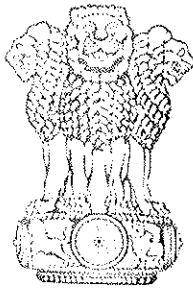


12



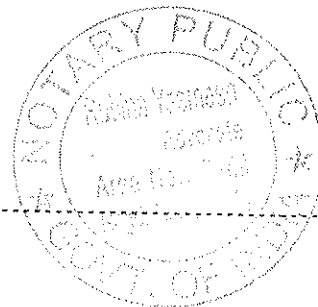
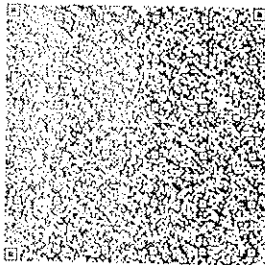
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL00188807821339Q
 Certificate Issued Date : 15-Mar-2018 01:47 PM
 Account Reference : IMPACC (IV)/ dl753603/ DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL75360303770020162616Q
 Purchased by : MERA BABA REAL ESTATE PVT LTD
 Description of Document : Article Others
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : MERA BABA REAL ESTATE PVT LTD
 Second Party : 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-----

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 Chetan (Ind) Enterprises

Auth. Signatory/Director

Partner

Disclaimer: Apart

from the e-Stamp Certificate should be verified at "www.shoiesstamp.com". Any discrepancy in the details on this Certificate and its contents shall be the responsibility of the users of the certificate. The Government of National Capital Territory of Delhi is not responsible for any discrepancy in the details on this Certificate and its contents.

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 1st September, 2016 for the land admeasuring 4.68 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonapat Haryana for the purpose of setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awaz 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 1st September, 2016 for the land admeasuring 4.68 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonapat Haryana for the purpose of setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awaz 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, Sonapat, 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:-

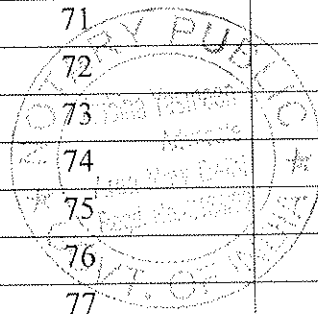
For Mera Baba Real Estate Pvt. Ltd.

Auth. Signatory/Director

For Chetan (India) Enterprises

Partner

| 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 | 77 | 76.0 |
| 31 | A | 78 | 76.0 |



For Chetan (India) Enterprises

Handwritten signature

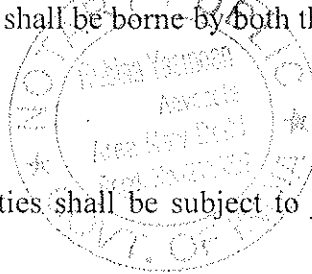
Partner

For Mera Baba Real Estate Pvt. Ltd.

Handwritten signature
Auth. Signatory/Director

| | | | |
|-------------------|---|-----|---------------|
| 32 | A | 79 | 76.0 |
| 33 | A | 83 | 76.0 |
| 34 | A | 84 | 76.0 |
| 35 | A | 86 | 76.0 |
| 36 | A | 88 | 77.5 |
| 37 | A | 90 | 96.5 |
| 38 | A | 96 | 96.5 |
| 39 | A | 98 | 96.5 |
| 40 | A | 99 | 96.5 |
| 41 | A | 105 | 96.5 |
| 42 | A | 106 | 96.5 |
| 43 | A | 108 | 96.5 |
| TOTAL AREA | | | 3930.5 |

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 Chetan (India) Enterprises

[Handwritten Signature]

Partner

For Mera Baba Real Estate Pvt. Ltd.

[Handwritten Signature]
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 Mera Baba Real Estate Pvt. Ltd.



Auth. Signatory/Director

Mera Baba Real Estate Pvt. Ltd.

(FIRST PARTY)

For Chetan (India) Enterprises



Auth. Signatory

Chetan (India) Enterprises

(SECOND PARTY)

Witness:-

1. *Ankur Groel*

ANKUR

MAHAJAN MOHALLA

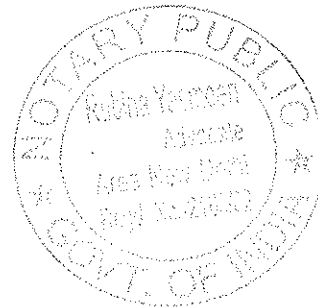
SAMPLA ROHTAK

2. *Rajveer*

Rajveer Mahija

R-127, Vasis Vihar

Uttam Nagar, New Delhi

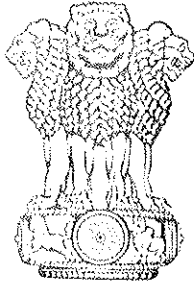


ATTESTED

NOTARY PUBLIC
NEW DELHI

22 JUN 2018

(4)



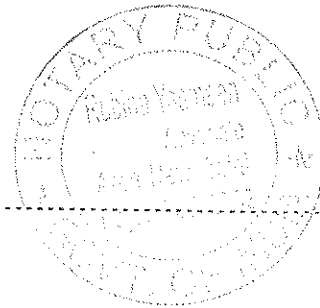
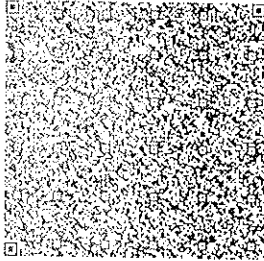
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL01239896090712Q
 Certificate Issued Date : 17-Mar-2018 02:00 PM
 Account Reference : IMPACC (IV)/ dl753603/ DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL75360305747245162412Q
 Purchased by : MERA BABA REAL ESTATE PVT LTD
 Description of Document : Article Others
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : MERA BABA REAL ESTATE PVT LTD
 Second Party : 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.....

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.

Auth. Signatory/Director

Director/Auth. Signatory

Stamp Duty Advt.

For a complete list of this Stamp Certificate should be verified at www.shdsestamp.com. Any discrepancy in the details on this Certificate and its use should be reported to the concerned authorities. The use of this Stamp Certificate is subject to the terms and conditions of the Certificate. For more information, please refer to the Stamp Duty Advt.

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 1st September, 2016 for the land admeasuring 0.19375 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonapat Haryana for the purpose of setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awaz 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 1st September, 2016 for the land admeasuring 0.19375 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonapat Haryana for the purpose of setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awaz 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, Sonapat, 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.

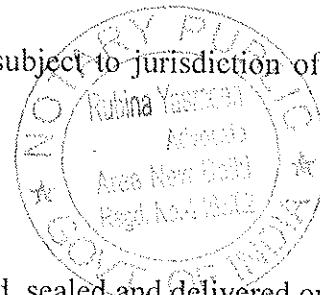
Auth. Signatory/Director

For Ramakrishna Electro Components Pvt. Ltd.

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 Mera Baba Real Estate Pvt. Ltd.

Auth. Signatory/Director

For Ramakrishna Electro Components Pvt. Ltd.

Director/Auth. Signatory

For Mera Baba Real Estate Pvt. Ltd.

