



हरियाणा HARYANA

17AA 421832

LC-IV

AGREEMENT BY THE PROMISEE OF LAND INTENDING TO SET UP A PLOTTED  
RESIDENTIAL COLONY

This agreement is made on this 21<sup>st</sup> day of August, 2010 (Two Thousand Ten)


BETWEEN

Amit Katyal Director of M/s Krish Buildtech Pvt. Ltd. Collaborator Company on behalf of  
the Land Owners as under :-

WITNESSED  
D. A. (HQ)

Tejpal, Dal Chand, Chiman Lal, Hari Ram  
Satbir Ss/o Ram Phal, Vidhi s/o Gabdu,  
Smt Geeta W/o Rajeshwar, Jhahriyamal S/o Bansi Ram,  
Rabinder, Behram Singh, Behram Pal S/o Hari Ram  
Smt Behramwati D/o Hari Ram, Hari Chand, Hari Kishan s/o Kehar,  
Layak Ram, Suraj, Des Raj, Gaj Raj Ss/o Sultan, Smt Virmati W/o Des Raj,  
Smt Virmati, Jagwati, Dharamwati Ds/o Amar Singh,  
Vatan Rati Ram Ss/o Khilka  
Dharambir, Ranbir Ss/o Amar Singh,

For Krish Buildtech Pvt. Ltd.

  
Director

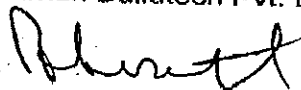
  
D.T.C.P. (HR)

Siriya, Shri Chand, Duli Chand,  
Sahaj Ram, Jay Pal Madanpal Ss/o Bansi,  
Tejpal, Rajpal, Omparkash, Bir Singh Ss/o Pyare Lal  
Smt Rajo, Prem, Bhagwati Ds/o Pyare Lal,  
Jai Parkash, Behram Parkash Ss/o Data Ram,  
Des Raj S/o Sultan, Bhikhan S/o Shanti,  
Jagmali D/o Sultan,  
Rati Ram, Parbhu-Sattan-Rattan Singh, Budhi Ss/o Gabdu  
Sita Ram S/o Murlidhar,  
Kanwar Singh, Raju Ss/o Singa Ram,  
Lakhi Ram s/o Shiv Narayan,  
Dharmbir, Om Parkash, Dhani Ram Uraf Babu Raj Ss/o Hari Singh,  
Chander Pal, Sanjay Ss/o Kanwar Singh,  
Ajit Singh, Rohtash Ss/o Umrav,  
Giri Raj Singh, Gajraj Singh, Hans Raj Ss/o Bhudhan,  
Ram Singh s/o Kundan Singh,  
Dharampal, Ram Pal alias Raj Pal, Ram Kumar Ss/o Chander  
Nepal Singh s/o Chander,  
Sunder Singh, Surender Singh, Jitender Singh,  
Ravinder Singh Ss/o Sukh Pal,  
Ranbir, Jagbir Ss/o Bucha, Lekhi S/o Parshadi,  
Khushi Ram Ss/o Harbansh,  
Sahab Singh S/o Ram Sawarup, Kuldeep S/o Ajit Singh,  
Amit Kumar s/o Ram Chander,  
Vikash, Aakash Ss/o Charan Singh,  
Naresh S/o Mawasi, Vinod Wd/o Mawasi,  
Sher Singh, Jagni, Tej Pal Ss/o Harbansh, Smt Vijindri Wd/o Charni,  
Smt Bimla, Jagresh D/o Khaman, Parveen, Naveen Ss/o Kheman,  
Rajinder, Satbir, Ranbir Ss/o Khami,  
Babu Ram, Om Parkash, Vijinder Ss/o Kharak Singh,  
Smt Prem W/o Kharak Singh,  
Rohtash, Dharambir, Satish Bhagat Singh Ss/o Chandi Ram,  
Shish Pal, Veg Raj Ss/o Charan Singh  
Sube Singh s/o Likhi Ram, Rattan Lal s/o Khushhal,  
Shirya, Shiri Chand, Duli Chand, Sahaz Ram,  
Jai Pal, Madan Lal Ss/o Bansi, Sant Ram s/o Wazira,  
Naresh- Mahesh Karishan Ss/o Sant Ram,  
Ramesh s/o Lekh Ram, Hoshiyari W/o Anant Ram,  
Rakesh Suri s/o Rishi Raj, Sanjeeb S/o Puran,  
Parshadi Lal S/o Cheti Lal, Sunil Kumar S/o Attar Singh,  
Sanjay Sharma S/o P Sharma, Satish S/o Tuli Ram,  
Hari Kishan, Ram Kishan, Vijay Pal, Ram Babu, Shayam Babu Ss/o Gabdu,  
Ram Phal S/o Gabdu, Ram Rikh, Mange Ram Ss/o Gokul,  
Parkash, Mahi Pal, Shri Pal, Ram Pal, Jai Pal Ss/o Suraj Mal,  
Dharambir, Om Parkash, Dharam alias Babu Ss/o Hari Singh,  
Smt Sandhya W/o Shali Vahan, Kumari Shiwa D/o Shali Vahan Pamar,

VETTED

D. A. (MR)

For Krrish Buldtech Pvt. Ltd.



Director

D.T.C.P. (MR)



VETTED

*[Handwritten Signature]*

D. A. (HQ)

Smt Kunti W/o Digamber Sein,  
Bhagwan Dass S/o Kaura Ram, Nand Kishore, Pursan Lal Ss/o Asha Nand,  
Bikhi Ram- Kushi Ram, Tek Ram Ss/o Bedle,  
Dharambir S/o Harbhajan, Sunny Nitin Ss/o Dharam,  
Dharam Singh Uref Dharambir S/o Harbhajan,  
Smt Sunita W/o Shahmal,  
Pardeep Kumar ,Devi Singh Ss/o Nawal Singh, Smt. Kamala Devi,  
Santosh, Karishna, Prem Lata Ds/o Nawal Singh, Smt. Taripta, Wd/o Nawal Singh,  
Smt Kiran W/o Dharam alias Dharambeer,  
Gaj Raj Singh, Hans Raj Singh Ss/o Budhan,  
Smt Bhagwati W/o Ram Singh,  
M/s Ragal Green Land (P) Ltd, M/s Ornamental Realtors (P) Ltd  
M/s Lavkush Builders (P) Ltd, M/s A. B. W. Infrastructure (P) Ltd,  
M/s Fori Propbuild (P) Ltd, M/s Fondant Propbuild (P) Ltd,  
M/s Serial Buildtech (P) Ltd, M/s Layjaind Buildcon (P) Ltd,  
M/s M. K. MS Auto (P) Ltd, M/s Aarnon Builders Developers (P) Ltd,  
M/s Aarli Builders Developers (P) Ltd, M/s Tanmay Developers (P) Ltd,  
M/s Bela Builders & Developers (P) Ltd, M/s Krina Estate Developers (P) Ltd,  
M/s Aalia Estate (P) Ltd,  
M/s Jai Kishana Promoters & Builders (P) Ltd,  
M/s Legend Buildcon (P) Ltd, M/s Hamoshak Buildwell (P) Ltd,  
M/s Tamanye Developers (P) Ltd, M/s B N Promoters (P) Ltd,  
M/s Paywing Propbuild (P) Ltd, M/s Himadri Real Estate & Developers (P) Ltd,  
M/s Alphanso Builders & Developers (P) Ltd.

Company registered under the Companies Act, 1956 and having its registered office 406, 4<sup>th</sup> Floor, Elegance Tower, 8 Jasola, Distt. Centre, New Delhi - 25, (hereinafter called the "Owner") of the one part and the Governor of Haryana acting through the Director Town & Country Planning, Haryana (hereinafter referred to as the "Director") of the other part.

WHEREAS the OWNER is in possession of the land mentioned in the Annexure hereto for the purpose of converting into Plotted Residential Colony.

AND WHEREAS under Rule II of the Haryana Development and Regulation of Urban Areas Rules 1976 (hereinafter referred to as the said "Rules"), one of the conditions for the grant of license is that the Owner shall enter into an agreement for carrying out and completion of development Works in accordance with the license finally granted for setting up a Plotted Residential Colony on the land measuring 151.596 Acres falling in the revenue estate of Village Nangli Umarpur, Ullawas, Maidawas, Kaderpur in Sector- 60, 61, 62, 63 & 65, Gurgaon

**NOW THIS DEED WITNESSETH AS FOLLOWS**

1. In consideration of the Director agreeing to grant license to the Owner to set up the said Plotted Residential Colony on the land mentioned in Annexure hereto on the fulfillment of all conditions laid down in Rule-11 of the Haryana Development and regulation of Urban Areas Rule, 1976 by the Owner, hereby covenants as follows:

For Krrish Buildtech Pvt. Ltd.

*[Handwritten Signature]*  
Director

D.T.C.P. (HR)

*[Handwritten Signature]*

a) That the Owner shall deposit 30% (thirty percent) of the amount realized by him from flat holders from time to time with 10 (ten) days of its realization in a separate account to be maintained in a Scheduled Bank and that this amount shall only be utilized by the Owner towards meeting the cost of Internal Development Works and construction work in the colony.

b) That the owner undertakes to pay the proportionate External Development Charges as per rate, schedule, terms and conditions hereto:-

i) That the Owner shall pay proportionate External Development Charges at the tentative rate of Rs. 68.72 Lacs per acre for the plotted area of <sup>118.</sup>145.909 acres & 274.879 Lacs per acres for the commercial component on the land measuring <sup>118.</sup>5.660 acre. These charges shall be payable to that Haryana Urban Development Authority (HUDA) through the Director Town & Country Planning Haryana, either in lump-sum within 30 days from the date of grant of license or in ten equal half yearly installment of 10% each i.e.

a) First installment of 10% of the amount of External Development Charges shall be payable within a period of 30 days from the date of grant of license:

b) Balance 90% in nine equal six monthly installments along with interest at the rate of 12% per annum which shall be charged on unpaid portion of the amount.

**NETTED**

*[Signature]*

**D. A. (HQ)**

ii) The EDC rates are under review and are likely to be finalized soon. In the event of increase of EDC rates the colonizer shall pay the enhanced amount of External Development Charges and the interest of installments from the date of grant of licence and shall furnish the Additional Bank Guarantee if any, on the enhanced EDC rates.

iii) In case the Colonizer asks for a completion certificate before the payment of EDC they would have to first deposit the entire balance of EDC and only thereafter the grant of completion certificate would be considered.

iv) The unpaid amount of EDC would carry an interest of 12% per annum and in case of any delay in the payment of installment on the due date, an additional penal interest of 3% per annum (making the total payable interest 15% (simple) per annum) would be chargeable upto period of three (3) months & additional three (3) months with the permission of Director, Town & Country Planning.

v) In case HUDA executing external development works completes the same before the due date and consequently requires the charges for the same, the DTCP shall be empowered to call upon the colonizer to pay the EDC even before the completion of four years period and the colonizer shall be bound to do so.

For Krrish Buildtech Pvt. Ltd.

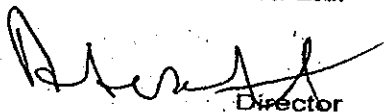
*[Signature]*  
Director

*[Signature]*  
**D.T.C.P. (HB)**

- vi) Enhance compensation on land cost, if any, shall be payable extra as decided by Director, from time to time.
- vii) The Colonizer will arrange the electric connection from outside sources for electrification of their colony from H.V.P.N. if they fail to provide electric connection from H.V.P.N. the Director Town & Country Planning will recover the cost from the Colonizer and deposit it with H.V.P.N. However, the installation of electricity distribution infrastructure as per the peak load requirement of the colony shall remain the responsibility of the colonizer, will be required to get the "electrical (distribution) services plan/ estimate" approved from the agency responsible for installation of "external electricity service", i.e. HVPN/UH BVNL/DH BVNL, Haryana and complete the same before obtaining occupation completion certificate for the colony.
- viii) No EDC would be recovered from the EWS/LIG categories of allottees.
- a) That these rates, schedule, terms and conditions of External Development Charges may be revised by the Director during the license period as and when necessary and the Owners shall be bound to pay the balance of the enhanced charges, if any, in accordance with the rates, schedule and terms and conditions so determined by the Director along with interest from the date of grant of license
- b) That the owners shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of completion certificate under rule- 16 of the Rules unless earlier relieved of this responsibility, when the owners shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
- c) That the Owner shall construct at his own cost or get constructed by any other institution or individual at its own cost, school, hospitals, community centres and other community buildings on the land set apart for this purpose or undertake to transfer to the Government at any time, if so desired by the Government, free of cost, in which case the Government shall be at liberty to transfer such land to any person or institution including the Local Authority on such terms and conditions as it may lay down.
- No third party rights will be created without obtaining the prior permission of the Director, Town & Country Planning.
- All the community building will be got constructed by the colonizer within a time period of three years from the date of grant of license.

RETTED  
D. A. (HQ)

For Krish Buldtech Pvt. Ltd.

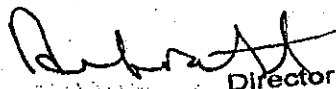
  
Director

  
D.T.C.P. (HR)

- d) That the Owner shall be individually as well as jointly be responsible for the individual plan of licensed area as well as total combined plans of the licensed area as a whole.
- e) That the Owners shall complete the internal development works within two years of the grant of license.
- f) That the owner shall deposit infrastructure development charges @ Rs. 500/- per sq. mtr for permissible saleable plotted area and a @ Rs. 1000/- per sq. mtr for commercial area through bank draft in favour of Director, Town & Country Planning, Haryana payable at Chandigarh in two equal installments. The first installment of the infrastructure development charges would be deposited by the owner within sixty days from the date of grant of license and the second installment to be deposited within six months from the date of grant of license. ~~And the second installment to be deposited within six months from the date of grant of license.~~ The unpaid amount of EDC shall carry interest of 18% p.a. (simple) for the delay in the payment of installment.
- g) That the owner shall carry out at his own expenses any other works which the Director may think necessary and reasonable in the interest of proper development of the colony.
- h) That the owner shall permit the Director or any other officer authorized by him in this behalf to inspect of the development works in the colony and the owner shall carryout all the direction issued to him for ensuring due compliance of the execution of issued to him for ensuring due compliance of the execution of the development works in accordance with the licence granted.
- i) That without prejudice to anything contained in this agreement all the provisions contained in the Act and the rules shall be binding on the owner.
- j) That the owner shall give the requisite land for the treatment works (Oxidation ponds) and for broad irrigation purposes at his own cost till the completion of external sewerage system by HSIIDC/<sup>HUDA</sup> and make their own arrangement for temporary disposal or give the requisite land.
- k) That the Owners undertakes to pay proportionate external development charges (EDC) for the area earmarked for Plotted Colony, as per rate schedule terms and conditions given in clause – 1 (b) of the Agreement.

2 Provided always and it is hereby agreed that should the owners commit any breach of the terms and conditions of this Agreement or Bilateral Agreement or violate any provisions of the Act & the Rules, then and in any such cases and notwithstanding the waiver of any previous clause or right, the Director, may cancel the licence granted to him.

For Krishi Buildtech Pvt. Ltd.

  
Director

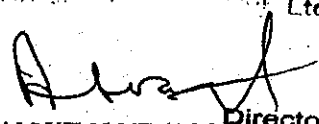
  
D.T.G.P. (HR)

3. Upon cancellation of the licence under clause-2 above, the action shall be taken as provided in the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana development and regulation of Urban areas Rules, 1976 as amended up to date. The Bank Guarantee in the event shall stand forfeited in favour of the Director.
4. The stamp duty and registration charges on this deed shall be borne by the Owner.
5. The expression the "Owner" herein before used/shall includes his heirs, legal representatives, and successors and permitted assignees of the "Owners" and the "Developer".
6. After the layout plan and development works or part thereof in respect of the Plotted Residential Colony or part thereof have completed and a completion certificate in respect thereof has been issued, the Director may, on an application in this behalf from the owner, release the Bank Guarantee or part thereof, as the case may be, Provided that, if the completion of the Plotted Residential Colony is taken in parts, only the part of the Bank Guarantee <sup>Corr-</sup> responding to the part of the Plotted Residential Colony completed shall be released and provided further that the Bank Guarantee equivalent to 1/5<sup>th</sup> amount thereof shall be kept unreleased to ensure upkeep and maintenance of the colony or the part thereof, as the case may be, for a period of five years from the date of issue of the completion certificate under Rule-16 or earlier in case the owner is relieved of the responsibilities in this behalf by the Government. However, the Bank Guarantee regarding the External Development Charges shall be released by the Director in proportion to the payment of the External Development Charges received from the Owners.

WETTED  
 P. Chopra  
 D. A. (HQ)

IN WITNESS WHEREOF THE OWNER AND THE DIRECTOR HAVE SIGNED THIS DEED ON THE DATE AND YEAR ABOVE FIRST WRITTEN.

WITNESS A.P.  
 1. Anand P. Sachdeva  
 House No 508/3  
 Shiv Puri Gurgaon

For Krrish Buildtech Pvt. Ltd.  
  
 (AMIT KATYAL) Director  
 M/s Krrish Buildtech Pvt. Ltd.

2.  
 WITNESS A.P.  
 1. Anand P. Sachdeva  
 House No 508/3  
 Shiv Puri Gurgaon  
 2. Rajbir Singh Dy Supr  
 Jodh Park Sector 22

Director  
 Town & Country Planning,  
 Haryana, Chandigarh  
 Director  
 Town & Country Planning  
 Haryana, Chandigarh



HARYANA

17AA 421831

**FORM LC-IV-B**  
**BILATERAL AGREEMENT BY OWNER OF LAND INTENDING TO SET UP**  
**A PLOTTED COLONY**

VETTED

Phop  
D. A. (HQ)

This agreement made on 21<sup>st</sup> day of August, 2010 (Two Thousand Ten)

**BETWEEN**

Amit Katyal Director of M/s Krrish Bulltech Pvt. Ltd. Collaborator Company on behalf of the Land Owners as under:-

Tejpal, Dal Chand, Chiman Lal, Hari Ram  
Sabir Ss/o Ram Phal, Vidhi s/o Gabdu,  
Smt Geeta W/o Rajeshwar, Jhahriyamal S/o Bansi Ram,  
Rabinder, Behram Singh, Behram Pal S/o Hari Ram  
Smt Behramwati D/o Hari Ram, Hari Chand, Hari Kishan s/o Kehar,  
Layak Ram, Suraj, Des Raj, Gaj Raj Ss/o Sultan, Smt Virmati W/o Des Raj,

For Krrish Buildtech Pvt. Ltd.

D.T.C.P. (HR)

Director



Smt Virmati, Jagwati, Dharamwati Ds/o Amar Singh,  
 Vatan Rati Ram Ss/o Khilka  
 Dharambir, Ranbir Ss/o Amar Singh,  
 Siriya, Shri Chand, Duli Chand,  
 Sahaj Ram, Jay Pal Madanpal Ss/o Bansi,  
 Tejpal, Rajpal, Omparkash, Bir Singh Ss/o Pyare Lal  
 Smt Rajo, Prem, Bhagwati Ds/o Pyare Lal,  
 Jai Parkash, Behram Parkash Ss/o Data Ram,  
 Des Raj S/o Sultan, Bhikhan S/o Shanti,  
 Jagmali D/o Sultan,  
 Rati Ram, Parbhu-Sattan-Rattan Singh, Budhi Ss/o Gabdu  
 Sita Ram S/o Murlidhar,  
 Kanwar Singh, Raju Ss/o Singa Ram,  
 Lakhi Ram s/o Shiv Narayan,  
 Dharmbir, Om Parkash, Dhani Ram Uraf Babu Raj Ss/o Hari Singh,  
 Chander Pal, Sanjay Ss/o Kanwar Singh,  
 Ajit Singh, Rohtash Ss/o Umrav,  
 Giri Raj Singh, Gajraj Singh, Hans Raj Ss/o Bhudhan,  
 Ram Singh s/o Kundan Singh,  
 Dharampal, Ram Pal alias Raj Pal, Ram Kumar Ss/o Chander  
 Nepal Singh s/o Chander.  
 Sunder Singh, Surender Singh, Jitender Singh,  
 Ravinder Singh Ss/o Sukh Pal,  
 Ranbir, Jagbir Ss/o Bucha, Lekhi S/o Parshadi,  
 Khushi Ram Ss/o Harbansh,  
 Sahab Singh S/o Ram Sawarup, Kuldeep S/o Ajit Singh,  
 Amit Kumar s/o Ram Chander,  
 Vikash, Aakash Ss/o Charan Singh,  
 Naresh S/o Mawasi, Vinod Wd/o Mawasi,  
 Sher Singh, Jagni, Tej Pal Ss/o Harbansh, Smt Vijindri Wd/o Charni,  
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 Babu Ram, Om Parkash, Vijinder Ss/o Kharak Singh,  
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 Rohtash, Dharambir, Satish Bhagat Singh Ss/o Chandi Ram,  
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 Rakesh Suri s/o Rishi Raj, Sanjeeb S/o Puran,  
 Parshadi Lal S/o Cheti Lal, Sunil Kumar S/o Attar Singh,  
 Sanjay Sharma S/o P Sharma, Satish S/o Tuli Ram,  
 Hari Kishan, Ram Kishan, Vijay Pal, Ram Babu, Shayam Babu Ss/o Gabdu,  
 Ram Phal S/o Gabdu, Ram Rikh, Mange Ram Ss/o Gokul,  
 Parkash, Mahi Pal, Shri Pal, Ram Pal, Jai Pal Ss/o Suraj Mal,

VETTED

*[Signature]*

D. A. (HR)

For Krrish Buildtech Pvt. Ltd.

*[Signature]*  
D.T.C.P. (HR)

*[Signature]*  
Director

Dharambir, Om Parkash, Dharam alias Babu Ss/o Hari Singh,  
 Smt Sandhya W/o Shali Vahan, Kumari Shiwa D/o Shali Vahan Parmar,  
 Smt Kunti W/o Digamber Sein,  
 Bhagwan Dass S/o Kaura Ram, Nand Kishore, Pursan Lal Ss/o Asha Nand,  
 Bikhi Ram- Kushi Ram, Tek Ram Ss/o Bedle,  
 Dharambir S/o Harbhajan, Sunny Nitin Ss/o Dharam,  
 Dharam Singh Uref Dharambir S/o Harbhajan,  
 Smt Sunita W/o Shahmal,  
 Pardeep Kumar, Devi Singh Ss/o Nawal Singh, Smt. Kamala Devi,  
 Santosh, Karishna, Prem Lata Ds/o Nawal Singh, Smt. Taripta, Wd/o Nawal Singh,  
 Smt Kiran W/o Dharam alias Dharambeer,  
 Gaj Raj Singh, Hans Raj Singh Ss/o Budhan,  
 Smt Bhagwati W/o Ram Singh,  
 M/s Ragal Green Land (P) Ltd, M/s Ornamental Realtors (P) Ltd  
 M/s Lavkush Builders (P) Ltd, M/s A. B. W. Infrastructure (P) Ltd.,  
 M/s Fori Propbuild (P) Ltd, M/s Fondant Propbuild (P) Ltd,  
 M/s Seral Buildtech (P) Ltd, M/s Layjaind Buildcon (P) Ltd,  
 M/s M. K. MS Auto (P) Ltd, M/s Aarnon Builders Developers (P) Ltd,  
 M/s Aarli Builders Developers (P) Ltd, M/s Tanmay Developers (P) Ltd,  
 M/s Bela Builders & Developers (P) Ltd, M/s Krina Estate Developers (P) Ltd,  
 M/s Aalia Estate (P) Ltd,  
 M/s Jai Kishana Promoters & Builders (P) Ltd,  
 M/s Legand Buildcon (P) Ltd, M/s Hamoshak Buildwell (P) Ltd,  
 M/s Tamanye Developers (P) Ltd, M/s B N Promoters (P) Ltd,  
 M/s Paywing Propbuild (P) Ltd, M/s Himadri Real Estate & Developers (P) Ltd,  
 M/s Alphanso Builders & Developers (P) Ltd.

**VETTED**

*P. Chohan*

Company registered under the Companies Act, 1956 and having its registered  
**D. A. (HQ)** office 406, 4<sup>th</sup> Floor, Elegance Tower, 8 Jasola, Distt. Centre, New Delhi - 25,  
 (hereinafter called the "Owner") of the one part and the Governor of Haryana acting  
 through the Director Town & Country Planning, Haryana (hereinafter referred to as the  
 "Director") of the other part.

WHEREAS in addition to Agreement executed in pursuance of the provisions of rule 11 of  
 the Haryana Development and Regulations Urban Areas Rules, 1976 (hereinafter  
 referred to as the "RULES") and the conditions laid down therein for grant of license, the  
 Owners shall enter in to a Bilateral Agreement with Director for carrying out and  
 completion of development works in accordance with the license finally granted for setting  
 up of a Residential Plotted Colony on the land admeasuring 151.569 acres falling in the  
 Revenue Estate of Village Nangli Umarpur, Ullawas, Maidawas, Kaderpur in Sector- 60,  
 61, 62, 63 & 65, Gurgaon

For Krrish Buildtech Pvt. Ltd.

*[Signature]*  
Director

**D.T.C.P. (HR)**

*[Signature]*

4

And Whereas the Bilateral Agreement mutually agreed upon and executed between the parties shall be binding on the Owners.

**NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH IS AS FOLLOWS:-**

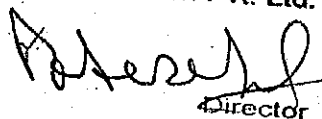
1. In consideration of the Director agreeing to grant licence to the Owner to setup the said Residential Plotted Colony on the land mentioned in Annexure hereto on the fulfillment of the conditions of this Bilateral Agreement, the Owner, his partners, legal representatives, authorized agents, assignees, executors etc. shall be bound by the terms and conditions of this Bilateral Agreement executed by the owner hereunder covenanted by him as follows:-


i) That the owner shall reserve 20% of the total number of residential plots for allotment to economically weaker section/lower income group categories (normally of the sizes of 50 sqmt., 75 sqmt. 100 sqmt. and 125 sqmt or otherwise, approved) specifically in the layout plan by the Director. These plots shall be allotted at flat rate of Rs. 500/- per sq. yards or Rs. 600/- per sq.mtrs.

ii) That for the allotment of EWS/LIG plots, the owner shall invite applications for allotment through press from eligible members of EWS/LIG categories as defined by the director. He shall also announce the tentative number of plots with sizes available for such sale.

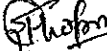
iii) That if the number of applications exceed the number of plots, the allotment shall be made by through the method lottery drawn by the owner after giving due publicity and in the presence of the representative of the Director. The successful applicants will be allotted plots after complying with the usual conditions with required to the payment of earnest money and acceptance of terms & conditions of the sale within the stipulated time period prescribed by the owner.

For Krrish Bulldtech Pvt. Ltd.

  
Director

  
D.T.C.P. (HR)

WETTED

  
D. A. (HQ)

iv) That the owner while calling the applications for allotments of EWS/LIG categories of plots in the residential colonies shall charge not more than 10% of the total tentative cost of such plots as registration/earnest money.

v) The owner shall allot 50% of EWS plots in the residential plotted colony to the Housing Board Haryana @ Rs. 500/- per Sq. yards or Rs. Rs. 600/- per Sqmts.. Housing Boards Haryana will construct flats on this land and allot the same at reasonable cost approved by the Government to the Below Poverty Line (BPL) families only.

vi) The remaining 50% plots as mentioned in clause (ii) will be allotted @ R. 500/- per Sq. yards or Rs. 600/- per Sq. mtrs. by the colonizer with the following eligibility criteria :

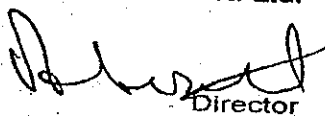
a) Any person registered under BPL family and included his/her spouse or his/her dependent children who do not own any flat/ plot in any HUDA Sector/ licenced colony in any of the Urban Areas in the State, will be eligible for making the application.

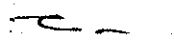
b) First preference will be given to the BPL families listed in the same town and followed by listed in the District and the State.

c) Complete scheme shall be floated for allotment in one go within four months of grant of licence or sanctioning of zoning/ demarcation plans whichever is later and possession of plots shall be offered within the valid licence period of 4 years.


d) To make the scheme transparent, advertisement will be given in one of the leading English National dailies and two newspapers in vernacular languages having circulation of more than ten thousand copies in the said District and should includes detail like schedule of payment of plots, sizes

For Krrish Buildtech Pvt. Ltd.

  
Director

  
D.T.C.P. (HR)

VETTED

  
D. A. (HQ)

etc. The Advertisement should also highlight the other essential requirements as envisaged in EWS policy.

- e) The allotment will be done through draw of lots in the presence of Committee consisting of Deputy Commissioner or his representative (at least of the cadre of Haryana Civil Services) , Senior Town Planner of the Circle, Representative of Director, Town & Country Planning (DTCP) and Developer/ Colonizer concerned.
- f) The date of draw of lots will be fixed by DTCP and the results will also be published in the newspapers as referred in (d) above.
- g) The owner shall charges 10% of the total cost of such plots as registration/ earnest money.
- vii) The scheme shall be advertised within 4 months of the issue of the terms and conditions of licence or sanctioning of zoning/ demarcation plans which ever is later. The allotment process shall be completed within 8 months of issue of advertisement.
- viii) The allotment of these plots can also be made with the approval of the Government to a specific category of people in public interest on recommendations of a committee headed by the Divisional Commissioner consisting of concerned Deputy Commissioner, Administrator, HUDA, STP & DTP. This category may include slum- dwellers, occupying precious Government land and who are to be rehabilitated as per policy/ court order etc or persons who have constructed houses on the acquired lands and are eligible for rehabilitation as per Government decision// court orders or the persons who have to be allotted ousters quota plots but the same are not readily available with HUDA/ Government.

VETTED  
*(Signature)*  
 B. A. (HQ)

For Krrish Buldtech Pvt. Ltd.

*(Signature)*  
 Director

*(Signature)*  
 D.T.C.P. (HR)

2. That the owner shall reserve 25% of the residential plots of "No profit No Loss" categories (normally of the sizes of 125 sqmts., 150 sqmts., 150 sqmts., 200 sqmts., 200 sqmts., and 225 sqmts, or otherwise approved) specifically in the layout plan by the Director for allotment. These plots shall be allotted at a price determined by the Director and in the following manner :

- i) That the owner shall allot these plots to the applicants registered during the course of his business. In case the number of persons so registered exceeds the number of plots, the allotment shall be made by the draw of lottery for 75% plots.
- ii) That the owner shall allot remaining 25% of "No-Profit No Loss" plots to:-
  - a) Non residential Indians against Foreign Exchange.
  - b) That land owners whose land has been purchased by the owner for setting up a colony in lieu thereof under a written contractual obligation.
  - c) Plots falling in small pockets which subsequently are acquired by the colonizers as part of an area already developed as colony by the owner.
  - d) Such persons whom the owner may like at his discretion provided that the allotment to such persons shall not exceed 5% of the total number of plots provided in sub-clause (i) & (ii).

WETTED

*(Signature)*  
D.A. (HQ)

Provided that in case of allotment from out of registered applicants only, if the priced of different sizes of plots offered to applicants are different, the lottery shall be drawn separately for each of the categories. However, the draw of lottery for the smallest size of plots will be drawn first. After the draw of lottery allotment of plots shall be made to successful applicants after fulfillment of

For Krish Buildtech Pvt. Ltd.

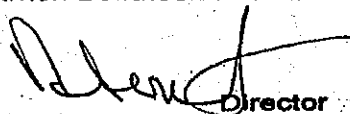
*(Signature)*  
Director

*(Signature)*  
D.T.C.P. (HR)

usual business conditions with regard to the payment of earnest money and acceptance usual terms & conditions within the stipulated time, prescribed by the owner.

3. That the remaining 55% of the total number of residential plots of sizes above 225 sqmts would be sold by the owner in the open market wherein he would adjust the subsidy given in the plots as well as the loss of reasonable profit on plots as provided under clause (1) and (2).
4. That the owner while advertising for the sale of plots in the open market shall ensure the allotment of other categories of plots proportionately.
5. That the owner shall submit the list of allottee (s) of the Director twice a year.
6. That the record of such allotment shall be open for inspection by the State Government.
7. That the owner shall derive maximum net profit @ 15% of the total project cost of development of a colony after making provisions of statutory taxes. In case, the net profit exceeds 15% after completion of the project period, surplus amount shall, either be deposited, within two months in the State Government Treasury by the owner or he shall spend this money on further amenities / facilities in his colony for the benefit of the residents there in.
8. The owner shall submit the following certificates to the Director within 90 days of the full and final completion of the project from a Chartered Accountant that :-
  - a) The overall net profits (after making provisions for the payment of taxes) have not exceeded 15% of the total project cost of the scheme.
  - b) A minimum of 20% in case of EWS/LIG and 25% of "No Profit No Loss" plots as provided in sub-clause (a) of clause (I) and Sub-clause (II) the clause (2) above

For Krrish Bulidtech Pvt. Ltd.

  
Director

  
D.T.C.P. (HR)

have been allotted at the subsidized price of EWS/LIG and "No Profit No Loss" basis prescribed above.

9. That the owner will not be allowed to recover any amount whatsoever on account of internal community buildings from the plot-holders at the rate of Rs. 2,11,495/- per gross acre which a tentative charges only for construction of a portion of the total community building. All the community building will be got constructed by the colonizer with a period of three years. This period would commence after two months of grant of license during which the colonizer would submit their building plans for sanction. This three years period would exclude 90 days statutory period given for approval of building plans.

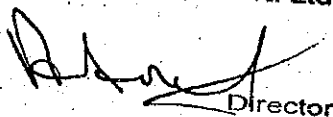
10. That the owner shall be responsible for the maintenance and upkeep of all roads, open spaces public parks and public health services for five years from the date of issue of completion certificate under rule 16 unless earlier relieved of this responsibility, when the owner shall transfer all such roads, open spaces, public parks and public health services free of cost of Govt. or the local Authority as the case may be.

**VETTED** 11. That the owner shall deposit 30% of the amount to be realized by him from plot holders from time to time within ten days of its realization in a separate account to be maintained in schedule bank and that this amount shall only be utilized by the owner towards meeting the cost of internal development works and construction works in the colony.

**D. A. (HQ)**

12. That the owner shall permit the director or the other officer authorized by him in this behalf to inspect the execution of the layout and the development works in the residential colony and the colonizer shall carry out all directions issued to him on ensuring the compliance of the execution of the layout and development works in accordance with the licence granted.

For Krriish Bulidtech Pvt. Ltd.

