeth roxhija
Rojneeth roxhija
R127, vani vivar
Ottan rogel, van Alli







## INDIA NON JUDICIAL

# Government of National Capital Territory of Delhi

## e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-DL01234597632182Q

17-Mar-2018 01:53 PM

IMPACC (IV)/ dl753603/ DELHI/ DL-DLH

SUBIN-DLDL75360305753475265741Q

RAMA KRISHNA BUILDWELL PVT LTD

Article Others

Not Applicable

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(Zero)

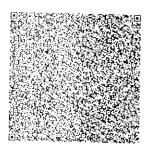
RAMA KRISHNA BUILDWELL PVT LTD

Not Applicable

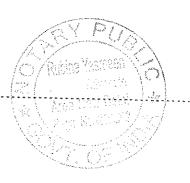
RAMA KRISHNA BUILDWELL PVT LTD

100

(One Hundred only)



-----Please write or type below this line..



## Memorandum of Understanding

This Memorandum of Understanding is executed at Delhi on this 15th day of March 2018, between

FOR RAMA KRISHNA BUILDWEY PVILTO

Authorised Signatory/Director

For Remakrishna Electro Components Pvt. Ltd.

71t Com

Director/Auth. Signatory

The additional as of ass Stamp Condicate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Condicate and as a constant research at restar.

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#### **AND**

M/s Ramakrishna Electro Components Pvt. Ltd. having its registered office at B-79, Wazirpur Industrial Area, Delhi — 110052 through its Authorized Signatory Sh. Satish Kumar Luthra (hereinafter referred to as "SECOND PARTY" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

Whereas the First Party has entered into a Collaboration Agreement with the Second Party on 1<sup>st</sup> September, 2016 for the land admeasuring 1.54375 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonepat Haryana for the purpose of setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna – 2016.

Whereas as per Collaboration Agreement, the First Party has agreed to allot the plot to the Second Party @ 700mtr per acre i.e. total Saleable Area of the plot @ 1298.5 Sq. Yd. as per sanctioned area of the said Residential Plotted Colony.

NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERE TO AGREE AND DECLARE AS UNDER

- 1. That the First Party has entered into a Collaboration Agreement with the Second Party on 1<sup>st</sup> September, 2016 for the land admeasuring 1.54375 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonepat Haryana for the purpose of setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna 2016.
- 2. That as per Collaboration Agreement, the First Party has agreed to allot the plot to the Second Party @ 700mtr per acre i.e. total Saleable Area of the plot admeasuring 1298.5 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganuar, Sonepat, Haryana as per sanctioned area of the said Residential Plotted Colony. (having Licnese No. 60 of 2017). The details of the plots are as under:-

- For RAMA KRÎISHNA BUILLWELL PV 7 LTD

For Remekrishna Electro Components Pvt. Ltd.

Director/Auth. Signatory

Sr. No.	Block	PLOT No.	Area
1	В	30	101
2	В	31	101
3	В	32	101
4	В	33	101
5	В	34	101
6	В	35	101
7	В	36	101
8	В	37	. 101
9	В	38	101
10	В	58	101
11	В	65	101
12	В	69	101
13	В	233	86.5
	TOTAL AREA		1298.5

- 3. That the First Party has assured that the above mentioned plots are free from all types of encumbrances, liabilities, loans etc and shall keep indemnified to the Second Party for any types of liabilities arises in future in whatsoever manner.
- 4. That the Second Party is whole and sole owner of the abovementioned plots and may sale, transfer, lien etc on the aforesaid plots.
- 5. That it is agreed by the parties that all the expenses towards Stamp Duty, Registration Charges and Transfer Charges etc. shall be borne by both the parties equally.
- 6. That all disputes between the parties shall be subject to jurisdiction of courts of Delhi only.

FOR RAMA KRISHNA BUILDWELL PV I LID

Authorised Signatory/Director

For Ramakrishna Electro Components Pvt. Ltd.