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

(FIRST PARTY)

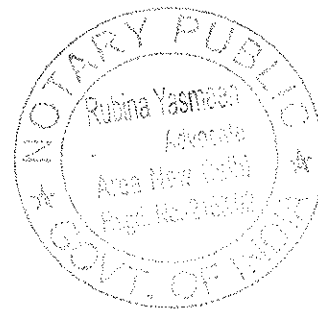
For Ramakrishna Electro Components Pvt. Ltd.

Director/Auth. Signatory
Ramakrishna Electro Components Pvt. Ltd.

(SECOND PARTY)

Witness:-

1. Ankur Groel
ANKUR
MAHAJAN MOHALLA SAMPLA
RDHTAK
2. Rajveesh
Rajveesh Malikija
R-127, Vanivihar
Uttam Nagar, New Delhi



ATTESTED

NOTARY PUBLIC
NEW DELHI

22 JUN 2018

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 1st September, 2016 for the land admeasuring 0.8375 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonapat Haryana for the purpose of setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awaz 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.

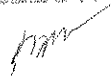
NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERE TO AGREE AND DECLARE AS UNDER

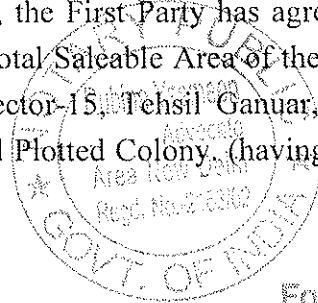
1. That the First Party has entered into a Collaboration Agreement with the Second Party on 1st September, 2016 for the land admeasuring 0.8375 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonapat Haryana for the purpose of setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awaz 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, Sonapat, 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.


Auth. Signatory/Director

For S.K. ELECTRONICS


Partner/Authorised Signatory



| Sr. No. | Block | PLOT No. | Area |
|-------------------|-------|----------|------------|
| 1 | B | 382 | 100 |
| 2 | B | 389 | 100 |
| 3 | B | 390 | 100 |
| 4 | B | 395 | 100 |
| 5 | B | 396 | 100 |
| 6 | A | 136 | 96.5 |
| 7 | 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.

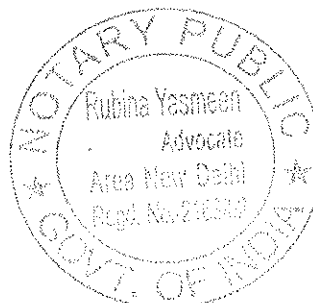
IN WITNESS WHEREOF the parties herein have signed, sealed and delivered on the day, month and year first above mentioned in the presence of the following witnesses:-

For Mera Baba Real Estate Pvt. Ltd.


M. Signatory/Director

For S.K. ELECTRONICS


Partner/Authorised Signatory



For Mera Baba Real Estate Pvt. Ltd.



Auth. Signatory/Director

Mera Baba Real Estate Pvt. Ltd.

(FIRST PARTY)

For S.K. ELECTRONICS



Partner/Authorized Signatory
S.K. Electronics

(SECOND PARTY)

Witness:-

1. Ankur Groel

ANKUR

MAHAJAN MOHALLA

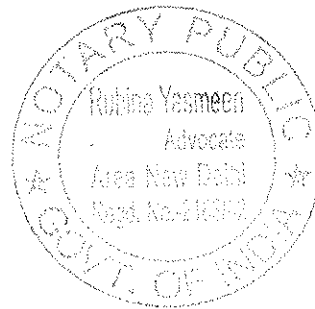
SAMPLA ROHTAK

2. Rajveesh

Rajveesh Makhiya

R-127, Vani Vihar

Uttam nagel, New Delhi

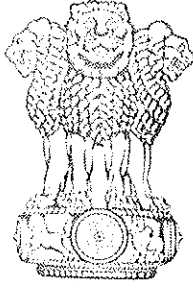


ATTESTED

NOTARY PUBLIC
NEW DELHI

22 JUN 2018

9



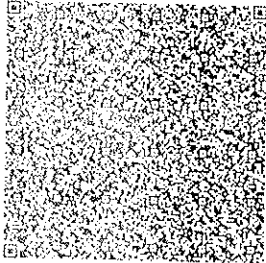
सत्यमेव जयते

INDIA NON JUDICIAL

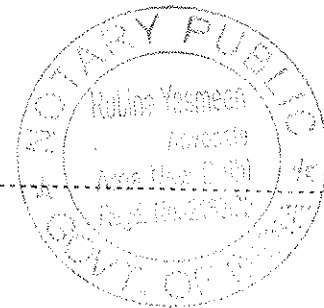
Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL00188452258990Q
 Certificate Issued Date : 15-Mar-2018 01:46 PM
 Account Reference : IMPACC (IV)/ dl753603/ DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL75360303770617295376Q
 Purchased by : MERA BABA REAL ESTATE PVT LTD
 Description of Document : Article Others
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : MERA BABA REAL ESTATE PVT LTD
 Second Party : 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 26th day of March 2018, between

For Mera Baba Real Estate Pvt. Ltd.

For Chetan (Indi) Enterprises

Auth. Signatory/Director

Disclaimer:

The contents of this Stamp Certificate should be verified at "www.sholestamp.com". Any discrepancy in the details on this Certificate, and as mentioned in the above details, should be reported to 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 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).

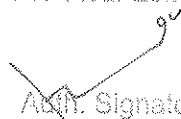
Whereas the First Party has entered into a Memorandum of Understanding with the Second Party on 15th March, 2018 and allot the plot admeasuring 3930.5 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonapat, Haryana.

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 15th March, 2018 and allot the plot admeasuring 3930.5 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonapat, 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:-

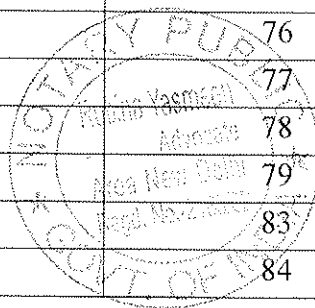
For Mera Baba Real Estate Pvt. Ltd.


Auth. Signatory/Director

For Chetan (India) Enterprises


Partner

| 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 | 77 | 76.0 |
| 31 | A | 78 | 76.0 |
| 32 | A | 79 | 76.0 |
| 33 | A | 83 | 76.0 |
| 34 | A | 84 | 76.0 |



For Mera Baba Real Estate Pvt. Ltd.

Auth. Signatory/Director

For Chetan (India) Enterprises

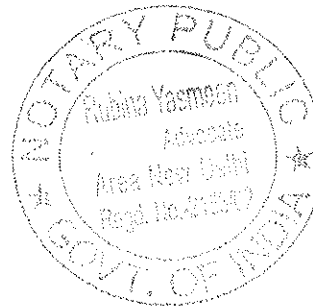
Partner

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

3. That the First Party shall pay the aforesaid amount within the span 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.

Auth. Signatory/Director



For Chetan (India) Enterprises

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 Estate Pvt. Ltd.