  
Director

  
B.T.C.P. (HR)



13. That the owner shall carry out at his own expenses any other work which the Director may think necessary and reasonable in the interest of proper development of the colony.
14. That the matter relating to the charging of cost of development with regard to State/National Highways, Transport, Irrigation facilities Power facilities etc., is under consideration with the deptt / Government and if it is decided to levy the same on the license, the owner would be required to pay the same as and when demanded by D.T.C.P., as per rates, terms and conditions so decided.
15. That the bank guarantee of internal development works has been furnished on the interim rates of development work and construction of community buildings. The owner will submit the additional bank guarantee, if any, at the time of approval of service plan/estimates according to the approved layout plan. In case of community building, the bank guarantee is based on the interim rate of construction as on 01.01.1995. With an increase in cost of construction and an increase in the number of facilities in the layout plan, the owner will furnish an additional bank guarantee within 30 days on demand.
16. That any other condition which the Director may think necessary in public interest can be imposed.
17. That the owner shall convey the "Ultimate power load requirement" of the project to the concerned power utility with a copy to the Director, within two months period from the date of grant of licence to enable provision of site in licenced land for transformer/ switching station/ electric sub station as per the norms prescribed by the power utility in the zoning plan of the project.
18. That the owner shall deposit infrastructure development charges @ Rs. 500/- per sq.mtr. for permissible saleable plotted area and a @ Rs. 1000/- per sq.mtrs. for commercial area through bank draft in favour of DTCP, Haryana in two equal installments. The first installment of the infrastructure development charges would

For Krrish Buildtech Pvt. Ltd.




Director



D.T.C.P. (HR)

WETTED

  
D. A. (HR)

be deposited within sixty days from the date of licence and the second installment to be deposited within six months from the date of grant of licence. The unpaid amount of IDC shall carry an interest of 18% p.a ( simple) for the delay in the payment of installment.

19. The owner shall pay labour cess charges as per the policy of the Government dated 25.02.2010.

IN WITNESS WHEREOF THE OWNER AND THE DIRECTOR HAVE SIGNED THIS DEED ON THE DATE AND YEAR ABOVE FIRST WRITTEN.

WITNESS:

A.P.

1. Anand P. Sachdeva  
House No 508/3  
Shiv Puri Gurgaon

VERIFIED  
Photos  
D. A. (HQ)

For Krishi Buildtech Pvt. Ltd.

Amit Katyal

Director

AMIT KATYAL  
(DIRECTOR)

M/s Krishi Buildtech Pvt. Ltd.

2.

WITNESS:

M.P.

1. Anand P. Sachdeva  
House No. 508/3  
Shiv Puri Gurgaon

2. Rajbir Singh Dy Supt-  
of DTCP Archd

Director

Town & Country Planning,  
Haryana, Chandigarh

Director

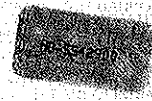
Town & Country Planning  
Haryana, Chandigarh.



Sl. No. 579700

GSR/001

RECEIPT



STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01565)

Branch

Code No.

Received a sum of Rs. 4,53,800/-

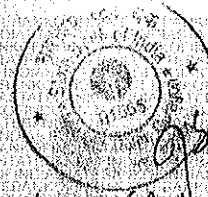
(Rupees Four / Lakhs / Fifty / Three / Thousand / Eight / Hundred / only)

From Smt. / Shri M/s Brahma City Pvt- Ltd

s/o, d/o, w/o N/A

residing at New Delhi STATE BANK OF INDIA for credit to Government of Haryana account towards Stamp Duty.

Date: 25 SEP 2012 Place: GURGAON



(Signatures of Authorised Officer)

SALE DEED

4494 / 5/10/12

VILLAGE NAME : Kadarapur
MEASUREMENT OF LAND : 3 Kanal 6 Marla
TRANSACTION VALUE : 90,75,000/-
STAMP DUTY : 4,53,800/-
STAMP NO. : GSR/001 : 579700
ISSUED BY : S.B.I. M.R. Gurgaon

4494 / 05-10-12

THIS SALE DEED is executed at Sohna on this 5th day of October 2012 BY

Handwritten signature

प्रलेख नः 4494

दिनांक 05/10/2012

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Kadarpur	स्थित Kadarpur
भवन का विवरण		
भूमि का विवरण		
चाही	3 Kanal 6 Marla	
धन संबंधी विवरण		
राशि 9,075,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 453,800.00 रुपये	
स्टाम्प की राशि 453,800.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रूपये		

Drafted By: CP Batheja Adv

यह प्रलेख आज दिनांक 05/10/2012 दिन शुक्रवार समय 3:15:00PM बजे श्री/श्रीमती/कुमारी Rati Ram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Kadarpur Sohna द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

**PANKAJ SETIA**  
S.O. Registrar, Sohna  
उप/संयुक्त पंजीयन अधिकारी  
सोहना  
जिवेन्द्र सिंह  
संयुक्त उप-रजिस्ट्रार  
सोहना

श्री Rati Ram thru Amit Katyal (GPA), Parbhu thru (GPA), Ratan Singh thru (GPA), Sattan thru (GPA)

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी Thru-Shailendra Yadav क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रूपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Yogesh Kumar Adv पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Gurgaon व श्री/श्रीमती/कुमारी Ramesh Chand Ex Mc पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Sohna ने की।

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

दिनांक 05/10/2012

**PANKAJ SETIA**  
S.O. Registrar, Sohna  
उप/संयुक्त पंजीयन अधिकारी  
सोहना

**PANKAJ SETIA**  
S.O. Registrar, Sohna

(1) Shri Rati Ram (2) Shri Prabhu (3) Shri Rattan Singh, 55/93 share, (4) Shri Sattan, 11/93 share all sons of Shri Gabdu, All Resident of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon through their attorney holder **Sh. Amit Katyal** S/o Shri O.P. Katyal resident of 406, 4<sup>th</sup> Floor, Elegance Tower-8, Jasola District Centre New Delhi authorised signatory of M/s Krrish Buildtech Pvt. Ltd., (Now known as Brahma City Pvt. Ltd.) vide a General Power of Attorney bearing Vasika No. 118 dated 21.10.2010 registered in the office of Sub-Registrar Sohna, Distt. Gurgaon (hereinafter collectively referred to as '**THE VENDORS**') which expression shall mean and include their legal heirs, successors, executors, nominees and assigns) of the **ONE PART**. The actual owners are alive and GPA is not cancelled till date.

#### IN FAVOUR OF

**M/S Brahma City Pvt. Ltd.**, a company registered under the companies Act 1956, having its registered office at 1206-B, Surya Kiran Building, 19 Kasturba Gandhi Marg, New Delhi through its authorized signatory **Sh. Shailendra Yadav** S/o Sh. B.S Yadav duly authorized vide a board resolution dated 25-09-2012 (hereinafter referred to as '**THE VENDEE**') which expression shall mean and include its successors, administrators, executors, legal representatives, assigns and nominees OF THE OTHER PART.

WHEREAS the Vendors herein are the joint owners of the land bearing Khewat No. 163, Khata No. 182, Rect. No. 1, Killa No. 24/2(4-13) total measuring 4 Kanal 13 Marla to the extent of 66/93 share which come to **3 Kanal 6 Marla** situated within the revenue estate of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2005-2006 and sanctioned Mutation No. 2080 (hereinafter referred to as '**THE SAID LAND**') and the details of the said land provided in the **Schedule-I**.

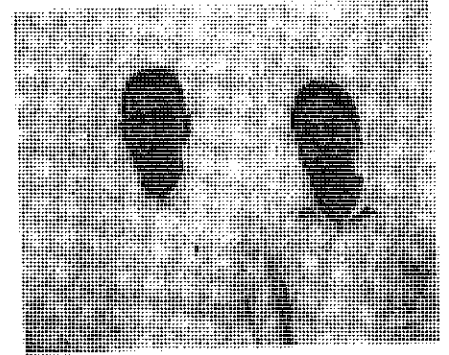
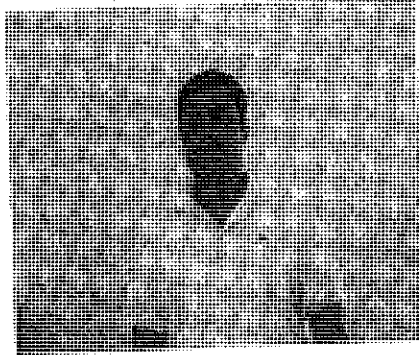
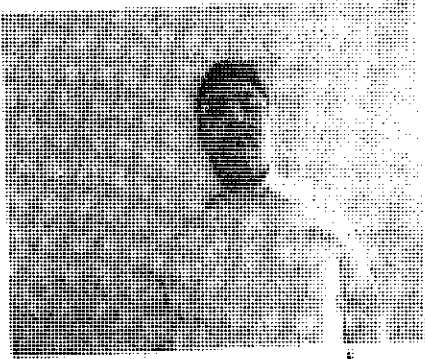
AND WHEREAS the Said Land is the self acquired property of the Vendors and the Said Land is duly recorded in the name of the Vendors in the revenue records. A copy of the land revenue record (Khavera record) is annexed hereto and marked as **Annexure-A**.

AND WHEREAS the Vendor has obtained a License from the Director of Town and Country Planning Haryana for development of the Said Land as a part of plotted residential colony vide license No.64/2010 dated 21.08.2010 and the said authority vide their letter dated 18.09.2012 have granted permission for transfer of the said license in favour of the Vendee herein.

AND WHEREAS the Vendors have offered to sell the Said Land to the Vendee by making the following representations:



Reg. No. 4494 Reg. Year 2012-2013 Book No. 1



विक्रेता  
Amit Katyal

क्रेता  
Thru-Shailendra Yadav

गवाह 1:- Yogesh Kumar Adv. गवाह 2:- Ramesh Chand Ex Mc

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,494 आज दिनांक 05/10/2012 को बही न: 1 जिल्द न: 2,072 के पृष्ठ न: 128 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 429 के पृष्ठ सख्या 61 से 62 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 05/10/2012

उप/सयुक्त पंजीयन अधिकारी  
सोहना  
PANKAJ SETIA  
Sub Registrar, Sohna

- (a) That the Vendors are the absolute owners of the Said Land and that their title thereto is good, marketable and subsisting and no third party have any right, title, interest or share therein;
- (b) That the Said Land is not subject to any Encumbrances, attachments, court or acquisition proceedings or charges of any kind;
- (c) That there are no tax attachments with regards to the Said Land or any part thereof under the Income Tax Act, 1961 or any other state or central taxing statutes;
- (d) That there is no bar or prohibition to acquire, hold or to sell the Said Land;
- (e) That the Vendors have paid the land revenue, taxes, cess and other statutory charges with regard to the Said Land upto the date of this Deed;
- (f) That the Vendors have not done any act, matter or thing which would or might constitute a breach of any laws, orders, regulations and bye-laws (statutory or otherwise) made by the Government or statutory authorities, from time to time.

AND WHEREAS the Vendors have agreed to sell, transfer and assign all their rights, title and interests in the Said Land at or for a consideration of Rs. 90,75,000/- and the Vendee has agreed to purchase the same.

AND WHEREAS the Vendors have represented that [their Attorney] have full authority and power to execute and deliver this Deed and to consummate the transaction and that no consents, approvals, orders, authorisations, registrations, qualifications, designations, declarations or filings with any person is required to be sought in connection with the execution, delivery and performance by the Vendors of this Deed.

AND WHEREAS the Vendors further represents that they will fulfill all legal requirements leaving behind no impediments in law or otherwise for the conveyance of the Said Land in favour of the Vendee.

**NOW THIS SALE DEED WITNESSETH as under:**

1. That in consideration of a sum of Rs.90,75,000/-(Rupees Ninety Lacs Seventy Five Thousand only) already paid by the Vendee to the Vendors being the entire sale consideration, the receipt whereof the Vendors do hereby admit and acknowledge, the Vendors do hereby sell, transfer, and assign all their rights, title and interest in the Said Land as fully described in the Schedule written hereunder in favour of the Vendee free from all Encumbrances.

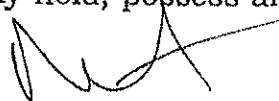






**“Encumbrances”** means any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other Persons, claim, security interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, gift, attachment, decree of any court, Rehan, Patta, mortgage, litigations, disposition, acquisition, commitment, restriction or limitation of any nature whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which have the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same.

2. That the Vendors hereby assures the Vendee that the Said Land is free from all Encumbrances and the Said Land is in their absolute possession and there is no legal defect in the title of any nature whatsoever, and the Vendors have an absolute and unfettered subsisting right to transfer, sell and convey the Said Land to the Vendee in their sole discretion and in the event the whole or any part of the Said Land hereby conveyed is taken away from the possession of the Vendee then the Vendors will make good the losses suffered by the Vendee in this regard and shall keep the Vendee indemnified against all the losses, costs, damages and expenses accruing thereby to the Vendee, in any manner whatsoever, on account of any defect or deficiency in the title of the Vendors or on account of any representations, warranties of the Vendors being false, or on account of any breach of obligations hereunder by the Vendors and the Vendors agree to defend the right, title and interest of the Vendee and any successor in title thereto to the Said Land against all claims, and that all expenses in this regard shall be borne and paid for by the Vendors.
3. That the Vendors covenant, represent and warrant that there is no claim, right, title or interest therein by any third party and that the Vendors are lawfully seized and possessed of the Said Land free from any hindrance, restriction, disturbance, Encumbrance, attachment, liability or defect whatsoever and that the Vendors have a clear legal, valid and marketable title, right and interest and absolutely entitled to the Said Land and that the Vendors have absolute power and authority to convey the Said Land and havenot been party or privy to any act, deed or thing by which the rights of the Vendors to deal with the Said Land havebeen affected, abridged or curtailed in any manner and that the Vendee shall hereafter and may at all times peacefully and quietly hold, possess and enjoy the

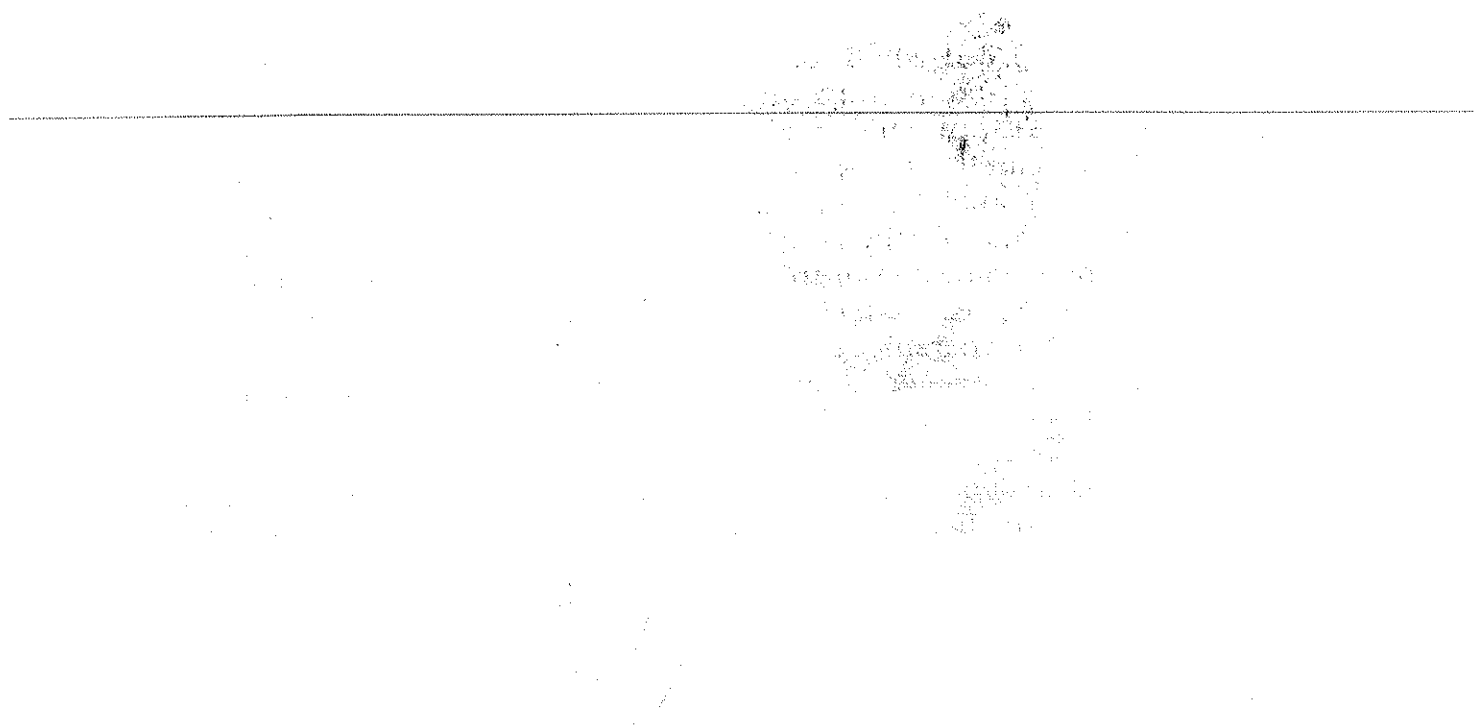


T

Said Land in its own right as absolute and legal owner thereof, without any hindrance, restriction, disturbance, claim demand.

4. That from this day onwards the Vendee shall be absolute owners in possession of the land and will be entitled to use and utilize the land in any manner as it may desire to which the Vendors will have no objection in any manner whatsoever as the Vendors have delivered the physical possession of the above Said Land to the Vendee after receiving the entire sale consideration.
5. That the Vendors hereby assure and declare that there are no pending suits and/or proceeding lisenence and/or writs in any court and/or tribunal and/or any other judicial and/or quasi-judicial bodies and/or against them in any way connected with the Said Land, and further neither the Said Land is affected by any order of injunctions, received and/or any kind of order of Court and or any judicial and/or quasi-judicial body or authority nor acquired by the Government and/or tribunal and/or any other judicial and/or quasi-judicial bodies.
6. That the Vendors hereby also assure and declare that no other person(s) have any easement or other rights in respect of the Said Land.
7. All outgoings including the land revenue and other dues if any in respect of the Said Land upto this date shall be borne and paid by the Vendors and thereafter it shall be the liability of the Vendee to pay and discharge the same.
8. That this Deed shall be executed upon the payment of the appropriate stamp duty and shall be immediately registered in accordance with the terms of the Registration Act, 1908 as applicable in the State of [Haryana]. The entire incidence of the stamp duty and the registration fee, along with any other cess or surcharge payable thereon, shall be borne by Vendee. Immediately upon the registration of this Deed in terms of the Registration Act, 1908, the Parties shall cause the mutation effected for reflecting the change of ownership of the Said Land to be registered in the appropriate register maintained by the relevant Governmental Authority in the State of [Haryana].
9. That the Vendee can get the mutation of the Said Land in its own name on the basis of this sale deed or its certified true copy in the revenue records.

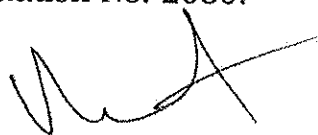


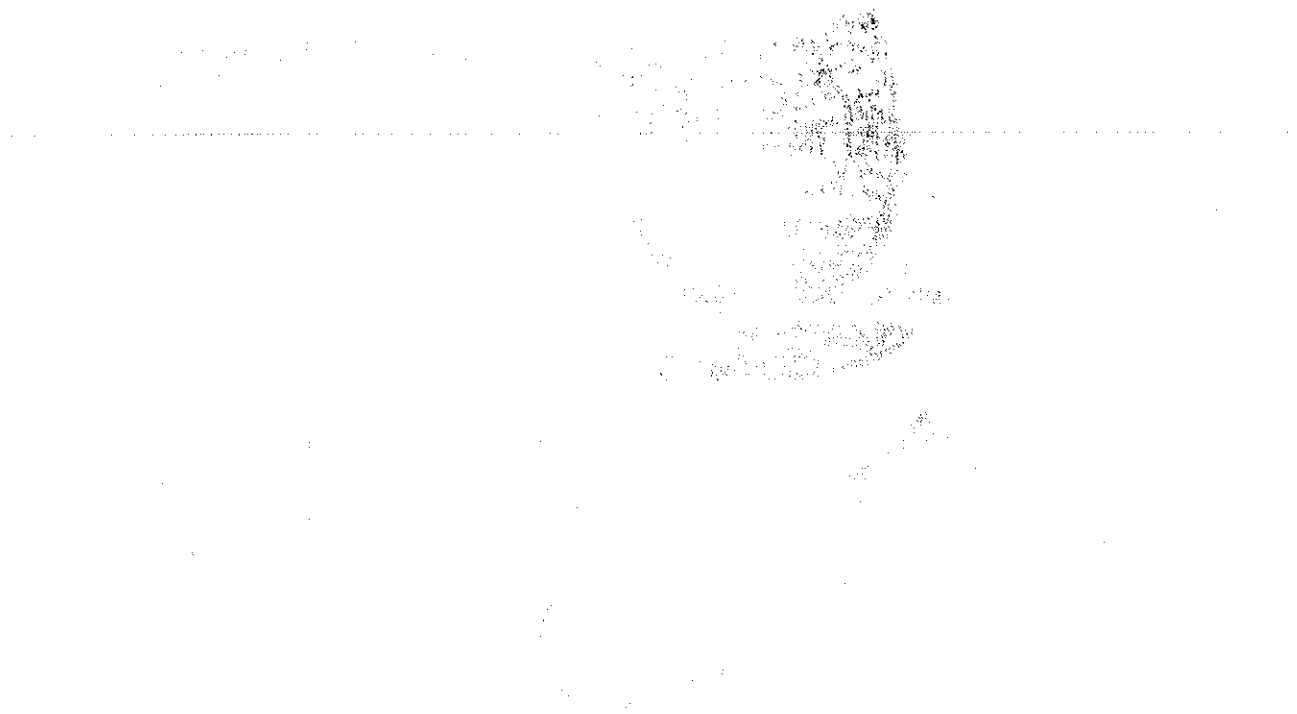


10. That hereinafter the Vendors at the request of the Vendee, do hereby agree and undertake to do all such acts, things and deeds and sign all such documents as may be permissible under law so as to perfect the Vendee's title to the Said Land. That the Vendors and all persons claiming under on behalf of Vendors do hereby further agree and undertake with Vendee that at all times hereinafter and upon any request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the Said Land or any part thereof to the Vendee and / or its representative and placing it in its possession according to the true intent and meaning of these presents as shall or may be reasonably required.
11. That upon execution of sale deed the Vendors have handed over to the Vendee all the original title documents (including conveyance documents) in respect of the Said Land. The Vendors affirms that there are no other documents in original existing other than the documents handed over to the Vendee.
12. That the land has not been notified under section 4 or 6 of the Land Acquisition Act 1894 and there is no bar on prohibition for transfer of the Said Land.
13. That the Stamp duty and registration charges has been borne and paid by the Vendee.
14. This Deed constitutes and represents the entire Deed between the Parties with regard to the rights and obligations of each of the Parties and cancels and supersedes all prior arrangements, agreements or understandings, if any, whether oral or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein.
15. Nothing herein expressed or implied is intended, nor shall it be construed to confer upon or give to any Third Party any right, remedy or claim under or by reason of this Deed or any part hereof.

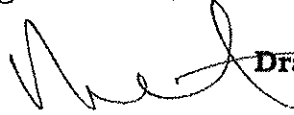
#### SCHEDULE I

ALL THAT Khewat No. 163, Khata No. 182, Rect. No. 1, Killa No. 24/2 (4-13) total measuring 4 Kanal 13 Marla to the extent of 66/93 share which comes to **3 Kanal 6 Marla** situated within the revenue estate of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2005-2006 and sanctioned Mutation No. 2080.





**IN WITNESS WHEREOF**, the parties hereto have signed this Sale Deed at Sohna on the day, month and year first above written in the presence of the following witnesses:

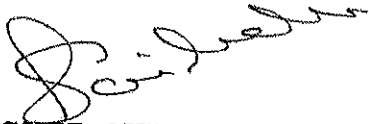


Drafted by C.P. Batheja Advocate, Gurgaon



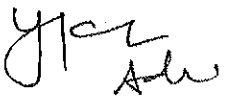
**SIGNED AND DELIVERED** by the  
Within named VENDORS

(1) Sh. Rati Ram (2) Sh. Prabhu  
(3) Sh. Rattan Singh (4) Sh. Sattan  
through their attorney holder  
M/s Krrish Buildtech Pvt. Ltd. through  
its authorized signatory Mr. Amit Katyal




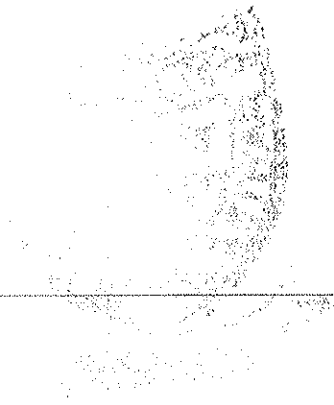
**SIGNED AND DELIVERED** by the  
Within named VENDEE  
M/s Brahma City Pvt. Ltd.  
through its authorized signatory  
Mr. Shailendra Yadav

**WITNESSES: 1**

  
Yagesh Kumar  
Advocate  
B5H Court, Gurgaon

**WITNESSES: 2**

  
रमेश चन्द  
भुवपूर्व उपग्राम, नगर पालिका  
सोहना जि० गुजरात (हरियाणा)



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Sl. No. 579699

GSR / 001

RECEIPT



STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01565)

Branch

Code No.

Received a sum of Rs. 8,60,000/-

(Rupees Eighty Six Lacs Seven Hundred only)

only)

From Smt. / Shri M/s Brahma City Pvt.-Ltd.

no, d/o, w/o NA

residing at New Delhi STATE BANK OF INDIA for credit to Government of Haryana account towards Stamp Duty.

Date

26 SEP 2012

Place

GURGAON



(Signatures of Authorised Officer)

SALE DEED

4496

05-10-12

VILLAGE NAME : Kadarpur
MEASUREMENT OF LAND : 62 Kanal 11 Marla
TRANSACTION VALUE : 17,20,12,500/-
STAMP DUTY : 86,00,700/-
STAMP NO. : GSR/001 : 579699
ISSUED BY : S.B.I. M.R. Gurgaon

THIS SALE DEED is executed at Sohna on this 17th day of October 2012 BY

Handwritten signature

प्रलेख नः 4496

दिनांक 05/10/2012

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Kadarpur	स्थित Kadarpur
भवन का विवरण		
भूमि का विवरण		
चाही	7 Acre 6 Kanal 11 Marla	
धन संबंधी विवरण		
राशि 172,012,500.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 8,600,700.00 रुपये	
स्टाम्प की राशि 8,600,700.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: C P Batheja Adv

यह प्रलेख आज दिनांक 05/10/2012 दिन शुक्रवार समय 3:23:00PM बजे श्री/श्रीमती/कुमारी Rati Ram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Gabdu निवासी Kadarpur द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/सयुक्त पंजीयन अधिकारी  
सोहना

श्री Rati Ran thru Amit Katyal(GPA), Parbhu thru (GPA), Sattan thru (GPA), Rattan thru (GPA)

**PANKAJ SETIA**  
Sub Registrar, Sohna

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

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Yogesh Adv पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Gurgaon व श्री/श्रीमती/कुमारी Ramesh Chand EX MC पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Sohna ने की।

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

दिनांक 05/10/2012

उप/सयुक्त पंजीयन अधिकारी  
सोहना

**PANKAJ SETIA**  
Sub Registrar, Sohna

**(1) Sh. Rati Ram (2) Sh. Prabhu (3) Sh. Rattan Singh (4) Sh. Sattan all sons of Shri Gabdu**, Ali Resident of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon through their attorney holder **Sh. Amit Katyal** S/o Shri O.P. Katyal resident of 406, 4<sup>th</sup> Floor, Elegance Tower-8, Jasola District Centre New Delhi authorised signatory of M/s Krrish Buildtech Pvt. Ltd., (Now known as Brahma City Pvt. Ltd.) vide a General Power of Attorney bearing Vasika No. 118 dated 21.10.2010 registered in the office of Sub-Registrar Sohna, Distt. Gurgaon, (hereinafter collectively referred to as '**THE VENDORS**') which expression shall mean and include their legal heirs, successors, executors, nominees and assigns) of the **ONE PART**. The actual owners are alive and GPA is not cancelled till date.

**IN FAVOUR OF**

**M/S Brahma City Pvt. Ltd.**, a company registered under the companies Act 1956, having its registered office at 1206-B, Surya Kiran Building, 19 Kasturba Gandhi Marg, New Delhi through its authorized signatory **Sh. Shailendra Yadav** S/o Sh. B.S Yadav duly authorized vide a board resolution dated 25-09-2012 (hereinafter referred to as '**THE VENDEE**') which expression shall mean and include its successors, administrators, executors, legal representatives, assigns and nominees OF THE OTHER PART.

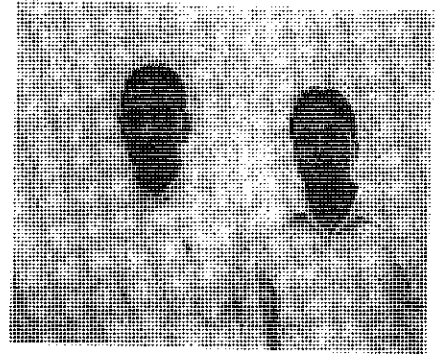
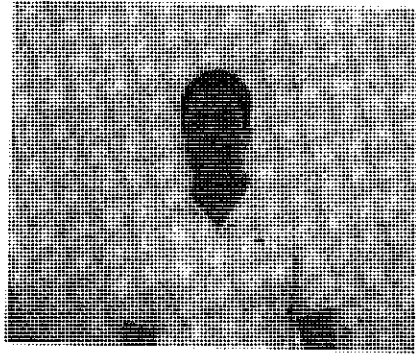
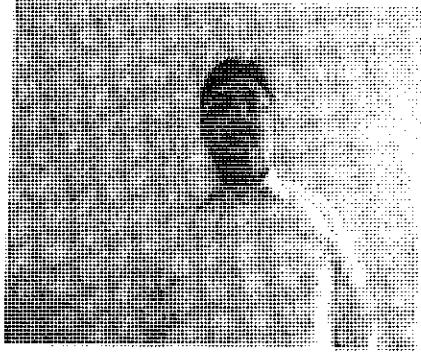
WHEREAS the Vendors herein are the absolute owners of the land bearing Khewat No. 162, Khata No.178, 179, 180, Rect. No. 1, Killa No. 14(2-0), 15/1(2-19), 16/1(4-3), 25/1(4-12), 25/2(3-8), Rect. No. 2, Killa No. 21/1(5-4), Rect. No. 12, Killa No. 3/1(2-6), 4(7-12), 5/1(4-12), 5/2(3-8), 6/1Min(4-12), total measuring 44 Kanal 16 Marla salam and Khewat No. 169, Khata No. 189, Rect. No. 1, Killa No. 15/2(5-19), Rect. No. 2, Killa No. 10(5-1), 20/1/1(4-13), 11(8-0), total measuring 23 Kanal 13 Marla to the extent of 3/4 share which comes to 17 Kanal 15 Marla (**Total Admeasuring 62 Kanal 11 Marla**) situated within the revenue estate of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2005-2006 and sanctioned Mutation No. 2080 (hereinafter referred to as '**THE SAID LAND**') and the details of the said land provided in the **Schedule-I**.

AND WHEREAS the Said Land is the self acquired property of the Vendors and the Said Land is duly recorded in the name of the Vendors in the revenue records. A copy of the land revenue record (Khavera record) is annexed hereto and marked as **Annexure-A**.

AND WHEREAS the Vendor has obtained a License from the Director of Town and Country Planning Haryana for development of the Said Land as a part of plotted residential colony vide license No.64/2010 dated 21.08.2010 and the said authority vide their letter dated 18.09.2012 have



Reg. No. 4496      Reg. Year 2012-2013      Book No. 1



विक्रेता  
Amit Katyal

क्रेता

गवाह

क्रेता  
Thru-Shailendra

गवाह 1:- YOGesh Adv      गवाह 2:- Ramesh Chand EX MC

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,496 आज दिनांक 05/10/2012 को बही न: 1 जिल्द न: 2,072 के पृष्ठ न: 128 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 429 के पृष्ठ सख्या 65 से 66 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 05/10/2012

उप/सयुक्त पंजीयन अधिकारी  
सोहना  
Sub Registrar, Sohna

granted permission for transfer of the said license in favour of the Vendee herein.

AND WHEREAS the Vendors have offered to sell the Said Land to the Vendee by making the following representations:

- (a) That the Vendors are the absolute owners of the Said Land and that their title thereto is good, marketable and subsisting and no third party have any right, title, interest or share therein;
- (b) That the Said Land is not subject to any Encumbrances, attachments, court or acquisition proceedings or charges of any kind;
- (c) That there are no tax attachments with regards to the Said Land or any part thereof under the Income Tax Act, 1961 or any other state or central taxing statutes;
- (d) That there is no bar or prohibition to acquire, hold or to sell the Said Land;
- (e) That the Vendors have paid the land revenue, taxes, cess and other statutory charges with regard to the Said Land upto the date of this Deed;
- (f) That the Vendors have not done any act, matter or thing which would or might constitute a breach of any laws, orders, regulations and bye-laws (statutory or otherwise) made by the Government or statutory authorities, from time to time.


AND WHEREAS the Vendors have agreed to sell, transfer and assign all their rights, title and interests in the Said Land at or for a consideration of Rs. 17,20,12,500/- and the Vendee has agreed to purchase the same.

AND WHEREAS the Vendors have represented that [their Attorney] have full authority and power to execute and deliver this Deed and to consummate the transaction and that no consents, approvals, orders, authorisations, registrations, qualifications, designations, declarations or filings with any person is required to be sought in connection with the execution, delivery and performance by the Vendors of this Deed.

AND WHEREAS the Vendors further represents that they will fulfill all legal requirements leaving behind no impediments in law or otherwise for the conveyance of the Said Land in favour of the Vendee.

**NOW THIS SALE DEED WITNESSETH as under:**

1. That in consideration of a sum of Rs. 17,20,12,500/- (Rupees Seventeen Crore Twenty Lacs Twelve Thousand Five Hundred only) already paid by the Vendee to the Vendors being the entire sale

 Page 3 of 7



consideration, the receipt whereof the Vendors do hereby admit and acknowledge, the Vendors do hereby sell, transfer, and assign all their rights, title and interest in the Said Land as fully described in the Schedule written hereunder in favour of the Vendee free from all Encumbrances.

**“Encumbrances”** means any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other Persons, claim, security interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, gift, attachment, decree of any court, Rehan, Patta, mortgage, litigations, disposition, acquisition, commitment, restriction or limitation of any nature whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which have the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same.

