

STATE BANK OF INDIA

Sl. No. 579758
GSR / 001

RECEIPT

STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01555)

Code No

Received a sum of Rs. 1395700/-

(Rupees Thirteen Lakh Ninety Five Thousand / Seven Hundred only)

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

By 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 Authorized Officer)

SALE DEED

VILLAGE NAME : Ullawas
MEASUREMENT OF LAND : 10 Kanal 3 Marla
TRANSACTION VALUE : Rs. 2,79,12,500/-
STAMP DUTY : Rs. 13,95,700/-
STAMP NO. : GSR/001 : 579758
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 4507

दिनांक 05/10/2012

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गाँव/शहर Uallawas	स्थित Uallawas
भवन का विवरण		
भूमि का विवरण		
चाही	1 Acre 2 Kanal 3 Marla	
धन संबंधी विवरण		
राशि 27,912,500.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 1,395,700.00 रुपये	
स्टाम्प की राशि 1,395,700.00 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 3:58:00PM बजे श्री/श्रीमती/कुमारी Naresh, Vinod पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Mawasi निवासी Ullawas द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Naresh, Vinod thru Ami Katyal (GPA)

उप/संयुक्त पंजीयन अधिकारी
सोहना

PANKAJ SETIA
Sub Registrar, Sohna

उपरोक्त विक्रेताय श्री/श्रीमती/कुमारी Thru-Shai Indra 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 परे 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 नः 2 की पहचान करता है।

दिनांक 05/10/2012



उप/संयुक्त पंजीयन अधिकारी
सोहना

PANKAJ SETIA
Sub Registrar, Sohna

(1) **Shri Naresh son Shri Mawasi, 164/1882 share, (2) Smt. Vinod Widow of Mawasi, 45/1882 share**, resident of Village Ullawas, Tehsil Sohna, Distt. Gurgaon through their attorney M/s Krrish Realtech Pvt. Ltd., 406, 4th Floor, Elegance Tower, Jasola District Centre, New Delhi through its authorised signatory **Mr. Amit Katyal**, vide a General Power of Attorney bearing Vasika No. 238 dated 18.03.2011 registered in the office of Sub-Registrar Sohna, vide resolution dated 11.09.2012 (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.

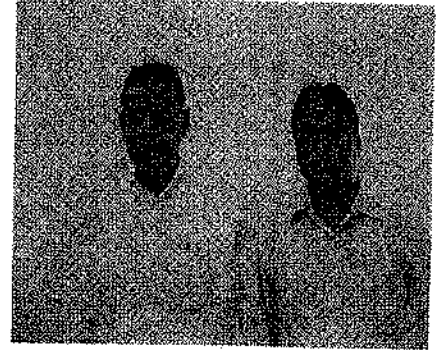
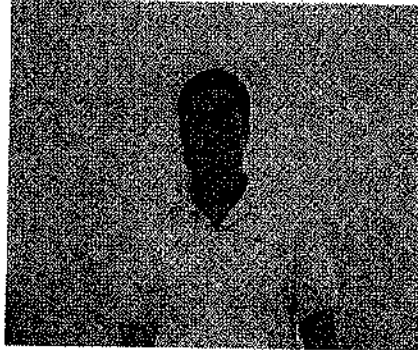
WHEREAS the Vendors herein are the joint owners of the land bearing Khewat No. 208, Khata No. 213, Rect. No. 31, Killa No. 6Min (Now 6/2) (6-8), 7Min (Now 7/2) (5-11), 8Min (Now 8/3) (4-2), 9Min (Now 9/2) (1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 203/1826 share which comes to **10 Kanal 03 Marla** situated within the revenue estate of Village Ullawas, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2002-2003 and sanctioned mutation No. 1926 (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.



Reg. No. 4507 Reg. Year 2012-2013 Book No. 1



विक्रेता
Amit Kalyal

क्रेता

गवाह

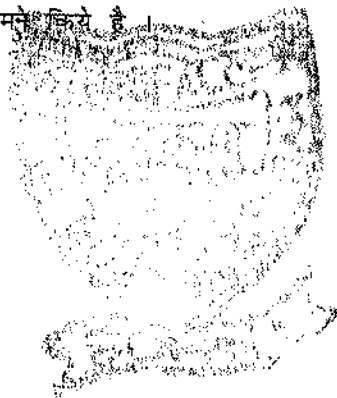
क्रेता
Thru-Shailendra Yadav

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

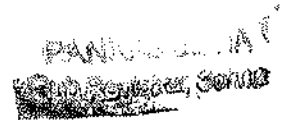
प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,507 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 79 से 80 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुल मेरे सामने किये है।

दिनांक 05/10/2012



उप/समुक्त पंजीयन अधिकारी
सोहना



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. 2,79,12,500/- 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.2,79,12,500/- (Rupees Two Crore Seventy Nine Lacs Twelve 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.

"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

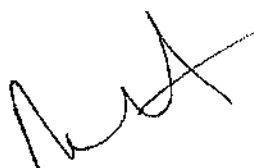




81

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].





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.

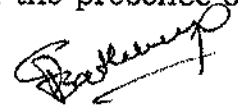
A handwritten signature in black ink, appearing to be a stylized name or set of initials, located at the bottom center of the page.



SCHEDULE I

ALL THAT Khewat No. 208, Khata No. 213, Rect. No. 31, Killa No. 6Min (Now 6/2)(6-8), 7Min (Now 7/2) (5-11), 8Min (Now 8/3) (4-2), 9Min (Now 9/2) (1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 203/1826 share which comes to **10 Kanal 03 Marla** situated within the revenue estate of Village Ullawas, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2002-2003 and sanctioned mutation No. 1926.

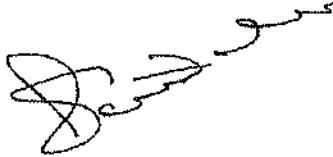
IN WITNESS WHEREOF, the parties hereto have signed this Sale Deed at Sohna on the day, month and year first above written in the presence of the following witnesses:



Drafted by C.P. Batheja Advocate, Gurgaon



**SIGNED AND DELIVERED by the
Within named VENDORS
(1) Shri Naresh (2) Smt. Vinod
through their attorney holder
M/s Krrish Realtech Pvt. Ltd.
through authorized signatory**



**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.
Dist Gurgaon
Adv

WITNESSES: 2

Ramelli
रमेश चन्द
बुलन्दशहर उपप्रभाग, नगर पालिका
सोहना डि.0 मुहम्मद (परियोजना)



STATE BANK OF INDIA

Sl. No: 579761

GSR/001

RECEIPT

Mehrauli Road, Gurgaon (01565)

Branch

Code No

STATE BANK OF INDIA

Received a sum of Rs. 10,45,000/-

Rupees Ten Lakhs Forty Five thousand only

only)

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

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

VILLAGE NAME : Ullawas
MEASUREMENT OF LAND : 7 Kanal 12 Marla
TRANSACTION VALUE : Rs. 2,09,00,000/-
STAMP DUTY : Rs. 10,45,000/-
STAMP NO. : GSR/001 : 579761
ISSUED BY : S.B.I. M.R. Gurgaon

4511
05-10-12

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

[Handwritten signature]

प्रलेख नः 4511

दिनांक 05/10/2012

डीड संबंधी विवरण

डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Uallawas	स्थित Uallawas
भवन का विवरण		
भूमि का विवरण		
चाही	7 Kanal 12 Marla	
धन संबंधी विवरण		
राशि 20,900,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 1,045,000.00 रुपये	
स्टाम्प की राशि 1,045,000.00 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 4:11:00PM बजे श्री/श्रीमती/कुमारी Om Parkash पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Ullawas द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Om Parkash thru Amit Katyal(GPA)

उप/सयुक्त पंजीयन अधिकारी

सोहना

PANKAJ SETIA
Sub Registrar, Sohna

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी Thru-Shaihdra Yadav क्रेताहाजिर 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 अप्रिम 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 नम्बरधार/अधिवक्ता के रूप में जानते है तथा यह साक्षी नः2 की पहचान करता है।

दिनांक 05/10/2012

उप/सयुक्त पंजीयन अधिकारी

सोहना

PANKAJ SETIA
Sub Registrar, Sohna

Sh. Om Parkash S/o Shri Khadag Singh R/o Village Ullawas, Tehsil Sohna, Distt. Gurgaon through his attorney M/s Krrish Buildtech Pvt. Ltd., (Now known as Brahma City Pvt. Ltd.) 1506-1509, Narain Manjil, Barakhamba Road, New Delhi through its authorised signatory **Mr. Amit Katyal**, vide a General Power of Attorney bearing Vasika No. 111 dated 19.10.2010 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.

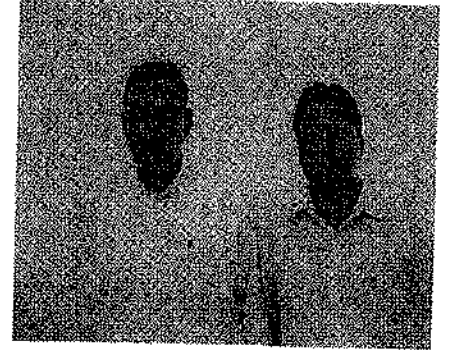
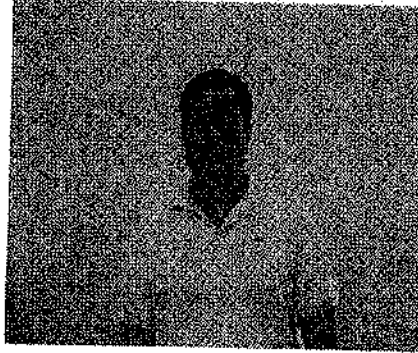
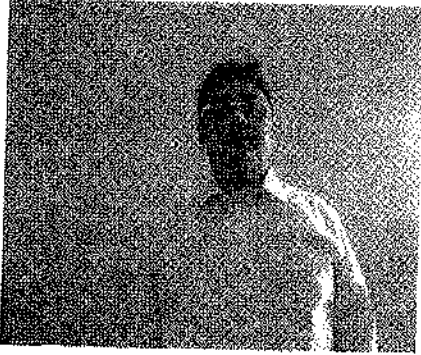
WHEREAS the Vendor herein is the absolute owner of the land bearing Khewat No. 208, Khata No. 213, Rect. No. 31, Killa No. 6Min (Now 6/2) (6-8), 7Min (Now 7/2) (5-11), 8Min (Now 8/3) (4-2), 9Min (Now 9/2) (1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 152/1826 share which comes to **7 Kanal 12 Marla** situated within the revenue estate of Village Ullawas, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2002-2003 and sanctioned mutation No. 1925 (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. 4511 Reg. Year 2012-2013 Book No. 1



विक्रेता
Amit Katyal

क्रेता

गवाह

क्रेता
Thru-Shalindra Yadav

गवाह 1:- yogesh Adv गवाह 2:- Ramesh Chand Ex MC

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,511 आज दिनांक 05/10/2012 को बही न: 1 जिल्द न: 2,072 के पृष्ठ न: 131 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 429 के पृष्ठ सख्या 87 से 88 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुला मेरे सामने किये हैं।

दिनांक 05/10/2012



उप/सर्वोच्च पंजीयन अधिकारी
सोहना
ANKAJ SETIA
Sub Registrar, Sohna

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. 2,09,00,000/- 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.2,09,00,000/- (Rupees Two Crore Nine 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 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.

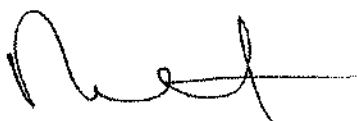
2. That the Vendor hereby assures the Vendee that the Said Land is free from all Encumbrances and the Said Land is in his absolute possession and there is no legal defect in the title of any nature whatsoever, and the Vendor has an absolute and unfettered subsisting right to transfer, sell and convey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

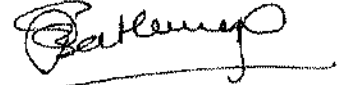
ALL THAT WHEREAS the Vendor herein is the absolute owner of the land bearing Khewat No. 208, Khata No. 213, Rect. No. 31, Killa No. 6Min





(Now 6/2)(6-8), 7Min (Now 7/2) (5-11), 8Min (Now 8/3) (4-2), 9Min (Now 9/2) (1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 152/1826 share which comes to **7 Kanal 12 Marla** situated within the revenue estate of Village Ullawas, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2002-2003 and sanctioned mutation No. 1925.

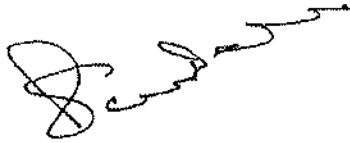
IN WITNESS WHEREOF, the parties hereto have signed this Sale Deed at Sohna on the day, month and year first above written in the presence of the following witnesses:



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



**SIGNED AND DELIVERED by the
Within named VENDOR
Om Parkash
through his attorney holder
M/s Krrish Buildtech Pvt. Ltd.,
through authorized signatory
Mr. Amit Katyal**



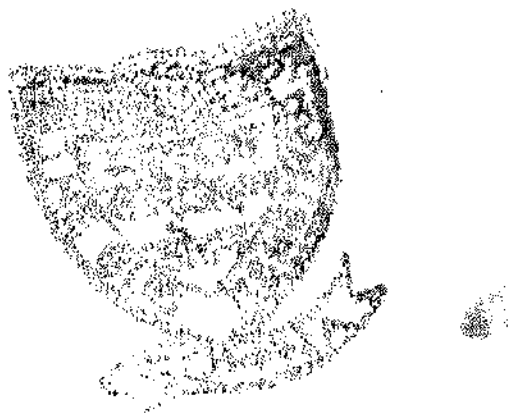
**SIGNED AND DELIVERED by the
Within named VENDEE
M/s Brahma City Pvt. Ltd.
through its authorized signatory
Mr. Shailendra Yadav**

WITNESSES: 1

Yogesh Kumar Adv
Dist Gurgaon
YK
Adv.