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

(FIRST PARTY)

For Chetan (India) Enterprises


Partner
Chetan (India) Enterprises

(SECOND PARTY)

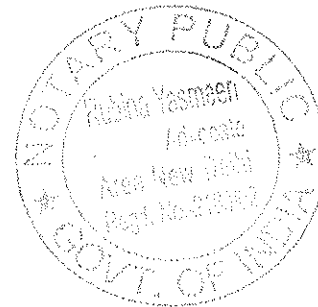
Witnesses:-

1. Ankur Goel

ANKUR
MAHAJAN MOHALLA
SAMPLA ROHTAK

2. Rajveer

R-127, Vani Vihar
Uttam Nagar, New Delhi



ATTESTED


NOTARY PUBLIC
NEW DELHI

22 JUN 2018

(5)



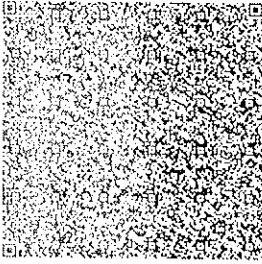
सत्यमेव जयते

INDIA NON JUDICIAL

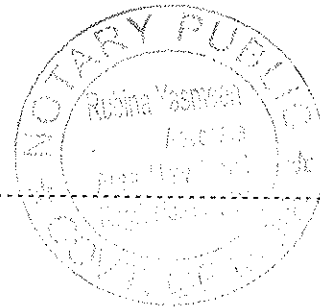
Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL00145789559385Q
Certificate Issued Date : 15-Mar-2018 01:04 PM
Account Reference : IMPACC (IV)/ di753603/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL75360303681757146890Q
Purchased by : MERA BABA REAL ESTATE PVT LTD
Description of Document : Article Others
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : MERA BABA REAL ESTATE PVT LTD
Second Party : 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 26th day of March 2018, between

For Mera Baba Real Estate Pvt. Ltd.

Auth. Signatory/Director

For S.K. ELECTRONICS

Partner/Authorised Signatory

Statutory Alert:

The authenticity of this Stamp Certificate should be verified at "www.shoilestamp.com". Any discrepancy in the details on this Certificate may at the time of drawing the legitimacy is on the users of the certificate.
If the user of the Stamp Certificate is found to be in violation of the provisions of the Act, the user shall be liable to inform 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 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 15th March, 2018 and allot the plot admeasuring 693 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonapat, Haryana.

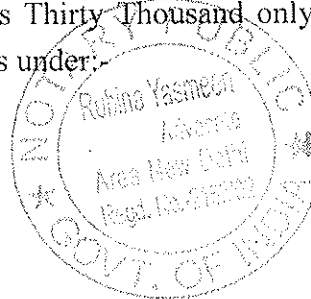
Whereas now the Second Party wants to sell aforesaid plots to the First Party and First Party is agreed to purchase the same for the total sale consideration amount of Rs.60,30,000/- (Rupees Sixty Lakhs Thirty Thousand only).

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

1. That the First Party has entered into a Memorandum of Understanding with the Second Party on 15th March, 2018 and allot the plot admeasuring 693 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonapat, 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

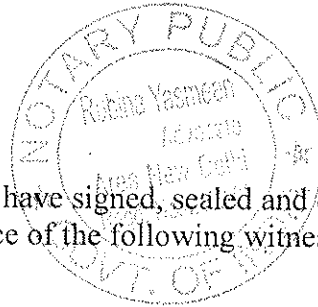


For S.K. ELECTRONICS

Partner/Authorised Signatory

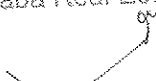
| Sr. No. | Block | PLOT No. | Area |
|-------------------|-------|----------|------------|
| 1 | B | 382 | 100 |
| 2 | B | 389 | 100 |
| 3 | B | 390 | 100 |
| 4 | B | 395 | 100 |
| 5 | B | 396 | 100 |
| 6 | A | 136 | 96.5 |
| 7 | A | 122 | 96.5 |
| TOTAL AREA | | | 693 |

3. That the First Party shall pay the aforesaid amount within the span 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.


Auth. Signatory/Director

For S.K. ELECTRONICS


Partner/Authorised Signatory

For Mera Baba Real Estate Pvt. Ltd.

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

(FIRST PARTY)

For S.K. ELECTRONICS

Partner/Authorised Signatory
S.K. Electronics

(SECOND PARTY)

Witnesses:-

1. Ankur Groel

ANKUR

MAHAJAN MOHALLA

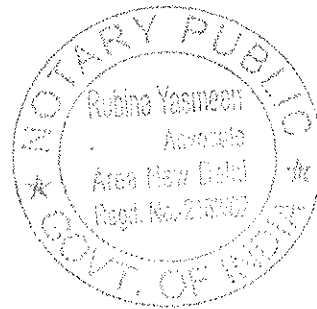
SAMPLA ROHTAK

2. Rajveesh

Rajveesh Nakhija

R-127, Vanivihar

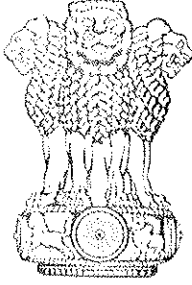
Uttam Nagar, Nareilly



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NOTARY PUBLIC
NEW DELHI

22 JUN 2018



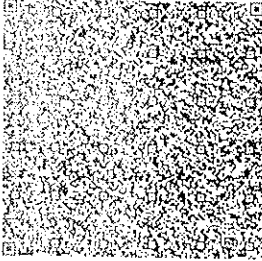
सत्यमेव जयते

INDIA NON JUDICIAL

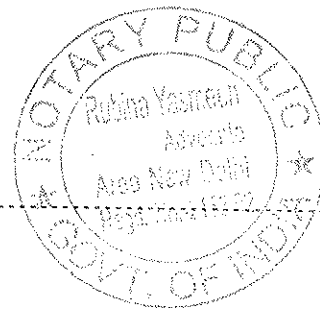
Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL01236263051905Q
Certificate Issued Date : 17-Mar-2018 01:55 PM
Account Reference : IMPACC (IV)/ di753603/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL75360305750313143189Q
Purchased by : MERA BABA REAL ESTATE PVT LTD
Description of Document : Article Others
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : MERA BABA REAL ESTATE PVT LTD
Second Party : 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 26th day of March 2018, between

For Mera Baba Real Estate Pvt. Ltd.

For Ramakrishna Electro Components Pvt. Ltd.

Auth. Signatory/Director

Director/Auth. Signatory

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shoofstamp.com". Any discrepancy in the details on this Certificate may be reported to the website cited as above.
2. The onus of checking the authenticity is on the user of the certificate.
3. For more details, please refer to Computer & Privacy.

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 15th March, 2018 and allot the plot admeasuring 172.5 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonapat, 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 15th March, 2018 and allot the plot admeasuring 172.5 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonapat, 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 Estate Pvt. Ltd.

Auth. Signatory/Director

For Ramakrishna Electro Components Pvt. Ltd.

Director/Auth. Signatory

3. That the First Party shall pay the aforesaid amount within the span 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.

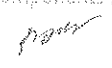
IN WITNESS WHEREOF the parties herein have signed, sealed and delivered on the day, month and year first above mentioned in the presence of the following witnesses:-

For Mera Baba Real Estate Pvt. Ltd.


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

(FIRST PARTY)

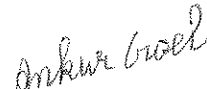

For Ramakrishna Electro Components Pvt. Ltd.