2. That the Vendors hereby assures the Vendee that the Said Land is free from all Encumbrances and the Said Land is in their absolute possession and there is no legal defect in the title of any nature whatsoever, and the Vendors have an absolute and unfettered subsisting right to transfer, sell and convey the Said Land to the Vendee in their sole discretion and in the event the whole or any part of the Said Land hereby conveyed is taken away from the possession of the Vendee then the Vendors will make good the losses suffered by the Vendee in this regard and shall keep the Vendee indemnified against all the losses, costs, damages and expenses accruing thereby to the Vendee, in any manner whatsoever, on account of any defect or deficiency in the title of the Vendors or on account of any representations, warranties of the Vendors being false, or on account of any breach of obligations hereunder by the Vendors and the Vendors agree to defend the right, title and interest of the Vendee and any successor in title thereto to the Said Land against all claims, and that all expenses in this regard shall be borne and paid for by the Vendors.
3. That the Vendors covenant, represent and warrant that there is no claim, right, title or interest therein by any third party and that the Vendors are lawfully seized and possessed of the Said Land free from any hindrance, restriction, disturbance, Encumbrance, attachment, liability or defect whatsoever and that the Vendors have a clear legal, valid and marketable title, right and interest and



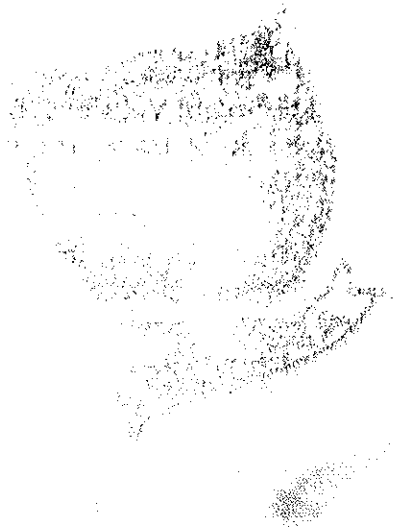




absolutely entitled to the Said Land and that the Vendors have absolute power and authority to convey the Said Land and havenot been party or privy to any act, deed or thing by which the rights of the Vendors to deal with the Said Land havebeen affected, abridged or curtailed in any manner and that the Vendee shall hereafter and may at all times peacefully and quietly hold, possess and enjoy the Said Land in its own right as absolute and legal owner thereof, without any hindrance, restriction, disturbance, claim demand.

4. That from this day onwards the Vendee shall be absolute owners in possession of the land and will be entitled to use and utilize the land in any manner as it may desire to which the Vendors will have no objection in any manner whatsoever as the Vendors have delivered the physical possession of the above Said Land to the Vendee after receiving the entire sale consideration.
5. That the Vendors hereby assure and declare that there are no pending suits and/or proceeding lispence and/or writs in any court and/or tribunal and/or any other judicial and/or quasi-judicial bodies and/or against them in any way connected with the Said Land, and further neither the Said Land is affected by any order of injunctions, received and/or any kind of order of Court and or any judicial and/or quasi-judicial body or authority nor acquired by the Government and/or tribunal and/or any other judicial and/or quasi-judicial bodies.
6. That the Vendors hereby also assure and declare that no other person(s) have any easement or other rights in respect of the Said Land.
7. All outgoings including the land revenue and other dues if any in respect of the Said Land upto this date shall be borne and paid by the Vendors and thereafter it shall be the liability of the Vendee to pay and discharge the same.
8. That this Deed shall be executed upon the payment of the appropriate stamp duty and shall be immediately registered in accordance with the terms of the Registration Act, 1908 as applicable in the State of [Haryana]. The entire incidence of the stamp duty and the registration fee, along with any other cess or surcharge payable thereon, shall be borne by Vendee. Immediately upon the registration of this Deed in terms of the Registration Act, 1908, the Parties shall cause the mutation effected for reflecting the change of ownership of the Said Land to be registered in the

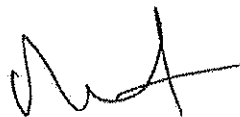


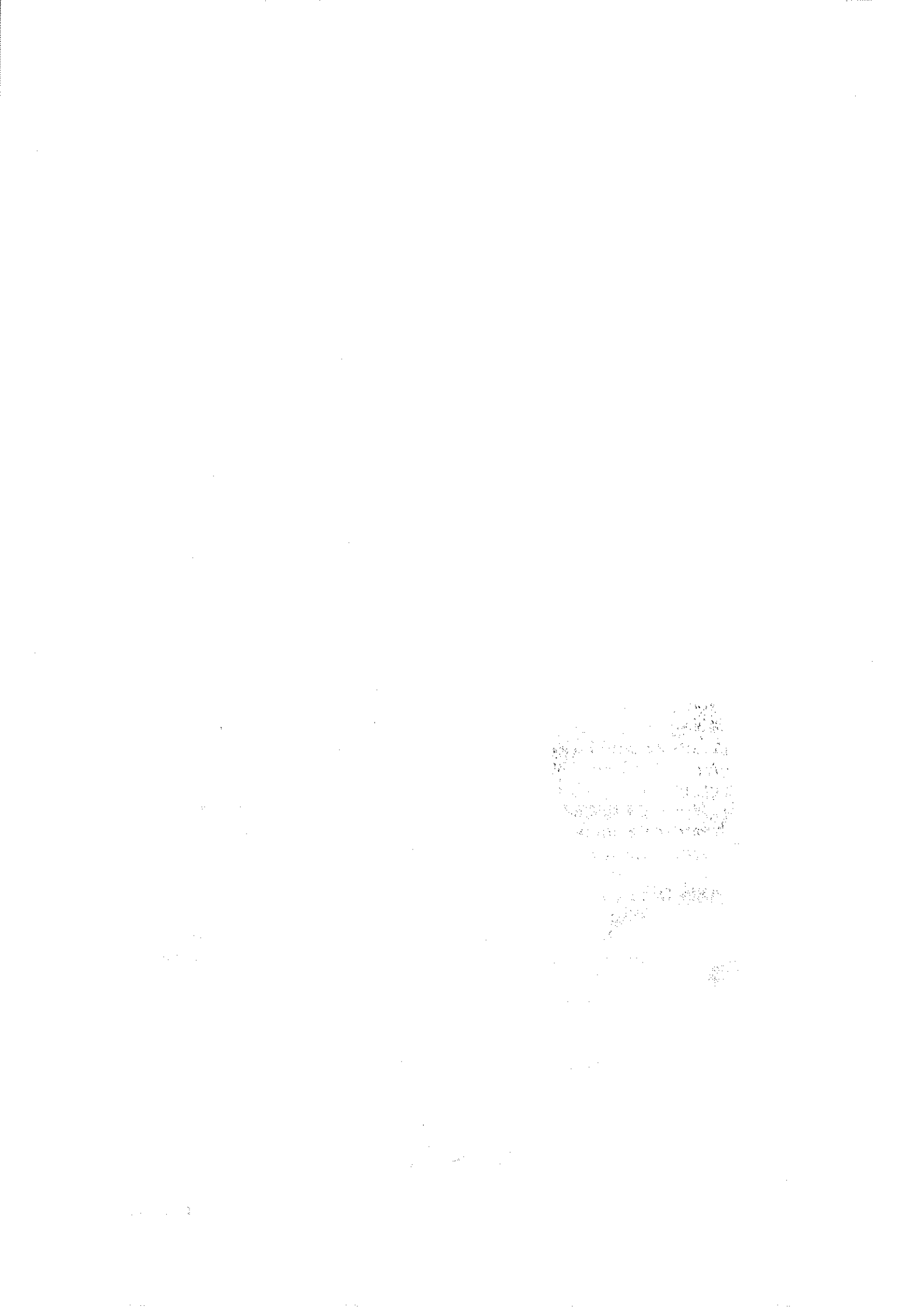


appropriate register maintained by the relevant Governmental Authority in the State of [Haryana].

9. That the Vendee can get the mutation of the Said Land in its own name on the basis of this sale deed or its certified true copy in the revenue records.
10. That hereinafter the Vendors at the request of the Vendee, do hereby agree and undertake to do all such acts, things and deeds and sign all such documents as may be permissible under law so as to perfect the Vendee's title to the Said Land. That the Vendors and all persons claiming under on behalf of the Vendors do hereby further agree and undertake with Vendee that at all times hereinafter and upon any request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the Said Land or any part thereof to the Vendee and / or its representative and placing it in its possession according to the true intent and meaning of these presents as shall or may be reasonably required.
11. That upon execution of sale deed the Vendors have handed over to the Vendee all the original title documents (including conveyance documents) in respect of the Said Land. The Vendors affirms that there are no other documents in original existing other than the documents handed over to the Vendee.
12. That the land has not been notified under section 4 or 6 of the Land Acquisition Act 1894 and there is no bar on prohibition for transfer of the Said Land.
13. That the Stamp duty and registration charges has been borne and paid by the Vendee.
14. This Deed constitutes and represents the entire Deed between the Parties with regard to the rights and obligations of each of the Parties and cancels and supersedes all prior arrangements, agreements or understandings, if any, whether oral or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein.

Nothing herein expressed or implied is intended, nor shall it be construed to confer upon or give to any Third Party any right, remedy or claim under or by reason of this Deed or any part hereof.

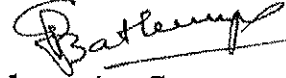




**SCHEDULE I**

ALL THAT Khawet No. 162, Khata No.178, 179, 180 Rect. No. 1, Killa No. 14(2-0), 15/1(2-19), 16/1(4-3), 25/1(4-12), 25/2(3-8), Rect. No. 2, Killa No. 21/1(5-4), Rect. No. 12, Killa No. 3/1(2-6), 4(7-12), 5/1(4-12), 5/2 (3-8), 6/1Min(4-12), total measuring 44 Kanal 16 Marla salam and Khewat No. 169, Khata No. 189, Rect. No. 1, Killa No. 15/2(5-19), Rect. No. 2, Killa No. 10(5-1), 20/1/1(4-13), 11(8-0), total measuring 23 Kanal 13 Marla to the extent of 3/4 share which comes to 17 Kanal 15 Marla **(Total Admeasuring 62 Kanal 11 Marla)** situated within the revenue estate of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2005-2006.

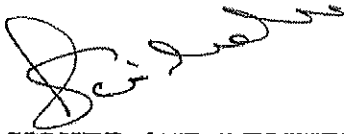
**IN WITNESS WHEREOF**, the parties hereto have signed this Sale Deed at Sohna on the day, month and year first above written in the presence of the following witnesses:



Drafted by **C.P. Batheja Advocate, Gurgaon**

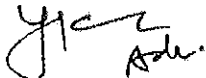


**SIGNED AND DELIVERED by the  
Within named VENDORS  
(1) Sh. Rati Ram (2) Sh. Prabhu  
(3) Sh. Rattan Singh (4) Sh. Sattan  
through their attorney holder  
M/s Krrish Buildtech Pvt. Ltd. through  
its authorized signatory Mr. Amit Katyal**




**SIGNED AND DELIVERED by the  
Within named VENDEE  
M/s Brahma City Pvt. Ltd.  
through its authorized signatory  
Mr. Shailendra Yadav**

**WITNESSES: 1**

  
Yagesh Khermar  
Advocate  
Distt Court, GGR

**WITNESSES: 2**

  
राम लाल  
पूरापूर कर्मचारी, कार पालिका  
सोहना विरो पुराना (सोहना)





Sl. No. 579751

GSR / 001

RECEIPT



STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01505)

Branch

Code No.

Received a sum of Rs. 5,56,900/-

(Rupees Five / lakhs / Fifty / Six / thousand / Nine / Hundred / only)

from Smt. / Shri M/s Brahma City Pvt. Ltd

only)

who, d/o, w/o NA

residing at New Delhi

STATE BANK OF INDIA

for credit to Government of Haryana

account towards Stamp Duty.

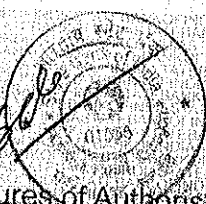
Date

26 SEP 2012

Place

GURGAON

(Signatures of Authorised Officer)



4498  
05-10-12

SALE DEED

VILLAGE NAME : Kadarpur  
 MEASUREMENT OF LAND : 4 Kanal 1 Marla  
 TRANSACTION VALUE : 1,11,37,500/-  
 STAMP DUTY : 5,56,900/-  
 STAMP NO. : GSR/001 : 579751  
 ISSUED BY : Dt. 26.09.2012  
 : S.B.I. M.R. Gurgaon

THIS SALE DEED is executed at Sohna on this 5th day of October 2012 BY

Signature

प्रलेख नः 4498

दिनांक 05/10/2012

डीड संबंधी विवरण		
डीड का नाम	SALE OUTSIDE MC AREA	
तहसील/सब-तहसील सोहना	गांव/शहर Kadarpur	स्थित Kadarpur
भवन का विवरण		
भूमि का विवरण		
चाही	4 Kanal I Marla	
धन संबंधी विवरण		
राशि 11,137,500.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 556,900.00 रुपये	
स्टाम्प की राशि 556,900.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रूपये		

Drafted By: C P Batheja Adv

यह प्रलेख आज दिनांक 05/10/2012 दिन शुक्रवार समय 3:29:00PM बजे श्री/श्रीमती/कुमारी Rati Ram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Gabdu निवासी Kadarpur द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Rati Ram thru Amit Katyal (GPA), Parbhu thru (GPA), Ratan thru (GPA), Satam thru (GPA)

उप/सयुक्त पंजीयन अधिकारी  
सोहना

**PANKAJ SETIA**  
Sub Registrar, Sohna

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

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Yogesh Adv पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Gurgaon व श्री/श्रीमती/कुमारी Ramesh Chand Ex Mc पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Sohna ने की।

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

दिनांक 05/10/2012

उप/सयुक्त पंजीयन अधिकारी  
सोहना

**PANKAJ SETIA**  
Sub Registrar, Sohna



(1) **Shri Rati Ram** (2) **Shri Prabhu** (3) **Shri Rattan Singh, 71/94 share**(4) **Shri Sattan, 10/94 share** sons of Shri Gabdu All Resident of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon through their attorney holder **Sh. Amit Katyal** S/o Shri O.P. Katyal resident of 406, 4<sup>th</sup> Floor, Elegance Tower-8, Jasola District Centre New Delhi authorised signatory of M/s Krrish Buildtech Pvt. Ltd., (Now known as Brahma City Pvt. Ltd.) vide a General Power of Attorney bearing Vasika No. 118 dated 21.10.2010 registered in the office of Sub-Registrar Sohna, Distt. Gurgaon. (hereinafter collectively referred to as **'THE VENDORS'**) which expression shall mean and include their legal heirs, successors, executors, nominees and assigns) of the **ONE PART**. The actual owners are alive and GPA is not cancelled till date.

#### **IN FAVOUR OF**

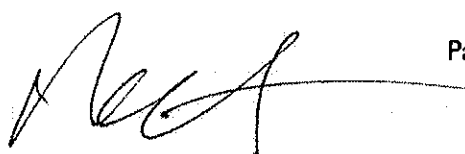
**M/S Brahma City Pvt. Ltd.**, a company registered under the companies Act 1956, having its registered office at 1206-B, Surya Kiran Building, 19 Kasturba Gandhi Marg, New Delhi through its authorized signatory **Sh. Shailendra Yadav** S/o Sh. B.S Yadav duly authorized vide a board resolution dated 25-09-2012 (hereinafter referred to as **'THE VENDEE'**) which expression shall mean and include its successors, administrators, executors, legal representatives, assigns and nominees **OF THE OTHER PART**.

WHEREAS the Vendors herein are the joint owners of the land bearing Khewat No. 166, Khata No. 185, Rect. No. 1, Killa No. 24/1(4-14), total measuring 4 Kanal 14 Marla to the extent of 81/94 share which comes to **4 Kanal 1 Marla** situated within the revenue estate of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2005-2006 and sanctioned Mutation No. 2080 (hereinafter referred to as **THE SAID LAND'**) and the details of the said land provided in the **Schedule-I**.

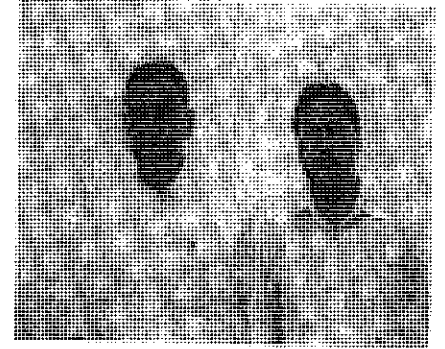
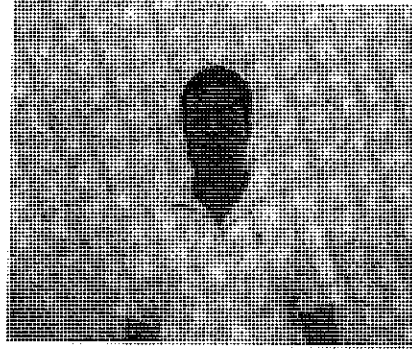
AND WHEREAS the Said Land is the self acquired property of the Vendors and the Said Land is duly recorded in the name of the Vendors in the revenue records. A copy of the land revenue record (Khavera record) is annexed hereto and marked as **Annexure-A**.

AND WHEREAS the Vendor has obtained a License from the Director of Town and Country Planning Haryana for development of the Said Land as a part of plotted residential colony vide license No.64/2010 dated 21.08.2010 and the said authority vide their letter dated 18.09.2012 have granted permission for transfer of the said license in favour of the Vendee herein.

AND WHEREAS the Vendors have offered to sell the Said Land to the Vendee by making the following representations:



Reg. No. 4498 Reg. Year 2012-2013 Book No. 1



विक्रेता  
Amit Katyal

क्रेता

गवाह

क्रेता  
Thru-Shailendra Yadav

गवाह 1:- Yogesh Adv गवाह 2:- Ramesh Chand Ex Mc

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,498 आज दिनांक 05/10/2012 को बही नः 1 जिल्द नः 2,072 के पृष्ठ नः 132 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 429 के पृष्ठ सख्या 93 से 94 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 05/10/2012

उप/सयुक्त पंजीयन अधिकारी  
सोहना

Sub Registrar, Sonana

- (a) That the Vendors are the absolute owners of the Said Land and that their title thereto is good, marketable and subsisting and no third party have any right, title, interest or share therein;
- (b) That the Said Land is not subject to any Encumbrances, attachments, court or acquisition proceedings or charges of any kind;
- (c) That there are no tax attachments with regards to the Said Land or any part thereof under the Income Tax Act, 1961 or any other state or central taxing statutes;
- (d) That there is no bar or prohibition to acquire, hold or to sell the Said Land;
- (e) That the Vendors have paid the land revenue, taxes, cess and other statutory charges with regard to the Said Land upto the date of this Deed;
- (f) That the Vendors have not done any act, matter or thing which would or might constitute a breach of any laws, orders, regulations and bye-laws (statutory or otherwise) made by the Government or statutory authorities, from time to time.

AND WHEREAS the Vendors have agreed to sell, transfer and assign all their rights, title and interests in the Said Land at or for a consideration of Rs. 1,11,37,500/- and the Vendee has agreed to purchase the same.

AND WHEREAS the Vendors have represented that [their Attorney] have full authority and power to execute and deliver this Deed and to consummate the transaction and that no consents, approvals, orders, authorisations, registrations, qualifications, designations, declarations or filings with any person is required to be sought in connection with the execution, delivery and performance by the Vendors of this Deed.

AND WHEREAS the Vendors further represents that they will fulfill all legal requirements leaving behind no impediments in law or otherwise for the conveyance of the Said Land in favour of the Vendee.

**NOW THIS SALE DEED WITNESSETH as under:**

1. That in consideration of a sum of Rs. 1,11,37,500/- (Rupees One Crore Eleven Lacs Thirty Seven Thousand Five Hundred only) already paid by the Vendee to the Vendors being the entire sale consideration, the receipt whereof the Vendors do hereby admit and acknowledge, the Vendors do hereby sell, transfer, and assign all their rights, title and interest in the Said Land as fully described in the Schedule written hereunder in favour of the Vendee free from all Encumbrances.



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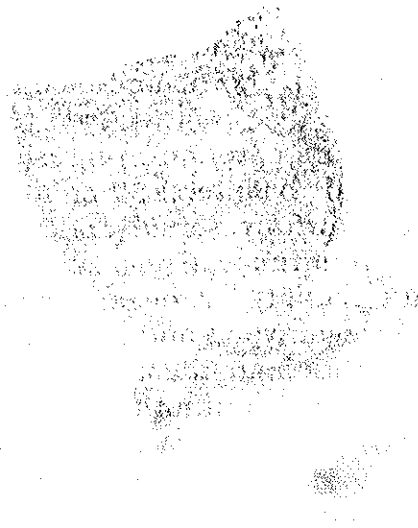
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**“Encumbrances”** means any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other Persons, claim, security interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, gift, attachment, decree of any court, Rehan, Patta, mortgage, litigations, disposition, acquisition, commitment, restriction or limitation of any nature whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which have the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same.

2. That the Vendors hereby assures the Vendee that the Said Land is free from all Encumbrances and the Said Land is in their absolute possession and there is no legal defect in the title of any nature whatsoever, and the Vendors have an absolute and unfettered subsisting right to transfer, sell and convey the Said Land to the Vendee in their sole discretion and in the event the whole or any part of the Said Land hereby conveyed is taken away from the possession of the Vendee then the Vendors will make good the losses suffered by the Vendee in this regard and shall keep the Vendee indemnified against all the losses, costs, damages and expenses accruing thereby to the Vendee, in any manner whatsoever, on account of any defect or deficiency in the title of the Vendors or on account of any representations, warranties of the Vendors being false, or on account of any breach of obligations hereunder by the Vendors and the Vendors agree to defend the right, title and interest of the Vendee and any successor in title thereto to the Said Land against all claims, and that all expenses in this regard shall be borne and paid for by the Vendors.
3. That the Vendors covenant, represent and warrant that there is no claim, right, title or interest therein by any third party and that the Vendors are lawfully seized and possessed of the Said Land free from any hindrance, restriction, disturbance, Encumbrance, attachment, liability or defect whatsoever and that the Vendors have a clear legal, valid and marketable title, right and interest and absolutely entitled to the Said Land and that the Vendors have absolute power and authority to convey the Said Land and havenot been party or privy to any act, deed or thing by which the rights of the Vendors to deal with the Said Land havebeen affected, abridged or curtailed in any manner and that the Vendee shall hereafter and

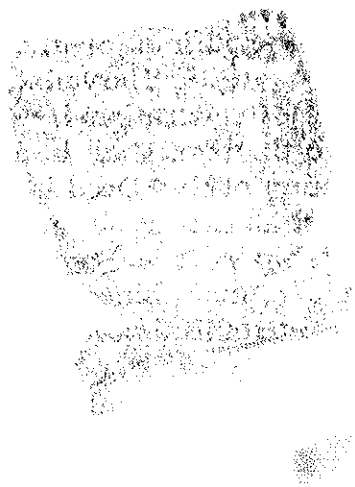




may at all times peacefully and quietly hold, possess and enjoy the Said Land in its own right as absolute and legal owner thereof, without any hindrance, restriction, disturbance, claim demand.

4. That from this day onwards the Vendee shall be absolute owners in possession of the land and will be entitled to use and utilize the land in any manner as it may desire to which the Vendors will have no objection in any manner whatsoever as the Vendors have delivered the physical possession of the above Said Land to the Vendee after receiving the entire sale consideration.
5. That the Vendors hereby assure and declare that there are no pending suits and/or proceeding lispence and/or writs in any court and/or tribunal and/or any other judicial and/or quasi-judicial bodies and/or against them in any way connected with the Said Land, and further neither the Said Land is affected by any order of injunctions, received and/or any kind of order of Court and or any judicial and/or quasi-judicial body or authority nor acquired by the Government and/or tribunal and/or any other judicial and/or quasi-judicial bodies.
6. That the Vendors hereby also assure and declare that no other person(s) have any easement or other rights in respect of the Said Land.
7. All outgoings including the land revenue and other dues if any in respect of the Said Land upto this date shall be borne and paid by the Vendors and thereafter it shall be the liability of the Vendee to pay and discharge the same.
8. That this Deed shall be executed upon the payment of the appropriate stamp duty and shall be immediately registered in accordance with the terms of the Registration Act, 1908 as applicable in the State of [Haryana]. The entire incidence of the stamp duty and the registration fee, along with any other cess or surcharge payable thereon, shall be borne by Vendee. Immediately upon the registration of this Deed in terms of the Registration Act, 1908, the Parties shall cause the mutation effected for reflecting the change of ownership of the Said Land to be registered in the appropriate register maintained by the relevant Governmental Authority in the State of [Haryana].
9. That the Vendee can get the mutation of the Said Land in its own name on the basis of this sale deed or its certified true copy in the revenue records.







10. That hereinafter the Vendors at the request of the Vendee, do hereby agree and undertake to do all such acts, things and deeds and sign all such documents as may be permissible under law so as to perfect the Vendee's title to the Said Land. That the Vendors and all persons claiming under on behalf of Vendors do hereby further agree and undertake with Vendee that at all times hereinafter and upon any request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the Said Land or any part thereof to the Vendee and / or its representative and placing it in its possession according to the true intent and meaning of these presents as shall or may be reasonably required.
11. That upon execution of sale deed the Vendors have handed over to the Vendee all the original title documents (including conveyance documents) in respect of the Said Land. The Vendors affirms that there are no other documents in original existing other than the documents handed over to the Vendee.
12. That the land has not been notified under section 4 or 6 of the Land Acquisition Act 1894 and there is no bar on prohibition for transfer of the Said Land.
13. That the Stamp duty and registration charges has been borne and paid by the Vendee.
14. This Deed constitutes and represents the entire Deed between the Parties with regard to the rights and obligations of each of the Parties and cancels and supersedes all prior arrangements, agreements or understandings, if any, whether oral or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein.
15. Nothing herein expressed or implied is intended, nor shall it be construed to confer upon or give to any Third Party any right, remedy or claim under or by reason of this Deed or any part hereof.

#### SCHEDULE I


ALL THAT Khewat No. 166, Khata No. 185, Rect. No. 1, Killa No. 24/1 (4-14), total measuring 4 Kanal 14 Marla to the extent of 81/94 share which comes to **4 Kanal 1 Marla** situated within the revenue estate of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2005-2006 and sanctioned Mutation No. 2080.

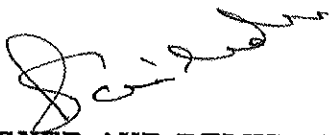




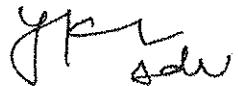
IN WITNESS WHEREOF, the parties hereto have signed this Sale Deed at Sohna on the day, month and year first above written in the presence of the following witnesses:

Drafted by C.P. Batheja Advocate, Gurgaon


  
SIGNED AND DELIVERED by the  
Within named VENDORS  
(1) Sh. Rati Ram (2) Sh. Prabhu  
(3) Sh. Rattan Singh (4) Sh. Sattan  
through their attorney holder  
M/s Krrish Buildtech Pvt. Ltd. through  
its authorized signatory Mr. Amit Katyal

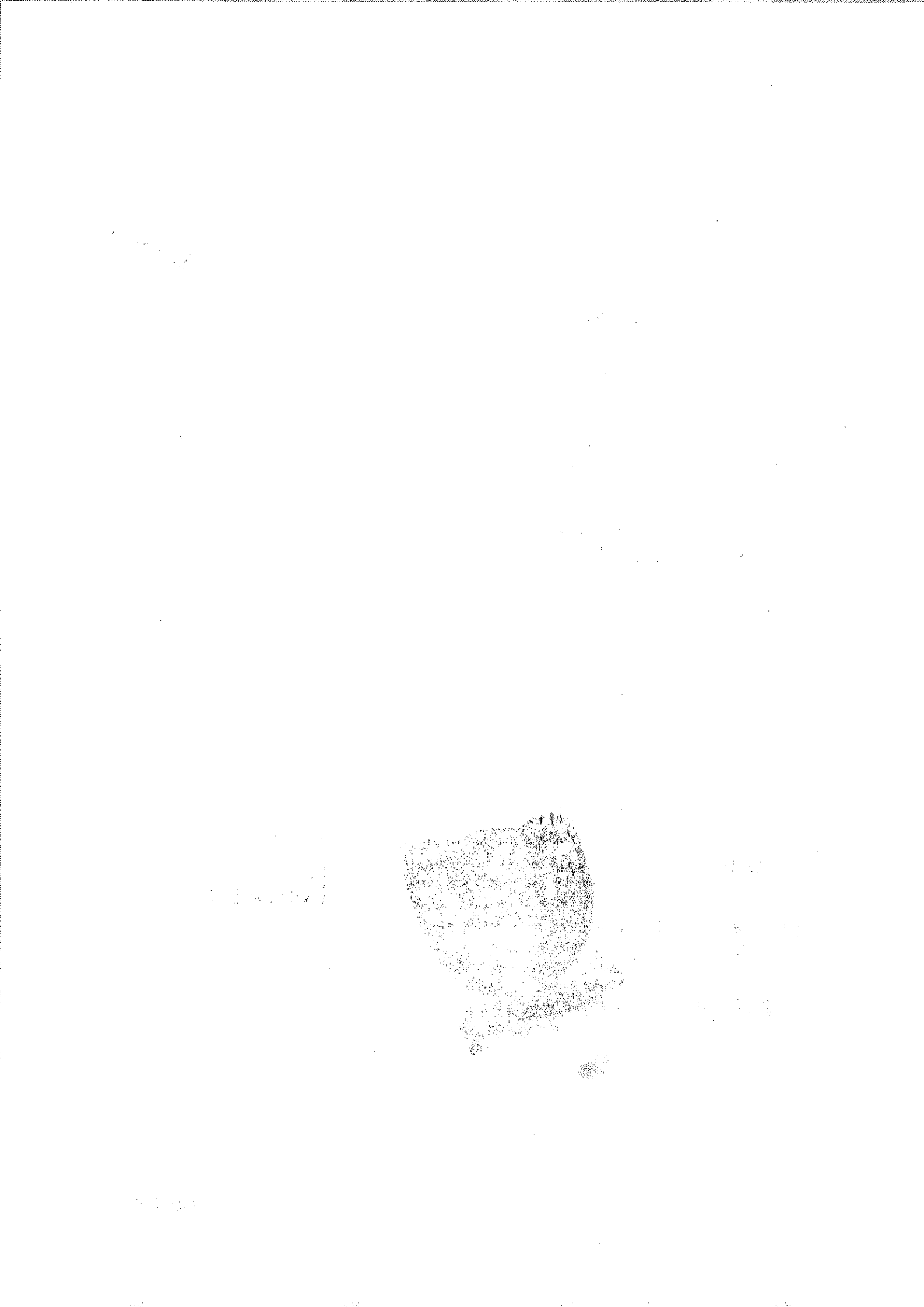
  
SIGNED AND DELIVERED by the  
Within named VENDEE  
M/s Brahma City Pvt. Ltd.  
through its authorized signatory  
Mr. Shailendra Yadav

WITNESSES: 1

  
Yogesh Kumar  
Adv  
Distt Court GGA.

WITNESSES: 2

  
रमेश चन्द  
शुभ उपासक, नगर पालिका  
सोहना, जि० गुरुगांव (हरियाणा)





Sl. No 579755  
GSR / 001

### RECEIPT

STATE BANK OF INDIA

Branch Mehrauli Road, Gurgaon (01565) Code No. \_\_\_\_\_

Received a sum of Rs. 564600/-

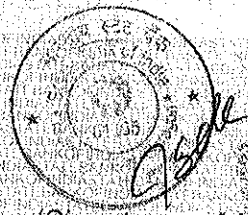
(Rupees Five Lakh Sixty Four thousand Six Hundred only)

From Smt. / Shri M/s Beahma City Pvt. Ltd

no, d/o, w/o N/A

residing at New Delhi STATE BANK OF INDIA for credit to Government of Haryana account towards Stamp Duty.

Date 26 SEP 2012  
Place GURGAON



(Signatures of Authorised Officer)

4501  
05-10-12

### SALE DEED

VILLAGE NAME : Kadarpur  
 MEASUREMENT OF LAND : 4 Kanal 2 Marla 1 Sarsai  
 TRANSACTION VALUE : Rs. 1,12,90,300/-  
 STAMP DUTY : Rs. 5,64,600/-  
 STAMP NO. : GSR/001 : 579755  
 Dt. 26.09.2012  
 ISSUED BY : S.B.I. M.R. Gurgaon

THIS SALE DEED is executed at Sohna on this 5th day of October 2012 BY

प्रलेख नः 4501

दिनांक 05/10/2012

डीड संबंधी विवरण	
डीड का नाम SALE OUTSIDE MC AREA	
तहसील/सब-तहसील सोहना	गांव/शहर Kadarpur स्थित Kadarpur
भवन का विवरण	
भूमि का विवरण	
चाही	4 Kanal 2.1 Marla
धन संबंधी विवरण	
राशि 11,290,300.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 564,600.00 रुपये
स्टाम्प की राशि 564,600.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये
	पेस्टिंग शुल्क 2.00 रुपये
	रूपये

Drafted By: C P Batheja Adv

यह प्रलेख आज दिनांक 05/10/2012 दिन शुक्रवार समय 3:37:00PM बजे श्री/श्रीमती/कुमारी Layak Ram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Sultan निवासी Kadarpur द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/सयुक्त पंजीयन अधिकारी  
सोहना

**PANKAJ SETIA**  
Sub Registrar, Sohna

श्री Layak Ram thru Amit Katyal(GPA), Suraj thru (GPA), Desh Raj thru (GPA), Gaj Raj thru (GPA)

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Thru-Shailendra Yadav क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0:00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि को लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Yogesh Adv पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Gurgoan व श्री/श्रीमती/कुमारी Ramesh Chand Ex Mc पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Sohna ने की।

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

दिनांक 05/10/2012

उप/सयुक्त पंजीयन अधिकारी  
सोहना

**PANKAJ SETIA**  
Sub Registrar, Sohna

(1) **Shri Layak Ram, 3/14 share, (2) Shri Suraj, 3/14 share, (3) Shri Desh Raj, 1/7 share, (4) Shri Gajraj, 1/7 share** all sons of Shri Sultan Singh all resident of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon through their attorney M/s Krrish Buildtech Pvt. Ltd., (Now known as Brahma City Pvt. Ltd.) through its authorised signatory **Mr. Amit Katyal** S/o Shri O.P. Katyal R/o 406, 4<sup>th</sup> Floor, Elegance Tower-8, Jasola District Centre, New Delhi, vide a General Power of Attorney bearing Vasika No. 82 dated 30.08.2010 registered in the office of Sub-Registrar Sohna (hereinafter collectively referred to as '**THE VENDORS**') which expression shall mean and include their legal heirs, successors, executors, nominees and assigns) of the **ONE PART**. The actual owners are alive and GPA is not cancelled till date.

#### **IN FAVOUR OF**

**M/S Brahma City Pvt. Ltd.**, a company registered under the companies Act 1956, having its registered office at 1206-B, Surya Kiran Building, 19 Kasturba Gandhi Marg, New Delhi through its authorized signatory **Sh. Shailendra Yadav** S/o Sh. B.S Yadav duly authorized vide a board resolution dated 25-09-2012 (hereinafter referred to as '**THE VENDEE**') which expression shall mean and include its successors, administrators, executors, legal representatives, assigns and nominees OF THE OTHER PART.