Oirector/Auth. Signatory

IN WITNESS WHEREOF the parties herein have signed, sealed and delivered on the day, month and year first above mentioned in the presence of the following witnesses:-

For RAMA KRISHNA BUILDWELL PV1 LTD

Rama Krishna BuildwellePvtgdatd://occase

(FIRST PARTY)

For Romakrishna Electro Components Pvt. Ltd.

MAN

Director/Auth, Signatory

Ramakrishna Electro Components Pvt. Ltd.

(SECOND PARTY)

Witness:-

1. AMRUR GOER ANKUR MAHAJAN MOHALLA SAMPLA ROHTAK

2. Rejneeth varhija Rejneeth varhija R-127, vani vivar Uttan vagar, Hen Edhi



ATTROTED

22 11/11/2018





## INDIA NON JUDICIAL

# Government of National Capital Territory of Delhi

## e-Stamp

Certificate No.

Certificate Issued Date

Account Reference Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-DL00147325735204Q

15-Mar-2018 01:05 PM

IMPACC (IV)/ dl753603/ DELHI/ DL-DLH

SUBIN-DLDL75360303686495526036Q

RAMA KRISHNA BUILDWELL PVT LTD

Article Others

Not Applicable

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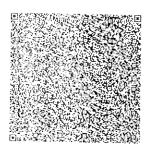
(Zero)

RAMA KRISHNA BUILDWELL PVT LTD

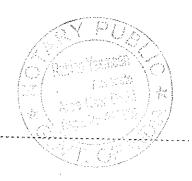
Not Applicable

RAMA KRISHNA BUILDWELL PVT LTD

(One Hundred only)



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### Memorandum of Understanding

This Memorandum of Understanding is executed at Delhi on this 15th day of March 2018. between

For S.K. ELECTRONICS

MALLY

Partner/Authorised Signatory

For KAMA REVENIENCE OF B

Authorised Signatory/Director

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#### AND

M/s S.K.Electronics, a partnership firm having its registered office at 94, Old Rajpat Rai Market, Delhi-110006 through its Authorized Signatory Sh. Satish Kumar Luthra (hereinafter referred to as "SECOND PARTY" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

Whereas the First Party has entered into a Collaboration Agreement with the Second Party on 1<sup>st</sup> September, 2016 for the land admeasuring 3.55625 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonepat Haryana for the purpose of setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna – 2016.

Whereas as per Collaboration Agreement, the First Party has agreed to allot the plot to the Second Party @ 700mtr per acre i.e. total Saleable Area of the plot @ 2977 Sq. Yd. as per sanctioned area of the said Residential Plotted Colony.

NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERE TO AGREE AND DECLARE AS UNDER

- 1. That the First Party has entered into a Collaboration Agreement with the Second Party on 1<sup>st</sup> September, 2016 for the land admeasuring 3.55625 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonepat Haryana for the purpose of setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna 2016.
- 2. That as per Collaboration Agreement, the First Party has agreed to allot the plot to the Second Party @ 700mtr per acre i.e. total Saleable Area of the plot admeasuring 3.55625 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganuar, Sonepat, Haryana as per sanctioned area of the said Residential Plotted Colony. (having Licnese No. 60 of 2017). The details of the plots are as under:-

For S.K. ELECTRONICS

Partner/Authorised Signatory

FOR RAMA KRISHNA BUILDWELDPV. LID

Authorised Signatory/Director

Sr. No.	Block	PLOT No.	Area
1	В	4	101
2	В	8	101
3	В	9	101
4	В	10	101
5	В	11	101
6	В	16	101
7	В	25	101
8	В	39	101
9	В	40	101
10	В	41	101
11	В	42	101
12	· B · ·	43	101
13	В	49	101
14	В	50	101
15	В	51	101
16	В	52	101
17	В	53	101
18	В	54	101
19	В	55	101
20	В	56	101
21	В	57	101
22	В	59	101
23	В	60	101
24	В	61	101
25	В	188	69.0
26	В	190	69.0
27	В	196	69.0
28	В	208	\$11694 \ 2.865
29	В	210 According	1000 7486.5
30	В	211	444 / 37. <b>86</b> .5
31	В	232	86.5
TOTAL AREA			2977

FOR RAMA KRISHINA BUILDWILL IN . E.I.)