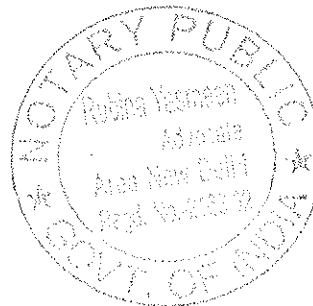

Director/Ankur Signatory

Ramakrishna Electro Components Pvt. Ltd.

(SECOND PARTY)

Witnesses:-

1. 
ANKUR
MAHAJAN MOHALLA
SAMPLA ROHTAK
2. 
Rajneesh Makhlja
R-127, Vanivihar,
Uttam Nagar, New Delhi

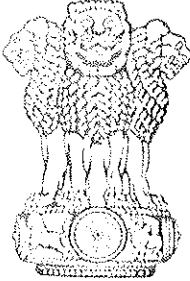


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NOTARY PUBLIC
NEW DELHI

22 JUN 2018

13



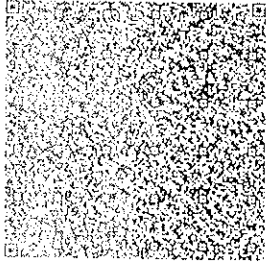
सत्यमेव जयते

INDIA NON JUDICIAL

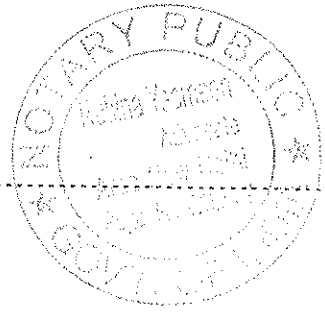
Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL00149428456842Q
 Certificate Issued Date : 15-Mar-2018 01:07 PM
 Account Reference : IMPACC (IV)/ dl753603/ DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL75360303685476341087Q
 Purchased by : RAMA KRISHNA BUILDWELL PVT LTD
 Description of Document : Article Others
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : 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 26th day of March 2018, between

For RAMA KRISHNA BUILDWELL PVT LTD

Authorised Signatory/Director

For Chetan (Ind.) Enterprises

Partner

Disclaimer:
 The validity of this Stamp Certificate should be verified at 'www.shelostamp.com'. Any discrepancy in the details on this Certificate may be reported to the competent authority.
 The Government of National Capital Territory of Delhi is not responsible for the loss of the certificate.
 For any information, please contact the Competent Authority.

M/s Rama Krishna Buildwell Pvt. Ltd. having its registered office at 701, 7th 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 RAMAKRISHNA BUILDWELL PVT LTD



Authorised Signatory/Director

For Chetan (India) Enterprises



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.

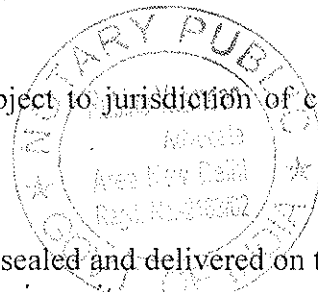
IN WITNESS WHEREOF the parties herein have signed, sealed and delivered on the day, month and year first above mentioned in the presence of the following witnesses:-

For KAMA KRISHNA BUILDERS PVT LTD

Authorised Signatory/Director

For Chetan (India) Enterprises

Director



Authorised Signatory/Director
Rama Krishna Buildwell Pvt. Ltd.

(FIRST PARTY)

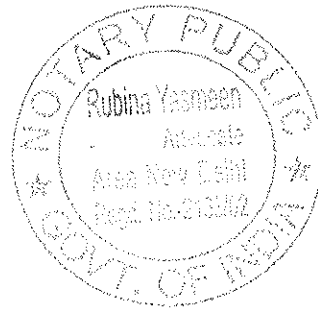
For Chetan (India) Enterprises

[Signature]
Partner
Chetan (India) Enterprises

(SECOND PARTY)

Witness:-

1. *Ankur Groel*
ANKUR
MAHAJAN MOHALLA
SAMPLA ROAD
UTTAM NAGAR, NEW DELHI
2. *Rajveer*
Rajveer Makhija
R-127, Vani Vihar
Uttam Nagar, New Delhi

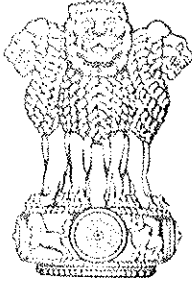


ATTESTED

[Signature]
NOTARY PUBLIC
NEW DELHI

22 JUN 2018

16



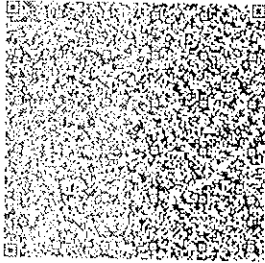
सत्यमेव जयते

INDIA NON JUDICIAL

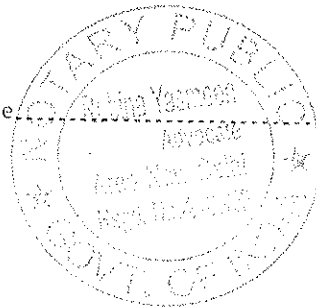
Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL01235613283907Q
 Certificate Issued Date : 17-Mar-2018 01:54 PM
 Account Reference : IMPACC (IV)/ dl753603/ DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL75360305752442095644Q
 Purchased by : RAMA KRISHNA BUILDWELL PVT LTD
 Description of Document : Article Others
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : 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 26th day of March 2018, between

For RAMA KRISHNA BUILDWELL PVT. LTD

For S.K. ELECTRONICS

Authorised Signatory/Director

Partner/Authorised Signatory

Stamp Duty Act

The e-Stamp of this Government Certificate should be verified at "www.Stampstamp.com". Any discrepancy in the details on this Certificate should be reported to the concerned authority at once.
 The e-Stamp of this Government Certificate is on the basis of the certificate.
 The e-Stamp of this Government Certificate should be verified at the concerned authority.

M/s Rama Krishna Buildwell Pvt. Ltd. having its registered office at 701, 7th 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 RAMA KRISHNA BUILDWELL PVT. LTD

Authorized Signatory/Director

For S.K. ELECTRONICS

Partner/Authorized Signatory

3. That the First Party shall pay the aforesaid amount of Rs.2,06,48,160/- within the span 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 RAMA KRISHNA BUILDWELL PVT. LTD

[Signature]
Authorized Signatory/Director
Rama Krishna Buildwell Pvt. Ltd.