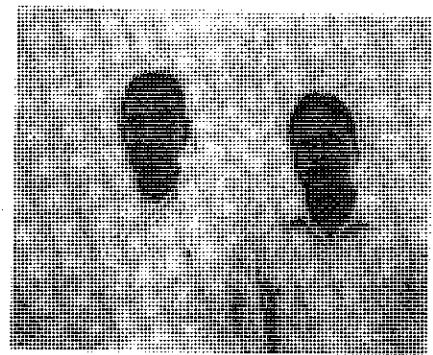
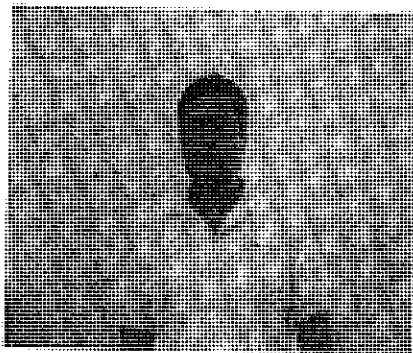
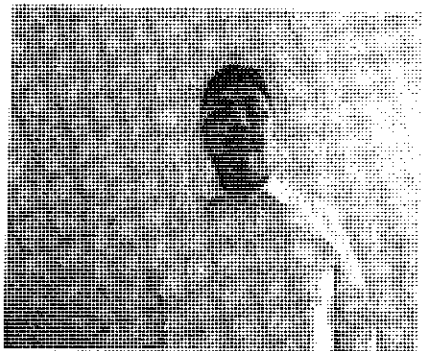
WHEREAS the Vendors herein are the joint owners of the land bearing Khewat No.165, Khata No.184, Rect. No.1, Killa No.17(5-15), total measuring 5 Kanal 15 Marla to the extent of 5/7 share which comes to **4 Kanal 2 Marla 1 Sarsai** situated within the revenue estate of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2005-2006 and sanctioned mutation No.2417 (hereinafter referred to as '**THE SAID LAND**') and the details of the said land provided in the **Schedule-I**.

AND WHEREAS the Said Land is the self acquired property of the Vendors and the Said Land is duly recorded in the name of the Vendors in the revenue records. A copy of the land revenue record (Khavera record) is annexed hereto and marked as **Annexure-A**.

AND WHEREAS the Vendors have obtained a License from the Director of Town and Country Planning Haryana for development of the Said Land as a part of plotted residential colony vide license No.64/2010 dated 21.08.2010 and the said authority vide their letter dated 18.09.2012 have granted permission for transfer of the said license in favour of the Vendee herein.



Reg. No. 4501 Reg. Year 2012-2013 Book No. 1



विक्रेता  
Amit Katyal

क्रेता

गवाह

क्रेता  
Thru-Shailendra Yadav

गवाह 1:- Yogesh Adv गवाह 2:- Ramesh Chand Ex Mc

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,501 आज दिनांक 05/10/2012 को बही न: 1 जिल्द न: 2,072 के पृष्ठ न: 130 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 429 के पृष्ठ सख्या 77 से 78 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 05/10/2012

उप/सयुक्त पंजीयन अधिकारी  
सोहना

SEWA  
S. P. S. SOHANA, DISTRICT



AND WHEREAS the Vendors have offered to sell the Said Land to the Vendee by making the following representations:

- (a) That the Vendors are the absolute owners of the Said Land and that their title thereto is good, marketable and subsisting and no third party have any right, title, interest or share therein;
- (b) That the Said Land is not subject to any Encumbrances, attachments, court or acquisition proceedings or charges of any kind;
- (c) That there are no tax attachments with regards to the Said Land or any part thereof under the Income Tax Act, 1961 or any other state or central taxing statutes;
- (d) That there is no bar or prohibition to acquire, hold or to sell the Said Land;
- (e) That the Vendors have paid the land revenue, taxes, cess and other statutory charges with regard to the Said Land upto the date of this Deed;
- (f) That the Vendors have not done any act, matter or thing which would or might constitute a breach of any laws, orders, regulations and bye-laws (statutory or otherwise) made by the Government or statutory authorities, from time to time.

AND WHEREAS the Vendors have agreed to sell, transfer and assign all their rights, title and interests in the Said Land at or for a consideration of Rs. 1,12,90,300/- and the Vendee has agreed to purchase the same.

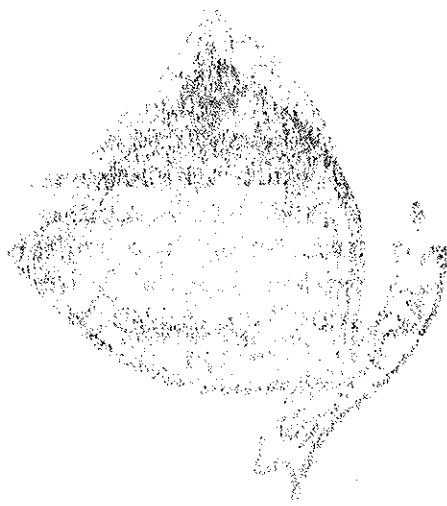
AND WHEREAS the Vendors have represented that [their Attorney] have full authority and power to execute and deliver this Deed and to consummate the transaction and that no consents, approvals, orders, authorisations, registrations, qualifications, designations, declarations or filings with any person is required to be sought in connection with the execution, delivery and performance by the Vendors of this Deed.

AND WHEREAS the Vendors further represents that they will fulfill all legal requirements leaving behind no impediments in law or otherwise for the conveyance of the Said Land in favour of the Vendee.

**NOW THIS SALE DEED WITNESSETH as under:**

1. That in consideration of a sum of Rs.1,12,90,300/- (Rupees One Crore Twelve Lacs Ninety Thousand Three Hundred only) already paid by the Vendee to the Vendors being the entire sale consideration, the receipt whereof the Vendors do hereby admit and acknowledge, the Vendors do hereby sell, transfer, and assign all their rights, title and interest in the Said Land as fully described in





the Schedule written hereunder in favour of the Vendee free from all Encumbrances.

**“Encumbrances”** means any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other Persons, claim, security interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, gift, attachment, decree of any court, Rehan, Patta, mortgage, litigations, disposition, acquisition, commitment, restriction or limitation of any nature whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which have the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same.

2. That the Vendors hereby assures the Vendee that the Said Land is free from all Encumbrances and the Said Land is in their absolute possession and there is no legal defect in the title of any nature whatsoever, and the Vendors have an absolute and unfettered subsisting right to transfer, sell and convey the Said Land to the Vendee in their sole discretion and in the event the whole or any part of the Said Land hereby conveyed is taken away from the possession of the Vendee then the Vendors will make good the losses suffered by the Vendee in this regard and shall keep the Vendee indemnified against all the losses, costs, damages and expenses accruing thereby to the Vendee, in any manner whatsoever, on account of any defect or deficiency in the title of the Vendors or on account of any representations, warranties of the Vendors being false, or on account of any breach of obligations hereunder by the Vendors and the Vendors agree to defend the right, title and interest of the Vendee and any successor in title thereto to the Said Land against all claims, and that all expenses in this regard shall be borne and paid for by the Vendors.
3. That the Vendors covenant, represent and warrant that there is no claim, right, title or interest therein by any third party and that the Vendors are lawfully seized and possessed of the Said Land free from any hindrance, restriction, disturbance, Encumbrance, attachment, liability or defect whatsoever and that the Vendors have a clear legal, valid and marketable title, right and interest and absolutely entitled to the Said Land and that the Vendors have absolute power and authority to convey the Said Land and havenot been party or privy to any act, deed or thing by which the rights of

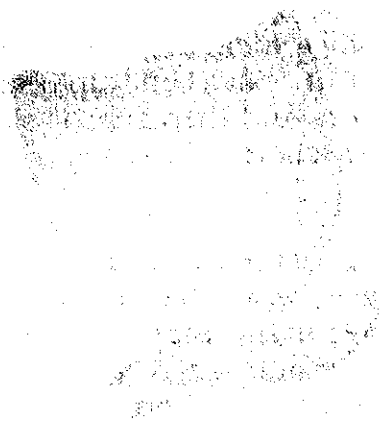




the Vendors to deal with the Said Land have been affected, abridged or curtailed in any manner and that the Vendee shall hereafter and may at all times peacefully and quietly hold, possess and enjoy the Said Land in its own right as absolute and legal owner thereof, without any hindrance, restriction, disturbance, claim demand.

4. That from this day onwards the Vendee shall be absolute owners in possession of the land and will be entitled to use and utilize the land in any manner as it may desire to which the Vendors will have no objection in any manner whatsoever as the Vendors have delivered the physical possession of the above Said Land to the Vendee after receiving the entire sale consideration.
5. That the Vendors hereby assure and declare that there are no pending suits and/or proceeding lispenence and/or writs in any court and/or tribunal and/or any other judicial and/or quasi-judicial bodies and/or against them in any way connected with the Said Land, and further neither the Said Land is affected by any order of injunctions, received and/or any kind of order of Court and or any judicial and/or quasi-judicial body or authority nor acquired by the Government and/or tribunal and/or any other judicial and/or quasi-judicial bodies.
6. That the Vendors hereby also assure and declare that no other person(s) have any easement or other rights in respect of the Said Land.
7. All outgoings including the land revenue and other dues if any in respect of the Said Land upto this date shall be borne and paid by the Vendors and thereafter it shall be the liability of the Vendee to pay and discharge the same.
8. That this Deed shall be executed upon the payment of the appropriate stamp duty and shall be immediately registered in accordance with the terms of the Registration Act, 1908 as applicable in the State of [Haryana]. The entire incidence of the stamp duty and the registration fee, along with any other cess or surcharge payable thereon, shall be borne by Vendee. Immediately upon the registration of this Deed in terms of the Registration Act, 1908, the Parties shall cause the mutation effected for reflecting the change of ownership of the Said Land to be registered in the appropriate register maintained by the relevant Governmental Authority in the State of [Haryana].

A handwritten signature in black ink, appearing to be a stylized 'WA' or similar initials, located at the bottom right of the page.



9. That the Vendee can get the mutation of the Said Land in its own name on the basis of this sale deed or its certified true copy in the revenue records.
10. That hereinafter the Vendors at the request of the Vendee, do hereby agree and undertake to do all such acts, things and deeds and sign all such documents as may be permissible under law so as to perfect the Vendee's title to the Said Land. That the Vendors and all persons claiming under on behalf of Vendors do hereby further agree and undertake with Vendee that at all times hereinafter and upon any request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the Said Land or any part thereof to the Vendee and / or its representative and placing it in its possession according to the true intent and meaning of these presents as shall or may be reasonably required.
11. That upon execution of sale deed the Vendors have handed over to the Vendee all the original title documents (including conveyance documents) in respect of the Said Land. The Vendors affirms that there are no other documents in original existing other than the documents handed over to the Vendee.
12. That the land has not been notified under section 4 or 6 of the Land Acquisition Act 1894 and there is no bar on prohibition for transfer of the Said Land.
13. That the Stamp duty and registration charges has been borne and paid by the Vendee.
14. This Deed constitutes and represents the entire Deed between the Parties with regard to the rights and obligations of each of the Parties and cancels and supersedes all prior arrangements, agreements or understandings, if any, whether oral or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein.
15. Nothing herein expressed or implied is intended, nor shall it be construed to confer upon or give to any Third Party any right, remedy or claim under or by reason of this Deed or any part hereof.

#### **SCHEDULE I**

ALL THAT Khewat No.165, Khata No.184, Rect. No.1, Killa No.17(5-15), total measuring 5 Kanal 15 Marla to the extent of 5/7 share which comes

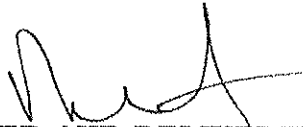




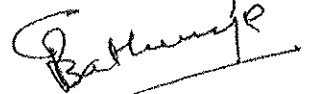


to 4 Kanal 2 Marla 1 Sarsai situated within the revenue estate of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2005-2006 and sanctioned mutation No.2417.

**IN WITNESS WHEREOF**, the parties hereto have signed this Sale Deed at Sohna on the day, month and year first above written in the presence of the following witnesses:

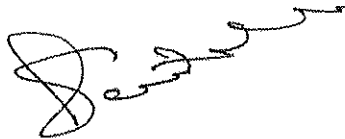


Drafted by C.P. Batheja Advocate, Gurgaon



**SIGNED AND DELIVERED** by the  
Within named VENDORS

(1) Shri Layak Ram (2) Shri Suraj  
(3) Shri Desh Raj (4) Shri Gajraj,  
through their attorney holder  
M/s Krrish Buildtech Pvt. Ltd.  
through its authorized signatory  
Mr. Amit Katyal



**SIGNED AND DELIVERED** by the  
Within named VENDEE

M/s Brahma City Pvt. Ltd.  
through its authorized signatory  
Mr. Shailendra Yadav

**WITNESSES:1**



Yogesh Kumar  
Advocate  
Distt court, GGA

**WITNESSES:2**



रमेश चन्द  
उपप्रधान, नगर पञ्चिका  
सोहना, जिला गुरुगाँव (हरियाणा)





Sl. No. 579754  
GSR / 001

RECEIPT



STATE BANK OF INDIA

Branch Mehrauli Road, Gurgaon (01565)

Code No. \_\_\_\_\_

Received a sum of Rs. 56,600/-

(Rupees Fifty Six thousand Six Hundred only only)

From Smt. / Shri M/S Brahma City Pvt. Ltd.

Mo, d/o, w/o NA

residing at New Delhi STATE BANK OF INDIA for credit to Government of Haryana account towards Stamp Duty.

Date 26 SEP 2012  
Place GURGAON

(Signatures of Authorised Officer)

Def 30230/-

4502  
05-10-12

4502  
05-10-12

**SALE DEED**

VILLAGE NAME : Kadarpur  
MEASUREMENT OF LAND : 0 Kanal 8 Marla 2 Sarsai  
TRANSACTION VALUE : Rs. 11,30,555/-  
STAMP DUTY : Rs. 56,600/-  
STAMP NO. : GSR/001 : 579754  
ISSUED BY : Dt. 26.09.2012  
S.B.I. M.R. Gurgaon

THIS SALE DEED is executed at Sohna on this 5<sup>th</sup> day of October 2012 BY

Defiance of Rs. 20230/- Deposited  
Vide B. Book No. 2245 dt. 12/10/12

R.R. Sharma

प्रलेख नः 4502

दिनांक 05/10/2012

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Kadarpur	स्थित Kadarpur
<u>भवन का विवरण</u>		
<u>भूमि का विवरण</u>		
चाही	8.2 Marla	
<u>धन संबंधी विवरण</u>		
राशि 1,736,350.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 86,825.00 रुपये	
स्टाम्प की राशि 56,600.00 रुपये	रजिस्ट्रेशन फीस की राशि 10,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
बी बुक न. 2845	राशि 30225 रुपये	दिनांक 05/10/2012

Drafted By: C P Batheja Adv

यह प्रलेख आज दिनांक 05/10/2012 दिन शुक्रवार समय 3:40:00PM बजे श्री/श्रीमती/कुमारी Bhikari @ Bhikhari पुत्री/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Kadarpur द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Bhikari @ Bhikhari Lal thru Amit Katyal(GPA)

उप/संयुक्त पंजीयन अधिकारी  
सोहना

**PANKAJ SETIA**  
Sub Registrar, Sohna

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

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Yogeshi Adv पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Gurgoan व श्री/श्रीमती/कुमारी Ramesh Chand Ex Mc पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Sohna ने की।

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

दिनांक 05/10/2012

उप/संयुक्त पंजीयन अधिकारी  
सोहना

**PANKAJ SETIA**  
Sub Registrar, Sohna

**Shri Bhikhari alias Bhikhari Lal** S/o Smt. Shanti Devi D/o Shri Sultan resident of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon through his attorney M/s Krrish Buildtech Pvt. Ltd., (Now known as Brahma City Pvt. Ltd.) 1506-1509, Narain Manjil, Bara Khamba Road, New Delhi through its authorised signatory **Mr. Amit Katyal**, vide a General Power of Attorney bearing Vasika No. 101 dated 07.10.2010 registered in the office of Sub-Registrar Sohna (hereinafter referred to as '**THE VENDOR**') which expression shall mean and include his legal heirs, successors, executors, nominees and assigns) of the **ONE PART**. The actual owner is alive and GPA is not cancelled till date.

#### **IN FAVOUR OF**

**M/S Brahma City Pvt. Ltd.**, a company registered under the companies Act 1956, having its registered office at 1206-B, Surya Kiran Building, 19 Kasturba Gandhi Marg, New Delhi through its authorized signatory **Sh. Shailendra Yadav** S/o Sh. B.S Yadav duly authorized vide a board resolution dated 25-09-2012 (hereinafter referred to as '**THE VENDEE**') which expression shall mean and include its successors, administrators, executors, legal representatives, assigns and nominees **OF THE OTHER PART**.

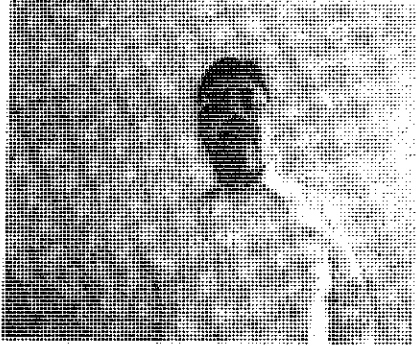
WHEREAS the Vendor herein is the absolute owner of the land bearing Khewat No.165, Khata No.184, Rect. No.1, Killa No.17(5-15), total measuring 5 Kanal 15 Marla to the extent of 1/14 share which comes to **0 Kanal 8 Marla 2 Sarsai** situated within the revenue estate of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2005-2006 and sanctioned mutation No. 2397(hereinafter referred to as '**THE SAID LAND**') and the details of the said land provided in the **Schedule-I**.

AND WHEREAS the Said Land is the self acquired property of the Vendor and the Said Land is duly recorded in the name of the Vendor in the revenue records. A copy of the land revenue record (Khasra record) is annexed hereto and marked as **Annexure-A**.

AND WHEREAS the Vendor has obtained a License from the Director of Town and Country Planning Haryana for development of the Said Land as a part of plotted residential colony vide license No.64/2010 dated 21.08.2010 and the said authority vide their letter dated 18.09.2012 have granted permission for transfer of the said license in favour of the Vendee herein.



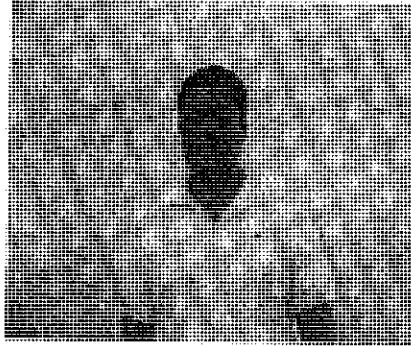
Reg. No. 4502 Reg. Year 2012-2013 Book No. 1



विक्रेता

विक्रेता

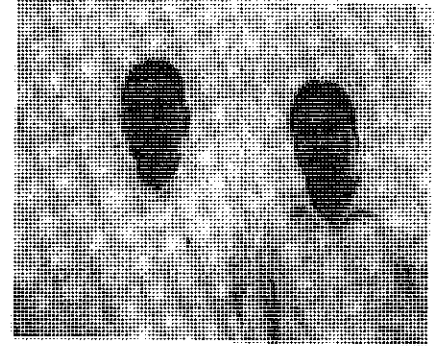
Amit Katyal



क्रेता

क्रेता

Thru-Shai Indra Yadav



गवाह

गवाह 1:- Yogesh Adv

गवाह 2:- Ramesh Chand Ex Mc

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,502 आज दिनांक 05/10/2012 को बही नः 1 जिल्द नः 2,072 के पृष्ठ नः 129 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 429 के पृष्ठ सख्या 69 से 70 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

दिनांक 05/10/2012

उप/संयुक्त पंजीयन अधिकारी  
सोहना

PANKAJ SETIA  
Registrar, Sohna

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- (c) That there are no tax attachments with regards to the Said Land or any part thereof under the Income Tax Act, 1961 or any other state or central taxing statutes;
- (d) That there is no bar or prohibition to acquire, hold or to sell the Said Land;
- (e) that the Vendor has paid the land revenue, taxes, cess and other statutory charges with regard to the Said Land upto the date of this Deed;
- (f) That the Vendor has not done any act, matter or thing which would or might constitute a breach of any laws, orders, regulations and bye-laws (statutory or otherwise) made by the Government or statutory authorities, from time to time.

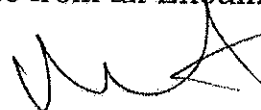
AND WHEREAS the Vendor has agreed to sell, transfer and assign all his rights, title and interests in the Said Land at or for a consideration of Rs. 11,30,555/- and the Vendee has agreed to purchase the same.

AND WHEREAS the Vendor has represented that [his Attorney] has full authority and power to execute and deliver this Deed and to consummate the transaction and that no consents, approvals, orders, authorisations, registrations, qualifications, designations, declarations or filings with any person is required to be sought in connection with the execution, delivery and performance by the Vendor of this Deed.

AND WHEREAS the Vendor further represents that he will fulfill all legal requirements leaving behind no impediments in law or otherwise for the conveyance of the Said Land in favour of the Vendee.

**NOW THIS SALE DEED WITNESSETH as under:**

1. That in consideration of a sum of Rs.11,30,555/- (Rupees Eleven Lacs Thirty Thousand Five Hundred Fifty Five only) already paid by the Vendee to the Vendor being the entire sale consideration, the receipt whereof the Vendor do hereby admit and acknowledge, the Vendor do hereby sell, transfer, and assign all his rights, title and interest in the Said Land as fully described in the Schedule written hereunder in favour of the Vendee free from all Encumbrances.







**"Encumbrances"** means any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other Persons, claim, security interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, gift, attachment, decree of any court, Rehan, Patta, mortgage, litigations, disposition, acquisition, commitment, restriction or limitation of any nature whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same.

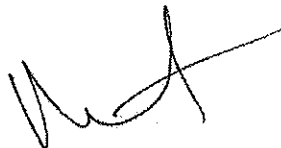
2. That the Vendor hereby assures the Vendee that the Said Land is free from all Encumbrances and the Said Land is in his absolute possession and there is no legal defect in the title of any nature whatsoever, and the Vendor has an absolute and unfettered subsisting right to transfer, sell and convey the Said Land to the Vendee in his sole discretion and in the event the whole or any part of the Said Land hereby conveyed is taken away from the possession of the Vendee then the Vendor will make good the losses suffered by the Vendee in this regard and shall keep the Vendee indemnified against all the losses, costs, damages and expenses accruing thereby to the Vendee, in any manner whatsoever, on account of any defect or deficiency in the title of the Vendor or on account of any representations, warranties of the Vendor being false, or on account of any breach of obligations hereunder by the Vendor and the Vendor agree to defend the right, title and interest of the Vendee and any successor in title thereto to the Said Land against all claims, and that all expenses in this regard shall be borne and paid for by the Vendor.
  
3. That the Vendor covenants, represents and warrants that there is no claim, right, title or interest therein by any third party and that the Vendor is lawfully seized and possessed of the Said Land free from any hindrance, restriction, disturbance, Encumbrance, attachment, liability or defect whatsoever and that the Vendor has a clear legal, valid and marketable title, right and interest and absolutely entitled to the Said Land and that the Vendor has absolute power and authority to convey the Said Land and has not been party or privy to any act, deed or thing by which the rights of the Vendor to deal with the Said Land has been affected, abridged or curtailed in any manner and that the Vendee shall hereafter and





may at all times peacefully and quietly hold, possess and enjoy the Said Land in its own right as absolute and legal owner thereof, without any hindrance, restriction, disturbance, claim demand.

4. That from this day onwards the Vendee shall be absolute owner in possession of the land and will be entitled to use and utilize the land in any manner as it may desire to which the Vendor will have no objection in any manner whatsoever as the Vendor has delivered the physical possession of the above Said Land to the Vendee after receiving the entire sale consideration.
5. That the Vendor hereby assures and declares that there are no pending suits and/or proceeding lispence and/or writs in any court and/or tribunal and/or any other judicial and/or quasi-judicial bodies and/or against them in any way connected with the Said Land, and further neither the Said Land is affected by any order of injunctions, received and/or any kind of order of Court and or any judicial and/or quasi-judicial body or authority nor acquired by the Government and/or tribunal and/or any other judicial and/or quasi-judicial bodies.
6. That the Vendor hereby also assures and declares that no other person(s) has any easement or other rights in respect of the Said Land.
7. All outgoings including the land revenue and other dues if any in respect of the Said Land upto this date shall be borne and paid by the Vendor and thereafter it shall be the liability of the Vendee to pay and discharge the same.
8. That this Deed shall be executed upon the payment of the appropriate stamp duty and shall be immediately registered in accordance with the terms of the Registration Act, 1908 as applicable in the State of [Haryana]. The entire incidence of the stamp duty and the registration fee, along with any other cess or surcharge payable thereon, shall be borne by Vendee. Immediately upon the registration of this Deed in terms of the Registration Act, 1908, the Parties shall cause the mutation effected for reflecting the change of ownership of the Said Land to be registered in the appropriate register maintained by the relevant Governmental Authority in the State of [Haryana].
9. That the Vendee can get the mutation of the Said Land in its own name on the basis of this sale deed or its certified true copy in the revenue records.

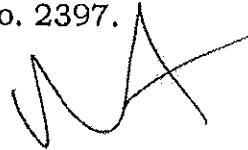




10. That hereinafter the Vendor at the request of the Vendee, do hereby agree and undertake to do all such acts, things and deeds and sign all such documents as may be permissible under law so as to perfect the Vendee's title to the Said Land. That the Vendor and all persons claiming under on behalf of Vendor do hereby further agree and undertake with Vendee that at all times hereinafter and upon any request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the Said Land or any part thereof to the Vendee and / or its representative and placing it in its possession according to the true intent and meaning of these presents as shall or may be reasonably required.
11. That upon execution of sale deed the Vendor has handed over to the Vendee all the original title documents (including conveyance documents) in respect of the Said Land. The Vendor affirms that there are no other documents in original existing other than the documents handed over to the Vendee.
12. That the land has not been notified under section 4 or 6 of the Land Acquisition Act 1894 and there is no bar on prohibition for transfer of the Said Land.
13. That the Stamp duty and registration charges has been borne and paid by the Vendee.
14. This Deed constitutes and represents the entire Deed between the Parties with regard to the rights and obligations of each of the Parties and cancels and supersedes all prior arrangements, agreements or understandings, if any, whether oral or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein.
15. Nothing herein expressed or implied is intended, nor shall it be construed to confer upon or give to any Third Party any right, remedy or claim under or by reason of this Deed or any part hereof.

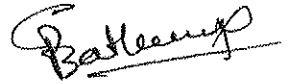
#### **SCHEDULE I**

ALL THAT Khewat No.165, Khata No. 184 Rect. No. 1, Killa No. 17(5-15), total measuring 5 Kanal 15 Marla to the extent of 1/14 share which comes to **0 Kanal 8 Marla 2 Sarsai** situated within the revenue estate of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2005-2006 and sanctioned mutation No. 2397.





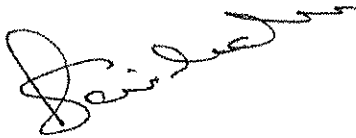
IN WITNESS WHEREOF, the parties hereto have signed this Sale Deed at Sohna on the day, month and year first above written in the presence of the following witnesses:



Drafted by C.P. Batheja Advocate, Gurgaon

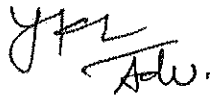


SIGNED AND DELIVERED by the  
Within named VENDOR  
Bhikhari alias Bhikari Lal  
through his attorney holder  
M/s Krrish Buildtech Pvt. Ltd.  
through its authorized signatory  
Mr. Amit Katyal



SIGNED AND DELIVERED by the  
Within named VENDEE  
M/s Brahma City Pvt. Ltd.  
through its authorized signatory  
Mr. Shailendra Yadav

WITNESSES:1



Yagesh Kumar  
Adv.

Distt Court Gurgaon

WITNESSES:2



रमेश कुमार  
सुभाष उद्योग, नगर पालिका  
प्लॉट नं. 10, गिरी मंडलांव (हदिकाना)

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Handwritten mark or scribble in the lower left quadrant.

Faint, illegible handwritten text or markings in the lower right quadrant.

Handwritten mark or scribble in the bottom left corner.



## Shahnaaz Siddique

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**From:** Ity Sharma  
**Sent:** 26 December 2019 15:37  
**To:** Shahnaaz Siddique  
**Cc:** Shahnwaaz Khan  
**Subject:** FW: Unit No. GF 60 - Payment- interest waiver

For Records

---

**From:** Manish Handa [mailto:Manish.Handa@adani.com]  
**Sent:** Thursday, December 26, 2019 1:08 PM  
**To:** Ity Sharma <ity@brahmare.co.in>  
**Cc:** Deblina Saha <deblina.saha@adani.com>  
**Subject:** Fwd: Unit No. GF 60 - Payment

Fyi

### Get Outlook for Android

---

**From:** Rajesh Jain <rajesh.jain@adani.com>  
**Sent:** Thursday, December 26, 2019 12:59:52 PM  
**To:** Manish Handa <Manish.Handa@adani.com>  
**Cc:** Atul Kumar Jain <atulkumar.jain@adani.com>  
**Subject:** RE: Unit No. GF 60 - Payment

ok

---

**From:** Manish Handa <Manish.Handa@adani.com>  
**Sent:** Thursday, December 26, 2019 12:34 PM  
**To:** Rajesh Jain <rajesh.jain@adani.com>  
**Subject:** FW: Unit No. GF 60 - Payment

Dear Sir,

For your kind approval.

Regards,  
Manish

---

**From:** Manish Handa  
**Sent:** Saturday, December 21, 2019 3:19 PM  
**To:** Rajesh Jain  
**Cc:** Atul Kumar Jain  
**Subject:** FW: Unit No. GF 60 - Payment

Dear Rajesh Ji,

Following up on below request.

Regards,  
Manish



From: Manish Handa  
 Sent: Monday, December 16, 2019 4:42 PM  
 To: Rajesh Jain  
 Cc: Atul Kumar Jain  
 Subject: FW: Unit No. GF 60 - Payment

Dear Rajesh Ji,

Refer trail mail Client Mr. Vanit Mittal holding shop GF 60 has an outstanding of Rs 50,000,00/- and promised to clear the entire dues as on table mentioned below. Client has already given the cheques for following dates and requesting for interest free extension till 31<sup>st</sup> Mar 2020 and waiver of previous interest of Rs 86,000/-

Cheque No./ Date	Bank	Amount (Rs.)
111148 - 15/12/19	Yes Bank	500,000
851320 - 15/12/19	Punjab National Bank	400,000
000106 - 24/12/19	Kotak Bank	3,67,175
28/02/20	Yes Bank	600,000
28/12/20	Kotak Bank	667,175
31/3/20	Kotak Bank	1,267,175
31/3/20	Yes Bank	1,267,175

Request your concurrence in order to bank the cheques.

Regards,  
 Manish

From: Ity Sharma [mailto:ity@brahmare.co.in]  
 Sent: Wednesday, December 11, 2019 5:12 PM  
 To: Manish Handa  
 Cc: Atul Vaid; Shahnwaaz Khan  
 Subject: RE: Unit No. GF 60 - Payment

Dear Manish,

Please find the interest below Rs. 96,772/-

Interest Calculation							
Name		Vanit Mittal					
Flat no.		GF 60					
Contract no.		4270100222					
Customer ID.		4012566					
Rate of Interest		10.20%					
Interest calculation upto		15.12.2019					
Due Date	Recd Date	Particulars	Debit	Credit	Closing Balance	Delay of Days	Interest Amt
22-Jun-13	22-Jun-13	On Application	10,31,746	10,31,746	-	-	
15-Oct-19	01-Oct-19	Within 30 days of Booking	1,52,935	1,52,935	-	-	
15-Oct-19	01-Oct-19	Within 30 days of Registration	12,67,175	12,67,175	-	-	
15-Oct-19	01-Oct-19	On start of Excavation	12,67,175	12,67,175	-	-	



15-Oct-19	15-Dec-19	On Casting of Lower Basement of Slab	12,67,175	-	12,67,175	61	21
15-Oct-19	15-Dec-19	On Casting of Ground floor slab	12,67,175	-	12,67,175	61	21
15-Oct-19	15-Dec-19	On Completion of 2nd Floor	12,67,175	-	12,67,175	61	21
15-Oct-19	15-Dec-19	On Completion of 5th Floor	12,67,175	-	12,67,175	61	21
<b>TOTAL</b>			<b>87,87,730</b>	<b>37,19,031</b>	<b>50,68,699</b>		<b>86,4</b>
						<b>GST @12%</b>	<b>10,3</b>
						<b>TOTAL</b>	<b>96,</b>

Regards  
Ity Sharma

**From:** Manish Handa [mailto:Manish.Handa@adani.com]  
**Sent:** Monday, December 9, 2019 4:35 PM  
**To:** Ity Sharma <ity@brahmare.co.in>  
**Cc:** Atul Vaid <Atul@brahmare.co.in>; Shahnwaaz Khan <shahnwaaz@brahmare.co.in>  
**Subject:** RE: Unit No. GF 60 - Payment

Dear Ity,

Please advice the interest accrued on his shop as on date.

Regards,  
Manish

**From:** Ity Sharma [mailto:ity@brahmare.co.in]  
**Sent:** Friday, December 6, 2019 3:20 PM  
**To:** Manish Handa  
**Cc:** Atul Vaid; Shahnwaaz Khan  
**Subject:** FW: Unit No. GF 60 - Payment

Dear Manish,

With reference to our discussion, the below customer Mr. Vanit Mittal, had gotten GF 60 transferred In his name.

The customer has been facing a few personal issues related to health of parents and a death in his immediate family.