WITNESSES: 2

Ramesh Chandra
रमेश चन्द्र
मुलायम उपप्रधान, नगर पालिका
सोहना विरो गुडगांव (हरियाणा)



STATE BANK OF INDIA

Sl. No. 579763

GSR/001/2012

RECEIPT

STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01565)

Branch

Code No.

Received a sum of Rs 26,40,000/-

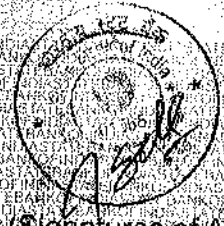
(Rupees Twenty Six Lacs Forty thousand only)

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 Authorized Officer)

SALE DEED

4513
05-10-12

VILLAGE NAME : Ullawas
 MEASUREMENT OF LAND : 19 Kanal 4 Marla
 TRANSACTION VALUE : Rs. 5,28,00,000/-
 STAMP DUTY : Rs. 26,40,000/-
 STAMP NO. : GSR/001 : 579763
 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 4513

दिनांक 05/10/2012

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Uallawas	स्थित Uallawas
भवन का विवरण		
भूमि का विवरण		
चाही	2 Acre 3 Kanal 4 Marla	
धन संबंधी विवरण		
राशि 52,800,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 2,640,000.00 रुपये	
स्टाम्प की राशि 2,640,000.00 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 4:16:00PM बजे श्री/श्रीमती/कुमारी Gaj Raj Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Budhan निवासी Kadarapur द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Gaj Raj Singh thru Amit Katya(GPA), Hans Raj thru (GPA)

उप/सयुक्त पंजीयन अधिकारी
सोहना

PANKAJ SETIA
Sub Registrar, Sohna

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी Thru-Shailendra Yadav 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 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/सयुक्त पंजीयन अधिकारी
सोहना

PANKAJ SETIA
Sub Registrar

(1) Shri Gajraj Singh, 245/385 share, (2) Hans Raj, 139/385 share both sons of Shri Budhan S/o Shri Nandan both R/o 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, 4th Floor, Elegance Tower-8, Jasola District Centre, New Delhi vide a General Power of Attorney bearing Vasika No. 63 dated 30.07.2010 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.

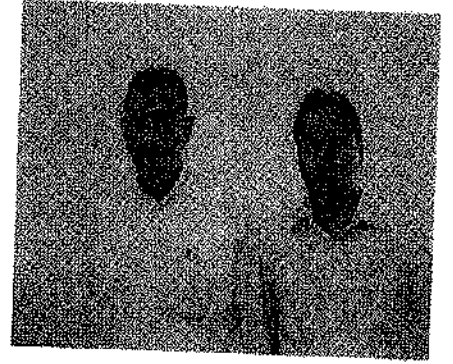
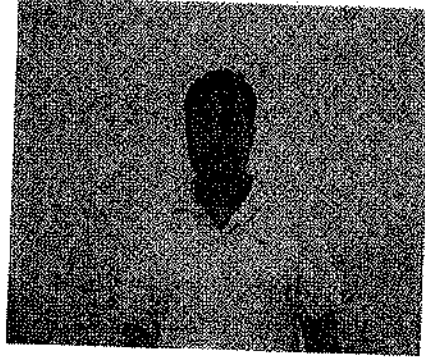
WHEREAS the Vendors herein are the joint owners of the land bearing Khewat No. 105, Khata No.109, Rect. No. 31, Killa No. 11/1/2(6-14), 20(8-0), 21/1(4-11) total measuring 19 Kanal 5 Marla to the extent of 384/385 share which comes to **19 Kanal 4 Marla** situated within the revenue estate of Village Ullawas, Tehsil Sohna Distt. Gurgaon vide Jamabandi for the year 2002-2003 and sanctioned partitioned mutation No. 1979 (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.



Reg. No. 4513 Reg. Year 2012-2013 Book No. 1



विक्रेता
Amit Katyal

क्रेता

गवाह

क्रेता
Thru-Shaiindra Yadav

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

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,513 आज दिनांक 05/10/2012 को बही न: 1 जिल्द न: 2,072 के पृष्ठ न: 133 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 429 के पृष्ठ सख्या 99 से 100 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुल मेरे सामने किये हैं।

दिनांक 05/10/2012



उप/सयुक्त पंजीयन अधिकारी
सोहना

PANKAJ SETIA
Sub Registrar, Sohna

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.

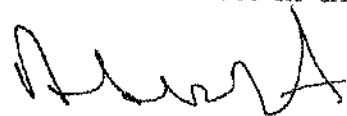
AND WHEREAS the Vendors have agreed to sell, transfer and assign all their rights, title and interests in the Said Land at or for a consideration of Rs. 5,28,00,000/- and the Vendee has agreed to purchase the same.

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.5,28,00,000/-(Rupees Five Crore Twenty Eight Lacs 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 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

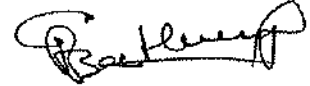
ALL THAT Khewat No. 105, Khata No. 109, Rect. No. 31, Killa No. 11/1/2(6-14), 20(8-0), 21/1(4-11) total measuring 19 Kanal 5 Marla to



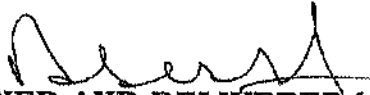


the extent of 384/385 share which comes to **19 Kanal 4 Marla** situated within the revenue estate of Village Ullawas, Tehsil Sohna Distt. Gurgaon vide Jamabandi for the year 2002-2003 and sanctioned partitioned mutation No. 1979.

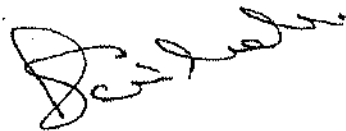
IN WITNESS WHEREOF, the parties hereto have signed this Sale Deed at Sohna on the day, month and year first above written in the presence of the following witnesses:



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



SIGNED AND DELIVERED by the
Within named **VENDOR**
(1) Shri Gajraj Singh (2) Hans Raj
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 Gurgaon



WITNESSES: 2

Ramesh Chandra
रमेश चन्द्र
जिला न्यायालय, गुरुगढ़ पब्लिक
दफ्तर, पीओ गुरुगढ़ (हरियाणा)



STATE BANK OF INDIA

Sl No: 579765

GSR/001

RECEIPT

STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01565)

Branch

Code No.

Received a sum of Rs. 476700/-

(Rupees Four/Lakh/Seventy/six/Thousand/Seven/Hundred only)

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

do, 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

05-16-12

VILLAGE NAME	:	Ullawas
MEASUREMENT OF LAND	:	3 Kanal 9 Marla 3 Sarsai
TRANSACTION VALUE	:	Rs. 95,33,333/-
STAMP DUTY	:	Rs. 4,76,700/-
STAMP NO.	:	GSR/001 : 579765
ISSUED BY	:	Dt. 26.09.2012 S.B.I. M.R. Gurgaon

4514
05-10-12

THIS SALE DEED is executed at Sohna on this 26 day of October 2012 BY

(Signature)

प्रलेख नः 4514

दिनांक 05/10/2012

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Uallawas	स्थित Uallawas
भवन का विवरण		
भूमि का विवरण		
चाही	3 Kana 9.3 Marla	
धन संबंधी विवरण		
राशि 9,533,333.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 476,700.00 रुपये	
स्टाम्प की राशि 476,700.00 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 4:19:00PM बजे श्री/श्रीमती/कुमारी Rohtash पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Chand Ram निवासी Ullawas द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Rohtash thru Amit Katya(GPA), Dharambir thru (GPA), Satish thru (GPA)

उप/संयुक्त पंजीयन अधिकारी
सोहना

PANKAJ SETIA
Sub Registrar, Sohna

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी thru-Shaindra 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 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

उप/संयुक्त पंजीयन अधिकारी
सोहना

PANKAJ SETIA
Sub Registrar

(1) Shri Rohtash (2) Dharambir (3) Satish all sons of Shri Chandi Ram and (4) Smt. Batto Devi W/o Shri Chandi Ram R/o Village Ullawas, Tehsil Sohna, Distt. Gurgaon through their attorney Mr. Amit Katyal S/o Shri O.P. Katyal R/o 406, 4th Floor, Elegance Tower-8, Jasola District Centre, New Delhi vide a General Power of Attorney bearing Vasika No. 1197 dated 21.05.2010 registered in the office of Sub-Registrar Noida, (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.

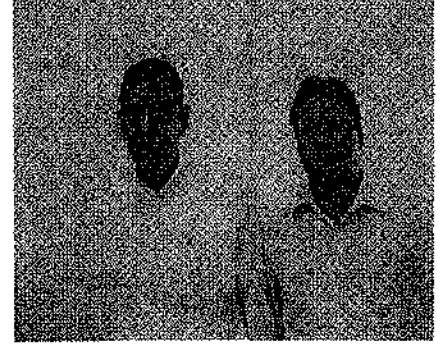
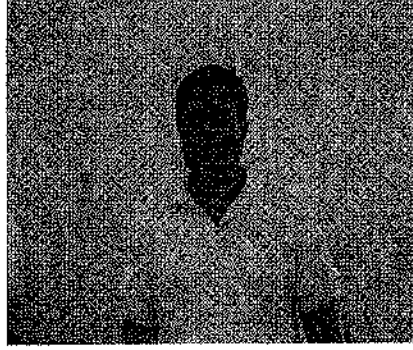
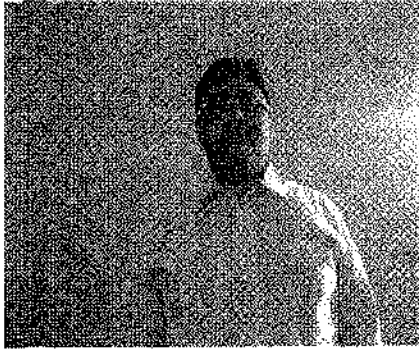
WHEREAS the Vendors herein are the joint owners of the land bearing Khewat No. 208, Khata No. 213, Rect. No. 31, Killa No. 6Min (Now 6/2) (0-17), 7 Min(Now 7/2) (5-11), 8Min (Now 8/3) (1-11), 9Min (Now 9/2) (1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18 (8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 83 Kanal 4 Marla to the extent of 1/24 share which comes to **3 Kanal 9 Marla 3 Sarsai** situated within the revenue estate of Village Ullawas, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2002-2003 and sanctioned mutation No. 1525, 1913 (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. 4514 Reg. Year 2012-2013 Book No. 1



विक्रेता
Amit Katyal

क्रेता
thru-Shaiindra Yadav

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

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,514 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 91 से 92 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुळ 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. 95,33,333/- and the Vendee has agreed to purchase the same.

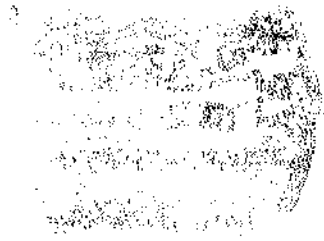
AND WHEREAS the Vendors have represented that [their Attorney] have full authority and power to execute and deliver this Deed and to consummate the transaction and that no consents, approvals, orders, authorisations, registrations, qualifications, designations, declarations or filings with any person 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.95,33,333/- (Rupees Ninety Five Lacs Thirty Three Thousand Three Hundred Thirty Three 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





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.



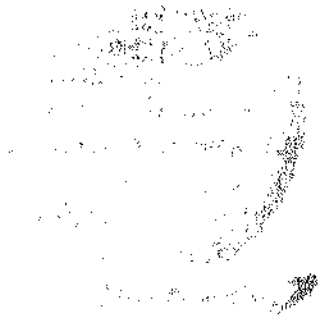


10. That hereinafter the Vendors at the request of the Vendee, do hereby agree and undertake to do all such acts, things and deeds and sign all such documents as may be permissible under law so as to perfect the Vendee's title to the Said Land. That the Vendors and all persons claiming under on behalf 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.

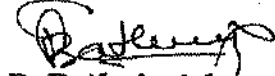
SCHEDULE I

ALL THAT Khewat No. 208, Khata No. 213, Rect. No. 31, Killa No. 6Min (Now 6/2)(0-17), 7 Min(Now 7/2) (5-11), 8Min (Now 8/3) (1-11), 9Min (Now 9/2) (1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 83 Kanal 4 Marla to the extent of 1/24 share which comes to **3 Kanal 9 Marla 3 Sarsai** situated within the revenue estate of Village Ullawas, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2002-2003 and sanctioned mutation No. 1525, 1913.