(FIRST PARTY)

For S.K. ELECTRONICS

[Signature]
Partner/Authorized Signatory
S.K. Electronics

(SECOND PARTY)



Witness:-

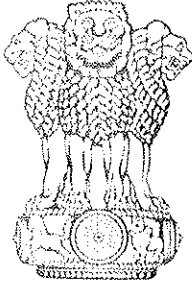
1. *[Signature]*
ANKUR
MAHAJAN MOHALLA SAMPLA
ROHTAK
2. *[Signature]*
Rajneesh Malhotra
R-129, Vasant Vihar
Uttam Nagar, New Delhi

ATTESTED

[Signature]
NOTARY PUBLIC
NEW DELHI

22 JUN 2018

59



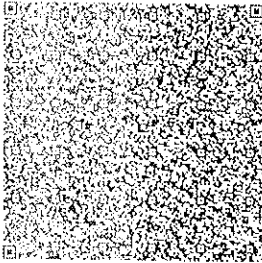
सत्यमेव जयते

INDIA NON JUDICIAL

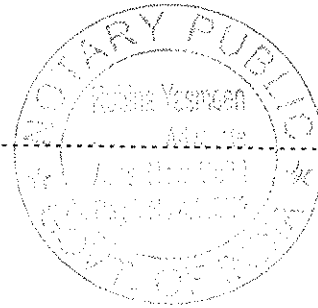
Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL00147756981945Q
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 Purchased by : RAMA KRISHNA BUILDWELL PVT LTD
 Description of Document : Article Others
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : 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 26th day of March 2018, between

For RAMA KRISHNA BUILDWELL PVT LTD

Authorised Signatory/Director

For S.K. ELECTRONICS

Partner/Authorised Signatory

Cautionary Alert

1. The authenticity of the Stamp Certificate should be verified at "www.sbeilestamp.com". Any discrepancy in the details on the Certificate and as shown on the website renders it invalid.
 2. The use of this e-Stamp facility is on the users of this certificate.
 3. In the event of any discrepancy please inform the Competent Authority.

M/s Rama Krishna Buildwell Pvt. Ltd. having its registered office at 701, 7th 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

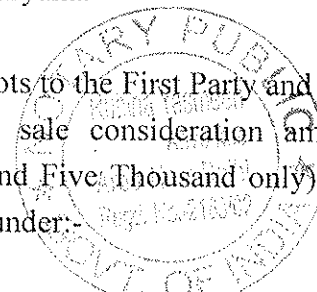
M/s S.K.Electronics, a partnership firm having its registered office at 94, Old Rajpat Rai Market, Delhi-110006 through its Authorized Signatory Sh. Satish Kumar Luthra (hereinafter referred to as "SECOND PARTY" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed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

Whereas the First Party has entered into a Memorandum of Understanding with the Second Party on 15th March, 2018 and allot the plot admeasuring 2977 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonapat, 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 15th March, 2018 and allot the plot admeasuring 2977 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonapat, 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 | B | 4 | 101 |
| 2 | B | 8 | 101 |

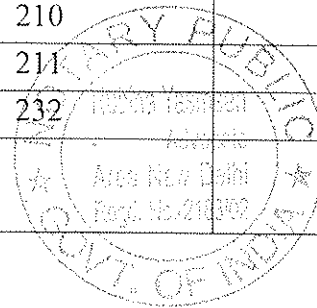
For RAMA KRISHNA BUILDWELL PVT LTD

Authorized Signatory/Director

For S.K. ELECTRONICS

Partner/Authorized Signatory

| | | | |
|-------------------|---|-----|-------------|
| 3 | B | 9 | 101 |
| 4 | B | 10 | 101 |
| 5 | B | 11 | 101 |
| 6 | B | 16 | 101 |
| 7 | B | 25 | 101 |
| 8 | B | 39 | 101 |
| 9 | B | 40 | 101 |
| 10 | B | 41 | 101 |
| 11 | B | 42 | 101 |
| 12 | B | 43 | 101 |
| 13 | B | 49 | 101 |
| 14 | B | 50 | 101 |
| 15 | B | 51 | 101 |
| 16 | B | 52 | 101 |
| 17 | B | 53 | 101 |
| 18 | B | 54 | 101 |
| 19 | B | 55 | 101 |
| 20 | B | 56 | 101 |
| 21 | B | 57 | 101 |
| 22 | B | 59 | 101 |
| 23 | B | 60 | 101 |
| 24 | B | 61 | 101 |
| 25 | B | 188 | 69.0 |
| 26 | B | 190 | 69.0 |
| 27 | B | 196 | 69.0 |
| 28 | B | 208 | 86.5 |
| 29 | B | 210 | 86.5 |
| 30 | B | 211 | 86.5 |
| 31 | B | 232 | 86.5 |
| TOTAL AREA | | | 2977 |



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

For RAMA KRISHNA BUILDWELL PVT LTD

Authorised Signatory/Director

For S.K. ELECTRONICS

Partner/Authorised Signatory

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 PVT. LTD.

Authorised Signatory/Director

Rama Krishna Buildwell Pvt. Ltd.

(FIRST PARTY)

For S.K. ELECTRONICS

Partner/Authorised Signatory
S.K. Electronics

(SECOND PARTY)

Witnesses:-

1. *Ankur Goel*
ANKUR
MAHAJAN MOHALLA
SAMPLA ROHTAK
2. *Rajneesh*
Rajneesh Makhlaja
R-127, Vasis Vihar,
Uttam Nagar, New Delhi

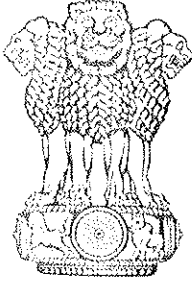


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NEW DELHI

22 JUN 2018

19



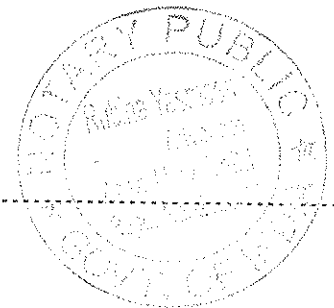
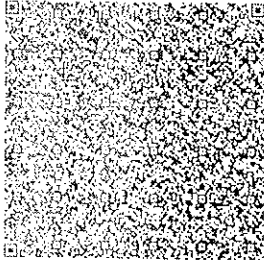
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL01179289488162Q
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 Unique Doc. Reference : SUBIN-DL75360305756463087715Q
 Purchased by : RAMA KRISHNA BUILDWELL PVT LTD
 Description of Document : Article Others
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : 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 26th day of March 2018, between

For RAMA KRISHNA BUILDWELL PVT. LTD

For Ramakrishna Electro Components Pvt. Ltd.

Authorised Signatory/Director

Director/ Auth. Signatory

Summary Note:

1. The Validity of this stamp Certificate should be verified at "www.sheltestamp.com" Any discrepancy in the details on this Certificate and as mentioned on the website renders it invalid
2. The user of the Stamp Certificate is on the basis of the certificate.
3. In case of any discrepancy please inform the Competent Authority

M/s Rama Krishna Buildwell Pvt. Ltd. having its registered office at 701, 7th 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 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 15th March, 2018 and allot the plot admeasuring 1298.5 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonapat, 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

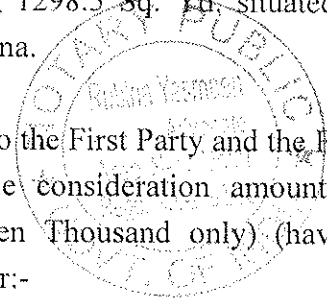
1. That the First Party has entered into a Memorandum of Understanding with the Second Party on 15th March, 2018 and allot the plot admeasuring 1298.5 Sq. Yd. situated at Suraksha Enclave, Sector-15, Tehsil Ganaur, Sonapat, Haryana.
2. That now the Second Party wants to sell the aforesaid plots to the 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 RAMA KRISHNA BUILDWELL PVT LTD

Authorized Signatory/Director

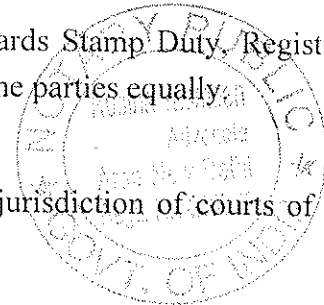
For Ramakrishna Electro Components Pvt. Ltd.