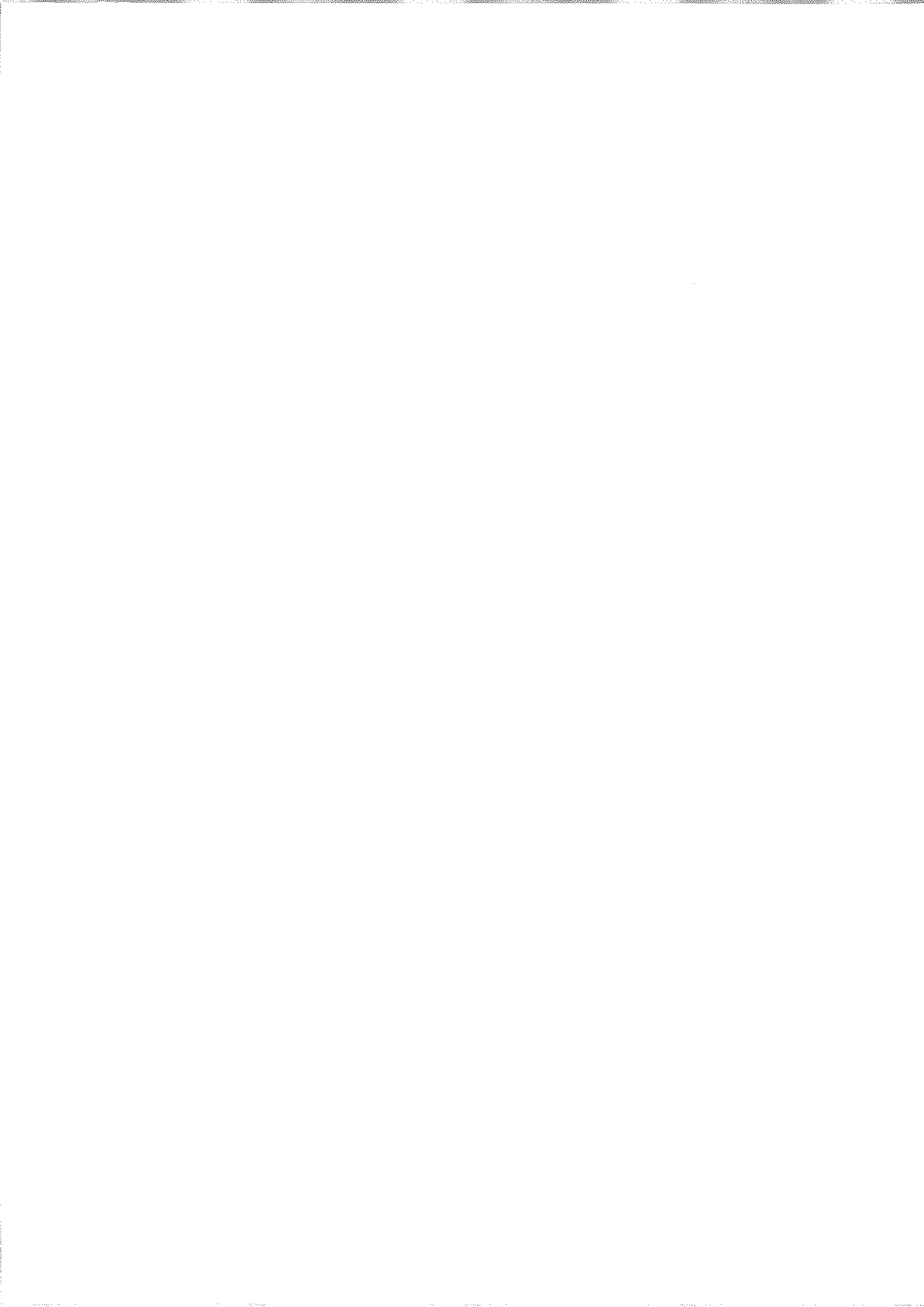
1. He has sought extension on payment which is about 50 lac immediate.
2. He has sought interest waiver on delayed payment

Request your advise on the same.

Regards  
Ity Sharma

**From:** Vanit Mittal [mailto:vanitmittal@gmail.com]  
**Sent:** Friday, December 6, 2019 1:13 PM  
**To:** Ity Sharma <ity@brahmare.co.in>  
**Subject:** Unit No. GF 60 - Payment

Dear Ity Madam,



With reference to our meeting in your office this week and discussions in respect to outstanding demands of commercial unit no. GF 60 in 'Miracle Miles' Sector 60, Gurgaon. As per the demand letter issued by company, total amounts outstanding as on date is Rs. 50,68,698/-.

Want to bring to your kind notice that at the time of purchase of this unit, we had planned for sale of a property in Punjab and the funds from which were to be used towards payment of installments of the said unit. Earlier, my mother had undergone heart surgery and later my father was also hospitalized. Once they were a bit stabilized in their health, my young sister passed away in the month of October. Hence, due to the ongoing health issues of my parents and followed by sudden and untimely death of my young sister, we couldn't materialize the sale of property and couldn't arrange the funds as planned earlier.

Now, that the transaction for sale of our property in Punjab has materialized and registry will be done in the month of March. We propose to make the payment of o/s demands in the following manner:

Cheque No./ Date	Bank	Amount (Rs.)
111148 - 15/12/19	Yes Bank	500,000
851320 - 15/12/19	Punjab National Bank	400,000
000106 - 24/12/19	Kotak Bank	3,67,175
28/02/20	Yes Bank	600,000
28/12/20	Kotak Bank	667,175
31/3/20	Kotak Bank	1,267,175
31/3/20	Yes Bank	1,267,175

Kindly consider this as our one-time request to allow time for making payment of installments and waiver of interest for late payments. This is purely due to disruptions in my family for the reasons cited above and we assure you that all the installments due beyond April 1,2019 will be paid on timely manner.

Kindly consider our request for waiver of interest on late payment and oblige. Look forward for long term relationships with you.

**Thanks & Regards,**

**CA. Vanit Mittal**

**'Insolvency Professional' under Insolvency and Bankruptcy Code (IBC)**

9810491207

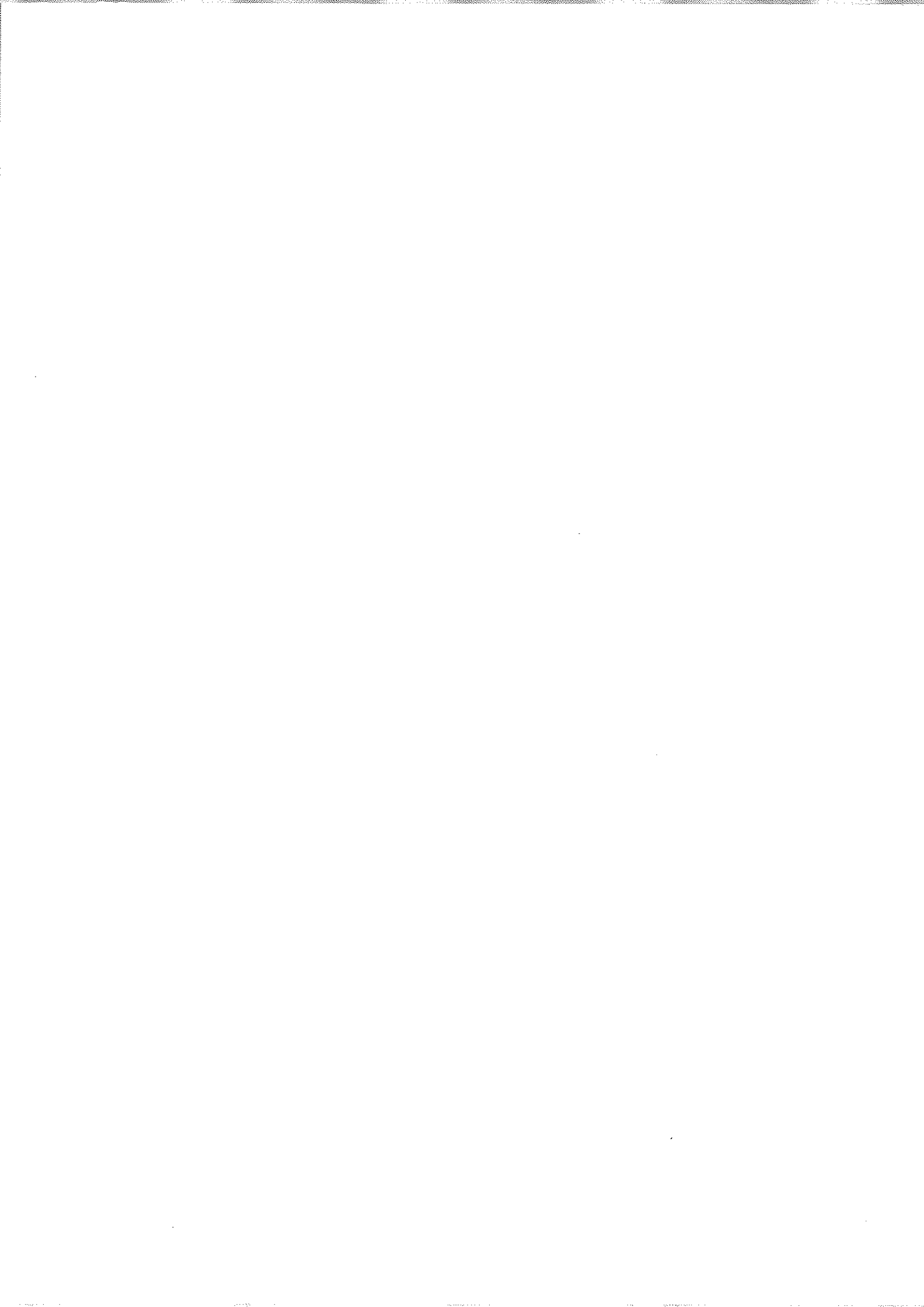
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Sl. No. 589098  
GSR / 001

RECEIPT

STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01505)

Branch

Code No.

Received a sum of Rs. 1,93,000/-

(Rupees One Lakh Ninety Three thousand only =

only)

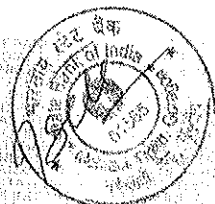
From Smt. / Shri M/s Brahma City (P) Ltd

No. d/o, w/o NA

residing at N. Delhi STATE BANK OF INDIA for credit to Government of Haryana account towards Stamp Duty.

Date  
Place

22 NOV 2012  
GURGAON



(Signatures of Authorised Officer)

Deference of Rs. 49,200/-  
Vide B. Bank No. 2030 8/1/14

470

498 4983  
08-01-2013

S. R. Sohna SALE DEED

VILLAGE NAME : Kadarapur  
MEASUREMENT OF LAND : 1 Kanal 0 Marla  
TRANSACTION VALUE : Rs. 27,50,000/-  
STAMP DUTY : Rs. 1,93,000/-  
STAMP NO. : 589098 : GSR/001  
Date : 22.11.2012  
ISSUED BY : SBI Mehrauli Road Gurgaon

THIS SALE DEED is executed at Sohna on this 8th day of January, 2014 BY

प्रलेख नः 4983

दिनांक 08/01/2014

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Kadarpur	स्थित Kadarpur
भवन का विवरण		
भूमि का विवरण		
निवासीय	1 Kanal	
धन संबंधी विवरण		
राशि 4,840,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 242,000.00 रुपये	
स्टाम्प की राशि 193,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
बी बुक न. 1162	राशि 49000 रुपये	दिनांक 08/01/2014

Drafted By: C P Batheja Adv

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 08/01/2014 दिन बुधवार समय 3:52:00PM बजे श्री/श्रीमती/कुमारी Budhi @ Bidhi thru Shailendra Yadav श्री/श्रीमती/कुमारी Gabdu निवासी Kadarpur Sohna द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/सयुक्त पंजीयन अधिकारी  
सोहना जितेंद्र सिंह

संयुक्त जिल्द्वार  
सोहना

श्री Budhi @ Bidhi thru Shailendra Yadav(GPA)

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

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Ramesh Chand ExMc पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Sohna  
य श्री/श्रीमती/कुमारी DHan Singh Lamberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mandawar Sohna ने की।  
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः2 की पहचान करता है।

दिनांक 08/01/2014

उप/सयुक्त पंजीयन अधिकारी  
सोहना जितेंद्र सिंह

संयुक्त जिल्द्वार  
सोहना

**Shri Budhi alias Bidhi S/o Shri Gabdu S/o Shri Pohpan** R/o Village Kadarapur, Tehsil Sohna, Distt. Gurgaon through GPA Holder Shri Shailendra Yadav S/o Shri B.S. Yadav, R/o Brahma City Pvt. Ltd., 5A, Cyber City, 10th Floor, DLF Phase-III, Gurgaon, Haryana, vide GPA Vasika No. 154 dated 29.11.2013 registered in the office of Sub Registrar Manesar (hereinafter referred to as **'THE VENDOR'**) which expression shall mean and include his legal heirs, successors, executors, nominees and assigns) of the **ONE PART**. The actual owner is alive and GPA is not cancelled till date.

#### IN FAVOUR OF

**M/S Brahma City Pvt. Ltd.**, a company registered under the companies Act 1956, having its registered office at 1206-B, Surya Kiran Building, 19 Kasturba Gandhi Marg, New Delhi through its authorized signatory **Yogesh Kumar S/o Shri Jaswant Singh** duly authorized vide a board resolution dated 05.01.2014 (hereinafter referred to as **'THE VENDEE'**) which expression shall mean and include its successors, administrators, executors, legal representatives, assigns and nominees OF THE OTHER PART.

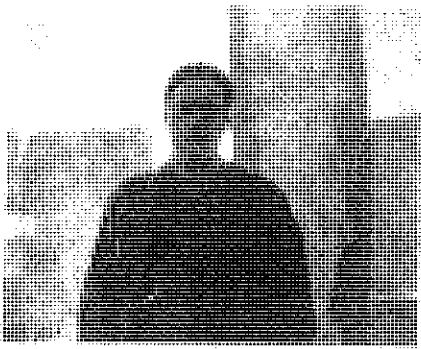
WHEREAS the Vendor herein is the absolute owner of the land bearing Khewat No. 166, Khata No. 185 Rect. No. 1, Killa No. 24/1(4-14) measuring 4 Kanal 14 Marla to the extent of 1/7 share which comes to 0 Kanal 13 Marla and Khewat No. 163, Khata No. 182, Rect. No. 1, Killa No. 24/2(4-13) measuring 4 Kanal 13 Marla to the extent of 7/93 share which comes to 0 Kanal 7 Marla (**Admeasuring 1 Kanal 0 Marla**) situated within the revenue estate of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2005-2006 (hereinafter referred to as **THE SAID LAND'**) and the details of the said land provided in the **Schedule-I**.

AND WHEREAS the Said Land is the self acquired property of the Vendor and the Said Land is duly recorded in the name of the Vendor in the revenue records. A copy of the land revenue record (Khasra record) is annexed hereto and marked as **Annexure-A**.

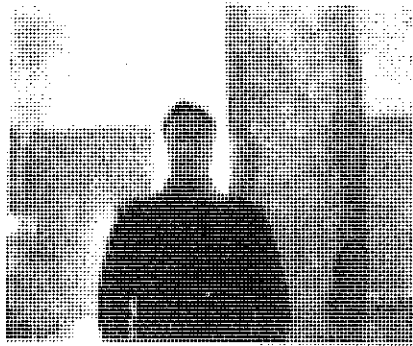
AND WHEREAS the Vendor has obtained a License from the Director of Town and Country Planning Haryana for development of the Said Land as a part of plotted residential colony vide license No.64/2010 dated 21.08.2010 and the said authority vide their letter dated 18.09.2012 have granted permission for transfer of the said license in favour of the Vendee herein.



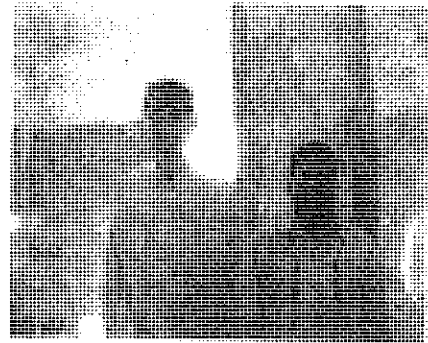
Reg. No. 4,983 Reg. Year 2013-2014 Book No. 1



विक्रेता



क्रेता



गवाह

विक्रेता	Shailendra Yadav		
क्रेता	Thur-Yogesh Kumar		
गवाह	Ramesh Chand ExMc		
गवाह	DHan Singh Lamberdar		

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,983 आज दिनांक 08/01/2014 को बही नः 1 जिल्द नः 2,082 के पृष्ठ नः 50 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 628 के पृष्ठ सख्या 72 से 73 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं ।

दिनांक 08/01/2014



उप/सयुक्त, पंजीयन अधिकारी  
सोहना

सिनेर सिनेर  
सिनेर सिनेर  
सिनेर सिनेर

AND WHEREAS the Vendor has offered to sell the Said Land to the Vendee by making the following representations:

- (a) That the Vendor is the absolute owner of the Said Land and that his title thereto is good, marketable and subsisting and no third party has any right, title, interest or share therein;
- (b) That the Said Land is not subject to any Encumbrances, attachments, court or acquisition proceedings or charges of any kind;
- (c) That there are no tax attachments with regards to the Said Land or any part thereof under the Income Tax Act, 1961 or any other state or central taxing statutes;
- (d) That there is no bar or prohibition to acquire, hold or to sell the Said Land;
- (e) that the Vendor has paid the land revenue, taxes, cess and other statutory charges with regard to the Said Land upto the date of this Deed;
- (f) That the Vendor has not done any act, matter or thing which would or might constitute a breach of any laws, orders, regulations and bye-laws (statutory or otherwise) made by the Government or statutory authorities, from time to time.

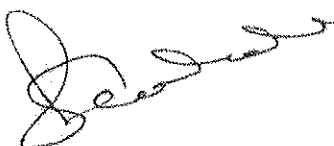
AND WHEREAS the Vendor has agreed to sell, transfer and assign all his rights, title and interests in the Said Land at or for a consideration of Rs. 27,50,000/- and the Vendee has agreed to purchase the same.

AND WHEREAS the Vendor has represented that [his Attorney] has full authority and power to execute and deliver this Deed and to consummate the transaction and that no consents, approvals, orders, authorisations, registrations, qualifications, designations, declarations or filings with any person is required to be sought in connection with the execution, delivery and performance by the Vendor of this Deed.

AND WHEREAS the Vendor further represents that he will fulfill all legal requirements leaving behind no impediments in law or otherwise for the conveyance of the Said Land in favour of the Vendee.

**NOW THIS SALE DEED WITNESSETH as under:**

1. That in consideration of a sum of Rs. 27,50,000/-/- (Rupees Twenty Seven Thousand Fifty Thousand only) already paid by the Vendee to the Vendor being the entire sale consideration, the receipt whereof the Vendor do hereby admit and acknowledge, the Vendor do hereby sell, transfer, and assign all his rights, title and interest in



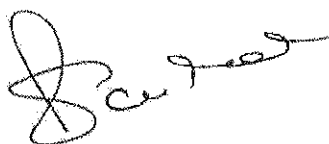




the Said Land as fully described in the Schedule written hereunder in favour of the Vendee free from all Encumbrances.

**"Encumbrances"** means any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other Persons, claim, security interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, gift, attachment, decree of any court, Rehan, Patta, mortgage, litigations, disposition, acquisition, commitment, restriction or limitation of any nature whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same.

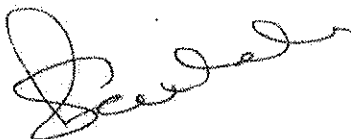
2. That the Vendor hereby assures the Vendee that the Said Land is free from all Encumbrances and the Said Land is in his absolute possession and there is no legal defect in the title of any nature whatsoever, and the Vendor has an absolute and unfettered subsisting right to transfer, sell and convey the Said Land to the Vendee in his sole discretion and in the event the whole or any part of the Said Land hereby conveyed is taken away from the possession of the Vendee then the Vendor will make good the losses suffered by the Vendee in this regard and shall keep the Vendee indemnified against all the losses, costs, damages and expenses accruing thereby to the Vendee, in any manner whatsoever, on account of any defect or deficiency in the title of the Vendor or on account of any representations, warranties of the Vendor being false, or on account of any breach of obligations hereunder by the Vendor and the Vendor agree to defend the right, title and interest of the Vendee and any successor in title thereto to the Said Land against all claims, and that all expenses in this regard shall be borne and paid for by the Vendor.
3. That the Vendor covenants, represents and warrants that there is no claim, right, title or interest therein by any third party and that the Vendor is lawfully seized and possessed of the Said Land free from any hindrance, restriction, disturbance, Encumbrance, attachment, liability or defect whatsoever and that the Vendor has a clear legal, valid and marketable title, right and interest and absolutely entitled to the Said Land and that the Vendor has absolute power and authority to convey the Said Land and has not been party or privy to any act, deed or thing by which the rights of

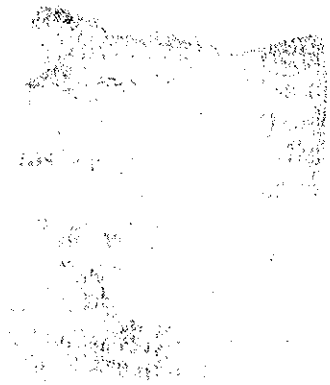




the Vendor to deal with the Said Land has been affected, abridged or curtailed in any manner and that the Vendee shall hereafter and may at all times peacefully and quietly hold, possess and enjoy the Said Land in its own right as absolute and legal owner thereof, without any hindrance, restriction, disturbance, claim demand.

4. That from this day onwards the Vendee shall be absolute owner in possession of the land and will be entitled to use and utilize the land in any manner as it may desire to which the Vendor will have no objection in any manner whatsoever as the Vendor has delivered the physical possession of the above Said Land to the Vendee after receiving the entire sale consideration.
5. That the Vendor hereby assures and declares that there are no pending suits and/or proceeding lispenence and/or writs in any court and/or tribunal and/or any other judicial and/or quasi-judicial bodies and/or against them in any way connected with the Said Land, and further neither the Said Land is affected by any order of injunctions, received and/or any kind of order of Court and or any judicial and/or quasi-judicial body or authority nor acquired by the Government and/or tribunal and/or any other judicial and/or quasi-judicial bodies.
6. That the Vendor hereby also assures and declares that no other person(s) has any easement or other rights in respect of the Said Land.
7. All outgoing including the land revenue and other dues if any in respect of the Said Land upto this date shall be borne and paid by the Vendor and thereafter it shall be the liability of the Vendee to pay and discharge the same.
8. That this Deed shall be executed upon the payment of the appropriate stamp duty and shall be immediately registered in accordance with the terms of the Registration Act, 1908 as applicable in the State of [Haryana]. The entire incidence of the stamp duty and the registration fee, along with any other cess or surcharge payable thereon, shall be borne by Vendee. Immediately upon the registration of this Deed in terms of the Registration Act, 1908, the Parties shall cause the mutation effected for reflecting the change of ownership of the Said Land to be registered in the appropriate register maintained by the relevant Governmental Authority in the State of [Haryana].

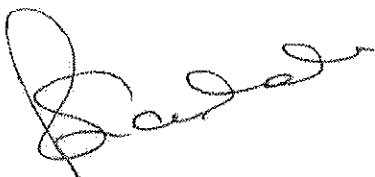


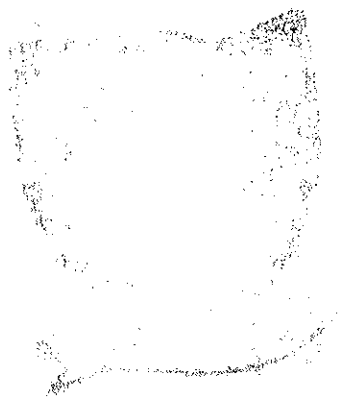


9. That the Vendee can get the mutation of the Said Land in its own name on the basis of this sale deed or its certified true copy in the revenue records.
10. That hereinafter the Vendor at the request of the Vendee, do hereby agree and undertake to do all such acts, things and deeds and sign all such documents as may be permissible under law so as to perfect the Vendee's title to the Said Land. That the Vendor and all persons claiming under on behalf of Vendor do hereby further agree and undertake with Vendee that at all times hereinafter and upon any request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the Said Land or any part thereof to the Vendee and / or its representative and placing it in its possession according to the true intent and meaning of these presents as shall or may be reasonably required.
11. That upon execution of sale deed the Vendor has handed over to the Vendee all the original title documents (including conveyance documents) in respect of the Said Land. The Vendor affirms that there are no other documents in original existing other than the documents handed over to the Vendee.
12. That the land has not been notified under section 4 or 6 of the Land Acquisition Act 1894 and there is no bar on prohibition for transfer of the Said Land.
13. That the Stamp duty and registration charges has been borne and paid by the Vendee.
14. This Deed constitutes and represents the entire Deed between the Parties with regard to the rights and obligations of each of the Parties and cancels and supersedes all prior arrangements, agreements or understandings, if any, whether oral or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein.
15. Nothing herein expressed or implied is intended, nor shall it be construed to confer upon or give to any Third Party any right, remedy or claim under or by reason of this Deed or any part hereof.

#### SCHEDULE I

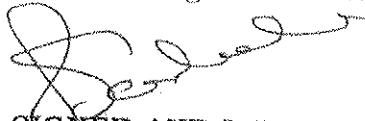
ALL THAT Khewat No. 166, Khata No. 185 Rect. No. 1, Killa No. 24/1 (4-14) measuring 4 Kanal 14 Marla to the extent of 1/7 share which





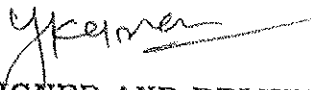
comes to 0 Kanal 13 Marla Khewat No. 163, Khata No. 182, Rect. No. 1, Killa No. 24/2(4-13) measuring 4 Kanal 13 Marla to the extent of 7/93 share which comes to 0 Kanal 7 Marla (**Admeasuring 1 Kanal 0 Marla**) situated within the revenue estate of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2005-2006.

**IN WITNESS WHEREOF**, the parties hereto have signed this Sale Deed at Sohna on the day, month and year first above written in the presence of the following witnesses:



Drafted by C. P. Bathia, Advocate

**SIGNED AND DELIVERED** by the  
Within named **VENDOR**  
Shri Bhudhi  
through his attorney holder  
Mr. Shailendra Yadav



**SIGNED AND DELIVERED** by the  
Within named **VENDEE**  
M/s Brahma City Pvt. Ltd.  
through its authorized signatory  
Mr. Yogesh Kumar

**WITNESSES: 1**

Ramesh Chand  
Ex. M. C. Sohna

Romel

रमेश चन्द  
भूतपूर्व उपप्रधान  
नगरपालिका, सोहना (गुडगांव)

**WITNESSES: 2**

Dhan Singh Lambardien  
Mandawar







## Shah Maaz Siddique

---

**From:** Customer Care  
**Sent:** 26 December 2019 15:45  
**To:** Vanit Mittal  
**Subject:** RE: Unit No. GF 60 - Payment

Dear Mr. Mittal,

Greetings!

This is with reference to previous discussion regarding interest waiver, we are glad to inform you that as a gesture of goodwill the management has agreed to waive off Rs. 96,772/- (inclusive of GST), against GF 60 Miracle Mile.

This waiver is subject to completing the overdue payments as mentioned in email below. Please note, the waiver shall stand revoked in case of any delay or change in future/upcoming payments schedule.

For any further assistance please call your relationship manager at 9810496938 and 8826673311 or email us.

Warm Regards,

Customer Care  
Team Brahma

---

---

**From:** Vanit Mittal [mailto:vanitmittal@gmail.com]  
**Sent:** Friday, December 6, 2019 1:13 PM  
**To:** Ity Sharma <ity@brahmare.co.in<mailto:ity@brahmare.co.in>>  
**Subject:** Unit No. GF 60 - Payment

Dear Ity Madam,

With reference to our meeting in your office this week and discussions in respect to outstanding demands of commercial unit no. GF 60 in 'Miracle Miles' Sector 60, Gurgaon. As per the demand letter issued by company, total amounts outstanding as on date is Rs. 50,68,698/-.

Want to bring to your kind notice that at the time of purchase of this unit, we had planned for sale of a property in Punjab and the funds from which were to be used towards payment of installments of the said unit. Earlier, my mother had undergone heart surgery and later my father was also hospitalized. Once they were a bit stabilized in their health, my young sister passed away in the month of October. Hence, due to the ongoing health issues of my parents and followed by sudden and untimely death of my young sister, we couldn't materialize the sale of property and couldn't arrange the funds as planned earlier.



Now, that the transaction for sale of our property in Punjab has materialized and registry will be done in the month of March. We propose to make the payment of o/s demands in the following manner:

Cheque No./ Date

Bank

Amount (Rs.)

111148 - 15/12/19

Yes Bank

500,000

851320 - 15/12/19

Punjab National Bank

400,000

000106 - 24/12/19

Kotak Bank

3,67,175

28/02/20

Yes Bank

600,000

28/12/20

Kotak Bank



667,175

31/3/20

Kotak Bank

1,267,175

31/3/20

Yes Bank

1,267,175

Kindly consider this as our one-time request to allow time for making payment of installments and waiver of interest for late payments. This is purely due to disruptions in my family for the reasons cited above and we assure you that all the installments due beyond April 1,2019 will be paid on timely manner.

Kindly consider our request for waiver of interest on late payment and oblige. Look forward for long term relationships with you.

Thanks & Regards,

CA. Vanit Mittal

'Insolvency Professional' under Insolvency and Bankruptcy Code (IBC)

9810491207

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Sr. No. 290 dated 26-07-2013

Certified Under Section 42 of the Indian Stamp Act, 1889, that Stamp duty of Rs. 19,93,800/- (Rupees Nineteen Lacs Ninety Three Thousand Eight Hundred only) has been

levied on this document and paid by M/s. Brahma City Pvt. Ltd. 1206-B, Surya Kiran Building-19, Kasturba Gandhi Marg, New Delhi Through Yegesh Kumar Adv. vide

Treasury Challan No. T-2 dated 26-07-2013 for Rs. 3,98,75,000/- in favour of

439950/-  
चान्ट  
4 लाख नेशनल 16250700/11/9/2015  
चान्ट T-16250700/-  
SALE DEED  
Sub Treasury Office  
Sohna 26/7/13

VILLAGE NAME : Kadarpur  
MEASUREMENT OF LAND : 5 Kanal 18 Marla  
TRANSACTION VALUE : Rs. 1,97,97,500/- (i.e. Rs. 35,10,000/- by Demand Draft plus value of plots of admeasuring 1303 sq. yds calculated @ Rs. 12,500 (i.e. 1303 X 12,500 =Rs. 1,62,87,500)  
STAMP DUTY : Rs. 24,33,750/-  
STAMP PAPER VALUE : Rs. 19,93,800/-  
DEFICIENT STAMP DUTY DEPOSITED : Rs. 4,39,950/-  
paid vide Challan No. 12567900 dated 11/09/15 State bank of India, M.R. Gurgaon  
STAMP NO. /DATE : 290 dt. 26.07.2013  
TREASURY : Sub Treasury Sohna

Handwritten signature

प्रलेख नः 1490

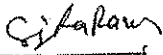
दिनांक 01/09/2015

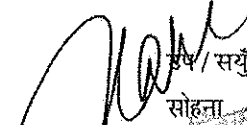
डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Kadarpur	स्थित Kadarpur
भवन का विवरण		
भूमि का विवरण		
चाही	5 Kanal 18 Marla	
धन संबंधी विवरण		
राशि 48,675,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 2,433,750.00 रुपये	
स्टाम्प न. 290	स्टाम्प की राशि 1,993,800.00 रुपये	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये		पेस्टिंग शुल्क 2.00 रुपये
चलान न. 16250700	राशि 439950 रुपये	दिनांक 01/09/2015

Drafted By: C P Adv

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 01/09/2015 दिन मंगलवार समय 2:45:00PM बजे श्री/श्रीमती/कुमारी Sitaram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Murlidhar निवासी New Anaj Mandi Narnaul Mahindergrah द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता

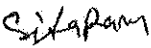
  
उप/सयुक्त पंजीयन अधिकारी  
सोहना


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

या

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

दिनांक

  
श्री Sitaram

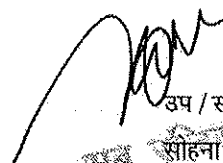
  
उप/सयुक्त पंजीयन अधिकारी  
सोहना

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी Auth Sign-Manohar Dhasmana क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुधक-समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी C P Bathija Adv पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Distt Court Gurgaon व श्री/श्रीमती/कुमारी Padam Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Rampat निवासी Alipur ने की।

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

दिनांक 01/09/2015

  
उप/सयुक्त पंजीयन अधिकारी  
सोहना

THIS SALE DEED is executed at Sohna on this 1st day Sept of 2015

BY

Shri Sitaram S/o Shri Murlidhar R/o New Anaj Mandi, Narnaul Distt. Mahenderharh, Haryana (hereinafter referred to as 'THE VENDOR') which expression shall mean and include his legal heirs, successors, executors, nominees and assigns) of the **ONE PART**.

IN FAVOUR OF

M/s Brahma City Private Limited, a company registered under the companies Act 1956, having its registered office at Flat no. B-8, Ansal Tower, 38 Nehru Place, New Delhi-110019 through its authorized signatory Sh. Manohar Dhasmana S/o Sh. MN Dhasmana duly authorized vide a board resolution dated June 08th, 2015 (hereinafter referred to as 'THE VENDEE') which expression shall mean and include its successors, administrators, executors, legal representatives, assigns and nominees OF **THE OTHER PART**.

WHEREAS the Vendor herein is the owner in possession of the land bearing Khewat No. 169, Khatoni No. 189, Rect. No. 1, Killa No. 15/2(5-19), Rect. No. 2, Killa No. 10(5-1), 20/1/1(4-13), 11(8-0) total measuring 23 Kanal 13 Marla to the extent of 1/4 share which comes to **5 Kanal 18 Marla**) situated within the revenue estate of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon Jamabandi for the year 2005-06 (hereinafter referred to as 'THE SAID LAND') and the details of the said land provided in the Schedule-I.

AND WHEREAS the Said Land is the self acquired property of the Vendor and the Said Land is duly recorded in the name of the Vendor in the revenue records. A copy of the land revenue record (Khasra record) is annexed hereto and marked as **Annexure-A**.

AND WHEREAS the Vendor has offered to sell the Said Land to the Vendee by making the following representations:

- (a) That the Vendor is the absolute owner in possession of the Said Land and that his title thereto is good, marketable and subsisting and no third party has any right, title, interest or share therein;
- (b) That the Said Land is not subject to any Encumbrances, attachments, court or acquisition proceedings or charges of any kind;
- (c) That there are no tax attachments with regards to the Said Land or any part thereof under the Income Tax Act, 1961 or any other state or central taxing statutes;
- (d) That there is no bar or prohibition to acquire, hold or to sell the Said Land;
- (e) That the Vendor has not done any act, matter or thing which would or might constitute a breach of any laws, orders, regulations and bye-laws (statutory or otherwise) made by the Government or statutory authorities, from time to time.

AND WHEREAS the Vendor has agreed to sell, transfer and assign all his rights, title and interests in the Said Land at or for a consideration of Rs. 35,10,000/- and 1303 sq. yards developed land in the shape of residential plot valued at Rs. 1,62,87,500/- Total Consideration 1,97,97,500/- (Rupees One Crore Ninety Seven Lacs Ninety Seven Thousand

Sitaram

Manohar Dhasmana

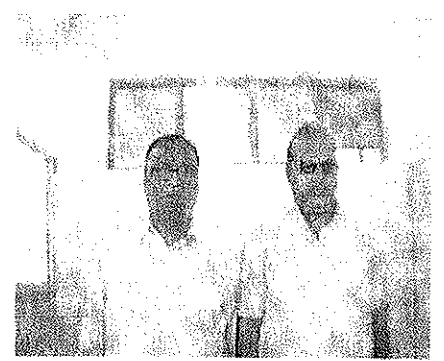
Reg. No. 1,490 Reg. Year 2015-2016 Book No. 1








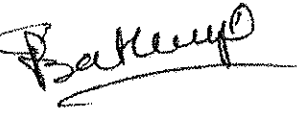

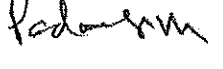
विक्रेता



क्रेता



गवाह

विक्रेता	Sitaram		
क्रेता	Auth Sign-Manohar Dhasm		
गवाह	C P Batheja Adv		
गवाह	Padam Singh		

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1,490 आज दिनांक 01/09/2015 को बही नः 1 जिल्द नः 2,094 के पृष्ठ नः 174 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 876 के पृष्ठ सख्या 53 से 55 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 01/09/2015



उप/सयुक्त पंजीयन अधिकारी  
सोहना

and Five hundred only) in the Township of Brahma City Situated at Sector -60,61,62,63 & 65 bearing plot no G-70 measuring 411.72 ,G-71 measuring 411.72 both in Block G & plot no F-6 measuring 479.74 in Block F, totalling 1303.18 sq yds in Sector 62, Urban Estate, Gurgaon are provisional and are subject to change on final zoning received from DTCP, Haryana. change and the Vendee has agreed to purchase the same.