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:

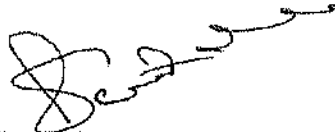


Drafted by C.P. Batheja Advocate



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

**(1) Shri Rohtash (2) Dharambir
(3) Satish (3) Smt. Batto Devi
through their attorney holder
Mr. Amit Katyal**

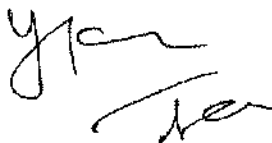


**SIGNED AND DELIVERED by the
Within named VENDEE**

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

WITNESSES: 1

Vogesh Kumar Advani
Dist Gulbarga



WITNESSES: 2

Romela

रमला शर्मा

पता: जयसंगम, नगर पंचिका
साठन वि० मुळगांव (हरिवांग)



Sr. No. 1153 dated 13-12-2012

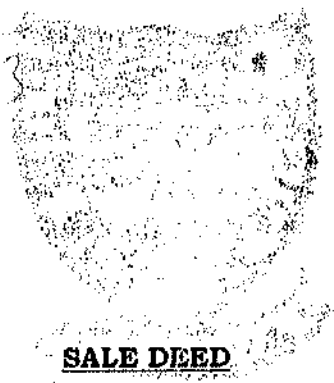
Certified Under Section 42 of the Indian Stamp Act, 1889, that Stamp duty of Rs. 23,85,700/- (Rupees Twenty Three Lacs Eighty Five Thousand Seven Hundred only) has been

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-4 dated 13-12-2012 for Rs. 4,77,12,500/- in favour of

1153
8/11/12

Assistant Treasury Officer
SOHNA 13/12/12



SALE DEED

VILLAGE NAME	:	Ullawas
MEASUREMENT OF LAND	:	17 Kanal 7 Marla
TRANSACTION VALUE	:	Rs. 4,77,12,500/-
STAMP DUTY	:	Rs. 23,85,700/-
STAMP NO./DATE	:	1153 dt. 13.12.2012
TREASURY	:	Sub-Treasury Sohna

THIS SALE DEED is executed at Sohna on this 13th day of Dec. 2012 BY

[Handwritten Signature]

प्रलेख न: 6166

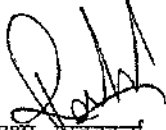
दिनांक 08/01/2013

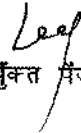
<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Uallawas	स्थित Uallawas
<u>भवन का विवरण</u>		
<u>भूमि का विवरण</u>		
चाही	2 Acre 1 Kanal 7 Marla	
<u>धन संबंधी विवरण</u>		
राशि 47,712,500.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 2,385,700.00 रुपये	
स्टाम्प की राशि 2,385,700.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये

Drafted By: C P Batheja Adv

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 08/01/2013 दिन मंगलवार समय 1:14:00PM बजे श्री/श्रीमती/कुमारी Parveen thru Rohit पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Khimman निवासी द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता


उप/सर्वेक्टर पंजीयन अधिकारी
सोहना


श्री Parveen thru Rohit Harbola (GPA), Rajinder thru (GPA), Satbir thru (GPA), Naveen thru (GPA), Ranbir 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 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अप्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Braham Prakash Lamberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Raisina व श्री/श्रीमती/कुमारी Sanjay पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Sanwar Mal निवासी Gurgaon ने की।

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

दिनांक 08/01/2013


उप/सर्वेक्टर पंजीयन अधिकारी
सोहना

(1) Shri Parveen (2) Shri Naveen both sons of Shri Khimman, 164/1882 share, (3) Shri Rajinder, 70/1882 share, (4) Shri Satbir (5) Shri Ranbir 124/1882 share, all sons of Shri Kirni all resident of Village Ullawas, 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. 96 dated 04.10.2010 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 cancel 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 26-09-2012 (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. 208, Khata No. 213, Rect. No. 31, Killa No. 6min (6-8), 7Min(5-11), 8 Min(4-2), 9Min(1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 358/1882 share which comes to 17 Kanal 7 Marla and the Vendors have obtained a License from the Director Town and Country Planning Haryana in collaboration with Krrish Buildtech Pvt. Ltd. (Now known as Brahma City Pvt. Ltd.) regarding said land (and after titama of road now the above said land is shown in the revenue record as Khewat No. 208, Khata No. 213, Rect. No. 31, Killa No. 6/2(6-8), 7/2(5-11), 8/3(4-2), 9/2(1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 358/1882 share which comes to **17 Kanal 7 Marla**) situated within the revenue estate of Village Ullawas, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2002-2003 and sanctioned mutation No. 1658, 1926, 1928 (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 (Khasra record) is annexed hereto and marked as **Annexure-A**.

AND WHEREAS the Vendor has obtained a License from the Director 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



Reg. No.	Reg. Year	Book No.
6,166	2012-2013	1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6,166 आज दिनांक 08/01/2013 को बही न: 1 जिल्द न: 2,074 के पृष्ठ न: 146 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 467 के पृष्ठ सख्या 19 से 21 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 08/01/2013

उप/सयुक्त पंजीयन अधिकारी
सोहना



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:

- (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. 4,77,12,500/- 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. 4,77,12,500/- (Rupees Four Crore Seventy Seven Lacs Twelve 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



Reg. No.

Reg. Year

Book No.

6,166

2012-2013

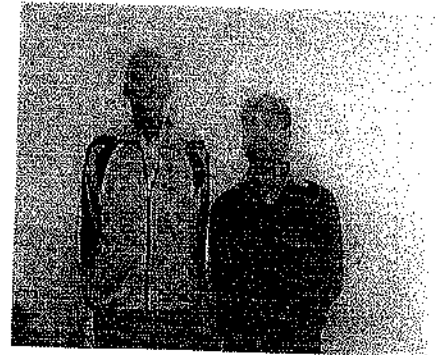
1



विक्रेता



क्रेता



गवाह

विक्रेता

Robit Harbola



विक्रेता

विक्रेता

विक्रेता



विक्रेता

क्रेता

Thru- Shailendra Yadav



गवाह

Brahan Prakash Lamberda



गवाह

Sanjay



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 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 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 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

Khewat No. 208, Khata No. 213, Rect. No. 31, Killa No. 6min (6-8), 7Min(5-11), 8 Min(4-2), 9Min(1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 358/1882 share which comes to 17 Kanal 7 Marla and the Vendors have obtained a License from the Director Town and Country Planning Haryana in collaboration with Krrish Buildtech Pvt. Ltd. (Now known as Brahma City Pvt. Ltd.) regarding said land (and after titama of road now the above said land is shown in the revenue record as Khewat No. 208, Khata No. 213, Rect. No. 31, Killa No. 6/2(6-8), 7/2(5-11), 8/3(4-2), 9/2(1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 358/1882 share which comes to



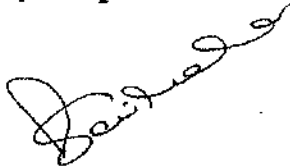


17 Kanal 7 Marla) situated within the revenue estate of Village Ullawas, Tehsil Sohna, Distt. Gurgaon vide Jamabandi for the year 2002-2003 and sanctioned mutation No. 1658, 1926, 1928.

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 [Signature]*

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

(1) Shri Parveen (2) Shri Naveen
(3) Shri Rajinder, (4) Shri Satbir
(5) Shri Ranbir through their attorney holder
Shri 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/director
Mr. Shailendra Yadav

WITNESSES: 1

Brahm Parkash
Braham Parkash Kumar
Raising

WITNESSES: 2

Sanjay
Sanjay Kumar No 804 Tower A
Sing. Tower Gurgaon.



Sr. No. 1154 dated 13-12-2012

Certified Under Section 42 of the Indian Stamp Act, 1889, that Stamp duty of Rs. 26,12,500/- (Rupees Twenty Six Lacs Twelve Thousand Five Hundred only) has been

levied on this document and paid by M/s. Brahma City.

Plot-161: 1206-B, Surya Kisan Batching-19, Kasturba

Gandhi Marg, New Delhi vide

Treasury Challan No. T-5 dated 13-12-2012 for

Rs. 5,22,50,000/- in favour of

6165

08/01/2013

Assistant Treasury Officer



SALE DEED

VILLAGE NAME : Ullawas
MEASUREMENT OF LAND : 19 Kanal 0 Marla
TRANSACTION VALUE : Rs. 5,22,50,000/-
STAMP DUTY : Rs. 26,12,500/-
STAMP NO./DATE : 1154 dt. 13.12.2012
TREASURY : Sub-Treasury Sohna

THIS SALE DEED is executed at Sohna on this 8th day of Dec. 2012
BY

[Handwritten Signature]

प्रलेख नः 6165

दिनांक 08/01/2013

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Uallawas	स्थित Uallawas
भवन का विवरण		
भूमि का विवरण		
चाही	2 Acre 3 Kanal	
धन संबंधी विवरण		
राशि 52,250,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 2,612,500.00 रुपये	
स्टाम्प की राशि 2,612,500.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये

Drafted By: C P Batheja Adv

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 08/01/2013 दिन मंगलवार समय 1:09:00PM बजे श्री/श्रीमती/कुमारी Babu Ram thru पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Kadag Singh निवासी Ullahwas द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Babu Ram thru Harbola (GPA), Bijender thru (GPA), Prem thru (GPA)

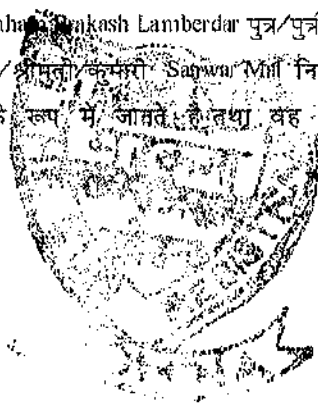
उप/सयुक्त पंजीयन अधिकारी
सोहना जिवेन्द्र सिंह
समुक्त सब-रजिस्ट्रार
सोहना

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 अधिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Brahma Prakash Lamberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Raisina
श्री/श्रीमती/कुमारी Sanjay पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Sanjwa Mitt निवासी Gurgaon ने की।

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

दिनांक 08/01/2013



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

(1) **Shri Babu Ram** (2) **Bijender**, 314/1882 share, sons of and (3) **Smt. Prem**, 78/1882 share, wife of Shri Kadag Singh, all resident of Village Ullawas, 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. 98 dated 04.10.2010 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 cancel 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 26-09-2012 (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. 208, Khata No. 213, Rect. No. 31, Killa No. 6min (6-8), 7Min(5-11), 8 Min(4-2), 9Min(1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 392/1882 share which comes to 19 Kanal 0 Marla and the Vendors have obtained a License from the Director Town and Country Planning Haryana in collaboration with Krrish Buildtech Pvt. Ltd. (Now known as Brahma City Pvt. Ltd.) regarding said land (and after titama of road now the above said land is shown in the revenue record as Khewat No. 208, Khata No. 213, Rect. No. 31, Killa No. 6/2(6-8), 7/2(5-11), 8/3(4-2), 9/2(1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 392/1882 share which comes to **19 Kanal 0 Marla**) situated within the revenue estate of Village Ullawas, Tehsil Sohna Distt. Gurgaon vide Jamabandi for the year 2002-2003 and sanctioned mutation No. 1925 (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 (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



Reg. No.

Reg. Year

Book No.

6,165

2012-2013

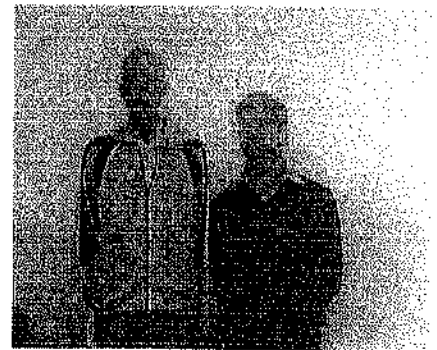
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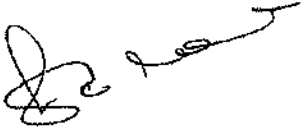

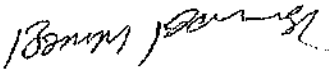


विक्रेता

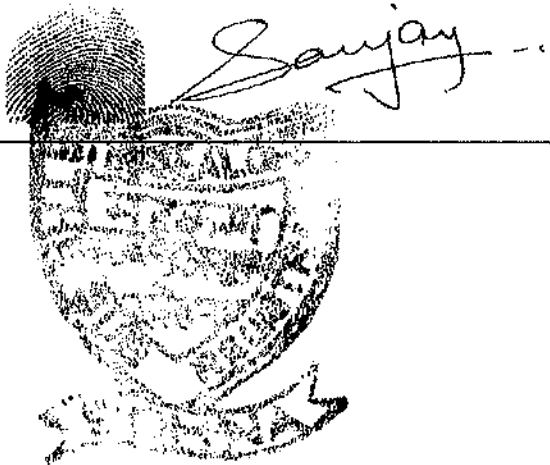


क्रेता



गवाह

विक्रेता	Rohit Harboia		
विक्रेता			
विक्रेता			
क्रेता	Thru- Shailendra Yadav		
गवाह	Braham Prakash Lamberda		
गवाह	Sanjay		



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:

- (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. 5,22,50,000/- 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. 5,22,50,000/- (Rupees Five Crore Twenty Two Lacs Fifty 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



Reg. No. Reg. Year Book No.