Director/Auth. Signatory



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

3. That the First Party shall pay the aforesaid amount within the span 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.

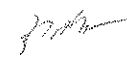


IN WITNESS WHEREOF the parties herein have signed, sealed and delivered on the day, month and year first above mentioned in the presence of the following witnesses:-

For RAMA KRISHNA BUILDWELL PVT. LTD


Authorized Signatory/Director

For Ramakrishna Electro Components Pvt. Ltd.


Authorized Signatory

For RAMA KRISHNA BUILDWELL PVT. LTD.


Authorized 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. Ankur Groel

ANKUR

MAHAJAN MOHALLA

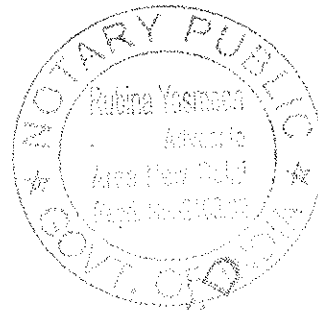
SAMPLA ROHTAK

2. Rajneesh

Rajneesh Makhija

R-127, Vani Vihar

Uttam Nagar, New Delhi



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NOTARY PUBLIC
NEW DELHI

22 JUN 2018

17



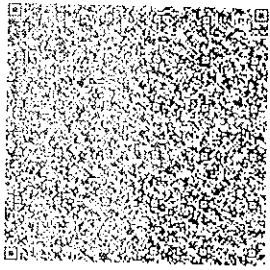
सत्यमेव जयते

INDIA NON JUDICIAL

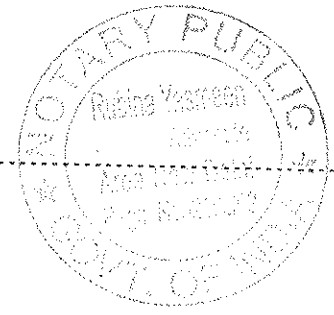
Government of National Capital Territory of Delhi

e-Stamp

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 Description of Document : Article Others
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : 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



Memorandum of Understanding

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

For RAMA KRISHNA BUILDWELL PVT LTD

For Ramakrishna Electro Components Pvt. Ltd.

Authorised Signatory/Director

Director/Auth. Signatory

Statutory Audit
 1. The details of the Stamp Certificate should be verified at "www.shfilestamp.com". Any discrepancy in the details on this Certificate may be reported to the appropriate authority.
 2. The validity of the certificate is on the user's side.
 3. In case of any discrepancy, please inform the Competent Authority.

M/s Rama Krishna Buildwell Pvt. Ltd. having its registered office at 701, 7th 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 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 1st September, 2016 for the land admeasuring 1.54375 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonapat 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

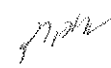
1. That the First Party has entered into a Collaboration Agreement with the Second Party on 1st September, 2016 for the land admeasuring 1.54375 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonapat Haryana for the purpose of setting up of Affordable Residential Plotted 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, Sonapat, 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 KRISHNA BUILDWELL PVT. LTD.


Authorized Signatory/Director

For Ramakrishna Electro Components Pvt. Ltd.


Director/Auth. Signatory

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

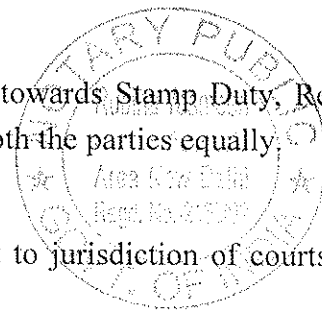
3. That the First Party has assured that the above mentioned plots are free from all types of encumbrances, liabilities, loans etc and shall keep indemnified to the Second Party for any types of liabilities arises in future in whatsoever manner.
4. That the Second Party is whole and sole owner of the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

Authorised Signatory/Director

For Ramakrishna Electro Components Pvt. Ltd.

Director/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 PVT LTD

Rama Krishna Buildwell Pvt. Ltd. / Director

(FIRST PARTY)

For Ramakrishna Electro Components Pvt. Ltd.

Director/Auth. Signatory

Ramakrishna Electro Components Pvt. Ltd.

(SECOND PARTY)

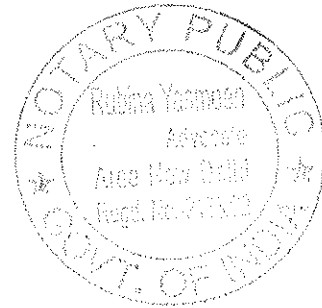
Witness:-

1. Ankur Groel

ANKUR
MAHAJAN MOHALLA
SAMPLA ROHTAK

2. Rajneesh

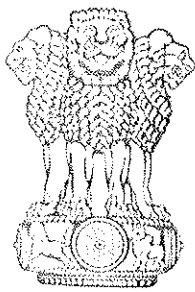
Rajneesh Prakhija
R-127, Vani Vihar
Uttam Nagar, New Delhi



ATTESTED

NOTARY PUBLIC
NEW DELHI

22 JUN 2018



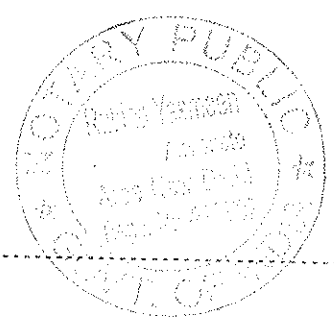
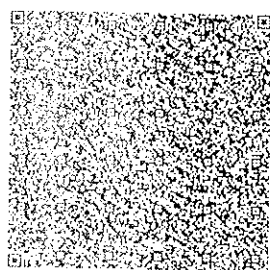
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

| | |
|---------------------------|--|
| Certificate No. | : IN-DL00147325735204Q |
| Certificate Issued Date | : 15-Mar-2018 01:05 PM |
| Account Reference | : IMPACC (IV)/ dl753603/ DELHI/ DL-DLH |
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| Purchased by | : RAMA KRISHNA BUILDWELL PVT LTD |
| Description of Document | : Article Others |
| Property Description | : Not Applicable |
| Consideration Price (Rs.) | : 0 (Zero) |
| First Party | : 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.....