AND WHEREAS the Vendor has represented that [his Attorney] has full authority and power to execute and deliver this Deed and to consummate the transaction and that no consents, approvals, orders, authorisations, registrations, qualifications, designations, declarations or filings with any person is required to be sought in connection with the execution, delivery and performance by the Vendor of this Deed.

AND WHEREAS the Vendor further represents that he will fulfil all requirements leaving behind no impediments in law or conveyance of the Said Land in favour of the Vendee.

**NOW THIS SALE DEED WITNESSETH as under:**

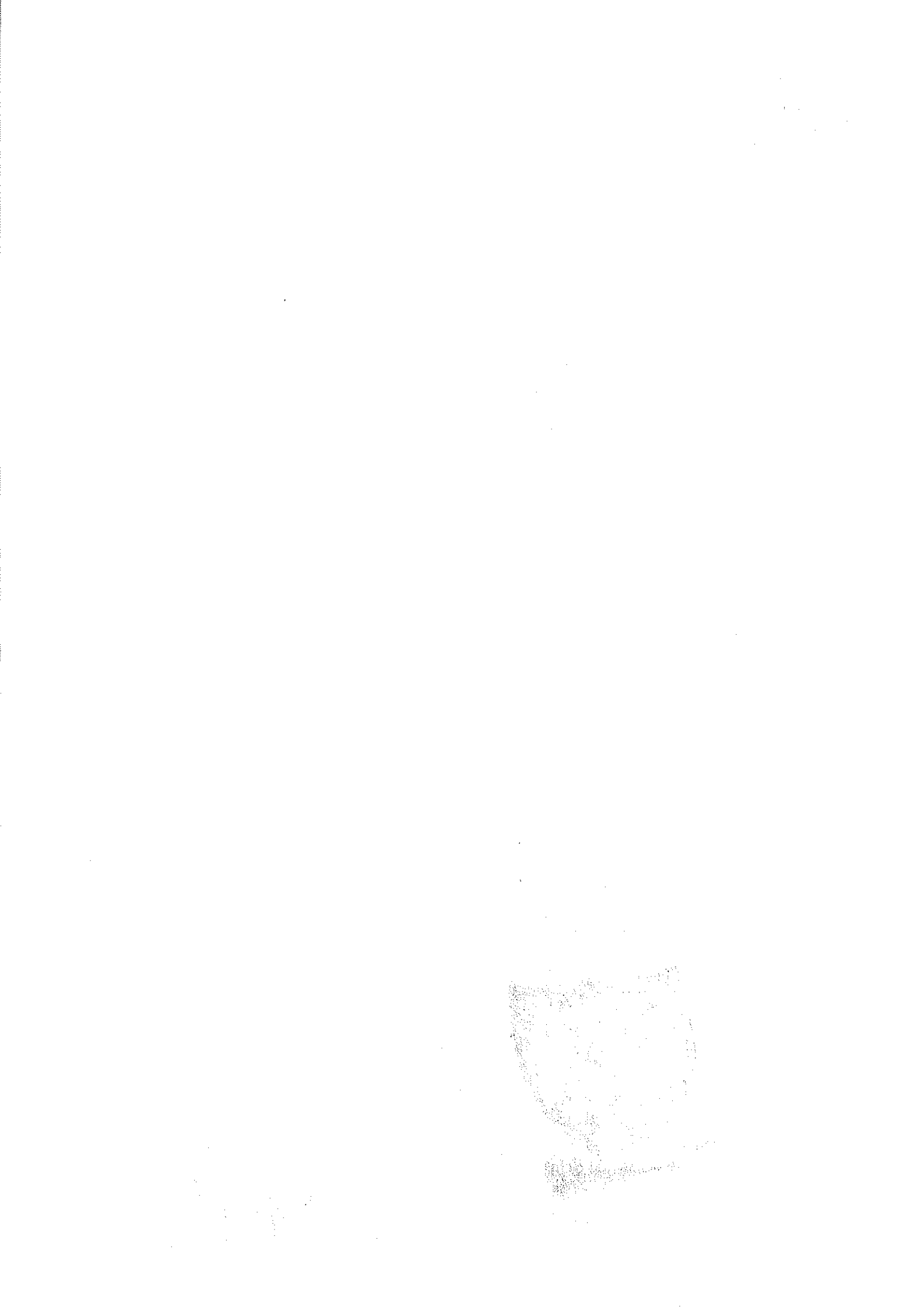
1. That in consideration of a sum of Rs. 35,10,000/-(Rupees Thiry Five Lacs and Ten Thousand only) paid by the Vendee to the Vendor vide Demand draft no. 086582 dated 28.08.2015 in favour of Sita Ram drawn on Axis Bank, Sector-18, Noida branch and approximately 1303 sq. yds developed land in the shape of residential plots valued at Rs. 1,62,87,500/-(Rupees One Crore Sixty Two Lacs Eighty Seven Thousand and Five Hundred only) in the Township of Brahma City Situated at Sector -60,61,62,63 & 65 Gurgaon bearing plot no G-70 measuring 411.72 ,G-71 measuring 411.72 both in Block G & plot no F-6 measuring 479.74 in Block F, totalling 1303.18 sq yds in Sector 62, Urban Estate, Gurgaon, will be given to vendor being the entire sale consideration, the Vendor do hereby sell, transfer, and assign all his rights, title and interest in the Said Land as fully described in the Schedule written hereunder in favour of the Vendee free from all Encumbrances.

**"Encumbrances"** means any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other Persons, claim, security interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, gift, attachment, decree of any court, Rehan, Patta, mortgage, litigations, disposition, acquisition, commitment, restriction or limitation of any nature whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same.

2. That the Vendor hereby assures the Vendee that the Said Land is free from all Encumbrances and the Said Land is in his absolute possession and there is no legal defect in the title of any nature whatsoever, and the Vendor has an absolute and unfettered subsisting right to transfer, sell and convey the Said Land to the Vendee in

*Sita Ram*

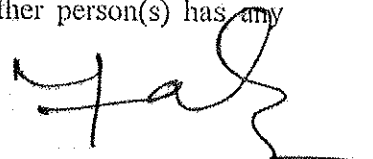
*Yal*



his sole discretion and in the event the whole or any part of the Said Land hereby conveyed is taken away from the possession of the Vendee then the Vendor will make good the losses suffered by the Vendee in this regard and shall keep the Vendee indemnified against all the losses, costs, damages and expenses accruing thereby to the Vendee, in any manner whatsoever, on account of any defect or deficiency in the title of the Vendor or on account of any representations, warranties of the Vendor being false, or on account of any breach of obligations hereunder by the Vendor and the Vendor agree to defend the right, title and interest of the Vendee and any successor in title thereto to the Said Land against all claims, and that all expenses in this regard shall be borne and paid for by the Vendor.

3. That the Vendor covenants, represents and warrants that there is no claim, right, title or interest therein by any third party and that the Vendor is lawfully seized and possessed of the Said Land free from any hindrance, restriction, disturbance, Encumbrance, attachment, liability or defect whatsoever and that the Vendor has a clear legal, valid and marketable title, right and interest and absolutely entitled to the Said Land and that the Vendor has absolute power and authority to convey the Said Land and has not been party or privy to any act, deed or thing by which the rights of the Vendor to deal with the Said Land has been affected, abridged or curtailed in any manner and that the Vendee shall hereafter and may at all times peacefully and quietly hold, possess and enjoy the Said Land in its own right as absolute and legal owner thereof, without any hindrance, restriction, disturbance, claim demand.
4. That from this day onwards the Vendee shall be absolute owner in possession of the land and will be entitled to use and utilize the land in any manner as it may desire to which the Vendor will have no objection in any manner whatsoever as the Vendor has delivered the physical possession of the above Said Land to the Vendee after receiving the entire sale consideration.
5. That the Vendor shall be entitled to three residential plots only area aggregating to approximate 1303 Sq. yards in proposed Township, sector 62 viz; Brahma City details mentioned above and hereby assures and declares that there are no pending suits and/or proceeding lispendence and/or writs in any court and/or tribunal and/or any other judicial and/or quasi-judicial bodies and/or against them in any way connected with the Said Land, and further neither the Said Land is affected by any order of injunctions, received and/or any kind of order of Court and or any judicial and/or quasi-judicial body or authority nor acquired by the Government and/or tribunal and/or any other judicial and/or quasi-judicial bodies. In case the vendee failed to hand over the above said plots to the vendor in that event the said sale deed and subsequent sale deed will be null and void and not binding upon the vendor. It is also settled that subsequent allottee/purchaser shall not take plea of bonafide purchaser.
6. That the Vendor hereby also assures and declares that no other person(s) has any easement or other rights in respect of the Said Land.

Sitaram

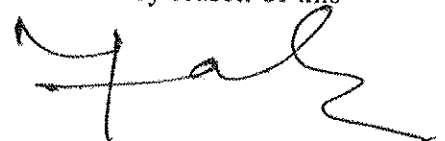






7. That this Deed shall be executed upon the payment of the appropriate stamp duty and shall be immediately registered in accordance with the terms of the Registration Act, 1908 as applicable in the State of [Haryana]. The entire incidence of the stamp duty and the registration fee, along with any other cess or surcharge payable thereon, shall be borne by Vendee. Immediately upon the registration of this Deed in terms of the Registration Act, 1908, the Parties shall cause the mutation effected for reflecting the change of ownership of the Said Land to be registered in the appropriate register maintained by the relevant Governmental Authority in the State of [Haryana].
8. That the Vendee can get the mutation of the Said Land in its own name on the basis of this sale deed or its certified true copy in the revenue records.
9. That hereinafter the Vendor at the request of the Vendee, do hereby agree and undertake to do all such acts, things and deeds and sign all such documents as may be permissible under law so as to perfect the Vendee's title to the Said Land. That the Vendor and all persons claiming under on behalf of Vendor do hereby further agree and undertake with Vendee that at all times hereinafter and upon any request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the Said Land or any part thereof to the Vendee and / or its representative and placing it in its possession according to the true intent and meaning of these presents as shall or may be reasonably required.
10. That upon execution of sale deed the Vendor has handed over to the Vendee all the original title documents (including conveyance documents) in respect of the Said Land. The Vendor affirms that there are no other documents in original existing other than the documents handed over to the Vendee.
11. This Deed constitutes and represents the entire Deed between the Parties with regard to the rights and obligations of each of the Parties and cancels and supersedes all prior arrangements, agreements or understandings, if any, whether oral or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein.
12. Nothing herein expressed or implied is intended, nor shall it be construed to confer upon or give to any Third Party any right, remedy or claim under or by reason of this Deed or any part hereof.

Sitaram





**SCHEDULE I**

ALL THAT Khewat No. 169, Khatoni No. 189, Rect. No. 1, Killa No. 15/2(5-19), Rect. No. 2, Killa No. 10(5-1), 20/1/1(4-13), 11(8-0) total measuring 23 Kanal 13 Marla to the extent of 1/4 share which comes to 5 Kanal 18 Marla ) situated within the revenue estate of Village Kadarpur, Tehsil Sohna, District Gurgaon Jamabandi for the year 2005-06.

IN WITNESS WHEREOF, the parties hereto have signed this Sale Deed at Sohna on the day, month and year first above written in the presence of the following witnesses:

*Sitaram*

*Balraj C.P. Balraj*

SIGNED AND DELIVERED by the  
Within named VENDOR  
Sitaram

*Manohar Dhasmana*

SIGNED AND DELIVERED by the  
Within named VENDEE  
M/s Brahma City Private Limited  
through its authorized signatory  
Sh. Manohar Dhasmana


1. *Balraj C.P. Balraj*

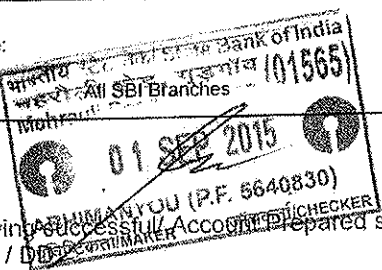
WITNESSES

2. *Padam Singh*  
*Padam Singh & Sh. Ram Pat*  
*P/O Village Alipur, Teh-Sohna*  
*Distt Gurgaon*

*Padam Singh*  
WITNESSES



DDO Code: 0362	<b>E - CHALLAN</b> Government of Haryana	AG/ Dept Copy
Valid Upto: 18-09-2015 (Cash) 12-09-2015 (Chq./DD)	 * 0 0 1 1 3 7 9 2 5 9 *	
GRN No.: 0011379259	Date: 31 Aug 2015 16:30:06	
Office Name: 0362-TEHSILDAR SOHNA	Treasury: Sohna	
Period: (2015-16) One Time		
<b>Head of Account</b>	<b>Amount</b>	<b>₹</b>
0030-02-103-96-51 Other Items	439950	
PD AcNo 0		
Deduction Amount: ₹	0	
Total/Net Amount: ₹	439950	
₹ Four Lakhs Thirty Nine Thousands Nine Hundred Fifty only		
<b>Tenderer's Detail</b>		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: M s Brahma City Pvt Ltd		
Address: Flat no. B-8, Ansal Tower, 38 Nehru Place, New Delhi -		
Particulars: Deficiency in stamp duty of M s Brahma City Pvt Ltd regarding sale deed of land 5 Kanal 18 Marla situated at Kadarpur		
<i>J 16 25 07 00</i>		
Cheque-DD- Detail:	RTGS UTR No. UTIBH15243006429	Depositor's Signature
<b>FOR USE IN RECEIVING BANK</b>		
Bank CIN No:	Bank of India	
Payment Date:	01 SEP 2015	
Bank:	SBI Branches (01565)	



... after verifying successfully Account prepared status of this  
 ice of cheque / ... (type 263).

From:

District Town Planner,  
Enforcement, Gurgaon

To:

Sh. Sita Ram s/o. Murlidhar R/o New  
Anaj Mandi Narnaul Distt Mahendegarh

Memo No. 680

Dated: 31/8/15

Sub:- Issuance of NOC for the land falling Outside Municipal Corporation Limit in Urban area for the Purpose of u/s-7(A) of the Haryana Development & Regulation of Urban Areas Act, 1975 (Act No.8 of 1975).

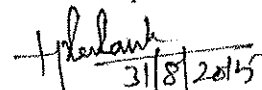
Ref:- Sub-Registrar office memo no. \_\_\_\_\_ Dated: \_\_\_\_\_

This office does not have any objection for registration of lease /sale deed document of land in the office of concerned Sub-Registrar for land comprised in khewat No/ 169/189 and Khata no. \_\_\_\_\_ and Khasra no. /Killa No. 1/172, 2/110, 20/1/1, 11, Kita 4 Area 23K-13M to extent of 1/4 Share in the revenue estate of village Kaderpur Tehsil Sohna Distt. Gurgaon out of which area measuring 5K-18M is proposed to be Sold by Sh./Smt./Mrs Sita Ram s/o Murlidhar R/o New Anaj Mandi Narnaul Distt Mahendegarh.

to  
Sh./Smt./Ms Braham City Pvt Ltd. Regd office at Flat No B-8  
Ansal Tower 38 Nehru Place New Delhi.

as the same does not violated the provision of section 7(i) of Act no.8 of 1975 as per the revenue documents received along with memo under reference/application of the applicant. This NOC is being issued subject to the following terms & conditions:-

- i) That the seller and buyer will not set up residential, commercial or industrial colony/construction upon the land under consideration in violation of the provisions of Act no. 8 of 1975 and Act No. 41 of 1963 respectively.
- ii) That the verification of the revenue documents related to ownership may be done at Sub-Registrar level before execution of the proposed deed.
- iii) That buyer will take permission for any activity other than agriculture purpose from the Competent Authority.
- iv) That the registration of documents l be executed after receipt of this original letter only.
- v) That this NOC will not provide any immunity from any other Act or rules applicable on the land in question.
- vi) It is intimated that you are not allowed to sell the said plot in pieces further.

  
31/8/2015  
District Town Planner,  
Enforcement, Gurgaon

Endst No.

Dated:

A copy is forwarded to Sub-Registrar, Sohna Gurgaon in reference to memo referred above for further necessary action.

9  
District Town Planner,  
Enforcement, Gurgaon



AXIS BANK LTD

ISSUING BRANCH

IFS CODE - UTIB0000361

A/C PAYEE ONLY

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE  
SECTOR-18, NOIDA [VP]

361

DATE दिनांक 28/08/2015  
D D M M Y Y Y Y

ON DEMAND ONLY  
मांगी जाने पर

OR ORDER / या चनके आदेश प

RUPEES रुपये Thirty Five Lakh Ten Thousand only

अदा करें

₹ 35,10,000.00

OT  
TT  
OL  
TL  
CC  
Y

DD Sl. No. 86582

A/c Payee Only

FOR VALUE RECEIVED

361012100105  
Payable at Par (B2K)  
DRAWEE BANK AND BRANCH  
अदा करेगा बैंक और शाखा

CODE NO.

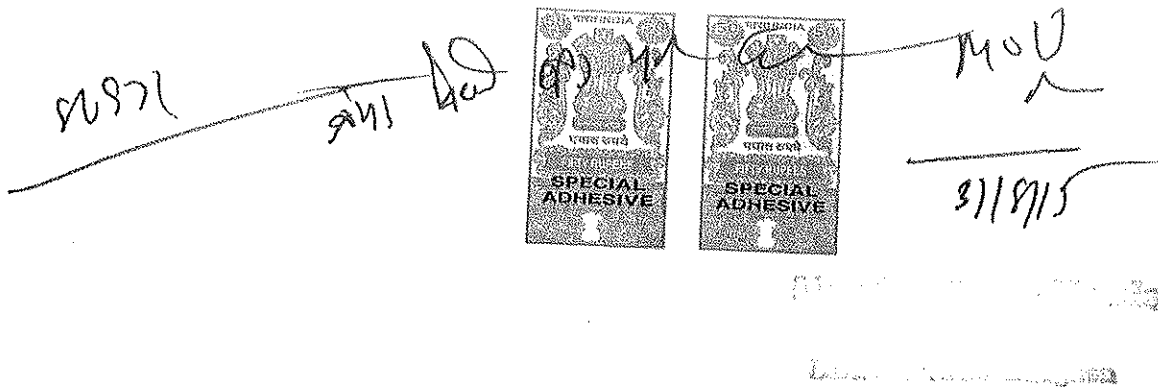
*[Signature]*  
AUTHORISED SIGNATORY  
प्राधिकृत हस्ताक्षर करें

*[Signature]*  
AUTHORISED SIGNATORY  
प्राधिकृत हस्ताक्षर करें

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16



## MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is executed at Gurgaon on this 1<sup>st</sup> day of SEPT. 2015.

### BETWEEN

1, Sitaram s/o Shri Murlidhar r/o New Anaj Mandi, Narnaul District Mohindergarh, Haryana; (hereinafter referred to as the "First Party" which expression shall unless it be repugnant or contrary to the context or meaning thereof be deemed to mean and include his representatives legal heirs, successors, legal representatives, administrator, Executor, nominee and assignees)

### AND

M/s. Brahma City Private Limited, a Company duly incorporated under the Companies Act, 1956, having its registered office at Flat Number B- 8, Ansal Tower, 38 Nehru Place, New Delhi -110019 acting through Shri Manohar Dhasmana duly authorized by Board Resolution (hereinafter referred to as the 'Second Party' which expression shall unless it be repugnant or contrary to the context or meaning thereof be deemed to mean and include its successors, legal representatives, administrative, executors, nominees and assignees). *BY BOARD RESOLUTION DATED 8<sup>th</sup> JUNE 2015.*

### AND

M/s. Brahma Realty Private Limited, a Company duly incorporated under the Companies Act, 1956, having its registered office at Flat Number B- 8, Ansal Tower, 38 Nehru Place, New Delhi -110019 acting through Shri Manohar Dhasmana duly authorized by Board Resolution (hereinafter referred to as the 'Third Party' which expression shall unless it be repugnant or contrary to the context or meaning thereof be deemed to mean and include its successors, legal representatives, administrative, executors, nominees and assignees).

Whereas the First Party is the sole and absolute OWNER and in possession of the agricultural land measuring 8 Kanal 10 Marla. The detail of the land is as follows:-

1. 5 Kanal 18 Marla 1/4th share of land is under 23 Kanal 13 Marla comprised in Khewat no.169 Khata no. 189 Rect. no. 1 Killa no.15/2(5-19), Rect. no. 2 Killa no. 10(5-1)20/1/1(4-13) 11(8-0) and 7 Marla 1/4th share of land is under admeasuring 1

*Sitaram*

*Yak*



kanal 7 Marla comprised in Khewat no.167 Khata no. 186 Rect. no. 2 Killa no. 20/1/2(1-7) situated in Revenue Estate of Village Kadarapur, Tehsil Sohna Distt. Gurgaon, Haryana as per Jamabandi for the year 2005-2006 (Para-I).

2. 2 Kanal 5 Marla 1/4th share of land is under admeasuring 9 Kanal comprised in Khewat no.167- 169 Khata no. 187-190 Rect. no. 2 Killa no. 12(8-11) 20/5(0-9) situated in Revenue Estate of Village Kadarapur, Tehsil Sohna Distt. Gurgaon, Haryana as per Jamabandi for the year 2005-2006 (Land under germarusi). (Para-II) (hereinafter referred to as the "Said Land").

And whereas the First Party has represented that there is no lien on the said land and no suit with regard to the said land is pending in any court of law. That , a notification under Section 4 of Land Acquisition Act became applicable on the Said Land but as on current date the Said Land is free from all acquisition notifications.

And whereas the First Party has further represented that there is no other legal impediment except germarusi on land mentioned in Para no. II or bar whereby the First Party can be prevented from entering into these presents. There is no order of attachment by income tax authorities or by any other authorities under the law for the time being in force in respect of the said land.

And whereas the First Party has represented that the said land is in the ownership of the First Party and is not the subject matter of a Hindu Undivided Family ("HUF") and that no part of the said land is owned by any minor. That there are no other outstanding dues to any Government or the local authorities of whatsoever nature in respect of the said land.

And Whereas the First Party has represented that it is in need of funds for its personal and family use and has approached and agreed to transfer / alienate / sell the said land to the Second Party and Third Party, who has agreed to purchase the same subject to these presents.

**NOW, THEREFORE, THIS MOU WITNESSETH AS UNDER:**

1. That the Second Party and Third Party have agreed to pay to the First Party the entire sale consideration amount of Rs 1,06,60,000/- and 1303 sq. yds. of plots in Township of Brahma City situated in Sector 62, Urban Estate, Gurgaon in sector 62 block-G bearing Plot no. G70 (411.72), G71 (411.72) and in Block -F Plot No. F6 (479.72) total measuring 1303 sq. yards. The allotment of the plots in Block -G and Block-F in sector 62 are provisional and are subject to change on final zoning received from DTCP, Haryana. Copy of the provisional allotment letter will be handed over to the first party by the second party on the signing of this MOU in respect of the said Land and rights in the entire built up area of the Proposed Project situated in Village

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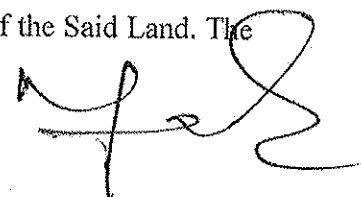
Kadarpur, Tehsil Sohna Distt. Gurgaon, Haryana. In case the second party failed to handover the abovesaid plots measuring 1303 sq. yds. to the first party in that event the sale deeds and subsequent sale deed would be deem as null and void and not binding on the first party. It is also settled that the subsequent allottee/purchaser shall not take plea of bonafide purchaser.

2. That, On 09-02-2010, the First Party had entered into an Agreement to Sell with M/s. Arnav Buildwell Pvt Ltd for land admeasuring 8 Kanal 10 Marla (1.0625 acres) @ Rs. 2,20,00,000/- per acre. On 02-04-2010, M/s. Arnav Buildwell Pvt. Ltd. executed an Agreement with M/s. Brahma City Private Limited, Formerly known as Krrish Buildtech Pvt Ltd (The Second Party) wherein all rights and obligations in respect of the abovesaid land was transferred in the name of the Second Party.

Now for full and final settlement of the above said agreements,' transactions the Second Party and Third Party have agreed to pay sale consideration of Rs 1,06,60,000/- and allot 1303 sq. yds. of plots in Township of Brahma City, total consideration to the First Party to which the First Party has given its consent. Since M/s. Arnav Buildwell Pvt. Ltd. has transferred all its rights and obligations in relation to the said land in the name of the Second Party hence M/s. Arnav Buildwell Pvt. Ltd. cannot raise any objection regarding this transaction and in case M/s. Arnav Buildwell Pvt. Ltd. raises any objection regarding this land and earnest money paid by him to the 1<sup>st</sup> party in future then the second party shall indemnify/deal with the same.

3. That the Second Party and The Third Party states that the First Party and subsequent transferee shall not be responsible for payment of any taxes, External Development Charges ("EDC"), Infrastructure Development Charges ("IDC") and Preferential Location Charges ("PLC") charges payable in relation to the developed residential plots allotted to him in Brahma City, Gurgaon.
4. That the Second Party and the Third Party will be entitled to get the sale deeds executed and registered in their own name or in the name of their nominees at their own discretion and the First Party will have no objection whatsoever if one sale deed is executed or more than one sale deeds are executed in respect of the Said Land. The

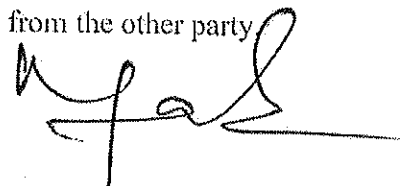
Sita Ram



First Party will also have no objection if the Second Party and the Third Party nominates / assigns their rights under this agreement in favour of any person(s).

5. That the First Party hereby transfers all rights title & interest, easements, privileges and appurtenances thereto the said land along with all fittings and fixtures, connections, water sources therein/thereon , structures standing thereon etc. in favour of the Second Party and Third Party respectively upon execution of this Memorandum Of Understanding.
6. That the First Party confirms that he has cleared all the dues related to the Said Land till dated hence he is handing over physical possession of the said land to the Second Party and The Third Party at the time of the execution of this MOU which is hereby acknowledged by all the Parties except the Gair Marusi on Rect No 2 Kila No 20/5 & 12. The said dispute would be resolve by the third party itself. First party would not be liable for the same in any manner whatsoever.
7. That the First Party hereby affirms and declares that it has not received any compensation in respect of the said land from the Government or any other authority and has not handed over the possession of the said land to any Governmental Authorities or any other Party and shall not do so henceforth. In the event it is found subsequently that the First Party has received compensation form the concerned Governmental Authorities before or after the execution of this MOU, the First party shall pay to the second party and third party the entire compensation amount so received alongwith the interest at the rate of 2% per month for the period of default.
8. The First Party has represented to the Second Party and Third Party that the said land is free from all sorts of encumbrances and that the First Party is holding good title of the said land except Gair Murusi of land and on 02-06-2009 notification under Section 4 of Land Acquisition Act became applicable on the Said Land but as on current date the Said Land is free from all acquisition notifications.
9. That the First Party hereby undertakes that he is selling land to the Second Party and Third Party out of his free will, i.e, without any force or coercion from the other party

*Cilafam*



The First Party also undertakes that, henceforth, it shall not create any lien / encumbrances or any third party interest in any manner on the said land. .

10. That all expenses in respect of the execution and registration of sale deed, and for stamp duty, shall be borne by the Second and Third Party.

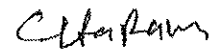
11. That in the event the First Party refuses to get the sale deed executed and registered in favour of the Second Party and Third Party for any reason whatsoever, the Second Party and Third Party will have a right to get the sale deed executed by way of specific performance of this MOU from the court of law having jurisdiction.

This MOU has been signed in duplicate and first party and second party shall retain one copy each.

IN WITNESS WHEREOF the parties have signed this MOU at Gurgaon on the date mentioned above in the presence of the following witnesses:

WITNESS

1. Padamsingh S/O Ramlat  
H.M. 286 Sect 15-I  
Gurgaon Padamsingh

  
FIRST PARTY

2. Batheya  
C.P. Batheya Adv.  
Chamber No 4, Block-A  
DIT Court Gurgaon

  
SECOND PARTY

3.

  
THIRD PARTY



हरियाणा HARYANA

40AA 626862

हल्फनामा

मैं, मनोहर दसमाना पुत्र श्री एम.एन. दसमाना निवासी ब्लाक बी मकान नम्बर 98 दूसरी मन्जिल केन्द्रीय विहार गुडगांवा सत्यनिष्ठापूर्वक निम्नलिखित हल्फन ब्यान करता हूँ  
कि:-

- 1- यह कि मैं ब्रहमा सिटी प्रा. लि. फ्लेट नम्बर बी.8 अन्सल टावर 38 नहरू पैलेस नई दिल्ली का अधिकृत हस्ताक्षरी कम्पनी रैजूलेशन दिनांक 08-06-2015 द्वारा हूँ ।
- 2- यह कि अरनव बिल्डवेल प्रा. लि. ने एक इकरारनामा सौदा बय मुसत्तील नम्बर 1 कीला नपम्बर 15/2(5-19) मुसत्तील नम्बर 2 कीला नम्बर 10(5-1) 20/1/1(4-130) 11(8-0), 12(8-12) किता 5 रकबा 32 कनाल 4 मरले के 1/4 भाग बकदर 8 कनाल 1 मरला व मुसत्तील नम्बर 2 कीला नम्बर 20/1/2(1-7), 20/5(0-9) किता 2 रकबा 1 कनाल 16 मरले के 1/4 भाग बकदर 0 कनाल 9 मरले कुल तादादी रकबा 8 कनाल 10 मरले का एक इकरारनामा सौदा बय मालिक सीता राम पुत्र मुरलीधर निवासी नारनोल से 2,20,00,000/- रुपये प्रति ऐकड के हिसाब से दिनांक 9-02-2010 को तय व पुक्ता किया था जिसके तहत अरनव बिल्डवेल प्रा. लि. ने मालिक जमीन को 23,37,500/- रुपये बतौर ब्याना व पार्ट पेमेन्ट इस प्रकार दिये थे :- 22,13,750/- रुपये का चैक जिसका नम्बर 546296 व 1,23,750/- रुपये जिसका चैक नम्बर 545753 है । उक्त राशी का भुगतान सीता राम जमीन मालिक के हक में हो चुका है ।

*Yas*

::2::

- 3- यह कि उक्त अराजी का इकरारनामा अरनव बिल्डवेल प्रा. लि. ने क्रिश बिल्डटेव प्रा. लि. के साथ कर लिया था और बाद में क्रिश बिल्डटेक प्रा. लि. का नाम बदलकर ब्रहमा सिटी प्रा. लि. हो गया है ।
- 4- यह कि जो ब्याना अरनव बिल्डवैल द्वारा विक्रेता को दिया गया था उसे अरनव बिल्डवैल प्रा० लि० किसी भी सूरत में वापिस मांगने का हकदार नहीं होगी । अगर भविष्य में अरनव बिल्डवैल द्वारा उपरोक्त ब्याना के बारे कोई भी आपत्ति उठाई जाती है तो उसकी जिम्मेवारी ब्रहमा सिटी प्रा० लि० कम्पनी की होगी । उपरोक्त राशि 23,37,500/- रूपये विक्रेता के हक में जप्त हो चुकी है ।
- 5- यह कि अब ब्रहमा सिटी प्रा. लि. उक्त अराजी को नई शर्तों के हिसाब से खरीद कर रही है और अरनव बिल्डवेल प्रा. लि. द्वारा दिया गया ब्याना वापसी के लिये ना अरनव बिल्डवेल प्रा. लि. व ना ही क्रिश बिल्डटेक प्रा. लि. और ना ही ब्रहमा सिटी प्रा. लि. उक्त राशि वापिस मागेगी । उक्त राशि पूर्ण रूप से जप्त हो चुकी है ।

हलफनकर्ता

सत्यापन :-

उपरोक्त ब्यान मैंने अपने पूर्ण होश व हवास में बिना किसी दबाव के अपनी इच्छा से दिए हैं इनमें कोई भी तथ्य झूठ व गलत ना है और ना ही कुछ छिपाया गया है ।

दिनांक : 01.09.2015

C.P. Bakshi Saw  
Bakshi

हलफनकर्ता

certified as Identity

1/9/15

**Government of Haryana  
Department of Revenue and Disaster Management  
Sub Registrar Office, Sohna**

Dated: Sep 01, 2015

Time: 14:17:32

**Appointment Slip**

Respected,  
Mr/Mrs/Ms  
Manohar,  
Kadarpur

N



**Subject: Appointment for SALE**

As requested by you regarding the Deed of **SALE**, you are hereby informed that your appointment has been scheduled with following Details:-

**Token Number:** 67

**Appointment No:** 02801092015021236000

**Appointment Date:** Sep 01, 2015

**Apt Time:** 14:12

**Delivery Address:** N/A

Collected following charges with thanks from you regarding this deed registration

Appointment Fee (Including Tatkal if Any)	Postage	Total
Rs.10.00	Rs.0.00	Rs.10.00

Kindly bring the following documents in support of your Deed.

**ID Proof:**  
Voter ID Card

**ID Number:**  
HV2162873

Authorized Sign  
Helpdesk  
Sohna  
Gurgaon





## Shahmaaz Siddique

---

**From:** Customer Care  
**Sent:** 26 December 2019 15:46  
**To:** vanitmittal@gmail.com  
**Subject:** Unit No. GF 60 - Payment

Dear Mr. Mittal,

Greetings!

This is with reference to previous discussion regarding interest waiver, we are glad to inform you that as a gesture of goodwill the management has agreed to waive off Rs. 96,772/- (inclusive of GST), against GF 60 Miracle Mile.

This waiver is subject to completing the overdue payments as mentioned in email below. Please note, the waiver shall stand revoked in case of any delay or change in future/upcoming payments schedule.

For any further assistance please call your relationship manager at 9810496938 and 8826673311 or email us.