6,165

2012-2013

1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6,165 आज दिनांक 08/01/2013 को बही न: 1 जिल्द न: 2,074 के पृष्ठ न: 146 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 467 के पृष्ठ सख्या 16 से 18 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 08/01/2013

Key
उप/संयुक्त पंजीयन अधिकारी,
सोहना / ~~विशेष~~ ~~विशेष~~
संयुक्त सच-रजिस्ट्रार
सोहना




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 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 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 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

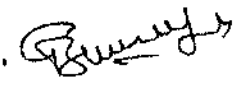
ALL THAT Khewat No. 208, Khata No. 213, Rect. No. 31, Killa No. 6min (6-8), 7Min(5-11), 8 Min(4-2), 9Min(1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 392/1882 share which comes to 19 Kanal 0 Marla and the Vendors have obtained a License from the Director Town and Country Planning Haryana in collaboration with Krrish Buildtech Pvt. Ltd. (Now known as Brahma City Pvt. Ltd.) regarding said land (and after titama of road now the above said land is shown in the revenue record as Khewat No. 208, Khata No. 213, Rect. No. 31, Killa No. 6/2(6-8), 7/2(5-11), 8/3(4-2), 9/2(1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 392/1882 share which comes to



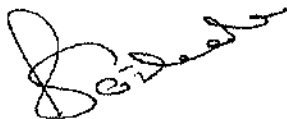


19 Kanal 0 Marla) situated within the revenue estate of Village Ullawas, Tehsil Sohna Distt. Gurgaon vide Jamabandi for the year 2002-2003 and sanctioned mutation No. 1925

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:

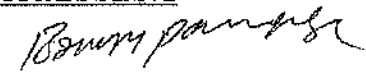
Drafted by C.P. Bhatia Adv. 

SIGNED AND DELIVERED by the
Within named VENDORS
(1) Shri Babu Ram (2) Bijender,
(3) Smt. Prem, through their attorney
holder Mr. Rohit Harbola authorized
signatory of M/s Gupta Promoters Pvt. Ltd.

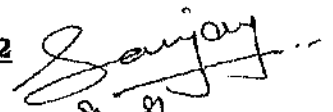


SIGNED AND DELIVERED by the
Within named VENDEE
M/s Brahma City Pvt. Ltd.
through its authorized signatory
Mr. Shailendra Yadav

WITNESSES: 1


Brahm Parkash Lambden
Raisina

WITNESSES: 2


Sanjay Kumar 80 8h.
Sanwar Mal
H/o 804, Tower - A,
Signature Tower Gurgaon



Sr. No. 1155 dated 13-12-2012

Certified Under Section 42 of the Indian Stamp Act, 1889, that Stamp duty of Rs. 24,40,700/- (Rupees Twenty Four Lacs Forty Thousand Seven 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-6 dated 13-12-2012 for Rs. 4,88,12,500/- in favour of _____

6164
8/1/13

Assistant Treasury Officer
SOHNA 13/12/12



SALE DEED

VILLAGE NAME : Ullawas
MEASUREMENT OF LAND : 17 Kanal 15 Marla
TRANSACTION VALUE : Rs. 4,88,12,500/-
STAMP DUTY : Rs. 24,40,700/-
STAMP NO./DATE : 1155 dt. 13.12.2012
TREASURY : Sub-Treasury Sohna

THIS SALE DEED is executed at Sohna on this 08th day of ^{Jan.} Dec. 2012
BY

[Handwritten signature]

प्रलेख नः 6164

दिनांक 08/01/2013

डीड संबंधी विवरण	
डीड का नाम SALE OUTSIDE MC AREA	
तहसील/सब-तहसील सोहना	गांव/शहर Uallawas स्थित Uallawas
भवन का विवरण	
भूमि का विवरण	
चाही	2 Acre 1 Kanal 15 Marla
धन संबंधी विवरण	
राशि 48,812,500.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 2,440,700.00 रुपये
स्टाम्प की राशि 2,440,700.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये
	पेस्टिंग शुल्क 2.00 रुपये

Drafted By: CP Batheja Adv

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 08/01/2013 दिन मंगलवार समय 1:05:00PM बजे श्री/श्रीमती/कुमारी Jagpal thru Rohit पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Harbansh निवासी द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

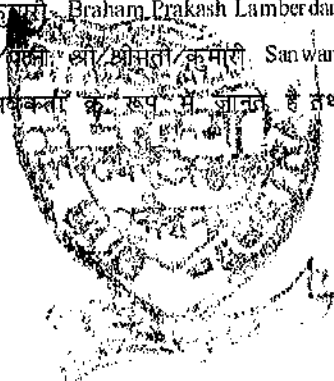
उप/सयुक्त पंजीयन अधिकारी
सोहना

श्री Jagpal thru Rohit Harbola(GPA), Bijenderi thru (GPA), Tejpal 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 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख मे वर्णित अप्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनो पक्षो की पहचान श्री/श्रीमती/कुमारी Braham Prakash Lamberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Raisina
श्री/श्रीमती/कुमारी Sanjay पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Sanwar Mal निवासी 804 Towe Sig. Tower Gurgaon ने की।
साक्षी नः 1 को हम नम्बरदार/अधिकर्ता के रूप में जानते है तथा वह साक्षी नः2 की पहचान करता है।

दिनांक 08/01/2013



उप/सयुक्त पंजीयन अधिकारी
सोहना

(1) **Shri Jagni** (2) **Shri Tejpal** sons of Shri Harbansh, 314/1882 share and (3) **Smt. Bijendri** widow of Charan Singh alias Charni 52/1882 share all R/o Village Ullawas, 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. 95 dated 4.10.2010 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 cancel 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 26-09-2012 (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. 208, Khata No. 213, Rect. No. 31, Killa No. 6min (6-8), 7Min (5-11), 8 Min(4-2), 9Min(1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 366/1882 share which comes to 17 Kanal 15 Marla and the Vendors have obtained a License from the Director Town and Country Planning Haryana in collaboration with Krrish Buildtech Pvt. Ltd. (Now known as Brahma City Pvt. Ltd.) regarding said land (and after titama of road now the above said land is shown in the revenue record as Khewat No. 208, Khata No. 213, Rect. No. 31, Killa No. 6/2(6-8), 7/2(5-11), 8/3(4-2), 9/2(1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 366/1882 share which comes to **17 Kanal 15 Marla**) situated within the revenue estate of Village Ullawas, Tehsil Sohna Distt. Gurgaon vide Jamabandi for the year 2002-2003 and sanctioned mutation No. 1744 & 1832 (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



Reg. No.

Reg. Year

Book No.

6-164

2012-2013

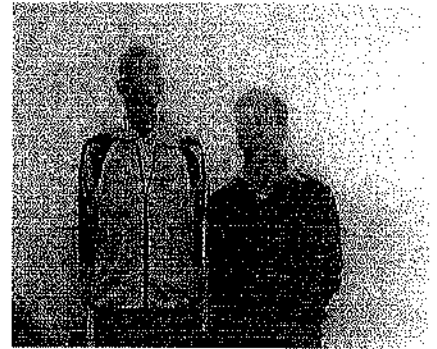
1



विक्रेता



क्रेता



गवाह

विक्रेता

Rohit Harbola



विक्रेता

विक्रेता

क्रेता

Thru- Shailendra Yadav



गवाह

Brahm Prakash Lamberda



गवाह

Sanjay



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:

- (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. 4,88,12,500/- 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. 4,88,12,500/- (Rupees Four Crore Eighty Eight Twelve Lacs 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



Reg. No. Reg. Year Book No.

6,164

2012-2013

1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6,164 आज दिनांक 08/01/2013 को बही नः 1 जिल्द नः 2,074 के पृष्ठ नः 145 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 467 के पृष्ठ सख्या 13 से 15 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 08/01/2013

Loey
उप/सयुक्त पंजीयन अधिकारी
सोहना
[Signature]
[Stamp]



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 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. 208, Khata No. 213, Rect. No. 31, Killa No. 6min (6-8), 7Min(5-11), 8 Min(4-2), 9Min(1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 366/1882 share which comes to 17 Kanal 15 Marla and the Vendors have obtained a License from the Director Town and Country Planning Haryana in collaboration with Krrish Buildtech Pvt. Ltd. (Now known as Brahma City Pvt. Ltd.) regarding said land (and after titama of road now the above said land is shown in the revenue record as Khewat No. 208, Khata No. 213, Rect. No. 31, Killa No. 6/2(6-8), 7/2(5-11), 8/3(4-2), 9/2(1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 366/1882 share which comes to



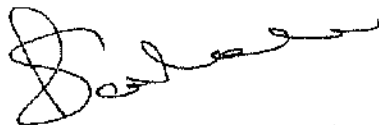


17 Kanal 15 Marla) situated within the revenue estate of Village Ullawas, Tehsil Sohna Distt. Gurgaon vide Jamabandi for the year 2002-2003 and sanctioned mutation No. 1744 & 1832.

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. Bhatnagar Adv. Bhatnagar

**SIGNED AND DELIVERED by the
Within named VENDORS
(1) Shri Jagni (2) Shri Tejpal
(3) Smt. Bijendri through their attorney
holder Mr. Rohit Harbola authorised
signatory of M/s Gupta Promoters Pvt. Ltd.**



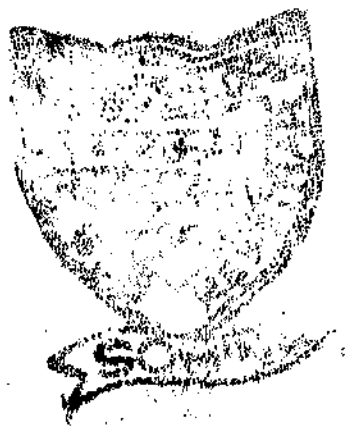
**SIGNED AND DELIVERED by the
Within named VENDEE
M/s Brahma City Pvt. Ltd.
through its authorized signatory
Mr. Shailendra Yadav**

WITNESSES: 1

Brahm Parkash Lambodar
Raisina

WITNESSES: 2

Sanjay Kumar Go Sanwarsmal
No 804 Tower-A Sec. Tower



STATE BANK OF INDIA

SI. No. **136894**
GSR/002

RECEIPT

STATE BANK OF INDIA

Branch **Memnall Road, Gurgaon (01565)**

Code No.

Received a sum of ₹ **489000/-**

(Rupees **Four Lacs Eighty Nine Thousand** only)

of **M/s. Brahma City Pvt Ltd**

residing at **New Delhi** for credit to Government of Haryana
account towards Stamp Duty.

Date **30 JUL 2016**
Place **GURGAON**

(Signature)
for credit to Government of Haryana

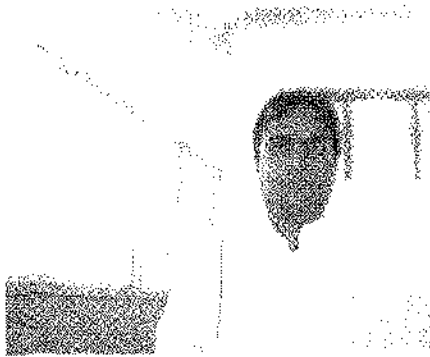
(Signatures of Authorised Officer)

SALE DEED

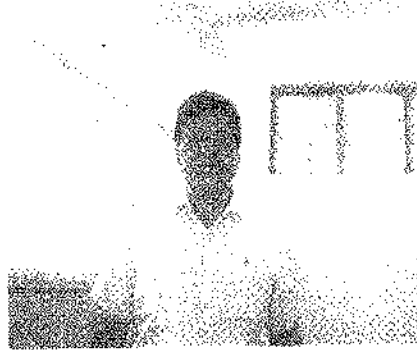
VILLAGE NAME	:	Ullawas
MEASUREMENT OF LAND	:	0 Kanla 3 Marla
TRANSACTION VALUE	:	Rs 1,42,23,500/- (i.e. Rs. 1,25,00,000/- through DD plus value of shop of admeasuring 383 Sq. ft. approx. @ Rs.4500 (i.e. 383 X 4500 = Rs. 17,23,500/-)
STAMP DUTY	:	Rs.7,11,200/-
STAMP PAPER VALUE	:	Rs.4,89,000/-
DEFICIENT STAMP DUTY DEPOSITED	:	Rs. 2,22,200/-
Paid viderChallan No.dated	:	State Bank of India
STAMP NO./DATE	:	136894/30.07-2016
ISSUED BY	:	SBI M.R. Gurgaon

Page 1 of 7
(Signatures)
24/9/15

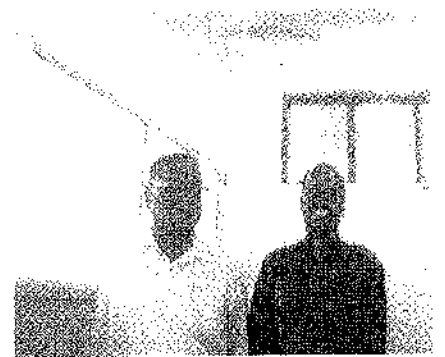
Reg. No.	Reg. Year	Book No.
1744	2015-2016	1



विक्रेता



क्रेता



गवाह

विक्रेता	Manoj Kumar		
क्रेता	Auth Sign-Manohar Dhasm		
गवाह	C P Batheja Adv		
गवाह	Parmanand		

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1,744 आज दिनांक 24/09/2015 को बही नः 1 जिल्द नः 2,095 के पृष्ठ नः 37 पर पंजीकृत किया गया तथा इसको एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 883 के पृष्ठ सख्या 36 से 38 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा भेरे सामने किये है ।

दिनांक 24/09/2015

उप/संयुक्त पंजीयन अधिकारी
साहना

THIS SALE DEED is executed at Sohna on this 24th day of September 2015.