Memorandum of Understanding

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

For RAMA KRISHNA BUILDWELL PVT LTD

Authorised Signatory/Director

For S.K. ELECTRONICS

[Signature]

Partner/Authorised Signatory

Disclaimer:
 1. The e-stamp copy of this Stamp Certificate should be verified at 'www.sholestamp.com'. Any discrepancy in the details on this Certificate and its
 2. Validity of the e-stamp certificate is on the users of the certificate
 3. For any queries, please contact the Competent Authority

M/s Rama Krishna Buildwell Pvt. Ltd. having its registered office at 701, 7th 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 Collaboration Agreement with the Second Party on 1st September, 2016 for the land admeasuring 3.55625 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonapat 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 1st September, 2016 for the land admeasuring 3.55625 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonapat 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, Sonapat, 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 KRISHNA BUILDWELL PVT. LTD

Authorised Signatory/Director

For S.K. ELECTRONICS

Partner/Authorised Signatory

| Sr. No. | Block | PLOT No. | Area |
|-------------------|-------|----------|-------------|
| 1 | B | 4 | 101 |
| 2 | B | 8 | 101 |
| 3 | B | 9 | 101 |
| 4 | B | 10 | 101 |
| 5 | B | 11 | 101 |
| 6 | B | 16 | 101 |
| 7 | B | 25 | 101 |
| 8 | B | 39 | 101 |
| 9 | B | 40 | 101 |
| 10 | B | 41 | 101 |
| 11 | B | 42 | 101 |
| 12 | B | 43 | 101 |
| 13 | B | 49 | 101 |
| 14 | B | 50 | 101 |
| 15 | B | 51 | 101 |
| 16 | B | 52 | 101 |
| 17 | B | 53 | 101 |
| 18 | B | 54 | 101 |
| 19 | B | 55 | 101 |
| 20 | B | 56 | 101 |
| 21 | B | 57 | 101 |
| 22 | B | 59 | 101 |
| 23 | B | 60 | 101 |
| 24 | B | 61 | 101 |
| 25 | B | 188 | 69.0 |
| 26 | B | 190 | 69.0 |
| 27 | B | 196 | 69.0 |
| 28 | B | 208 | 86.5 |
| 29 | B | 210 | 86.5 |
| 30 | B | 211 | 86.5 |
| 31 | B | 232 | 86.5 |
| TOTAL AREA | | | 2977 |

For RAMA KRISHNA BUILDWELL PVT. LTD

Authorised Signatory/Director

For S.K. ELECTRONICS

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 RAMA KRISHNA BUILDWELL PVT. LTD

Authorised Signatory/Director
Rama Krishna Buildwell Pvt. Ltd.

(FIRST PARTY)

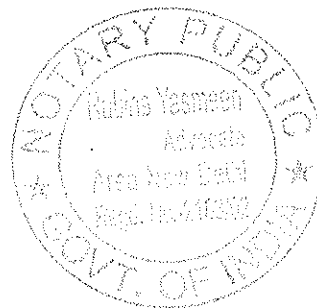
For S.K. ELECTRONICS

Partner/Authorised Signatory
S.K.Electronics

(SECOND PARTY)

Witness:-

1. *Ankur Groel*
ANKUR
MAHAJAN MOHALLA
SAMPLA ROHTAK
2. *Rajveer*
Rajveer Malikija
R-127, Vani Vihar
Uttam Nagar, New Delhi

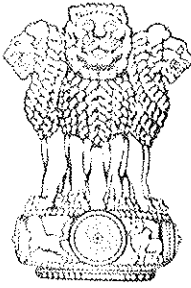


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NEW DELHI

22 JUN 2018

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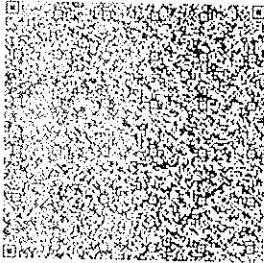
सत्यमेव जयते

INDIA NON JUDICIAL

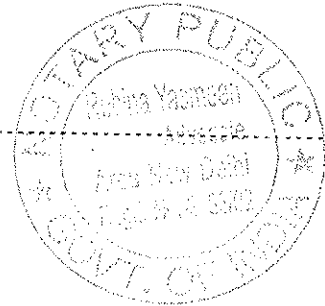
Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL00179909654801Q
Certificate Issued Date : 15-Mar-2018 01:38 PM
Account Reference : IMPACC (IV)/ dl753603/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL75360303748989646370Q
Purchased by : RAMA KRISHNA BUILDWELL PVT LTD
Description of Document : Article Others
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : 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 26th day of March 2018, between

For RAMA KRISHNA BUILDWELL PVT LTD

Authorized Signatory/Director

For Chetan (India) Enterprises

Printed

Disclaimer:

- 1. The authenticity of the Stamp Certificate should be verified at 'www.sholestamp.com'. Any discrepancy in the details on this Certificate and its details from the issuing authority is void.
- 2. The Government is not liable for any loss or damage to the users of the certificate.
- 3. The Government is not liable for any loss or damage to the users of the certificate.

M/s Rama Krishna Buildwell Pvt. Ltd. having its registered office at 701, 7th 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

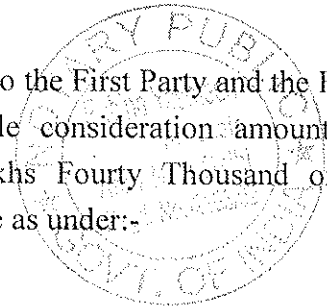
M/s Chetan (India) Enterprises, a partnership firm having its registered office at H-2, Apra Northex Plaza Basement, Netaji Subhash Place, Pitampura, Delhi - 34 through its Authorized Signatory Sh. Satish Kumar Luthra (hereinafter referred to as "SECOND PARTY" which expression shall, unless it be repugnant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

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

For RAMA KRISHNA BUILDWELL PVT. LTD.

Authorized Signatory/Director

For Chetan (India) Enterprises

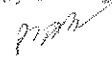
Partner

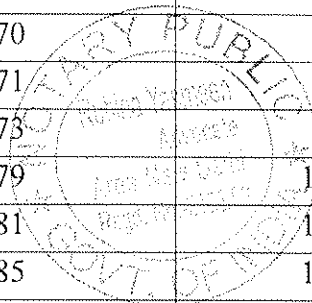
| | | | |
|----|---|-----|-------|
| 1 | B | 10 | 101 |
| 2 | B | 28 | 101 |
| 3 | B | 29 | 101 |
| 4 | B | 44 | 101 |
| 5 | B | 64 | 101 |
| 6 | B | 97 | 101 |
| 7 | B | 99 | 101 |
| 8 | B | 102 | 101 |
| 9 | B | 107 | 101 |
| 10 | B | 112 | 101 |
| 11 | B | 116 | 101 |
| 12 | B | 119 | 101 |
| 13 | B | 124 | 101 |
| 14 | B | 125 | 101 |
| 15 | B | 128 | 101 |
| 16 | B | 136 | 101 |
| 17 | B | 137 | 101 |
| 18 | B | 142 | 101 |
| 19 | B | 148 | 101 |
| 20 | B | 149 | 101 |
| 21 | B | 153 | 101 |
| 22 | B | 154 | 101 |
| 23 | B | 155 | 101 |
| 24 | B | 156 | 101 |
| 25 | B | 159 | 101 |
| 26 | B | 162 | 101 |
| 27 | B | 170 | 69 |
| 28 | B | 171 | 69 |
| 29 | B | 173 | 69 |
| 30 | B | 179 | 156.5 |
| 31 | B | 181 | 156.5 |
| 32 | B | 185 | 156.5 |
| 33 | B | 187 | 156.5 |
| 34 | B | 208 | 86.5 |
| 35 | B | 228 | 86.5 |