Warm Regards,

Customer Care  
Team Brahma

---

**From:** Vanit Mittal [mailto:vanitmittal@gmail.com]  
**Sent:** Friday, December 6, 2019 1:13 PM  
**To:** Ity Sharma <ity@brahmare.co.in<mailto:ity@brahmare.co.in>>  
**Subject:** Unit No. GF 60 - Payment

Dear Ity Madam,

With reference to our meeting in your office this week and discussions in respect to outstanding demands of commercial unit no. GF 60 in 'Miracle Miles' Sector 60, Gurgaon. As per the demand letter issued by company, total amounts outstanding as on date is Rs. 50,68,698/-.

Want to bring to your kind notice that at the time of purchase of this unit, we had planned for sale of a property in Punjab and the funds from which were to be used towards payment of installments of the said unit. Earlier, my mother had undergone heart surgery and later my father was also hospitalized. Once they were a bit stabilized in their health, my young sister passed away in the month of October. Hence, due to the ongoing health issues of my parents and followed by sudden and untimely death of my young sister, we couldn't materialize the sale of property and couldn't arrange the funds as planned earlier.



Now, that the transaction for sale of our property in Punjab has materialized and registry will be done in the month of March. We propose to make the payment of o/s demands in the following manner:

Cheque No./ Date

Bank

Amount (Rs.)

111148 - 15/12/19

Yes Bank

500,000

851320 - 15/12/19

Punjab National Bank

400,000

000106 - 24/12/19

Kotak Bank

3,67,175

28/02/20

Yes Bank

600,000

28/12/20

Kotak Bank



667,175

31/3/20

Kotak Bank

1,267,175

31/3/20

Yes Bank

1,267,175

Kindly consider this as our one-time request to allow time for making payment of installments and waiver of interest for late payments. This is purely due to disruptions in my family for the reasons cited above and we assure you that all the installments due beyond April 1,2019 will be paid on timely manner.

Kindly consider our request for waiver of interest on late payment and oblige. Look forward for long term relationships with you.

Thanks & Regards,

CA. Vanit Mittal

'Insolvency Professional' under Insolvency and Bankruptcy Code (IBC)

9810491207



Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 29/11/2018

Certificate No. G0292018K120



Stamp Duty Paid : ₹ 472900  
(Rs. Only)

GRN No. 42291851



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Deshraj

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Nil

City/Village : Kadarapur

District : Gurugram

State : Haryana

Phone: 0



**Buyer / Second Party Detail**

Name : Brahma City Pvt Ltd

H.No/Floor : B8

Sector/Ward : Nil

LandMark : Ansal tower 38 nehru place

City/Village: New delhi

District : New delhi

State : Delhi

Phone : 0

Purpose : Sale Deed

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

10019  
29/11/18

किस्म वसीका

मौजा

मालियति

स्टाम्प

स्टाम्प Certificate No.

स्टाम्प GRN No.

किस्म

बयनामा

कादरपुर

1,58,72,000 / -रुपय

4,72,900 / -रुपये

G0292018K120 Dated 29.11.18

42291851 Dated 29.11.18

नगर निगम क्षेत्र से बाहर, सरकार द्वारा स्वीकृत

कालोनी - License No. 64/2010,

DEFICIENCY IN STAMP OF RUPEES 1,92,500/- PAID BY STAMP NO. MV2018J2 &  
DEFICIENCY IN STAMP OF RUPEES 1,28,600/- PAID BY STAMP NO. MV2018J5

वसीका

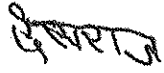
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प्रलेख नं:10019

दिनांक:29-11-2018

डीड संबंधी विवरण	
डीड का नाम SALE OUTSIDE MC AREA	
वहसील/सब-तहसील वजीराबाद	गांव/शहर कादरपुर स्थित कादरपुर
भवन का विवरण	
भूमि का विवरण	
निवासीय	1 Kanal 4.6 Marla
धन संबंधी विवरण	
राशि 15872000 रुपये	कुल रटाप इस्टी की राशि 793600 रुपये
रटाप नं : mv2018j5	रटाप की राशि 128600 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	परिचय शुल्क: 3 रुपये
DeficiencyStampno: g0292018k120mv2018j2	DeficiencyGrano: 422918510
DeficiencyAmt: 422900192506	
Drafted By: C P Bathija Adv	Service Charge:200

यह प्रलेख आज दिनांक 29-11-2018 दिन गुरुवार समय 4:07:00 PM बजे श्री/श्रीमती/कुमारी Desh Raj पुत्र Sultan निवास Kadarpur द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

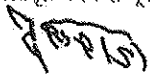


उप/संबंधित पंजीयन अधिकारी ( वजीराबाद )

हरताक्षर प्रस्तुतकर्ता  
Desh Raj

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

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



दिनांक 29-11-2018  
Desh Raj

उप/संबंधित पंजीयन अधिकारी ( वजीराबाद )

उपरोक्त कंताव श्री/श्रीमती/कुमारी thru Gagandeep OTHER पुत्र A. Dhanna City Pvt Lid thru Manohar Dhasmana OTHER पुत्र, हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । प्रलेख के अनुसार 0 रुपये की राशि विक्रेताने मेरे समक्ष कंता को अदा की तथा प्रलेख में वर्णित अंतिम अदा की गई राशि को लेन देन को स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी S C Arora Adv पितृ --- निवासी Gurugram व श्री/श्रीमती/कुमारी P K Jangrishi Adv पितृ --- निवासी Gurugram ने की । साक्षी नं:1 को हम नम्रदरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 29-11-2018

उप/संबंधित पंजीयन अधिकारी ( वजीराबाद )



# STATE BANK OF INDIA

Sl. No. 590617  
GSR/001

## RECEIPT



STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01505)

Code No.

Received a sum of Rs. 1,92,500/-

(Rupees One Lakh Ninety Two Thousand Five Hundred ~~only~~)

from Smt. / Shri Mrs Brahma City Pvt Ltd

residing at New Delhi

for credit to Government of Haryana

account towards Stamp Duty.

Date: 08 DEC 2017  
Place: GURGAON

Justified  
08/12/2018 J2  
Branch Office  
Gurgaon



(Signatures of Authorised Officer)

मनकि देश राज (आधार नम्बर 7007 8486 7118 व पैन नम्बर BDIPR7176J) पुत्र श्री सुल्तान निवासी गांव कादरपुर, तहसील सोहना, जिला गुरुग्राम का हूँ ।

जो कि मैं अराजी जरई वाका मौजा कादरपुर, उप तहसील वजीराबाद, जिला गुरुग्राम खेवट नम्बर-165, खाता नम्बर 184, मु0 नम्बर 1, कीला नम्बर 17(5-15), किता 1 कुल रकबा 5 कनाल 15 मरला का 3/14 भाग बाकदर रकबा 1 कनाल 4 मरला 6 सरसाई (0.154 एकड़) का मालिक काबिज बरूवे जमाबन्दी साल 2005-06 व इन्तकाल नम्बर 2488, 2823 मन्जूरशुदा की रुह से बतौर हिस्सेदार मालिक व काबिज हूँ, जो ब्रह्मा सिटी प्रोजेक्ट की रिहायषी कालोनी के अन्तर्गत आता है, जिसका

*मनकि देश राज*

*[Handwritten Signature]*

Reg. No.                      Reg. Year                      Book No.  
10019                      2018-2019                      1



विक्रेता



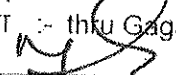
क्रेता





गवाह

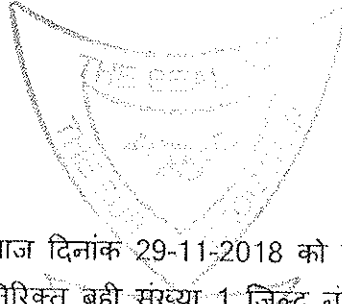
उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- Desh Raj 

क्रेता :- thru Gagandeep OTHER.thru Manohar Dhasmana OTHER Brahma City Pvt Ltd 

गवाह 1 :- S C Arora Adv 

गवाह 2 :- P K angrish Adv 



प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10019 आज दिनांक 29-11-2018 को बही नं 1 जिल्द नं 31 के पृष्ठ नं 21.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 762 के पृष्ठ संख्या 94 से 98 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 29-11-2018

उप/सयुक्त पंजीयन अधिकारी ( वजीराबाद ) 



Sl. No 589099  
GSR / 001

RECEIPT



STATE BANK OF INDIA

Mehrault Road, Gurgaon (01565)

Branch

Code No.

Received a sum of Rs. 1,28,600/-

(Rupees One Lakh Twenty Eight thousand Six Hundred Only)

from Smt. / Shri M/s Brahma City (P) Ltd.

No. d/o, w/o NA

residing at Delhy STATE BANK OF INDIA for credit to Government of Haryana

account towards Stamp Duty.

Date 22 NOV 2012  
Place GURGAON

with seal  
M/2012/5



(Signatures of Authorised Officer)

कम्पनी ने सी0एल0यू0 (लाईसेंस नं0 64/2010) संबंधित कार्यालय से विधिवत प्राप्त किया हुआ है । उपरोक्त रकबा में पेड़-पौधे लगे हुए हैं, चार दीवारी व पुख्ता तामीर की हुई है तथा टयूबवैल आदि है । मय तामीर मेरे हिस्से का उपरोक्त रकबा हर किस्म की जेरबारी, देनदारी, नुक्स मलकीयत, कानूनी वाक्याति, डिक्री, कुर्की व जमानत आदि से पाक साफ है । अब से पहले किसी अन्य को किसी दीगर तरीके से रहन, बय, पट्टा आदि द्वारा मुक्तकिल ना किया गया है, ना ही किसी दीगर के साथ सौदा मुहायदा बय किया है । रकबा बाला सरकार द्वारा अधिग्रहण ना किया गया है, ना ही इसकी बाबत कोई नोटिस कार्यवाही वगैरा लम्बित है । रकबाबाला पर कोई सरकारी या गैर सरकारी ऋण या भार

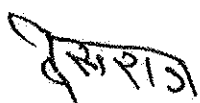
रुसराज

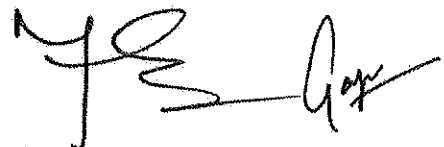


नहीं है । रकबा बाला पर कोई मुकदमा या अपील किसी भी न्यायालय मे लम्बित या विचाराधीन नहीं है, यानि रकबा बाला हर किस्म के भार से भारमुक्त है। मुन्तकिल करने का पूरा अधिकार हासिल है, मुन्तकिल करने में कोई कानूनी अडचन ना है। उपरोक्त रकबा मेरा मौके का ना होने के कारण, मेरे उपयोग में ना आ रहा है, उचित कीमत मिल रही है । मुझे बराए अखराजात खुद खर्चा खानगी व दीगर सम्पत्ति खरीदने के लिए धन की आवश्यकता है, जिसका अन्य कोई मुनासिब इन्तजाम नहीं हो सकता । अतः अब मैंने अपने व वारिसान के हित को मददे नजर रखते हुए अपने हिस्से का उपरोक्त रकबा 1 कनाल 4 मरला 6 सरसाई (0.154 एकड़) मय मौजूद सभी पेड़-पौधे, पुख्ता तामीर, चार दीवारी, मलबा, ट्यूबवैल आदि को अपने कुल अधिकारों सहित बिलऐवज मुबलिंग 1,58,72,000/- रुपये (एक करोड़ अठावन लाख बहतर हजार रुपये) कि आधे जिनके मुबलिंग 79,36,000/- रुपये होते हैं, में पास मैसर्ज ब्रहमा सिटी प्राईवेट लिमिटेड (PAN No. AADCK3277H)] रजि० आफिस प्लेट नं० बी - 8, अन्सल टावर 38, नेहरू प्लेस, नई दिल्ली - 110019 मार्फत अधिकृत व्यक्ति श्री मनोहर दशमाना पुत्र श्री एम.एन. दशमाना (Adhar No. 4762 9719 9180) व श्री गगनदीप पांचाल पुत्र श्री स्नेह प्रवीन पांचाल (AADHAR No. 7972 7707 9638) बजरिये रेजूलेशन जो कि बोर्ड ऑफ डायरेक्टर्स की मीटिंग में दिनांक 26.10.2018 को पास किया गया द्वारा बाया है । को बय कतई फरोख्त कर दिया है, बेच दिया है । कुल जरे बदल मुबलिंग 1,58,72,000/- रुपये तमाम निम्नलिखित विवरण अनुसार रोबरु गवाहान प्राप्त कर चुके हैं :-

मुबलिंग	चैक / डी.डी. क्र० संख्या	दिनांक	जारीकर्ता
1,57,13,280	FUND TRANSFER	27-11-18	AXIS BANK
1,58,720	TDS		

कुछ लेना बकाया बाजिम्मा खरीदार फर्म के ना रहा है । कब्जा मौका पर अपनी बजाय उक्त विक्रीत रकबा 1 कनाल 4 मरला 6 सरसाई (0.154 एकड़) जो जिस भी स्थिति में है, यथास्थिति पर हवाले खरीदार फर्म के करा दिया है । खरीदार फर्म उक्त विक्रीत रकबा की पूर्ण रूप से मालिक व काबिज हो गयी है । जो हक हकूक आज तक मुझे उक्त विक्रीत रकबा की बाबत हासिल थे, खरीदार फर्म को

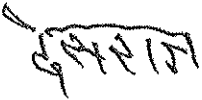






हासिल हो गए हैं । आज के बाद मेरा व मेरे वारसान का कोई हक, हित व अधिकार उक्त विक्रीत रकबा की बाबत ना रहेगा । खरीदार फर्म को अधिकार होगा, कि वह उक्त विक्रीत रकबा को जैसे चाहे इस्तेमाल करे, तामीर करे, मुन्तकिल करे, कोई उजर ना होगा । दाखिल खारिज कागजात माल में दर्ज व मंजूर करा दूंगा वरना खरीदार फर्म इस दस्तावेज की रूह से स्वयं करा लेवे, कोई उजर ना होगा । उक्त विक्रीत रकबा हर किस्म के भार से भारमुक्त है । अगर आज तक किसी किस्म का कोई नुक्स उक्त विक्रीत रकबा में निकलेगा या खरीदार फर्म अपने उपभोग के अधिकार से वंचित रहती है, तो उस सूरत में मैं, मेरे वारिसान व मेरी दीगर सम्पत्ति जिम्मेवार व देनदार मय हर्जा खर्चा के रहेंगे । खर्चा बयनामा तमाम खरीदार फर्म ने स्वयं वहन किया है । बिक्रेता ने यह दस्तावेज पढ़ व समझ लिया है और पढ़कर, समझकर, सही मानकर अपने-अपने हस्ताक्षर कर दिये हैं । अतः यह बयनामा सुन समझकर बारजामन्दी खुद के तहरीर कर दिया कि सनद रहे वक्त जरूरत काम आवे ।

तहरीर दिनांक - 29.11.2018




अलब्द - देशराज



श्री मनोहर धसमाना

(AADHAR No. 4762 9719 9180)

*Drafted by C.P. Batheja New*  




व गंगनदीप पांचाल,

(AADHAR No. 7972 7707 9638)

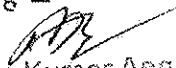
खरीदार फर्म की ओर से - बजरिए अथोराईज्ड सिग्नेटरी

बरूवे कम्पनी रेजूलेषन दिनांक 26.10.2018 द्वारा अधिकृत

गवाह -

  
S.C. ARORA, ADVOCATE  
DISTT. COURTS, GURGAO  
Adhaar No. 9312 1438 1712  
PAN No. CCAPA8675H

गवाह -

  
Parveen Kumar Angrish  
Advocate  
M.A.L.L.B, HONS,  
Distt. Courts, Gurgaon

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 29/11/2018

Certificate No. G0292018K141



Stamp Duty Paid : ₹ 794000

(Rs. Only)

GRN No. 42291682



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Brahma Realty Pvt Ltd

H.No/Floor : C53

Sector/Ward : Nil

LandMark : Flatted factory complex jhandewalan

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 0



Buyer / Second Party Detail

Name : Deshraj

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Nil

City/Village: Kadarapur

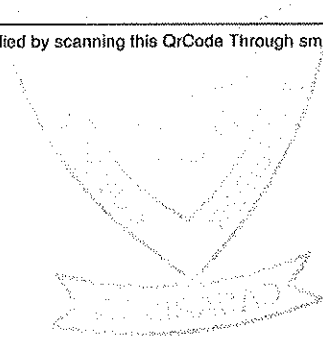
District : Gurugram

State : Haryana

Phone : 0

Purpose : Sale Deed

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



10018  
29/11/18

किरम वसीका	.	बयनामा
मौजा	.	कादरपुर
मालियति	.	1,58,72,000 / -रूपय
स्टाम्प	.	7,94,000 / -रूपये
स्टाम्प Certificate No.	-	G0292018K141 Dated 29.11.18
स्टाम्प GRN No.	.	42291682 Dated 29.11.18
किरम	.	नगर निगम क्षेत्र से बाहर, Agriculture

*(Handwritten Signature)*

*(Handwritten Signature)*



प्रलेख नः10018

दिनांक:29-11-2018

डीड संबंधी विवरण	
डीड का नाम SALE OUTSIDE MC AREA	
वहसील/सब-तहसील वजीराबाद	गांव/शहर कादरपुर स्थित कादरपुर
भवन का विवरण	
भूमि का विवरण	
वाही	7 Kanal
धन संबंधी विवरण	
राशि 15872000 रुपये	कुल रटाप इयूटी की राशि 793600 रुपये
रटाप नं : 90292018k141	रटाप की राशि 794000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	पेस्टिंग शुल्क 3 रुपये
Drafted By: C P Bathija Adv	Service Charge:200

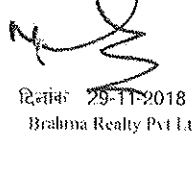
यह प्रलेख आज दिनांक 29-11-2018 दिन गुरुवार समय 4:06:00 PM बजे श्री/श्रीमती/कुमारी Brahma Realty Pvt Ltd thru Manohar Daslunana/OTHER पुत्र . . . thru Gagan Deep Panchal/OTHER पुत्र . निवास S3, Flated Factory Complex, Jhandewalan N Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता  
Brahma Realty Pvt Ltd.

उपस्थित पंजीयन अधिकारी (वजीराबाद)

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

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

  
दिनांक 29-11-2018  
Brahma Realty Pvt Ltd.

उपस्थित पंजीयन अधिकारी (वजीराबाद)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी Deshray पुत्र Sultan हरजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथ्य समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि विक्रेताने गैरें समझ क्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी S C Arora Adv पित्त --- निवासी Gurugram व श्री/श्रीमती/कुमारी P K Angriish adv पित्त --- निवासी Gurugram ने की।

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

दिनांक 29-11-2018

उपस्थित पंजीयन अधिकारी (वजीराबाद)

हमकि मैसर्स ब्रह्मा रियल्टी प्राईवेट लिमिटेड (PAN No. AADCB9485E) रजि० आफिस  
BLOCK-C, Flat no. 53 Flatted Factory Complex, Jhandewalan New Delhi -110055, मार्फत  
अधिकृत व्यक्ति श्री मनोहर दशमाना पुत्र श्री एम.एन. दशमाना (Adhar No. 4762 9719  
9180) व श्री गगनदीप पांचाल पुत्र श्री स्नेह प्रवीन पांचाल (AADHAR No. 7972 7707 9638)  
बजरिये रेजूलेशन जो कि बोर्ड ऑफ डायरेक्टर्स की मीटिंग में दिनांक 26.10.2018 को पास  
किया गया द्वारा बाया है ।

जो कि कम्पनी अराजी जरई वाका मौजा कादरपुर, उप तहसील वजीराबाद, जिला गुरुग्राम  
खेवट नं० 208, खाता नं० 230, मु० नं० 12, कीला नं० 21(2-0), 22(8-0), 23/1(2-0),  
कुल रकबा 12 कनाल 0 मरले का 140/240 भाग, बाकदर रकबा 7 कनाल 0 मरले (0.  
875 एकड़) की मालिक व काबिज बरूवे जमाबन्दी साल 2005-2006 व इन्तकाल नम्बर  
3408, 3409, 3447 व 3461 मन्जूरशुदा द्वारा है । उपरोक्त अराजी हर प्रकार के भार से  
पाक व साफ है, यानि बाया कम्पनी ने आज से पहले उपरोक्त अराजी की बाबत किसी  
अन्य व्यक्ति से कोई इकरारनामा सौदा बय- बयनामा- रहननामा- पट्टानामा या डिग्री  
तबदील मिलकियत आदि ना किया हुआ है । उपरोक्त अराजी पर किसी भी न्यायालय में  
कोई केस विचाराधीन ना है । उपरोक्त अराजी पर किसी भी बैंक या वित्तीय संस्था से  
कोई लोन आदि ना ले रखा है । बाया कम्पनी को उपरोक्त अराजी को हर प्रकार से  
मुक्तकिल करने का पूरा अधिकार हासिल है । कम्पनी को बराये खरीद दीगर जायदाद, व  
व्यवसाय हेतू रूपये की आवश्यकता है इसलिए आज ठीक होश व बिना किसी दबाव के  
उपरोक्त अराजी रकबा 7 कनाल 0 मरले (0.875 एकड़) को अपने कुल अधिकारों सहित  
बिलऐवज मुबलिंग 1,58,72,000/- रूपये (एक करोड़ अठान्न लाख बहतर हजार रूपये)

दशमाना

Reg. No.                      Reg. Year                      Book No.  
10018                      2018-2019                      1




विक्रेता



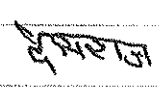
क्रेता

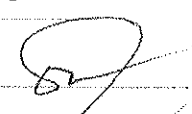


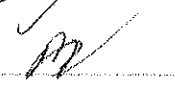
गवाह

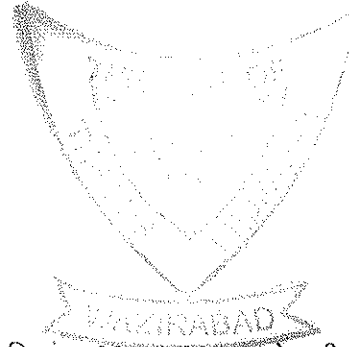
 उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru Manohar Dashmana OTHER Brahma Realty Pvt Ltd thru Gagan Deep Panchal OTHER \_\_\_\_\_

क्रेता :- Deshraj  \_\_\_\_\_

गवाह 1 :- S C Arora Adv  \_\_\_\_\_


गवाह 2 :- P K Angrish adv  \_\_\_\_\_



प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10018 आज दिनांक 29-11-2018 को बही नं 1 जिल्द नं 31 के पृष्ठ नं 21.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 762 के पृष्ठ संख्या 89 से 93 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं |

दिनांक 29-11-2018


 उप/सयुक्त पंजीयन अधिकारी ( वजीराबाद )

कि आधे जिनके मुबलिंग 79,36,000/- रुपये होते हैं, में पास देश राज (आधार नम्बर 7007 8466 7118 व पैन नम्बर BDIPR7176J) पुत्र श्री सुल्तान निवासी गांव कादरपुर, तहसील सोहना, जिला गुरुग्राम को बय कतई फरोख्त कर दिया है, बेच दिया है । कुल जरे बदल मुबलिंग 1,58,72,000/- रुपये तमाम निम्नलिखित विवरण अनुसार रोबरू गवाहान प्राप्त कर चुके हैं :-

<u>मुबलिंग</u>	<u>चैक / डी.डी. क्र० संख्या</u>	<u>दिनांक</u>	<u>जारीकर्ता</u>
1,57,13,280	109871	27.11.2018	AXIS BANK
1,58,720	TDS		

कुछ लेना बकाया बाजिम्मा खरीदार के ना रहा है । कब्जा मौका पर अपनी बजाय उक्त विक्रीत रकबा 7 कनाल 0 मरले (0.875 एकड़), जो जिस भी स्थिति में है, यथास्थिति पर हवाले खरीदार के करा दिया है । खरीददार जिस प्रकार चाहे अराजी बयकचृत को अपने काम में लेवें कोई उजर ना होगा । आज के बाद बाया कम्पनी का अराजी बयकृत में कोई हक व वास्ता बाकी ना रहा है । कम्पनी इन्तकाल कागजात माल में खरीदार के नाम दर्ज व मन्जूर करवा देगी अगर ना करावे तो इस दस्तावेज की रूह से स्वयं करा लेवे कोई उजर ना होगा । खर्चा स्टाम्प व फीस रजिस्टरी स्वयं बाया ने अपने पास से अदा किया है । अगर किसी दावेदार के दावे या नुक्स कानूनी पर कब्जा खरीददार से निकल जावे तो वापसी कुल जरे बय मय हर्जाखर्चा हर किस्म की बाया कम्पनी जिम्मेवार रहेगी । क्रेता ने इस अराजी से सम्बन्धित सभी दस्तावेज जांच लिये हैं, और जांच सही मानकर, अपने हस्ताक्षर किये हैं । आईन्दा इस अराजी के दस्तावेज के सम्बन्ध में क्रेता कोई दावा







वगैरा नहीं करेगा । क्रेता-बिक्रेता ने यह दस्तावेज पढ़ व समझ लिये हैं और पढ़कर, समझकर, सही मानकर अपने-अपने हस्ताक्षर कर दिये हैं ।

अतः यह बयनामा सुन समझकर बारजामन्दी खुद के तहरीर कर दिया कि सनद रहे वक्त जरूरत काम आवे । तहरीर दिनांक - 29.11.2018

Drafted by C. P. Batley  
C. P. Batley

अलब्ध -



मैसर्स ब्रह्मा रियल्टी प्राईवेट लिमिटेड

बजरिये अधिकृत व्यक्ति मनोहर दशमाना व गगनदीप पांचाल



खरीदार

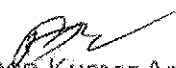
देश राज

गवाह -



S.C. ARORA, ADVOCATE  
DISTT. COURTS, GURGAON  
Adhaar No. 8312 1438 1712  
PAN No. CCAPA6675H

गवाह -



Parveen Kumar Angrish  
Advocate  
M.A.L.L.B, HONS.  
Distt. Courts, Gurgaon







Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



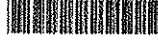
Date : 30/08/2018

Certificate No. G0302018H88



Stamp Duty Paid : ₹ 1495000  
(Rs. Only)

GRN No. 38000090



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Rati Ram

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Nil

City/Village : Kadarapur

District : Gurugram

State : Haryana

Phone: 0

Others : Prabhu, rattan, sattan



Buyer / Second Party Detail

Name : Brahma City Pvt Ltd

H.No/Floor : B8

Sector/Ward : Nil

LandMark : Ansal tower 38

City/Village: Nehru place

District : New delhi

State : Delhi

Phone : 0

Purpose : Sale Deed

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

किस्म वसीका

मौजा

मालियति

स्टाम्प

स्टाम्प Certificate No.

स्टाम्प GRN No.

किस्म

बयनामा

कादरपुर

2,99,00,000 / -रूपय

14,95,000 / -रूपये

G0302018H88 Dated 30-08-2018

38000090

नगर निगम से बाहर, सरकार द्वारा पास  
शुदा कालोनी -License No. 64/2010

6289

30/8/18

हमके, रतीराम (Aadhdaar No. 3029 4280 4002) — प्रभु (Aadhdaar No. 7041 7496

5986) — रत्तन (Aadhdaar No. 2073 4305 7821) — सत्तन (Aadhdaar No. 8848

2552 9994) पुत्रगण श्री गब्दू, समभाग, निवासीगण कादरपुर, उप तहसील वजीराबाद, जिला

गुरुग्राम के हैं।

Uti. Fatimam

Uti. Prabhu

रतन सिंह

Uti. Sattan

ny

Uti. Sattan

प्रलेख नं:6289

दिनांक:30-08-2018

डीड संबंधी विवरण	
डीड का नाम SALE OUTSIDE MC AREA	
तहसील/सब-तहसील वजीराबाद	गांव/शहर कादरपुर
स्थित कादरपुर	
भवन का विवरण	
भूमि का विवरण	
निवासीय	1 Konal
धन संबंधी विवरण	
राशि 29900000 रुपये	कुल रटाग्य दुयही की राशि 1495000 रुपये
स्टाम्प नं : 00302018h88	स्टाम्प की राशि 1495000 रुपये
रजिस्ट्रेशन फीस की राशि 15000 रुपये	पेरिटिंग शुल्क 3 रुपये
Drafted By: C P Bathija Adv	Service Charge:200

यह प्रलेख आज दिनांक 30-08-2018 दिन बुस्वार समय 3:26:00 PM बजे श्री/श्रीमती/कुमारी Rati Ram पुत्र Gabdu Prabhu पुत्र Gabdu Rattan पुत्र

Gabdu Rattan पुत्र Gabdu निवासीय द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता  
Rati Ram Prabhu Rattan Sattan

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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

या

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

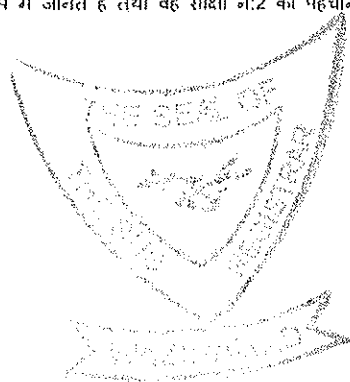
हस्ताक्षर प्रस्तुतकर्ता  
Rati Ram Prabhu Rattan Sattan

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी Brahma City Pvt Ltd thru Gagandeep Panchal OTHER पुत्र . Brahma City Pvt Ltd thru Manohar Dhasmana OTHER पुत्र . हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि विक्रताने गेरे रामक्ष क्रेता को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेग देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी S C Arora Adv पिता --- निवासी Gurugram व श्री/श्रीमती/कुमारी Jagbir पिता Parbhu Ram निवासी Kadarpur ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 30-08-2018

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)



जो कि हम अराजी जरई वाका मौजा कादरपुर, उप तहसील वजीराबाद, जिला गुरुग्राम खेवट नं0 163, खाता नं0 182, मु0 नं0 1, कीला नं0 24/2 (4-13), किता 1, रकबा 4 कनाल 13 मरले का 20/93 भाग, बाकदर रकबा 1 कनाल 0 मरले (0.125 एकड़) के बरूवे जमाबन्दी साल 2005-2006 की रूह से बतौर हिस्सेदार मालिक व काबिज हैं, जो ब्रहमा सिटी प्रोजेक्ट की रिहायशी कालोनी के अन्तर्गत आता है, जिसका कम्पनी ने सी0एल0यू0 (लाईसेंस नं0 64/2010) संबंधित कार्यालय से विधिवत प्राप्त किया हुआ है । उपरोक्त रकबा में पेड़-पौधे लगे हुए हैं, एक अदद कमरा पुख्ता तामीर किया हुआ है । मय तामीर हमारे हिस्से का उपरोक्त रकबा हर किस्म की जेरबारी, देनदारी, नुक्स मलकीयत, कानूनी वाक्याति, डिक्री, कुर्की व जमानत आदि से पाक साफ है । अब से पहले किसी अन्य को किसी दीगर तरीके से रहन, बय, पटटा आदि द्वारा मुन्तकिल ना किया गया है, ना ही किसी दीगर के साथ सौदा मुहायदा बय किया है । रकबा बाला सरकार द्वारा अधिग्रहण ना किया गया है, ना ही इसकी बाबत कोई नोटिस कार्यवाही वगैरा लम्बित है । रकबाबाला पर कोई सरकारी या गैर सरकारी ऋण या भार नहीं है । रकबा बाला पर कोई मुकदमा या अपील किसी भी न्यायालय मे लम्बित या विचाराधीन नहीं है, यानि रकबा बाला हर किस्म के भार से भारमुक्त है। मुन्तकिल करने का पूरा अधिकार हासिल है, मुन्तकिल करने में कोई कानूनी अडचन ना है। उपरोक्त रकबा हमारे मौके का ना होने के कारण, हमारे उपयोग में ना आ रहा है, उचित कीमत मिल रही है । हमें बराए अखराजात खुद खर्चा खानगी व दीगर सम्पत्ति खरीदने के लिए धन की आवश्यकता है, जिसका अन्य कोई मुनासिब इन्तजाम नहीं हो सकता । अतः अब हमने अपने व वारिसान के हित को मददे नजर रखते हुए अपने हिस्से का उपरोक्त रकबा 1 कनाल 0 मरले (0.125 एकड़) मय मौजूद सभी पेड़-पौधे, कमरा पुख्ता तामीर मलबा आदि को अपने कुल अधिकारों सहित बिलऐवज मुबलिय 2,99,00,000/- रुपये (दो करोड़ निन्धानवें लाख रुपये) कि आधे जिनके मुबलिय 1,49,50,000/- रुपये होते हैं, में पास मैसर्ज ब्रहमा सिटी प्राईवेट लिमिटेड (PAN No. AADCK3277H), रजि0 आफिस फ्लेट नं0 बी - 8, अन्सल टावर 38, नेहरू प्लेस, नई दिल्ली - 110019 को बय कतई फरोख्त कर दिया है, बेच दिया है । कुल जरे बदल मुबलिय 2,99,00,000/- रुपये

LT-1 Datiram

Ch. Arabhu

रतन सिंह  
[Signature]

[Fingerprint]

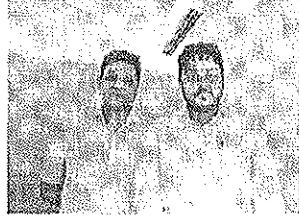
Ch. Sallah

[Signature]

Reg. No. 6289 Reg. Year 2018-2019 Book No. 1



विक्रेता



क्रेता



गवाह

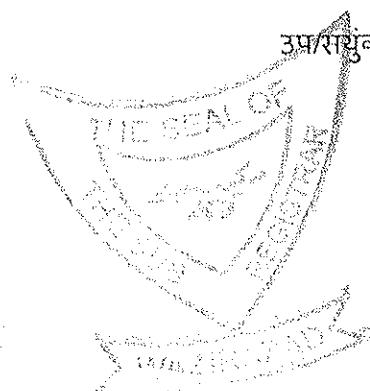
विक्रेता :- Rati Ram Prabhu Rattan Sattan  
क्रेता :- thru Gagandeep Panchal OTHER Brahma City Pvt Ltd thru Manohar Dhasmana OTHER Brahma City Pvt Ltd  
गवाह 1 :- S C Arora Adv  
गवाह 2 :- Jagbir

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6289 आज दिनांक 30-08-2018 को बही नं 1 जिल्द नं 26 के पृष्ठ नं 89.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 611 के पृष्ठ संख्या 31 से 35 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 30-08-2018

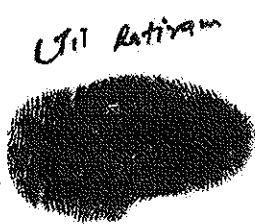

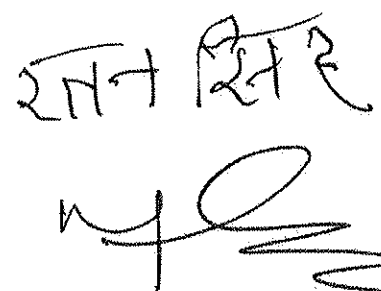

उप/संयुक्त पंजीयन अधिकारी ( वजीराबाद )