BY

ShriManoj Kumar S/o ShriRishipal S/o ShriSrichand R/o House No. 163, Village Anangpur, Tehsil & District Faridabad, 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

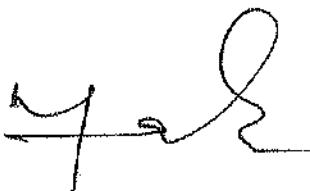
M/S Brahma City Private Limited, a company registered under the Companies Act 1956, having its registered office at Flat no. B-8, Ansal Tower, 38 Nehru Place, New Delhi-110019 through its authorized signatory **Sh. Manohar Dhasmana** S/o Sh. MN Dhasmana duly authorized vide a board resolution dated(hereinafter 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 owner in possession of the land bearing Khewat No. 115min, Khatoni No. 118min, Rect. No. 31, Killa No. 21/2(3-9), Rect. No. 37, Killa No. 1/1(6-7) total measuring 9 Kanal 16 Marla to the extent of 2/196 share which comes to 0 Kanal 2 Marla and Khewat No. 115min, Khatoni No. 118min, Rect. No. 31, Killa No. 11/1/2(6-14), 20(8-0), 21/1(4-11) total measuring 19 Kanal 5 Marla to the extent of 1/385 share which comes to 0 Kanal 1 Marla (**Total Admeasuring 0 Kanal 3 Marla**) situated within the revenue estate of Village Ullawas, Tehsil Sohna, District Gurgaon Gurgaon vide Jamabandi for the year 2007-08 and Sanctioned Mutation No. 2222 (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 his title thereto is clear, 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, mortgage, agreements, liens, court decree or acquisition proceedings or charges of any kind;
- (c) That there are no tax attachments with regard 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 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.



प्रलेख नः 1744

दिनांक 24/09/2015

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
वेहसील/सब-तहसील सोहना	गांव/शहर Uallawas	स्थित Uallawas
भवन का विवरण		
भूमि का विवरण		
निवासीय	3 Marla	
धन संबंधी विवरण		
राशि 14,223,500.00 रुपये		कुल स्टाम्प ड्यूटी की राशि 711,175.00 रुपये
स्टाम्प न. 136894		स्टाम्प की राशि 489,000.00 रुपये
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये		पेस्टिंग शुल्क 2.00 रुपये
चलान न. 24709537	राशि 222175 रुपये	दिनांक 24/09/2015

Drafted By: C P Adv

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 24/09/2015 दिन गुरुवार समय 3:55:00PM बजे श्री/श्रीमती/कुमारी Manoj Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Rishi Pal निवासी 163, Anangpur Faridabad द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



हस्ताक्षर प्रस्तुतकर्ता

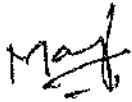
उप/सयुक्त पंजीयन अधिकारी
सोहना

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 Manoj Kumar

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 Batheja Adv पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Distt Court Gurgaon व श्री/श्रीमती/कुमारी Parmanand पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Ram Gopal निवासी Dera N Delhi ने की। साक्षी नः 1 को हम नम्बरवार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 24/09/2015

उप/सयुक्त पंजीयन अधिकारी
सोहना

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. 1,25,00,000 through DD detailed provided in this Deed and 383 Sq. ft. Aprox area being developed in the shape of shop situated at sector 60 Gurgaon in the project of Brahma City-Miracle Mile valued at the rate of Rs 4500/- per sq.ft. Which comes as Rs. 17,23,500/- (383x4500) Thus the total consideration would amount to Rs. 1,42,23,500/- (Rupees one crore forty two lacs twenty three thousand five hundred Only) and the Vendee has agreed to purchase the same.

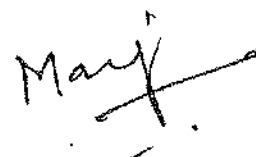
AND WHEREAS the Vendor has represented that he has full authority and power to execute and deliver this Deed and to consummate the transaction and that no consents, approvals, orders, authorisations, registrations, qualifications, designations, declarations or filings with any person is required to be 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 Rs. 1,25,00,000 through DD detailed provided in this Deed and 383 Sq. ft. Aprox area being developed in the shape of shop situated at sector 60 Gurgaon in the project of Brahma City-Miracle Mile valued at the rate of Rs 4500/- per sq.ft. Which comes as Rs. 17,23,500/- (383x4500) Thus the total consideration would amount to Rs. 1,42,23,500/- (Rupees one crore forty two lacs twenty three thousand five hundred Only) 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 above and in schedule I written hereunder in favour of the Vendee free from all Encumbrances.

DD/CH No.	Dated	Amount	In favour of	Bank Name
087531	24-09-15	35,00,000/-	Manoj Kumar	Axis Bank
087532	24-09-15	30,00,000/-	Manoj Kumar	Axis Bank
087533	24-09-15	30,00,000/-	Manoj Kumar	Axis Bank
087534	24-09-15	30,00,000/-	Manoj Kumar	Axis Bank
Shop Value(detail Above)		17,23,500/-	Manoj Kumar	
Total Consideration		1,42,23,500/-		


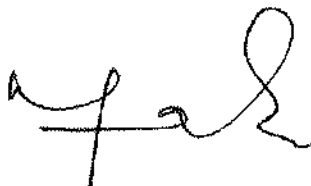




"Encumbrances" means any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other Persons, claim, security interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, gift, 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 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 peaceful 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 and vendee become absolute owner in possession of the Said Land from execution of this Deed.
5. That the Vendor 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 or any kind of Court order 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 charges, such as land revenue, taxes, etc. with respect to ownership of the said Land and all other dues, such as electricity charges, water charges, etc. relating to the said Land have been paid up to 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. The vendor agree that he shall also be liable to pay the aforesaid charges even if they are communicated or levied after the date of the present Deed provided the charges pertain to the period prior to the date of the present Deed.
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].

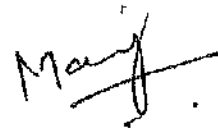




9. That the Vendee can get the mutation of the Said Land in its own name on the basis of this sale deed or its certified true copy in the revenue records.
10. That hereinafter the Vendor at the request of the Vendee do hereby agree and undertake to do all such acts, things and deeds and sign all such 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. 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.

SCHEDULE-I

ALL THAT Khewat No. 115min, Khatoni No. 118min, Rect. No. 31, Killa No. 21/2(3-9), Rect. No. 37, Killa No. 1/1(6-7) total measuring 9 Kanal 16 Marla to the extent of 2/196 share which comes to 0 Kanal 2 Marla and Khewat No. 115min, Khatoni No. 118min, Rect. No. 31, Killa No. 11/1/2(6-14), 20(8-0), 21/1(4-11) total measuring 19 Kanal 5 Marla to the extent of 1/385 share which comes to 0 Kanal 1 Marla (**Total Admeasuring 0 Kanal 3 Marla**) situated within the revenue estate of Village Ullawas, Tehsil Sohna, District Gurgaon Gurgaon vide Jamabandi for the year 2007-08 and Sanctioned Mutation No. 2222





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. Bakkepp Bakkepp

Manoj

SIGNED AND DELIVERED by the
Within named VENDOR
Manoj Kumar



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

WITNESS:1

C.P. Bakkepp Acw.
Bakkepp

WITNESS:2

Manoj
Kumar Dhasmana
Brahma City Private Limited
Sohna, Gurgaon.
Dwhi





11/9/09

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HATIA

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Handwritten signature and scribbles

24-09-2005

Handwritten text, possibly a stamp or official mark

AFFIDAVIT

Manoj Kumar S/o ShriRishipal S/o ShriSrichand R/o House No. 163, Village Anangpur, Tehsil & District Faridabad, Haryanado hereby solemnly affirm as under:

1. That the deponent is owner in possession of the land bearing Khewat No. 115min, Khatoni No. 118min, Rect. No. 31, Killa No. 21/2(3-9), Rect. No. 37, Killa No. 1/1(6-7) total measuring 9 Kanal 16 Marla to the extent of 2/196 share which comes to 0 Kanal 2 Marla and Khewat No. 115min, Khatoni No. 118min, Rect. No. 31, Killa No. 11/1/2(6-14), 20(8-0), 21/1(4-11) total measuring 19 Kanal 5 Marla to the extent of 1/385 share which comes to 0 Kanal 1 Marla **(Total Admeasuring 0 Kanal 3 Marla)** situated within the revenue estate of Village Ullawas, Tehsil Sohna, District Gurgaonvide Jamabandi for the year 2007-08 and Sanctioned Mutation No. 2222
2. That, the above said land is the self acquired property of the deponent and the same is free from all encumbranceEncumbrances, attachments,mortgage, agreement, liens, court decree or acquisition proceedings or charges of any kind.
3. That I have sold the said land to **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. The previous sale deed of the said land got executed in my favour is not traceable despite my best possible effort and I undertake that I will handover the said sale Deed immediately as and when same be found, to the purchaser **M/S Brahma City Private Limited**.
4. That I have never taken any loan or entered into an agreement to sale on behalf of the said sale Deed. I will not misuse the said sale Deed in future.

Manoj

GURGAON



हरियाणा सरकार

Affidavit Attestation

नं: 23774

तिथि: 24/09/2015



MANOJ KUMAR

ANANGPUR FARIDABAD

Identified By

C P ADV

5. That, any claim of the deponent and his successors or any other person on the basis of the said Sale Deed would be deemed as null and void and not binding upon the purchaser in any manner.

Mangif

Deponent

Verification

Verified at Gurgaon on this.....day of September 2015 that the contents of this affidavit are correct to my knowledge and material has been concealed to mislead therein.

I know the person personally
and he signed in my presence

Baksh

Mangif

Deponent

Attested as Identified

Nah
Executive Magistrate
Sub. Division
28/9/15



Code: 0362 E - CHALLAN Remitter Copy
Government of Haryana

Valid Upto: 12-10-2015 (Cash)
06-10-2015 (Chq./DD)



N No.: 0012143628 Date: 24 Sep 2015 10:50:44

Office Name: 0362-TEHSILDAR SOHNA

Assessory: Sohna

Period: (2015-16) One Time

Head of Account	Amount ₹
30-02-103-96-51 Other Items	222200

AcNo 0

Assessment Amount: ₹ 0

Final/Net Amount: ₹ 222200

₹ Two Lakhs Twenty Two Thousands Two Hundred only

Tenderer's Detail

Ref/PRAN/TIN/Act. no./VehicleNo/TaxId:-

Ref No:

Tenderer's Name: M s Brahma City Pvt Ltd

Address: Flat Number B-8, Cabin No. 11, Ansal Tower, 36 Nehru Place, New Delhi -

Particulars: Deficiency of Stamp Duty in favour of M s Brahma City regarding the land situated within the revenue estate of Village Ullahwas

Request-DD- RTGS UTR No. UTIBH15267057321

Account No: 24709537 Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN भारतीय स्टेट बैंक / State Bank of India
Payment Date 24 SEP 2015
Mehrauli Road, New Delhi (01565)
All SBI Branches

24 SEP 2015
ABHIMANYU (P.F. 5640830)
प्रविष्टि/DEBIT MAKER
परीक्षण/DEBIT CHECKER

Scan at 'Verify Challan' on e-Chas website. This status



ELECTION COMMISSION OF INDIA
IDENTITY CARD

भारत निर्वाचन आयोग
पहचान पत्र

JWP3272614



Elector's Name : MANGU
निर्वाचक का नाम : मंगु
Father's Name : RISHI PAL
पिता का नाम : रishi पाल
Sex / लिंग : MALE / पुरुष
Age as on 1.1.2003 : 22 Years
1.1.2003 को आयु : 22 वर्ष

मंगु

JWP3272614

Address : H/O. 163
VILL. AHANGPUR
TEH. FARIDABAD, DIST. FARIDABAD

पता : ग. नं. 163
ग्राम अहंगपुर,
तह. फरीदाबाद, जिला फरीदाबाद

Facsimile Signature of
Electoral Registration Officer
for 052 - MEWLA MAHARAJPUR Constituency

052 - मेवला महाराजपुर निर्वाचन क्षेत्र के
निर्वाचक अभिलेखिकरण अधिकारी
के हस्ताक्षर की प्रतिलिपि

Place - FARIDABAD
स्थान - फरीदाबाद

Date : 23-07-2003
दिनांक : 23-07-2003

This Card may be used as an Identity Card under
different Government Schemes. 77/434

इस पत्र को विभिन्न सरकारी योजनाओं के अन्तर्गत
पहचान पत्र के रूप में प्रयोग किया जा सकता है।



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

नमोकरण क्रम / Enrollment No.: 1028/56023/00465

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 To
 मनोज कुमार
 Manoj Kumar
 S/O: Rishipal
 IB3
 dharnaspur mohalla
 Amanagar
 Amanagar
 Faridabad Faridabad
 Haryana 121003
 9810290241

MN558154565FT



आपका आधार क्रमांक / Your Aadhaar No. :

2900 4737 0667

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India



मनोज कुमार
 Manoj Kumar
 जन्म तिथि / DOB : 22/08/1981
 पुरुष / Male

Manoj



2900 4737 0667

आधार - आम आदमी का अधिकार



AXIS BANK LTD

IPS CODE - UTIR000X161

IPS/UNC/BRANCH

A/C PAYEE ONLY

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

SECTOR-18, NOIDA (UP)

361

DATE 24/09/2015
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ON DEMAND PAY MANDI KUMAR
मॉगे जाने पर

OR ORDER / या उनके आदेश पर

RUPEES Thirty Five Lakh only
रुपये

अदा करें

₹ *****35,00,000.00

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DD Sr. No. 87531



Jc Payee Only

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Payable at Par (BZK)

DRAWEE BANK AND BRANCH
अदा करने वाला बैंक और शाखा

CODE NO.