For RAMA KRISHNA BUILDWELL PVT. LTD


 Authorised Signatory/Director

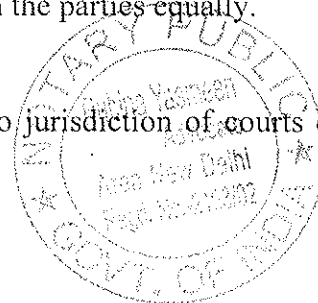
For Chetan (India) Enterprises


 Partner



| | | | |
|-------------------|---|-----|-------------|
| 36 | B | 234 | 86.5 |
| 37 | B | 252 | 86.5 |
| 38 | B | 257 | 86.5 |
| 39 | B | 270 | 101 |
| 40 | B | 273 | 101 |
| 41 | B | 296 | 96.5 |
| 42 | B | 298 | 96.5 |
| 43 | B | 312 | 96.5 |
| 44 | B | 317 | 96.5 |
| 45 | B | 319 | 96.5 |
| 46 | B | 335 | 119 |
| 47 | B | 356 | 101 |
| 48 | B | 358 | 101 |
| 49 | B | 362 | 101 |
| 50 | B | 406 | 117.5 |
| TOTAL AREA | | | 4998 |

3. That the First Party shall pay the aforesaid amount within the span 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 Pvt. Ltd

Authorised Signatory/Director

For Chetan (India) Enterprises

Partner

For RAMA KRISHNA BUILDWELL PVT LTD

Rama Krishna Buildwell Pvt. Ltd.

(FIRST PARTY)

For Chetan (India) Enterprises
17/06/18

Chetan (India) Enterprises

(SECOND PARTY)

Witnesses:-

1. Ankur Goyal

ANKUR

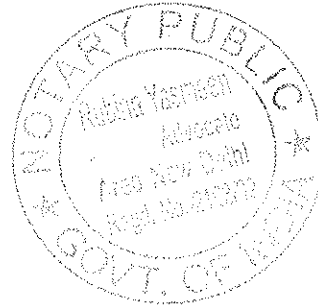
MAHAJAN MOHALLA
SAMPLA ROHTAK

2. Rajneesh

Rajneesh Manchija

R-127, Vani Vihar,

Uttam Nagar, New Delhi

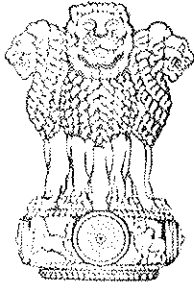


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NEW DELHI

22 JUN 2018

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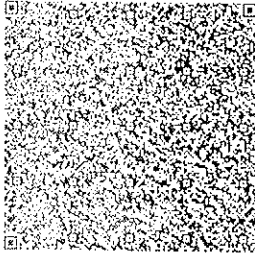
सत्यमेव जयते

INDIA NON JUDICIAL

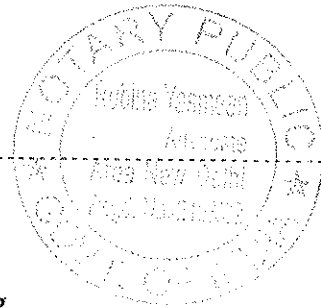
Government of National Capital Territory of Delhi

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-DL75360303750031497550Q
Purchased by : RAMA KRISHNA BUILDWELL PVT LTD
Description of Document : Article Others
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : 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.



Memorandum of Understanding

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

For RAMA KRISHNA BUILDWELL PVT LTD

Authorised Signatory/Director

For Chetan (India) Enterprises

Partner

Disclaimer Alert:

The authenticity of this Stamp Certificate should be verified at 'www.shcilestamp.com'. Any discrepancy in the details on this Certificate will be the responsibility of the user of the certificate. The Government of National Capital Territory of Delhi is not responsible for any loss or damage caused to the user of the certificate.

M/s Rama Krishna Buildwell Pvt. Ltd. having its registered office at 701, 7th 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 First Party has entered into a Collaboration Agreement with the Second Party on 1st September, 2016 for the land admeasuring 5.95 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonapat 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 1st September, 2016 for the land admeasuring 5.95 acres situated at revenue estate of Village Barhi and Garhi Kesri, Tehsil Ganuar, Sonapat 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, Sonapat, 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 KRISHNA BUILDWELL PVT. LTD

Authorized Signatory/Director

For Chetan (India) Enterprises

Partner

| Sr. No. | Block | PLOT No. | Area |
|---------|-------|----------|-------|
| 1 | B | 10 | 101 |
| 2 | B | 28 | 101 |
| 3 | B | 29 | 101 |
| 4 | B | 44 | 101 |
| 5 | B | 64 | 101 |
| 6 | B | 97 | 101 |
| 7 | B | 99 | 101 |
| 8 | B | 102 | 101 |
| 9 | B | 107 | 101 |
| 10 | B | 112 | 101 |
| 11 | B | 116 | 101 |
| 12 | B | 119 | 101 |
| 13 | B | 124 | 101 |
| 14 | B | 125 | 101 |
| 15 | B | 128 | 101 |
| 16 | B | 136 | 101 |
| 17 | B | 137 | 101 |
| 18 | B | 142 | 101 |
| 19 | B | 148 | 101 |
| 20 | B | 149 | 101 |
| 21 | B | 153 | 101 |
| 22 | B | 154 | 101 |
| 23 | B | 155 | 101 |
| 24 | B | 156 | 101 |
| 25 | B | 159 | 101 |
| 26 | B | 162 | 101 |
| 27 | B | 170 | 69 |
| 28 | B | 171 | 69 |
| 29 | B | 173 | 69 |
| 30 | B | 179 | 156.5 |
| 31 | B | 181 | 156.5 |

For Chetan (India) Enterprises

Handwritten signature

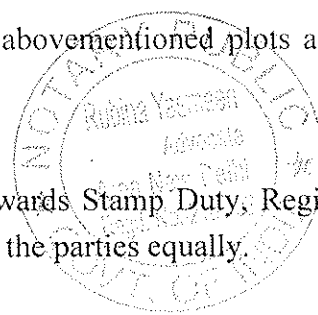
Partner

For RAMA KRISHNA BUILDWELL PVT. LTD

Authorised Signatory/Director

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

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 RAMAKRISHNA BUILDWELL PV, LTD

[Signature]
 Authorised Signatory/Director

For Chetan (India) Enterprises

[Signature]
 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 RAMA KRISHNA BUILDWELL PVT LTD

Authorised Signatory/Director

Rama Krishna Buildwell Pvt. Ltd.

(FIRST PARTY)

For Chetan (India) Enterprises

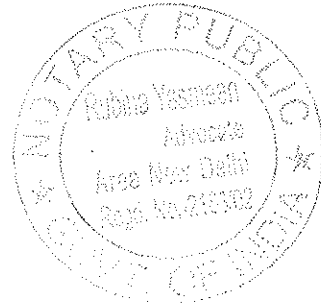
Chetan (India) Enterprises

(SECOND PARTY)

Witness:-

1. *Ankur Bhoel*
ANKUR
MAHAJAN MOHALLA
SAMPLA ROHTAK

2. *Rajneesh*
Rajneesh Rakhija
R-127, Vani Vihar,
Uttam nagar, New Delhi



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22 JUN 2018