Authorised Signatory/Director

For S.K. ELECTRONICS

Jake

Partner/Authorised Signatory

- 3. That the First Party has assured that the above mentioned plots are free from all types of encumbrances, liabilities, loans etc and shall keep indemnified to the Second Party for any types of liabilities arises in future in whatsoever manner.
- 4. That the Second Party is whole and sole owner of the abovementioned plots and may sale, transfer, lien etc on the aforesaid plots.
- 5. That it is agreed by the parties that all the expenses towards Stamp Duty, Registration Charges and Transfer Charges etc. shall be borne by both the parties equally.
- 6. That all disputes between the parties shall be subject to jurisdiction of courts of Delhi only.

IN WITNESS WHEREOF the parties herein have signed, sealed and delivered on the day, month and year first above mentioned in the presence of the following witnesses:-

For RAMÁ KRISHNA BUILÐWELL P. 1. 1.1.1

Rama Krishna Buildwell Pvt. Ltd.

(FIRST PARTY)

For S.K. ELECTRONICS

Pertners K. Electronics

(SECOND PARTY)

Witness:-

1. Ankur Goel ANKUR MAHAJAN MOHALLA

NOTHRED

22 100 2018





## सत्यमय जयते

## INDIA NON JUDICIAL

# Government of National Capital Territory of Delhi

## e-Stamp

Certificate No.

Certificate Issued Date

Account Reference Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-DL00179909654801Q

15-Mar-2018 01:38 PM

IMPACC (IV)/ dl753603/ DELHI/ DL-DLH

SUBIN-DLDL75360303748989646370Q

RAMA KRISHNA BUILDWELL PVT LTD

Article Others

Not Applicable

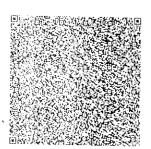
(Zero)

RAMA KRISHNA BUILDWELL PVT LTD

Not Applicable

RAMA KRISHNA BUILDWELL PVT LTD

(One Hundred only)



..........Please write or type below this line...



### Agreement To sell

This Agreement to sell is executed at Delhi on this 26<sup>th</sup> day of March 2018, between

For Chetan (India) Interprises

Authorised Signatory/Director

FOR RAMA KNOSHNA DUZLUZZELLA VI

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### AND

M/s Chetan (India) Enterprises, a partnership firm having its registered office at H-2, Apra Northex Plaza Basement, Netaji Subhash Place, Pitampura, Delhi - 34 through its Authorized Signatory Sh. Satish Kumar Luthra (hereinafter referred to as "SECOND PARTY" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

Whereas the First Party has entered into a Memorandum of Understanding with the Second Party on 15<sup>th</sup> March, 2018 and allot the plot admeasuring 4998 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonepat, Haryana.

Whereas now the Second Party wants to sell aforesaid plots to the First Party and First Party is agreed to purchase the same for the total sale consideration amount of Rs.4,28,40,000/- (Rupees Four Crore Twenty Eight Lakhs and Fourty Thousand only).

NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERE TO AGREE AND DECLARE AS UNDER

- 1. That the First Party has entered into a Memorandum of Understanding with the Second Party on 15<sup>th</sup> March, 2018 and allot the plot admeasuring 4998 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonepat, Haryana.
- 2. That now the Second Party wants to sell the aforesaid plots to the First Party and the First Party is agreed to purchase the same for the total sale consideration amount of Rs.4,28,40,000/- (Rupees Four Crore Twenty Eight Lakhs Fourty Thousand only) (having Licnese No. 60 of 2017). The details of the plots are as under:-