FOR VALUE RECEIVED

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AUTHORISED SIGNATORY
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Please sign above

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BHAWNA GARG
S.S. No. : 3357

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AXIS BANK LTD ISSUING BRANCH

IFS CODE - UTIB0000361

A/C PAYEE ONLY

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE
SECTOR-18, NOIDA (UP)

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भौगै जाने पर

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RUPEES Thirty Lakh only
रुपये

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प्रमाणित हस्ताक्षर कार

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VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

SECTOR-10, NOIDA (UP)

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DATE 24 09 2015
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ON DEMAND PAY MANOJ KUMAR
मांगे जाने पर

OR ORDER / या उनके आदेश पर

RUPEES Thirty Lakh only
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Jc Payee Only

FOR VALUE RECEIVED

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Payable at Par (B2K)

DRAWEE BANK AND BRANCH CODE NO.
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AUTHORISED SIGNATORY
अधिकृत हस्ताक्षर कर्ता

AUTHORISED SIGNATORY
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Please sign above

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BHAWNA GARG
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AXIS BANK LTD ISSUING BRANCH
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SECTOR-18, NOIDA (UP) 361

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ON DEMAND PAY MANDJ KUMAR OR ORDER / या उनके आदेश पर
 माँगे जाने पर
 RUPEES Thirty Lakh only
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DD Sr. No. 87534

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FOR VALUE RECEIVED

No Payee Only

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 Payable at Par (B2K)

DRAWEE BANK AND BRANCH अदा करने वाला बैंक और शाखा CODE NO.

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Shree
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 प्राधिकृत हस्ताक्षर करें

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16 BHAWNA GARG
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 24/07/15

STATE BANK OF INDIA

Sl. No. 590621
GSR / 001

RECEIPT

STATE BANK OF INDIA
Maharuli Road, Gurgaon (01500)
Branch

Code No. XXXXXXXXXX

Received a sum of Rs. 34,10,000/-
(Rupees Thirty Four Lakh Ten thousand only)
from Smt. / Shri Mrs Brahma City Pvt Ltd only)
to, d/o, w/o N/A

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

Date: 08 DEC 2012
Place: GURGAON

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गुग्गुगु



(Signatures of Authorised Officer)

किस्म वसीका	:	बयनामा
मालियती	:	कुल मालियती 6,90,82,378 /-
		(मु0 1,72,53,054 /- बजरिये डी.डी.,
		2,75,00,000 /- बजरिये चैक व 787.95 वर्ग
		गज विकसित प्लाट सैक्टर 62 में वाका है
		जिसकी कीमत 30,000 /- वर्ग गज के
		मुताबिक 2,36,38,500 /- व 6,90,824 /- टी.
		डी.एस.)
स्टाम्प	:	मु0 34,10,000 /-
स्टाम्प कहां से खरीदा गया	:	भारतीय स्टेट बैंक महरोली रोड गुडगांवा
स्टाम्प नम्बर	:	590621 जी.एस.आर.001
दिनांक	:	8.12.2012
मौजा	:	उल्लावास तह. सोहना
रकबा	:	7 कनाल 12 मरले
किस्म अराजी	:	चाही

2014
 251
 Reference of 1/17000/
 AADK
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Yes
Page 1 of 4

प्रलेख नः 251

दिनांक 20/04/2016

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA	गांव/शहर Uallawas	स्थित Uallawas
तहसील/सब-तहसील सोहना		
भवन का विवरण		
चाही	भूमि का विवरण	
	7 Kanal 12 Marla	
धन संबंधी विवरण		
राशि 69,082,378.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 3,527,000.00 रुपये	
स्टाम्प न. 590621	स्टाम्प की राशि 3,410,000.00 रुपये	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	
चलान न. 1206500	राशि 117000 रुपये	दिनांक 20/04/2016

Drafted By: चन्द्र प्रकाश वकिल

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 20/04/2016 दिन बुधवार समय 1:59:00PM बजे श्री/श्रीमती/कुमारी शेर सिंह पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी हरबन्ध निवासी उल्लावास 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 शेर सिंह

उप / सयुक्त पंजीयन अधिकारी
सोहना

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी विक्रेता के द्वारा बंधना ब्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अंश 0.00 रुपये की राशि ब्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अंश की राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी नरेश कुमार लखनवार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी गण्डावर व श्री/श्रीमती/कुमारी नवीन बोकन अधिवक्ता पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी गुडगाव ने की।
साक्षी नः 1 को हम नम्बरवार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 20/04/2016

उप / सयुक्त पंजीयन अधिकारी
सोहना

यह प्रमाणित किया जाता है कि पंजीकृत वसूला की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

उप / सयुक्त पंजीयन अधिकारी
सोहना

मै, शेर सिंह पुत्र श्री हरबंस पुत्र श्री बुध्धा निवासी गांव उल्लावास, तहसील सोहना, जिला गुडगांव जिसे विक्रेता/प्रथम पक्ष कहा जायेगा ।

व

मैसर्ज ब्रह्मा सिटी प्रा० लि०, जो कम्पनी अधिनियम 1956 के तहत पंजीकृत है जिसका पंजीकृत कार्यालय बी-8, अंसल टावर, 38, नेहरू प्लेस, नई दिल्ली बजरिये अधिकृत व्यक्ति श्री मनोहर दशमाना पुत्र श्री एम.एन. दशमाना बजरिये रजूलेशन दिनांक 13 फरवरी 2016 जिसके क्रेता/द्वितीय पक्ष कहा जायेगा ।

जो कि विक्रेता/प्रथम पक्ष की अराजी जरई वाका मौजा उल्लावास, तहसील सोहना जिला गुडगांव खेवट नम्बर , खाता नम्बर , मु० नम्बर 31, कीला नम्बर 6/2(6-8), 7/2(5-11), 8/3(4-2), 9/2(1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0), कुल रकबा 91 कनाल 6 मरले अराजी का 220/2631 भाग बाकदर रकबा 7 कनाल 12 मरले का मालिक व काबिज बरुवे जमाबन्दी साल

व इन्तकाल नम्बर 1744 मन्जूरशुदा द्वारा है । हर प्रकार के भार से पाक व साफ है, यानि विक्रेता/प्रथम पक्ष 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 ऋण आदि ना ले रखा है । उपरोक्त अराजी एक्वारमैन्ट में नहीं है और विक्रेता/प्रथम पक्ष को आज दिन तक कोई एक्वायरमैन्ट का नोटिस नहीं मिला हुआ है । उपरोक्त अराजी पर आयकर अधिनियम 1961 के तहत या राज्य एवं केन्द्र का किसी भी प्रकार का कोई टैक्स बकाया नहीं है और न ही उपरोक्त अराजी किसी भी अधिनियम के तहत आयकर विभाग में या अन्य विभाग में अटैचमैन्ट नहीं है और न ही किसी प्रकार का कोई कुर्की आदि का आदेश है । विक्रेता/प्रथम पक्ष को उपरोक्त अराजी का हर प्रकार से मालिक व काबिज है और उसे हर प्रकार से मुन्तकिल करने का पूरा अधिकार हासिल है । विक्रेता/प्रथम पक्ष को बराये घर खर्च व व्यवसाय हेतू रूपये की आवश्यकता है इसलिए आज ठीक होश व बिना किसी दबाव के उपरोक्त अराजी रकबा 7 कनाल 12 मरले मय मकानात, पेड़, फसल, ट्यूबवेल, आदि जो भी उपरोक्त जमीन पर है को बदले मुबलिग 6,90,82,378/-रुपये (छः करोड नब्बे लाख बियासी हजार तीन सौ अठहतर रुपये) में क्रेता/द्वितीय पक्ष को बय कर दी है । सालम जरे बय मुबलिग 6,90,82,378/-रुपये (छः करोड नब्बे लाख बियासी हजार तीन सौ अठहतर रुपये) मे जोकि इस प्रकार है :-

शेर सिंह

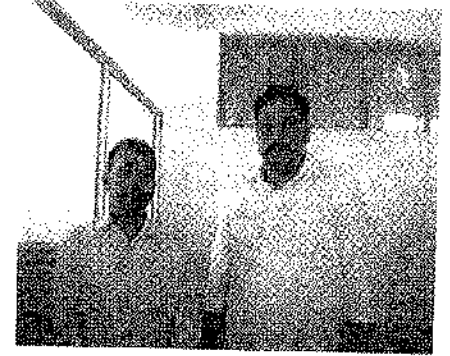
Yal



विक्रेता



क्रेता



गवाह

विक्रेता	शेर सिंह		
क्रेता	कि तरफ से-मनोहर दशमाना		
गवाह	नरेश कुमार लम्बरदार		
गवाह	नवीन बोकन अधिवक्ता		

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 251 आज दिनांक 20/04/2016 को बही नः 1 जिल्द नः 2,099 के पृष्ठ नः 109 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 965 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 अंगुल मेरे सामने किये है ।

दिनांक 20/04/2016

सयुक्त पंजीसन अधिकारी
साहवा

Table-1

डी.डी./चैक नम्बर	दिनांक	राशि	बैंक का नाम
003310	20.04.2016	1,72,53,054 / -	एक्सिस बैंक
395244	19.04.2016	50,00,000 / -	एक्सिस बैंक
395245	19.04.2016	50,00,000 / -	एक्सिस बैंक
395246	19.04.2016	50,00,000 / -	एक्सिस बैंक
395247	19.04.2016	50,00,000 / -	एक्सिस बैंक
395248	19.04.2016	50,00,000 / -	एक्सिस बैंक
395249	19.04.2016	25,00,000 / -	एक्सिस बैंक
कुल मुबलिंग		4,47,53,054 / -	---

Table-2

प्लॉट 787.95 वर्ग गज जिसका मूल्य 30,000 / - रुपये प्रति वर्गगज	2,36,38,500 / -	---
टी.डी.एस.	6,90,824 / -	---
कुल मुबलिंग	2,43,29,324 / -	---

यह कि विक्रेता/प्रथम पक्ष को विकसित कालोनी सैक्टर 62 में जो प्लॉट क्रेता कम्पनी द्वारा दिया जायेगा उसे पंजीकृत करवाने के लिए जो भी खर्चा (स्टाम्प/पंजीकरण फीस इत्यादि) आयेगा उसे विक्रेता/प्रथम पक्ष स्वयं अदा करेगा। उपरोक्त बैयनामा पंजीकरण अधिनियम 1908 के तहत लिखा गया है जिसमें उपयुक्त स्टाम्प ड्यूटी व पंजीकरण फीस जो कि हरियाणा सरकार द्वारा निर्धारित की हुई है, उसे खरीददार द्वितीय पक्ष ने अदा किया है। अब कोई रकम रूबरू जनाब सब रजिस्ट्रार साहब सोहना जिला गुडगांवा लेनी बाकी ना है। कब्जा मौके पर बयकृत अराजी पर क्रेता/द्वितीय पक्ष का कराकर अपने जैसा मालिक व काबिज बना दिया है। क्रेता/द्वितीय पक्ष जिस प्रकार चाहे अराजी बयकृत को अपने काम में लेवें कोई उजर ना होगा। आज के बाद विक्रेता/प्रथम पक्ष व उसके वारिसान का

212/248

Page 3 of 4



अराजी बयकृत में कोई हक व वास्ता बाकी ना रहा है । उपरोक्त अराजी को रिहायशी सैक्टर विकसित करने के लिए जिला नगर योजनाकार विभाग हरियाणा से क्रेता/द्वितीय पक्ष ने लाईसैन्स लिया हुआ है जो कि विक्रेता/प्रथम पक्ष के इलम में है । विक्रेता/प्रथम पक्ष उपरोक्त अराजी का इन्तकाल रिकार्ड माल में क्रेता/द्वितीय पक्ष कम्पनी के नाम दर्ज व मन्जूर करवा देगा अगर ना करावाता है तो इस दस्तावेज की रूह से क्रेता कम्पनी स्वयं करा लेवे कोई एतराज ना होगा । विक्रेता/प्रथम पक्ष ने उपरोक्त अराजी की वाबत सभी प्रकार के मलकीयत सम्बन्धित दस्तावेज क्रेता/द्वितीय पक्ष को दे दिए हैं और विक्रेता/प्रथम पक्ष के पास उपरोक्त अराजी की वाबत किसी भी प्रकार का कोई अन्य दस्तावेज बाकी नहीं है । अगर किसी दावेदार के दावे या नुक्स कानूनी पर कब्जा क्रेता/द्वितीय पक्ष से निकल जाता है तो वापसी कुल जरे बय मय हर्जा खर्चा हर किस्म का विक्रेता/प्रथम पक्ष स्वयं जिम्मेवार रहेगा ।