त्‍माम निम्नलिखित विवरण अनुसार रोबरू गवाहान प्राप्त कर चुके हैं :-

मुबलियग	चैक/डी.डी. क्रं० संख्या	दिनांक	जारीकर्ता
<u>रतीराम ने</u>			
5,00,000 /-	113750	24.08.2018	एक्सिस बैंक लि०, नोएडा
69,00,250 /-	113846	30.08.2018	एक्सिस बैंक लि०, नोएडा
74,750 /-	TDS		
<u>प्रभु ने</u>			
5,00,000 /-	113751	24.08.2018	एक्सिस बैंक लि०, नोएडा
69,00,250 /-	113847	30.08.2018	एक्सिस बैंक लि०, नोएडा
74,750 /-			
<u>सत्तन सिंह ने</u>			
5,00,000 /-	113752	24.08.2018	एक्सिस बैंक लि०, नोएडा
69,00,250 /-	113848	30.08.2018	एक्सिस बैंक लि०, नोएडा
74,750 /-	TDS		
<u>रत्तन सिंह ने</u>			
5,00,000 /-	113753	24.08.2018	एक्सिस बैंक लि०, नोएडा
69,00,250 /-	113849	30.08.2018	एक्सिस बैंक लि०, नोएडा
74,750 /-	TDS		

कुछ लेना बकाया बाजिम्मा खरीदार फर्म के ना रहा है । कब्जा मौका पर अपनी बजाय उक्त विक्रीत रकबा 1 कनाल 0 मरले (0.125 एकड़), जो जिस भी स्थिति में है, यथास्थिति पर हवाले खरीदार फर्म के करा दिया है । खरीदार फर्म उक्त विक्रीत रकबा की पूर्ण रूप से मालिक व काबिज हो गयी है । जो हक हकूक आज तक हमें उक्त विक्रीत रकबा की बाबत हासिल थे, खरीदार फर्म को हासिल हो गए हैं । आज के बाद हमारा व हमारे वारसान का कोई हक, हित व अधिकार उक्त विक्रीत रकबा की बाबत ना रहेगा । खरीदार फर्म को अधिकार होगा, कि वह उक्त विक्रीत रकबा को जैसे चाहे इस्तेमाल करे, तामीर करे, मुन्तकिल



करे, कोई उजर ना होगा । दाखिल खारिज कागजात माल में दर्ज व मंजूर करा देंगे, वरना खरीदार फर्म इस दस्तावेज की रूह से स्वयं करा लेवे, कोई उजर ना होगा । उक्त विक्रीत रकबा हर किस्म के भार से भारमुक्त है । अगर आज तक किसी किस्म का कोई नुक्स उक्त विक्रीत रकबा में निकलेगा या खरीदार फर्म अपने उपभोग के अधिकार से वंचित रहती है, तो उस सूरत में हम, हमारे वारिसान व हमारी दीगर सम्पत्ति जिम्मेवार व देनदार मय हर्जा खर्चा के रहेंगे । खर्चा बयनामा तमाम खरीदार फर्म ने स्वयं वहन किया है । अतः यह बयनामा सुन समझकर बारजामन्दी खुद के तहरीर कर दिया कि सनद रहे वक्त जरूरत काम आवे ।

तहरीर दिनांक - 30.08.2018

श्री. अलब्द

श्री. प्रभु



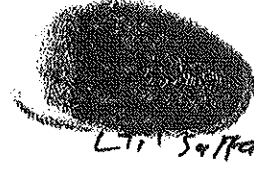
रत्तन शिंदे

अलब्द - रतीराम

प्रभु

रत्तन

सत्तन - विक्रेतागण ।



खरीदार फर्म की ओर से -

बजरिए अथोराईज्ड सिग्नेटरी श्री मनोहर धसमाना व गंगनदीप पांचाल, बरूवे कम्पनी रेजूलेशन दिनांक 27.08.2018 द्वारा अधिकृत

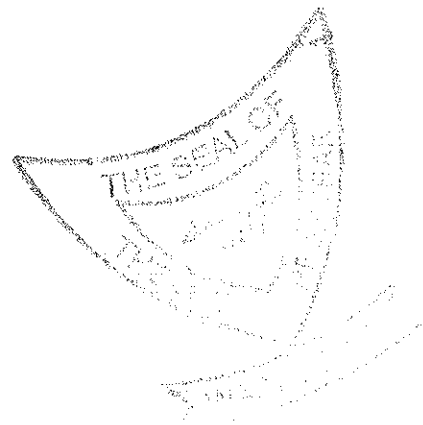
जगवीर

गवाह -

गवाह - जगबीर पुत्र श्री प्रभुराम,  
नि० - कादरपुर, उप० तह० वजीराबाद।

S.C. ARORA, ADVOCATE  
DIST. COURT, GUANSON  
Adhaar No.-6712 1433 1712  
PAN No. CCAP46675H

Drafted by  
Dattaraj  
C.P. Bhatnagar Adv





Sr. No. 1150 dated 13-12-2012

Certified Under Section 42 of the Indian Stamp Act, 1889, that Stamp duty of Rs. 16,91,300/- (Rupees Sixteen Lacs Ninety One Thousand Three Hundred only) has been levied on this document and paid by M/s. Brahma City Pvt. Ltd. 1206-B, Surya Kiran Building-19, Kasturba Gandhi Marg, New Delhi vide Treasury Challan No. T-1 dated 13-12-2012 for Rs. 3,38,25,000/- in favour of \_\_\_\_\_

23874  
81-13

Assistant Treasury Officer  
SOHNA 2/12/12

Ne  
Q

**SALE DEED**

VILLAGE NAME : Maidawas  
MEASUREMENT OF LAND : 12 Kanal 6 Marla  
TRANSACTION VALUE : Rs. 3,38,25,000/-  
STAMP DUTY : Rs. 16,91,300/-  
STAMP NO./DATE : 1150 dt. 13.12.2012  
TREASURY : Sub-Treasury Sohna

**THIS SALE DEED** is executed at Gurgaon on this 8<sup>th</sup> day of Dec-2012 BY <sup>Jan 2013</sup>



प्रलेख नः 23874

दिनांक 08/01/2013

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर मैदावास	स्थित मैदावास
भवन का विवरण		
भूमि का विवरण		
चाही	1 Acre 4 Kanal 6 Marla	
धन संबंधी विवरण		
राशि 33,825,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 1,691,300.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
स्टाम्प की राशि 1,691,300.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	
रूपये		

Drafted By: C.P.Batheja, ADv

यह प्रलेख आज दिनांक 08/01/2013 दिन मंगलवार समय 4:16:00PM बजे श्री/श्रीमती/कुमारी Layak Ram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Sultan Singh निवासी Kadarapur, Sohna, Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/सयुक्त पंजीयन अधिकारी  
गुडगांवा

श्री Layak Ram thru (GPA), Birwati thru (GPA), M/s Gupta Promoters Pvt Ltd thru Rohit Harbola (OTHER), Suraj thru (GPA), Desh Raj thru (GPA), Gajraj thru (GPA)

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru:- Shailendra Yadav क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनो पक्षो ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रूपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनो पक्षो की पहचान श्री/श्रीमती/कुमारी Karan Singh Joon पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Sanjay Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Sanwar Mal निवासी Signature Tower, Southcity-I, Gurgaon साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 08/01/2013

उप/सयुक्त पंजीयन अधिकारी  
गुडगांवा

**(1) Shri Layak Ram, 1/4 share, (2) Shri Suraj, 1/4 share, (3) Shri Desh Raj, 1/6 share, (4) Shri Gajraj, 1/6 share sons of Shri Sultan Singh and (5) Smt. Birwati W/o Shri Desh Raj. 1/6 share** all resident of Village Kadarapur, Tehsil Sohna, Distt. Gurgaon through their attorney **Sh. Rohit Harbola**, authorised signatory of M/s Gupta Promoters Pvt. Ltd., D-967, New Friends Colony, New Delhi vide a General Power of Attorney bearing Vasika No. 89 dated 21.09.2010 registered in the office of Sub-Registrar Sohna, (hereinafter collectively referred to as '**THE VENDORS**') which expression shall mean and include their legal heirs, successors, executors, nominees and assigns) of the **ONE PART**.

#### **IN FAVOUR OF**

**M/S Brahma City Pvt. Ltd.**, a company registered under the companies Act 1956, having its registered office at 1206-B, Surya Kiran Building, 19 Kasturba Gandhi Marg, New Delhi through its authorized signatory **Sh. Shailendra Yadav** S/o Sh. B.S Yadav duly authorized vide a board resolution dated 25-09-2012 (hereinafter referred to as '**THE VENDEE**') which expression shall mean and include its successors, administrators, executors, legal representatives, assigns and nominees OF THE OTHER PART.

WHEREAS the Vendors herein are the joint owners of the land bearing Khewat No. 288, Khata No. 340 Rect. No. 25, Killa No. 17(0-13), 18(5-9), 23(6-4), total measuring **12 Kanal 6 Marla Salam** situated within the revenue estate of Village Maidawas, Tehsil & Distt. Gurgaon vide Jamabandi for the year 2004-2005 and sanctioned mutation No. 2905, 2909 (hereinafter referred to as '**THE SAID LAND**') and the details of the said land provided in the **Schedule-I**.

AND WHEREAS the Said Land is the self acquired property of the Vendors and the Said Land is duly recorded in the name of the Vendors in the revenue records. A copy of the land revenue record (Khavera record) is annexed hereto and marked as **Annexure-A**.

AND WHEREAS the Vendor has obtained a License from the Director of Town and Country Planning Haryana for development of the Said Land as a part of plotted residential colony vide license No.64/2010 dated 21.08.2010 and the said authority vide their letter dated 18.09.2012 have granted permission for transfer of the said license in favour of the Vendee herein.

AND WHEREAS the Vendors have offered to sell the Said Land to the Vendee by making the following representations:



Reg. No.

Reg. Year

Book No.

23,874

2012-2013

1



विक्रेता



क्रेता



गवाह



उप / सयुंक्त पंजीयन अधिकारी

- (a) That the Vendors are the absolute owners of the Said Land and that their title thereto is good, marketable and subsisting and no third party have any right, title, interest or share therein;
- (b) That the Said Land is not subject to any Encumbrances, attachments, court or acquisition proceedings or charges of any kind;
- (c) That there are no tax attachments with regards to the Said Land or any part thereof under the Income Tax Act, 1961 or any other state or central taxing statutes;
- (d) That there is no bar or prohibition to acquire, hold or to sell the Said Land;
- (e) That the Vendors have paid the land revenue, taxes, cess and other statutory charges with regard to the Said Land upto the date of this Deed;
- (f) That the Vendors have not done any act, matter or thing which would or might constitute a breach of any laws, orders, regulations and bye-laws (statutory or otherwise) made by the Government or statutory authorities, from time to time.

AND WHEREAS the Vendors have agreed to sell, transfer and assign all their rights, title and interests in the Said Land at or for a consideration of Rs. 3,38,25,000/- and the Vendee has agreed to purchase the same.

AND WHEREAS the Vendors have represented that [their Attorney] have full authority and power to execute and deliver this Deed and to consummate the transaction and that no consents, approvals, orders, authorisations, registrations, qualifications, designations, declarations or filings with any person is required to be sought in connection with the execution, delivery and performance by the Vendors of this Deed.

AND WHEREAS the Vendors further represents that they will fulfill all legal requirements leaving behind no impediments in law or otherwise for the conveyance of the Said Land in favour of the Vendee.

**NOW THIS SALE DEED WITNESSETH as under:**

1. That in consideration of a sum of Rs. 3,38,25,000/- (Rupees Three Crore Thirty Eight Lacs Twenty Five Thousand only) already paid by the Vendee to the Vendors being the entire sale consideration, the receipt whereof the Vendors do hereby admit and acknowledge, the Vendors do hereby sell, transfer, and assign all their rights, title and interest in the Said Land as fully described in the Schedule written hereunder in favour of the Vendee free from all Encumbrances.



Reg. No.

Reg. Year

Book No.

23,874

2012-2013

1

विक्रेता



*Rohit*

विक्रेता



विक्रेता

विक्रेता

विक्रेता

विक्रेता

Rohit Harbola



*Rohit*

क्रेता

thru:- Shailendra Yadav

गवाह

Karan Singh Joon



*K. Singh*

गवाह

Sanjay Kumar



*Sanjay*

**“Encumbrances”** means any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other Persons, claim, security interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, gift, attachment, decree of any court, Rehan, Patta, mortgage, litigations, disposition, acquisition, commitment, restriction or limitation of any nature whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which have the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same.

2. That the Vendors hereby assures the Vendee that the Said Land is free from all Encumbrances and the Said Land is in their absolute possession and there is no legal defect in the title of any nature whatsoever, and the Vendors have an absolute and unfettered subsisting right to transfer, sell and convey the Said Land to the Vendee in their sole discretion and in the event the whole or any part of the Said Land hereby conveyed is taken away from the possession of the Vendee then the Vendors will make good the losses suffered by the Vendee in this regard and shall keep the Vendee indemnified against all the losses, costs, damages and expenses accruing thereby to the Vendee, in any manner whatsoever, on account of any defect or deficiency in the title of the Vendors or on account of any representations, warranties of the Vendors being false, or on account of any breach of obligations hereunder by the Vendors and the Vendors agree to defend the right, title and interest of the Vendee and any successor in title thereto to the Said Land against all claims, and that all expenses in this regard shall be borne and paid for by the Vendors.
3. That the Vendors covenant, represent and warrant that there is no claim, right, title or interest therein by any third party and that the Vendors are lawfully seized and possessed of the Said Land free from any hindrance, restriction, disturbance, Encumbrance, attachment, liability or defect whatsoever and that the Vendors have a clear legal, valid and marketable title, right and interest and absolutely entitled to the Said Land and that the Vendors have absolute power and authority to convey the Said Land and havenot been party or privy to any act, deed or thing by which the rights of the Vendors to deal with the Said Land havebeen affected, abridged or curtailed in any manner and that the Vendee shall hereafter and

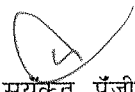
A handwritten signature in black ink, appearing to be 'Rahat', is written over a horizontal line.

Reg. No.	Reg. Year	Book No.
23,874	2012-2013	1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 23,874 आज दिनांक 08/01/2013 को बही न: 1 जिल्द न: 13,024 के पृष्ठ न: 159 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 2,625 के पृष्ठ सख्या 84 से 85 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 08/01/2013

  
उप/सयुक्त पंजीयन अधिकारी  
गुडगांवा



may at all times peacefully and quietly hold, possess and enjoy the Said Land in its own right as absolute and legal owner thereof, without any hindrance, restriction, disturbance, claim demand.

4. That from this day onwards the Vendee shall be absolute owners in possession of the land and will be entitled to use and utilize the land in any manner as it may desire to which the Vendors will have no objection in any manner whatsoever as the Vendors have delivered the physical possession of the above Said Land to the Vendee after receiving the entire sale consideration.
5. That the Vendors hereby assure and declare that there are no pending suits and/or proceeding lispenence and/or writs in any court and/or tribunal and/or any other judicial and/or quasi-judicial bodies and/or against them in any way connected with the Said Land, and further neither the Said Land is affected by any order of injunctions, received and/or any kind of order of Court and or any judicial and/or quasi-judicial body or authority nor acquired by the Government and/or tribunal and/or any other judicial and/or quasi-judicial bodies.
6. That the Vendors hereby also assure and declare that no other person(s) have any easement or other rights in respect of the Said Land.
7. All outgoings including the land revenue and other dues if any in respect of the Said Land upto this date shall be borne and paid by the Vendors and thereafter it shall be the liability of the Vendee to pay and discharge the same.
8. That this Deed shall be executed upon the payment of the appropriate stamp duty and shall be immediately registered in accordance with the terms of the Registration Act, 1908 as applicable in the State of [Haryana]. The entire incidence of the stamp duty and the registration fee, along with any other cess or surcharge payable thereon, shall be borne by Vendee. Immediately upon the registration of this Deed in terms of the Registration Act, 1908, the Parties shall cause the mutation effected for reflecting the change of ownership of the Said Land to be registered in the appropriate register maintained by the relevant Governmental Authority in the State of [Haryana].
9. That the Vendee can get the mutation of the Said Land in its own name on the basis of this sale deed or its certified true copy in the revenue records.

A handwritten signature in black ink, appearing to be 'Rahit', written in a cursive style.



10. That hereinafter the Vendors at the request of the Vendee, do hereby agree and undertake to do all such acts, things and deeds and sign all such documents as may be permissible under law so as to perfect the Vendee's title to the Said Land. That the Vendors and all persons claiming under on behalf of Vendors do hereby further agree and undertake with Vendee that at all times hereinafter and upon any request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the Said Land or any part thereof to the Vendee and / or its representative and placing it in its possession according to the true intent and meaning of these presents as shall or may be reasonably required.
11. That upon execution of sale deed the Vendors have handed over to the Vendee all the original title documents (including conveyance documents) in respect of the Said Land. The Vendors affirms that there are no other documents in original existing other than the documents handed over to the Vendee.
12. That the land has not been notified under section 4 or 6 of the Land Acquisition Act 1894 and there is no bar on prohibition for transfer of the Said Land.
13. That the Stamp duty and registration charges has been borne and paid by the Vendee.
14. This Deed constitutes and represents the entire Deed between the Parties with regard to the rights and obligations of each of the Parties and cancels and supersedes all prior arrangements, agreements or understandings, if any, whether oral or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein.
15. Nothing herein expressed or implied is intended, nor shall it be construed to confer upon or give to any Third Party any right, remedy or claim under or by reason of this Deed or any part hereof.

**SCHEDULE I**

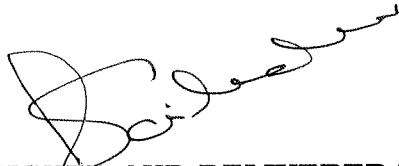
ALL THAT Khewat No. 288, Khata No. 340 Rect. No. 25, Killa No. 17(0-13), 18(5-9), 23(6-4), total measuring **12 Kanal 6 Marla Salam** situated within the revenue estate of Village Maidawas, Tehsil & Distt. Gurgaon vide Jamabandi for the year 2004-2005 and sanctioned mutation No. 2905, 2909.





**IN WITNESS WHEREOF**, the parties hereto have signed this Sale Deed at Gurgaon on the day, month and year first above written in the presence of the following witnesses: *Drafted by Bakshi*

**SIGNED AND DELIVERED by the  
Within named VENDORS  
(1) Shri Layak Ram (2) Shri Suraj  
(3) Shri Desh Raj, (4) Shri Gajraj  
(5) Smt. Birwati through his attorney  
holder Mr. Rohit Harbola  
Authorised signatory of  
M/s Gupta Promoters Pvt. Ltd.**

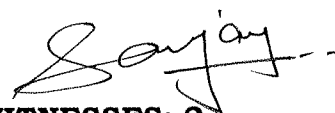


**SIGNED AND DELIVERED by the  
Within named VENDEE  
M/s Brahma City Pvt. Ltd.  
through its authorized signatory  
Mr. Shailendra Yadav**

**WITNESSES: 1**

  
KARAN SINGH JOON  
Advocate  
Distt. Courts, Gurgaon

**WITNESSES: 2**

  
Sanjay kr. Sr. Sanwan M  
B6 804, Signature Tower  
Gurgaon



# STATE BANK OF INDIA

Sl. No. 580198  
GSR/001

## RECEIPT

STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01565)

Code No.

Received a sum of Rs. 52,25,000/-

(Rupees Fifty Two Lakh Twenty Five thousand only)

From Smt. / Shri M/s Brahma City Pvt Ltd

sto, d/o, w/o NA

residing at New Delhi STATE BANK OF INDIA for credit to Government of Haryana  
account towards Stamp Duty.

Date 09.10.2012  
Place GURGAON



*(Signature of Authorised Officer)*

### SALE DEED

VILLAGE NAME	: Maidawas
MEASUREMENT OF LAND	: 38 Kanal 0 Marla
TRANSACTION VALUE	: Rs. 10,45,00,000/-
STAMP DUTY	: Rs. 52,25,000/-
STAMP DUTY	: Rs. 16,01,900/-
STAMP NO.	: GSR/001:580198
	: Dated : 09.10.2012
ISSUED BY	: SBI, Mehrauli Road, Gurgaon

THIS SALE DEED is executed at Gurgaon on this 30th day of Oct., 2012

BY

18144

30-10-12

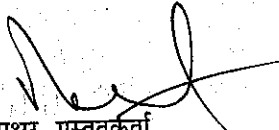
प्रलेख नः 18144


दिनांक 30/10/2012

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर मैदावास	स्थित मैदावास
भवन का विवरण		
भूमि का विवरण		
चाही	4 Acre 6 Kanal	
धन संबंधी विवरण		
राशि 104,500,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 5,225,000.00 रुपये	
स्टाम्प की राशि 5,225,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रूपये		

Drafted By: CP Bhateja Adv

यह प्रलेख आज दिनांक 30/10/2012 दिन मंगलवार समय 12:59:00PM बजे श्री/श्रीमती/कुमारी Budhi @ Bidhi पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Gabdu निवासी karpur GGn द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता

  
उप/सयुक्त पंजीयन अधिकारी  
गुडगांवा


श्री Budhi @ Bidhi thru Amit Katyal(GPA)

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

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी S C Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv GGN व श्री/श्रीमती/कुमारी K S joon पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv GGN ने की।  
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 30/10/2012



  
उप/सयुक्त पंजीयन अधिकारी  
गुडगांवा



**Sh. Budhi alias Bidhi** son of Shri Gabdu alias Jabun R/o Village Kadarapur, Tehsil Sohna, Distt. Gurgaon through his attorney **Sh. Amit Katyal** S/o Shri O.P. Katyal resident of 406, 4<sup>th</sup> Floor, Elegance Tower-8, Jasola District Centre New Delhi vide a General Power of Attorney bearing Vasika No. 1697 dated 17.07.2010 registered in the office of Sub-Registrar Noida, Distt. Gautambudh Nagar, (hereinafter referred to as **'THE VENDOR'**) which expression shall mean and include his legal heirs, successors, executors, nominees and assigns) of the **ONE PART**. The actual owner is alive and GPA is not cancelled till date.

#### **IN FAVOUR OF**

**M/S Brahma City Pvt. Ltd.**, a company registered under the companies Act 1956, having its registered office at 1206-B, Surya Kiran Building, 19 Kasturba Gandhi Marg, New Delhi through its authorized signatory **Sh. Shailendra Yadav** S/o Sh. B.S Yadav duly authorized vide a board resolution dated 25-09-2012 (hereinafter referred to as **'THE VENDEE'**) which expression shall mean and include its successors, administrators, executors, legal representatives, assigns and nominees OF THE OTHER PART.

WHEREAS the Vendor herein is the absolute owner of the land bearing Khewat No. 287, Khata No. 339 Rect. No. 26, Killa No. 1(8-0), 2min(4-0), 3min (2-0) measuring 14 Kanal 0 Marla Salam and Khewat No. 325, Khata No. 385, Rect. No. 27, Killa No. 3(8-0), 4(8-0), 5/1(2-6), 6/3(2-6), 7(8-0), 8/1(7-12), 13/2(7-16), 14(8-0), 15/3(6-7), measuring 58 Kanal 7 Marla to the extent of 480/1167 share which comes to 24 Kanal 0 Marla (**Total Admeasuring 38 Kanal 0 Marla**) situated within the revenue estate of Village Maidawas, Tehsil & Distt. Gurgaon vide Jamabandi for the year 2004-2005 and sanctioned mutation No. 2864 (hereinafter referred to as **THE SAID LAND'**) and the details of the said land provided in the **Schedule-I**.

AND WHEREAS the Said Land is the self acquired property of the Vendor and the Said Land is duly recorded in the name of the Vendor in the revenue records. A copy of the land revenue record (Khasra record) is annexed hereto and marked as **Annexure-A**.

AND WHEREAS the Vendors have obtained a License from the Director of Town and Country Planning Haryana for development of the Said Land as a part of plotted residential colony vide license No.64/2010 dated 21.08.2010 and the said authority vide their letter dated 18-09-2012 have granted permission for transfer of the said license in favour of the Vendee herein.

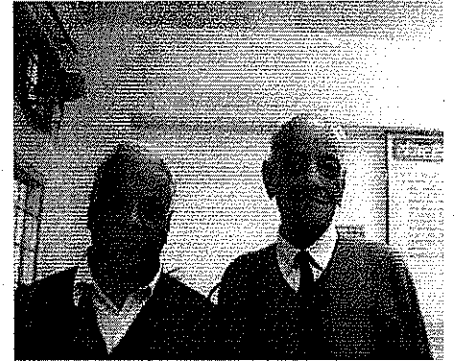




विक्रेता



क्रेता

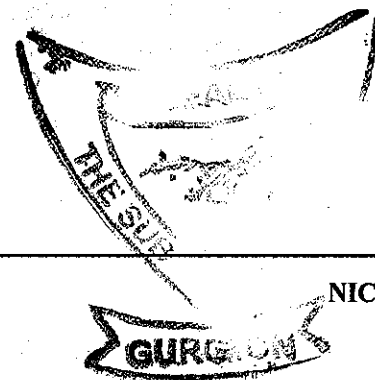


गवाह



उप /सयुक्त पंचायत अधिकारी

विक्रेता	Amit Katyal		
क्रेता	Thru- Shailendra yadav		
गवाह	S C Arora		
गवाह	K S joon		



AND WHEREAS the Vendor has offered to sell the Said Land to the Vendee by making the following representations:

- (a) That the Vendor is the absolute owner of the Said Land and that his title thereto is good, marketable and subsisting and no third party has any right, title, interest or share therein;
- (b) That the Said Land is not subject to any Encumbrances, attachments, court or acquisition proceedings or charges of any kind;
- (c) That there are no tax attachments with regards to the Said Land or any part thereof under the Income Tax Act, 1961 or any other state or central taxing statutes;
- (d) That that there is no bar or prohibition to acquire, hold or to sell the Said Land;
- (e) That the Vendor has paid the land revenue, taxes, cess and other statutory charges with regard to the Said Land upto the date of this Deed;
- (f) That the Vendor has not done any act, matter or thing which would or might constitute a breach of any laws, orders, regulations and bye-laws (statutory or otherwise) made by the Government or statutory authorities, from time to time.

AND WHEREAS the Vendor has agreed to sell, transfer and assign all his rights, title and interests in the Said Land at or for a consideration of Rs. 10,45,00,000/- and the Vendee has agreed to purchase the same.

AND WHEREAS the Vendor has represented that [his Attorney] has full authority and power to execute and deliver this Deed and to consummate the transaction and that no consents, approvals, orders, authorisations, registrations, qualifications, designations, declarations or filings with any person is required to be sought in connection with the execution, delivery and performance by the Vendor of this Deed.

AND WHEREAS the Vendor further represents that he will fulfill all legal requirements leaving behind no impediments in law or otherwise for the conveyance of the Said Land in favour of the Vendee.

**NOW THIS SALE DEED WITNESSETH as under:**

1. That in consideration of a sum of Rs. 10,45,00,000/- (Rupees Ten Crore Forty Five Lacs only) already paid by the Vendee to the Vendor being the entire sale consideration, the receipt whereof the Vendor do hereby admit and acknowledge, the Vendor do hereby sell, transfer, and assign all his rights, title and interest in the Said

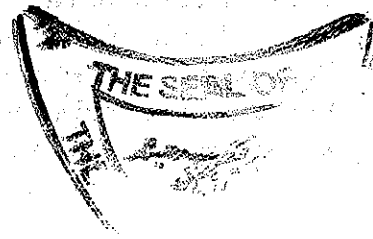


प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18,144 आज दिनांक 30/10/2012 को बही नः 1 जिल्द नः 13,017 के पृष्ठ नः 135 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 2,476 के पृष्ठ सख्या 4 से 6 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 30/10/2012

उप/सयुक्त पंजीयन अधिकारी  
गुडगावा



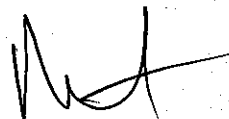
Land as fully described in the Schedule written hereunder in favour of the Vendee free from all Encumbrances.

**"Encumbrances"** means any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other Persons, claim, security interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, gift, attachment, decree of any court, Rehan, Patta, mortgage, litigations, disposition, acquisition, commitment, restriction or limitation of any nature whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same.

2. That the Vendor hereby assures the Vendee that the Said Land is free from all Encumbrances and the Said Land is in his absolute possession and there is no legal defect in the title of any nature whatsoever, and the Vendor has an absolute and unfettered subsisting right to transfer, sell and convey the Said Land to the Vendee in his sole discretion and in the event the whole or any part of the Said Land hereby conveyed is taken away from the possession of the Vendee then the Vendor will make good the losses suffered by the Vendee in this regard and shall keep the Vendee indemnified against all the losses, costs, damages and expenses accruing thereby to the Vendee, in any manner whatsoever, on account of any defect or deficiency in the title of the Vendor or on account of any representations, warranties of the Vendor being false, or on account of any breach of obligations hereunder by the Vendor and the Vendor agree to defend the right, title and interest of the Vendee and any successor in title thereto to the Said Land against all claims, and that all expenses in this regard shall be borne and paid for by the Vendor.
3. That the Vendor covenants, represents and warrants that there is no claim, right, title or interest therein by any third party and that the Vendor is lawfully seized and possessed of the Said Land free from any hindrance, restriction, disturbance, Encumbrance, attachment, liability or defect whatsoever and that the Vendor has a clear legal, valid and marketable title, right and interest and absolutely entitled to the Said Land and that the Vendor has absolute power and authority to convey the Said Land and has not been party or privy to any act, deed or thing by which the rights of



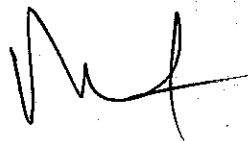
- the Vendor to deal with the Said Land has been affected, abridged or curtailed in any manner and that the Vendee shall hereafter and may at all times peacefully and quietly hold, possess and enjoy the Said Land in its own right as absolute and legal owner thereof, without any hindrance, restriction, disturbance, claim demand.
4. That from this day onwards the Vendee shall be absolute owner in possession of the land and will be entitled to use and utilize the land in any manner as it may desire to which the Vendor will have no objection in any manner whatsoever as the Vendor has delivered the physical possession of the above Said Land to the Vendee after receiving the entire sale consideration.
  5. That the Vendor hereby assures and declares that there are no pending suits and/or proceeding lispence and/or writs in any court and/or tribunal and/or any other judicial and/or quasi-judicial bodies and/or against them in any way connected with the Said Land, and further neither the Said Land is affected by any order of injunctions, received and/or any kind of order of Court and or any judicial and/or quasi-judicial body or authority nor acquired by the Government and/or tribunal and/or any other judicial and/or quasi-judicial bodies.
  6. That the Vendor hereby also assures and declares that no other person(s) has any easement or other rights in respect of the Said Land.
  7. All outgoings including the land revenue and other dues if any in respect of the Said Land upto this date shall be borne and paid by the Vendor and thereafter it shall be the liability of the Vendee to pay and discharge the same.
  8. That this Deed shall be executed upon the payment of the appropriate stamp duty and shall be immediately registered in accordance with the terms of the Registration Act, 1908 as applicable in the State of [Haryana]. The entire incidence of the stamp duty and the registration fee, along with any other cess or surcharge payable thereon, shall be borne by Vendee. Immediately upon the registration of this Deed in terms of the Registration Act, 1908, the Parties shall cause the mutation effected for reflecting the change of ownership of the Said Land to be registered in the appropriate register maintained by the relevant Governmental Authority in the State of [Haryana].



9. That the Vendee can get the mutation of the Said Land in its own name on the basis of this sale deed or its certified true copy in the revenue records.
10. That hereinafter the Vendor at the request of the Vendee, do hereby agree and undertake to do all such acts, things and deeds and sign all such documents as may be permissible under law so as to perfect the Vendee's title to the Said Land. That the Vendor and all persons claiming under on behalf of the Vendor do hereby further agree and undertake with Vendee that at all times hereinafter and upon any request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the Said Land or any part thereof to the Vendee and / or its representative and placing it in its possession according to the true intent and meaning of these presents as shall or may be reasonably required.
11. That upon execution of sale deed the Vendor has handed over to the Vendee all the original title documents (including conveyance documents) in respect of the Said Land. The Vendor affirms that there are no other documents in original existing other than the documents handed over to the Vendee.
12. That the land has not been notified under section 4 or 6 of the Land Acquisition Act 1894 and there is no bar on prohibition for transfer of the Said Land.
13. That the Stamp duty and registration charges has been borne and paid by the Vendee.
14. This Deed constitutes and represents the entire Deed between the Parties with regard to the rights and obligations of each of the Parties and cancels and supersedes all prior arrangements, agreements or understandings, if any, whether oral or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein.
15. Nothing herein expressed or implied is intended, nor shall it be construed to confer upon or give to any Third Party any right, remedy or claim under or by reason of this Deed or any part hereof.

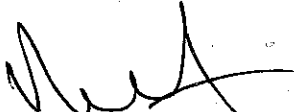
#### SCHEDULE I

ALL THAT Khewat No. 287, Khata No. 339 Rect. No. 26, Killa No. 1(8-0), 2min(4-0), 3min (2-0) measuring 14 Kanal 0 Marla Salam and Khewat No.



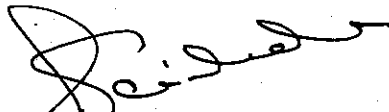
325, Khata No. 385, Rect. No. 27, Killa No. 3(8-0), 4(8-0), 5/1(2-6), 6/3(2-6), 7(8-0), 8/1(7-12), 13/2(7-16), 14(8-0), 15/3(6-7), measuring 58 Kanal 7 Marla to the extent of 480/1167 share which comes to 24 Kanal 0 Marla (**Total Admeasuring 38 Kanal 0 Marla**) situated within the revenue estate of Village Maidawas, Tehsil & Distt. Gurgaon vide Jamabandi for the year 2004-2005 and sanctioned mutation No. 2864.

**IN WITNESS WHEREOF**, the parties hereto have signed this Sale Deed at Gurgaon on the day, month and year first above written in the presence of the following witnesses:



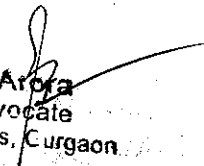
Drafted by **C.P. Batheja** Advocate, Gurgaon 

**SIGNED AND DELIVERED** by the  
Within named **VENDOR**  
**Sh. Budhi alias Bidhi**  
through his attorney holder  
**Mr. Amit Katyal**



**SIGNED AND DELIVERED** by the  
Within named **VENDEE**  
**M/s Brahma City Pvt. Ltd.**  
through its authorized signatory  
**Mr. Shailendra Yadav**

**WITNESSES: 1**

  
**S. C. Arora**  
Advocate  
District Courts, Gurgaon

**WITNESSES: 2**

  
**KARAN SINGH JOON**  
Advocate  
Distt. Courts, Gurgaon