Sr. No. Block PLOT No. Area

Authorised Signatory/Director

For Chetan (India) Poterprises

Parison

	70.000.00		
1	В	10	101
2	В	28	101
3	В	29	101
4	В	44	101
5	В	64	101
6	В	97	101
7	В	99	101
8	В	102	101
9	В	107	101
10	В	112	101
11	В	116	101
12	В	119	101
13	В	124	101
14	В	125	101
15	В	128	101
16	В	136	101
17	В	137	101
18	В	142	101
19	В	148	101
20	В	149	101
21	В	153	101
22	В	154	101
23	В	155	101
24	В	156	101
25	В	159	101
26	В	162	101
27	В	170 个件	Up 69
28	В	171/ASS	69
29	В	178	69
30	В	179	)56.5
31	В	181	156.5
32	В	185	156.5
33	В	187	156.5
34	В	208	86.5
35	В	228	86.5

FOR RAMA KRISHNA BUILDWELL PV 1 E1D

Authorised Signatory/Director

vor Chetan (India) Enterprises

Pactner

	TOTAL AREA		
-50	В	406	117.5
49	В	362	101
48	В	358	101
47	В	356	101
46	В	335	119
45	В	319	96.5
44	B	317	96.5
43	В	312	96.5
42	В	298	96.5
41	B	296	96.5
40	В	273	101
39	В	270	101
38	В	257	86.5
37	В	252	86.5
36	В	234	86.5

- 3. That the First Party shall pay the aforesaid amount within the spam of 1 year from the date of this agreement.
- 4. That the Second Party has assured that the above mentioned plots are free from all types of encumbrances, liabilities, loans etc and shall keep indemnified to the First Party for any types of liabilities arises in future in whatsoever manner.
- 5. That it is agreed by the parties that all the expenses towards Stamp Duty, Registration Charges and Transfer Charges etc. shall be borne by both the parties equally.
- 6. That all disputes between the parties shall be subject to jurisdiction of courts of Delhi only.

IN WITNESS WHEREOF the parties herein have signed, sealed and delivered on the day, month and year first above mentioned in the presence of the following witnesses:-

FOR RAMA KRISHNA BUILDWELL PVILLIU

Authorised Signatory/Director

For Chetan (India) Enterprises

Partner

FOR RAMA KRISHNA BUILDWELL PVT LTD

Rama Krishna Buildwell Pvt. Ltd.

(FIRST PARTY)

For Chetan (India) Poterprises

\$ 10 mm

Chetan (India) Enterprises

(SECOND PARTY)

Witnesses:-

1. Ankur Cwel
ANKUR
MAHAJAN MUHALLA
SAMPLA ROHTAK

2. Rajuel raklija Rajuel raklija R-127, Varivia, 14tar pagar, New Edhi



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2 2 1010 2018





### INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

## e-Stamp

Certificate No.

IN-DL00178801640460Q

Certificate Issued Date

15-Mar-2018 01:37 PM

Account Reference

IMPACC (IV)/ dl753603/ DELHI/ DL-DLH

Unique Doc. Reference

SUBIN-DLDL75360303750031497550Q

Purchased by

RAMA KRISHNA BUILDWELL PVT LTD

Description of Document

Article Others

**Property Description** 

Not Applicable

Consideration Price (Rs.)

First Party

(Zero)

RAMA KRISHNA BUILDWELL PVT LTD

Second Party

Not Applicable

Stamp Duty Paid By

RAMA KRISHNA BUILDWELL PVT LTD

Stamp Duty Amount(Rs.)

(One Hundred only)



Please write or type below this line.

### Memorandum of Understanding

This Memorandum of Understanding is executed at Delhi on this 15<sup>th</sup> day of March 2018, FOR RAMA KRISHNA BUILDWEPLPVILLID between

For Chetan (India) Referprises

Partner

Authorised Signatory/Director

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#### AND

M/s Chetan (India) Enterprises, a partnership firm having its registered office at H-2, Apra Northex Plaza Basement, Netaji Subhash Place, Pitampura, Delhi - 34 through its Authorized Signatory Sh. Satish Kumar Luthra (hereinafter referred to as "SECOND PARTY" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

Whereas the First Party has entered into a Collaboration Agreement with the Second Party on 1<sup>st</sup> September, 2016 for the land admeasuring 5.95 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonepat Haryana for the purpose of setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna – 2016.