अतः यह बयनामा खूब सुना कर व समझा कर रुबरू गवाहान हस्ब हिदायत फरीकेन लिख दिया है कि सन्द रहे और समय पर काम आवे । दिनांक : *Drafted by Bedke*

बाया
शेर सिंह

शेर सिंह

M. J. Bedke

खरीदार कम्पनी
मैसर्ज ब्रहमा सिटी प्रा० लि०,
बजरिये अधिकृत व्यक्ति श्री
मनोहर दशमाना पुत्र श्री एम.एन.
दशमाना

गवाह 1 *नरेश कुमार*

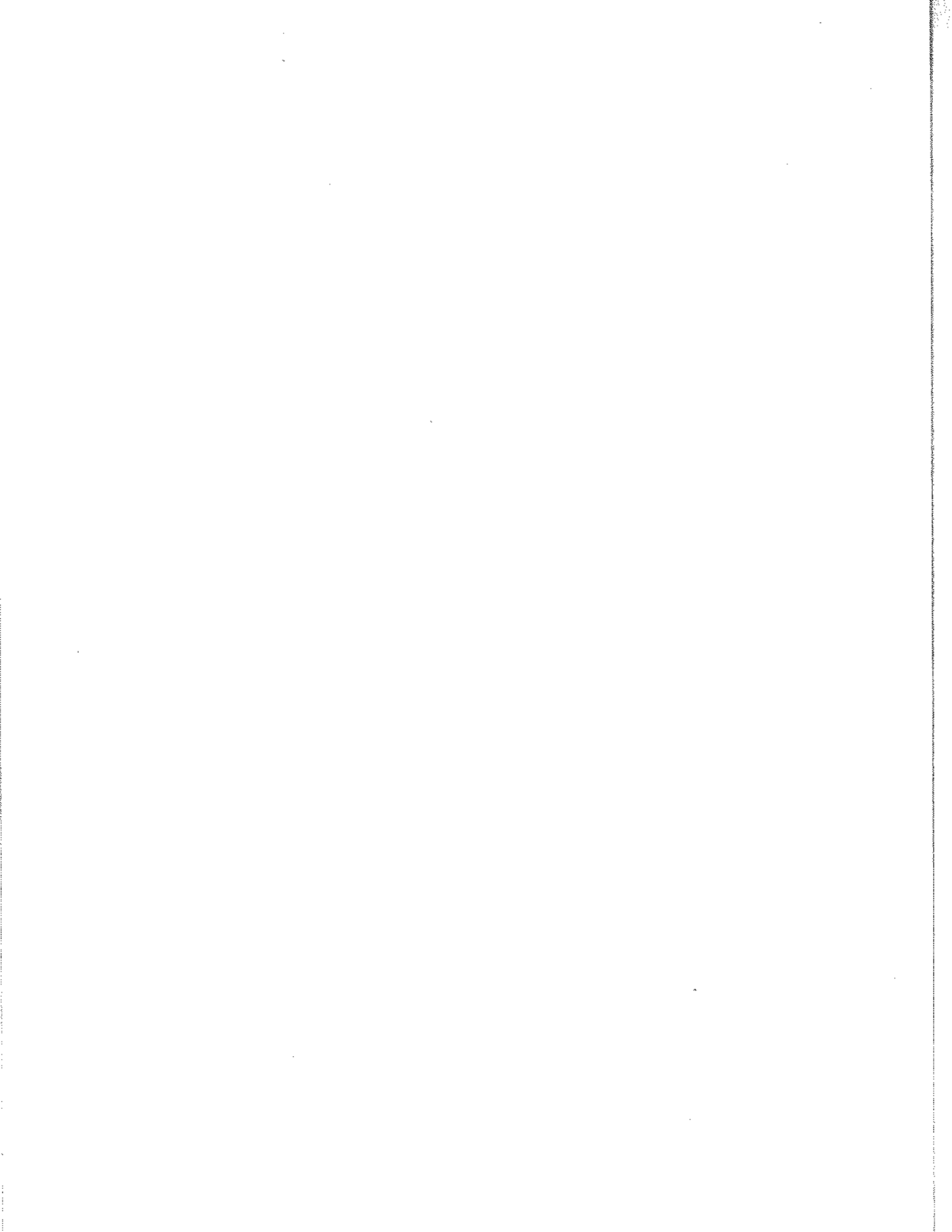
नरेश कुमार
सरवराय नम्बरदार, मन्डावर
तह. सोहना जिला गुडगाँव

M. J. Bedke

गवाह 2: *M. J. Bedke*

Omagan







AXIS BANK LTD

SECTOR 16, NOIDA (UP), NOIDA, 201301
IFSC CODE - 0113000100161

New Account

DATE 19/04/2016
दिनांक D D M M Y Y Y Y

SEBHA/CSA (REG. DTS - 28/01/14) 17/02/2014

PAY Sher Singh

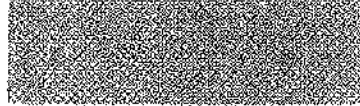
OR ORDER या उनके आदेश पर

HUPEES Fifty Lacs only
रुपये

अदा करें ₹ 50,00,000/-

A/C NO. 914020030198641

CACH1 361480



For BRAHMA CITY PVT LTD

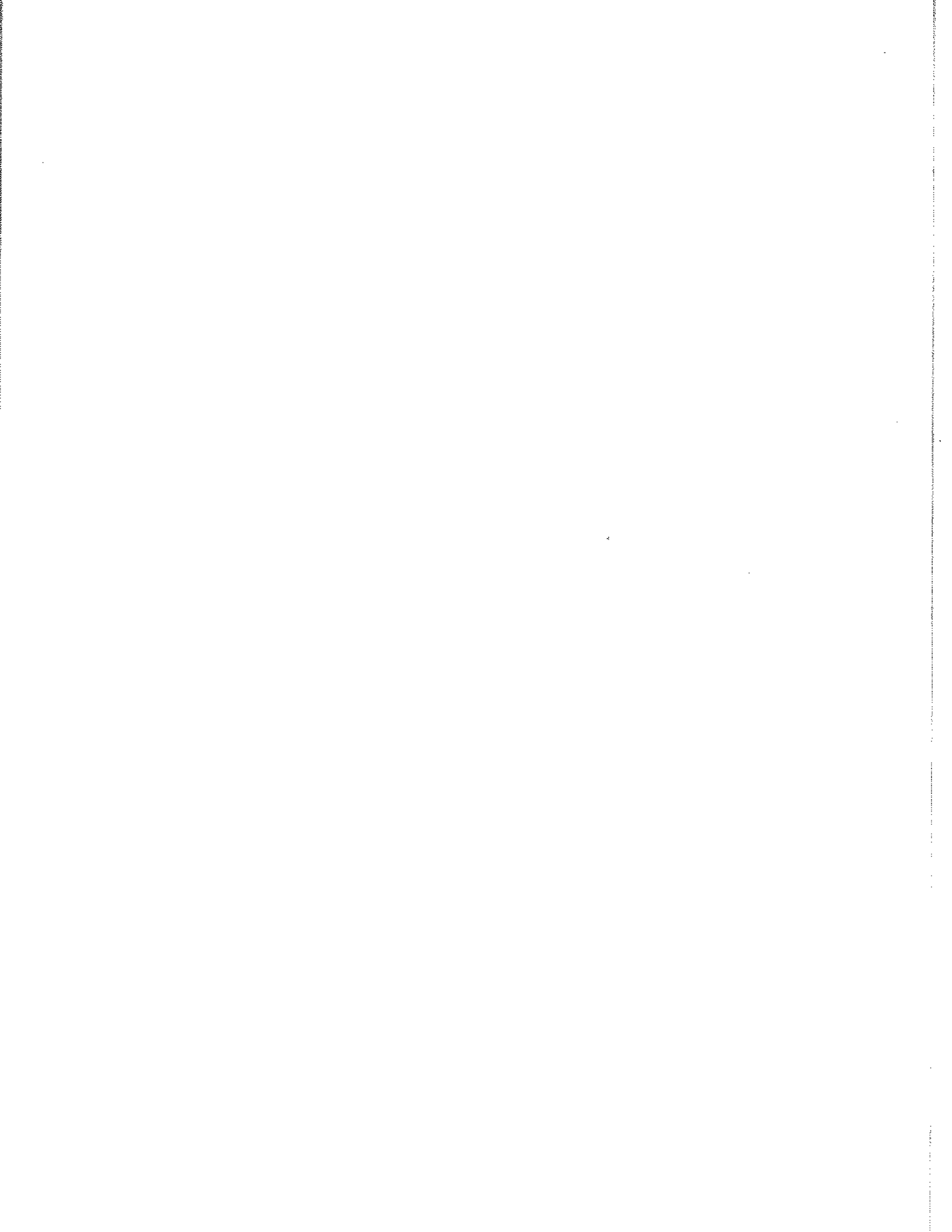
[Signature]
[Signature]

Authorised Signatory(ies)

Payable at par at all branches of Axis Bank Ltd in India.

Please sign above

⑈ 395244⑈ 1102110350 361480⑈ 29





AXIS BANK LTD

SECTOR-16, PHOIDA (EP), NOIDA - 201301
IFS CODE - UTBI0000361

New Account

DATE 19 04 20 16
दिनांक D D M M Y Y Y

PAY Shiv Singh

OR ORDER / या उनके आदेश पर

RUPEES Fifty Lacs only
रुपये

अदा करें ₹ 50,00,000/-

A/C NO. 914020030198641
CACH1 901460

For BRAHMA CITY PVT LTD

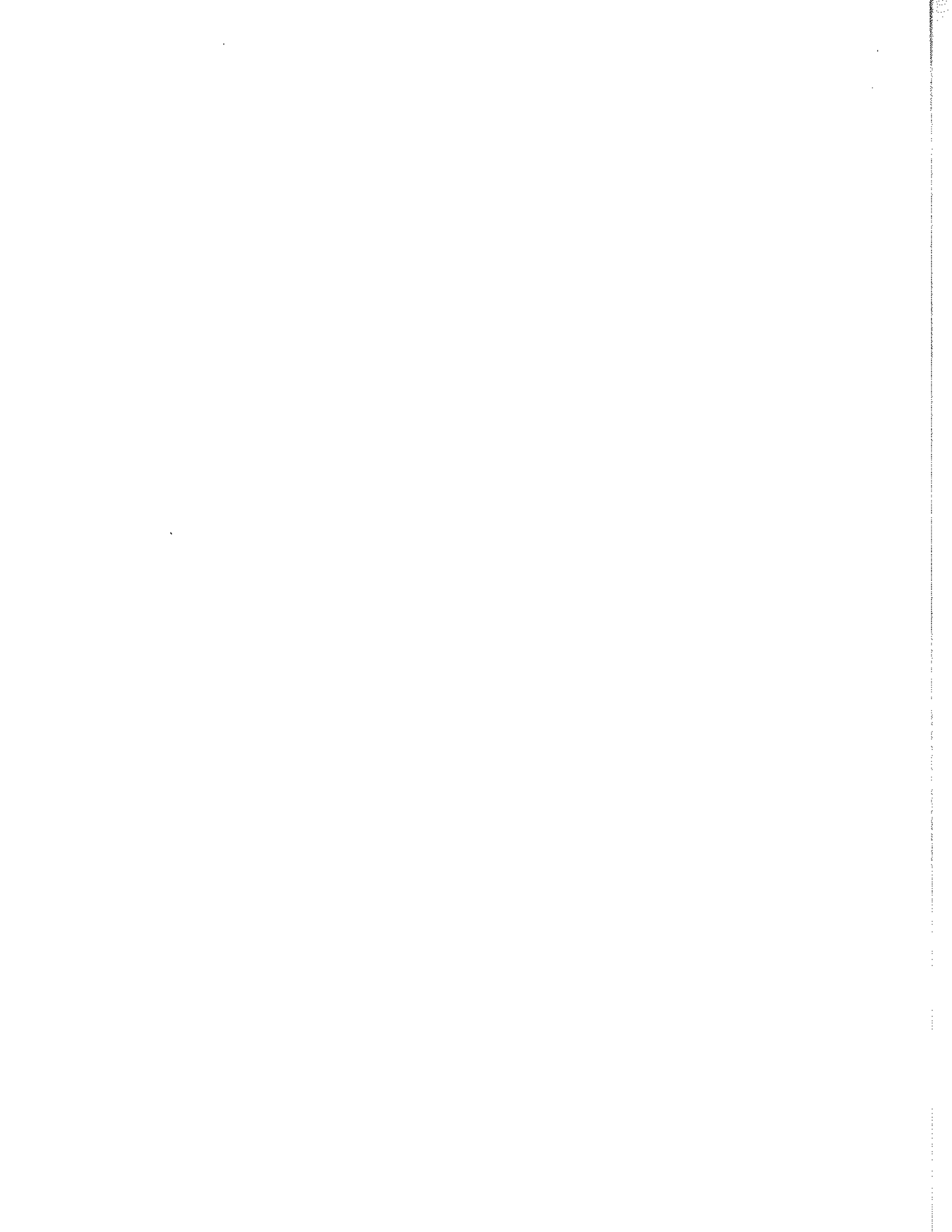
Authorized Signatory(ies)

Please sign blue

Payable at par at all branches of Axis Bank Ltd in India.