Whereas as per Collaboration Agreement, the First Party has agreed to allot the plot to the Second Party @ 700mtr per acre i.e. total Saleable Area of the plot @ 4998 Sq. Yd. as per sanctioned area of the said Residential Plotted Colony.

NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERE TO AGREE AND DECLARE AS UNDER

- 1. That the First Party has entered into a Collaboration Agreement with the Second Party on 1<sup>st</sup> September, 2016 for the land admeasuring 5.95 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonepat Haryana for the purpose of setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna 2016.
- 2. That as per Collaboration Agreement, the First Party has agreed to allot the plot to the Second Party @ 700mtr per acre i.e. total Saleable Area of the plot admeasuring 4998 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganuar, Sonepat, Haryana as per sanctioned area of the said Residential Plotted Colony. (having Licnese No. 60 of 2017). The details of the plots are as under:-

For Chetan (Incl.) Interpreses

Partner

Sr. No.	Block	PLOT No.	Area
1	В	10	101
2	В	28	101
3	В	29	101
4	В	44	101
5	В	64	101
6	B	97	101
7	В	99	101
8	В	102	101
9	В	107	101
10	B	112	101
1.1	В	116	101
12	В	119	101
13	В	124	101
14	В	125	101
15	В	128	101
16	В	136	101
17	В	137	101
18	В	142	101
19	В	148	101
20	В	149	101
21	В	153	101
22	В	154	101
23	В	155	101
24	В	156	101
25	В	159	101
26	В	162/2	101
27	В	170	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
28	В	171	Dam / / 69
29	В	173	69
30	В	179	156.5
31	В	181	156.5

For Chetan (India) Enterprises MAN

Partner

FOR RAMA KRISHNA BUILDWILL PV 1 LID Authorised Signatory/Director

	TOTAL AREA	4998	
50	В	406	117.5
49	В	362	101
48	В	358	101
47	В	356	101
46	В	335	119
45	В	319	96.5
44	В	317	96.5
43	В	312	96.5
42	В	298	96.5
41	В	296	96.5
40	В	273	101
39	В	270	101
38	В	257	86.5
37	В	252	86.5
36	В	234	86.5
35	В	228	86.5
34	В	208	86.5
33	В	187	156.5
32	B	185	156.5

3. That the First Party has assured that the above mentioned plots are free from all types of encumbrances, liabilities, loans etc and shall keep indemnified to the Second Party for any types of liabilities arises in future in whatsoever manner.

4. That the Second Party is whole and sole owner of the abovementioned plots and may sale, transfer, lien etc on the aforesaid plots.

5. That it is agreed by the parties that all the expenses towards Stamp Duty, Registration Charges and Transfer Charges etc. shall be borne by both the parties equally.

6. That all disputes between the parties shall be subject to jurisdiction of courts of Delhi only.

FOR RAMA KRISHNA BUILDWELL PV 1 LTD

Authorised Signatory/Director

For Chetan (Inch) Totalprises

Parior

IN WITNESS WHEREOF the parties herein have signed, sealed and delivered on the day, month and year first above mentioned in the presence of the following witnesses:-

For RAMA KRISHNA BUILDWELL PV1 LTD

Rama Krishna Buildwell Pvt. Ltd.

(FIRST PARTY)

For Chetan (India) Poterprises

Chetan (India) Enterprises

(SECOND PARTY)

Witness:-

1. Ankur broel ANKUR MAHAJAN MOHALLA SAMPLA ROMAK

2. Rapred roklija Rajnest roklija R127, Jani Swar, Uttan orgal, new odli



22 SUN 2018