⑈395245⑈ 110211035⑈ 361460⑈ 29

SESHASAI BAI CTE - 2018 17/02/2018 11:17:25



AXIS BANK LTD

REG FOR-10, NOIDA (UP), NOIDA, 201301
IFS CODE - UT130000351

New Account

DATE 19/04/2016
D D M M Y Y Y Y

PAY Shree Singh

OR ORDER / या उनके आदेश पर

RUPEES fifty Lacs only
रुपये

अदा करे ₹ 50,00,000/-

A/C NO. 914020030198641

CACH1 361460

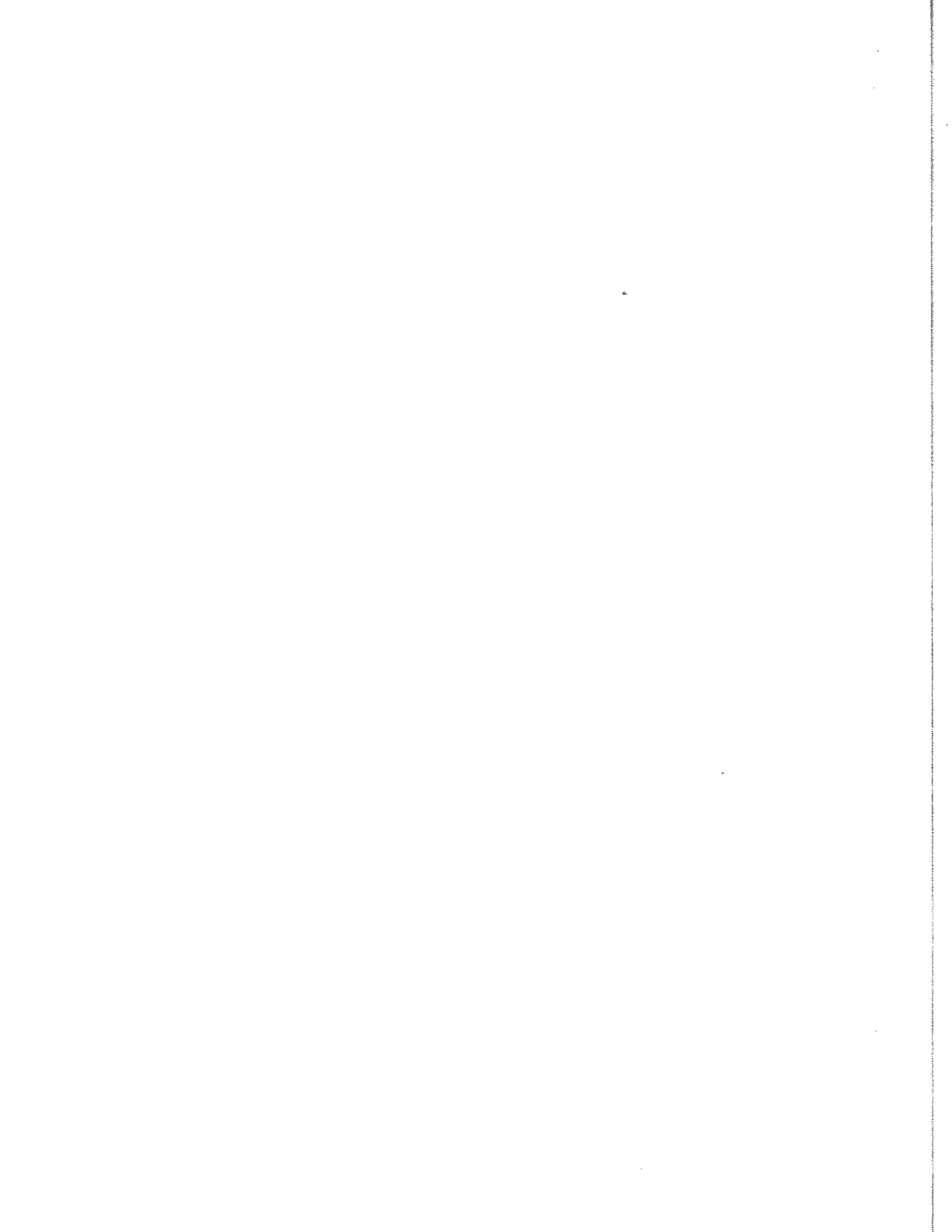
For BRAHMA CITY PVT LTD

Authorised Signatory(ies)

Please sign clearly

Payable at par in all branches of Axis Bank Ltd in India.

⑈395246⑈ 11021035⑈ 361460⑈ 29





AXIS BANK LTD

SECTOR-1R, NOIDA [UP], NOIDA - 201301
IFS CODE - UTI0000361

New Account

DATE 19/04/2016
D D M M Y Y Y Y

PAY Shay Singh OR ORDER / या उनके आदेश पर

RUPEES Fifty lac only
शुद्धे अदा करें ₹50,00,000/-

A/C NO. 914020030198641
CACH1 361460

For BRAHMA CITY PVT LTD

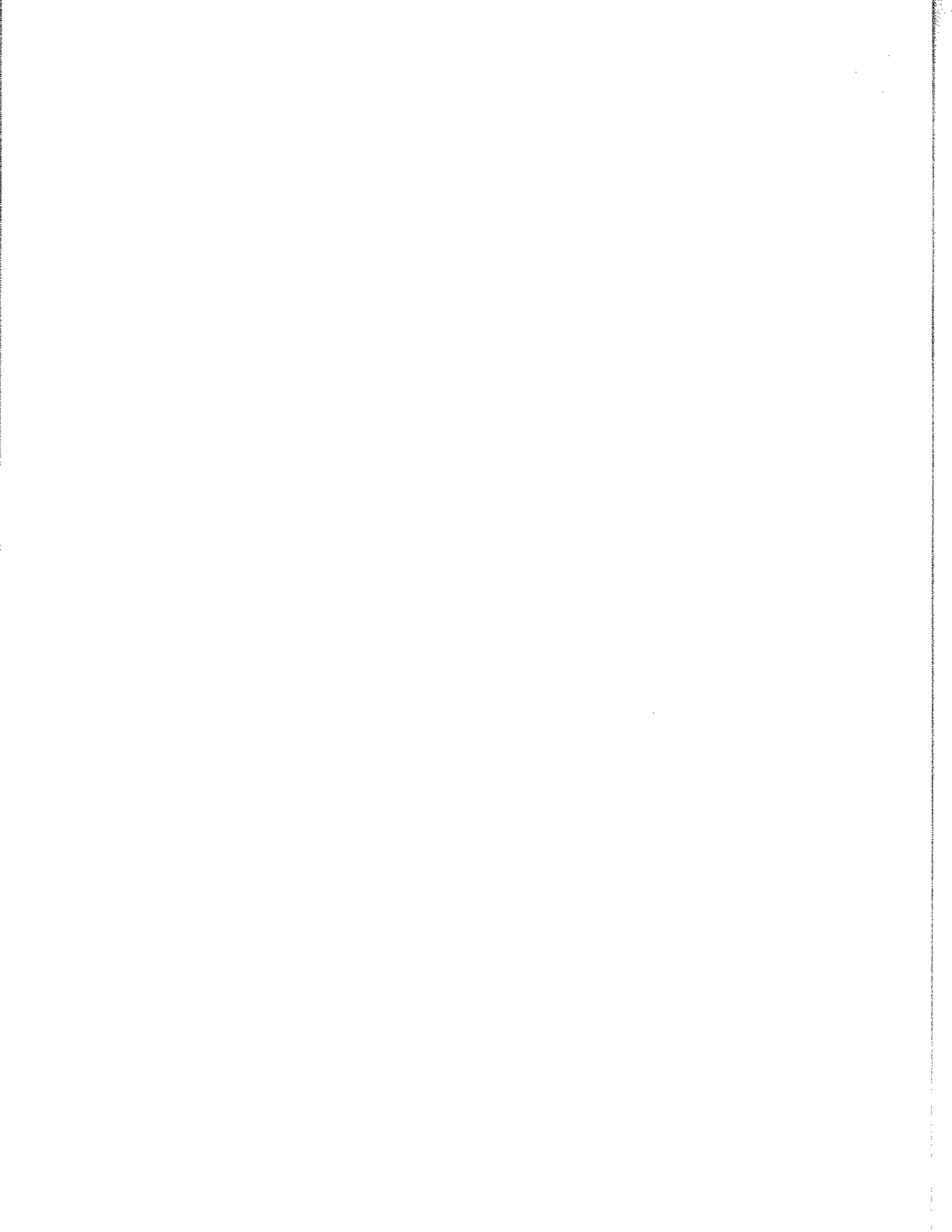
Authorised Signatory(ies)

Payable at par at all branches of Axis Bank Ltd in India

Please Sign Here

⑈395247⑈ 140214035⑈ 361460⑈ 29

SEC/AA/HR/CTS-1010 17/03/04 210723





AXIS BANK LTD

SECTOR-VI, NOIDA (UP), NOIDA - 201301
IFSC CODE - UTIB0000301

New Account

DATE 19/04/2016
D D M M Y Y Y Y

PAY Shar Singh OR ORDER / या उनके आदेश पर

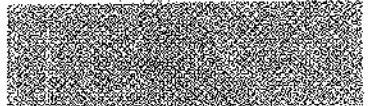
RUPEES fifty lac only
रुपये

अदा करें ₹ 50,00,000/-

A/C NO. 914020030198641
CACH1 361460

For BRAHMA CITY PVT LTD

[Signature]
Authorized Signatory(s)



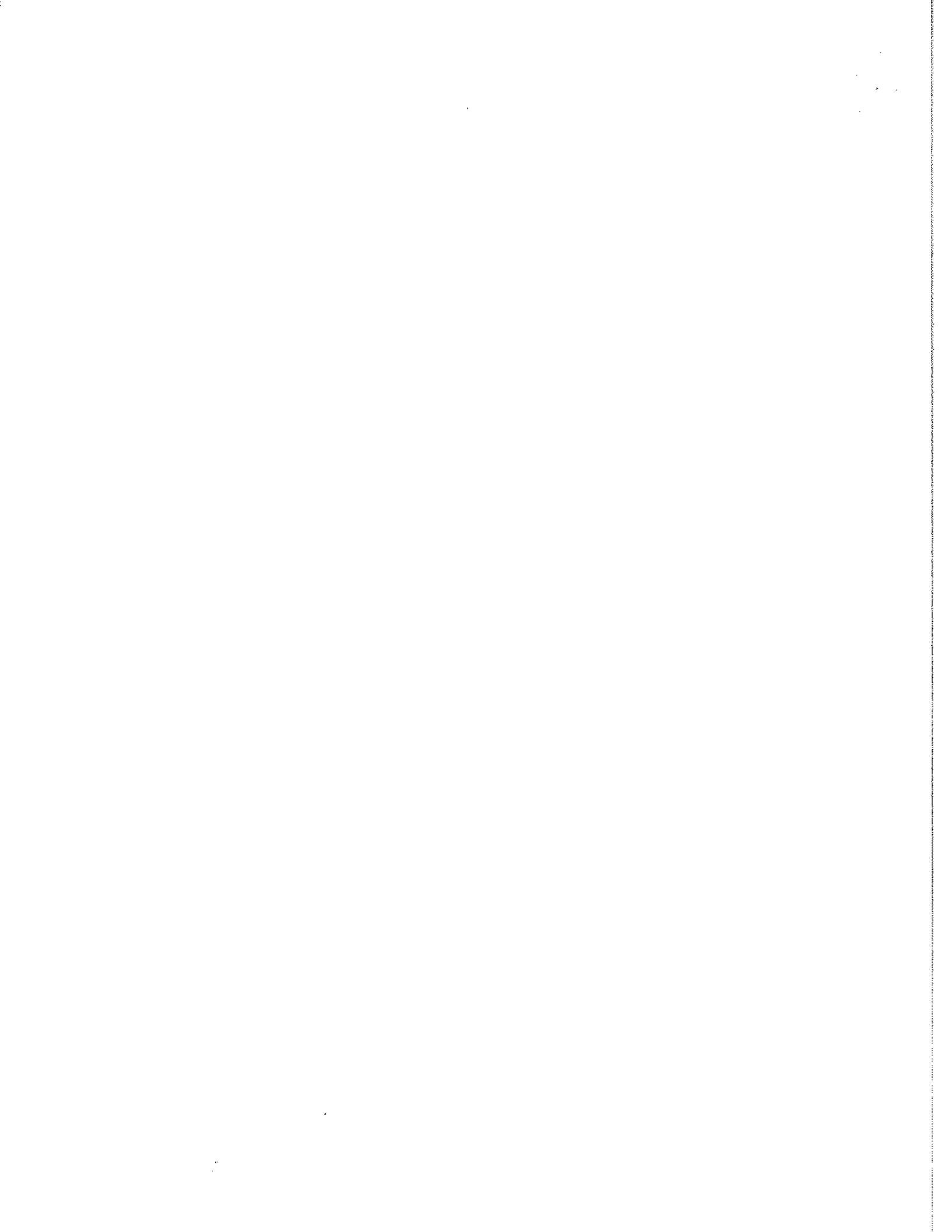
Payable at par at all branches of Axis Bank Ltd in India.

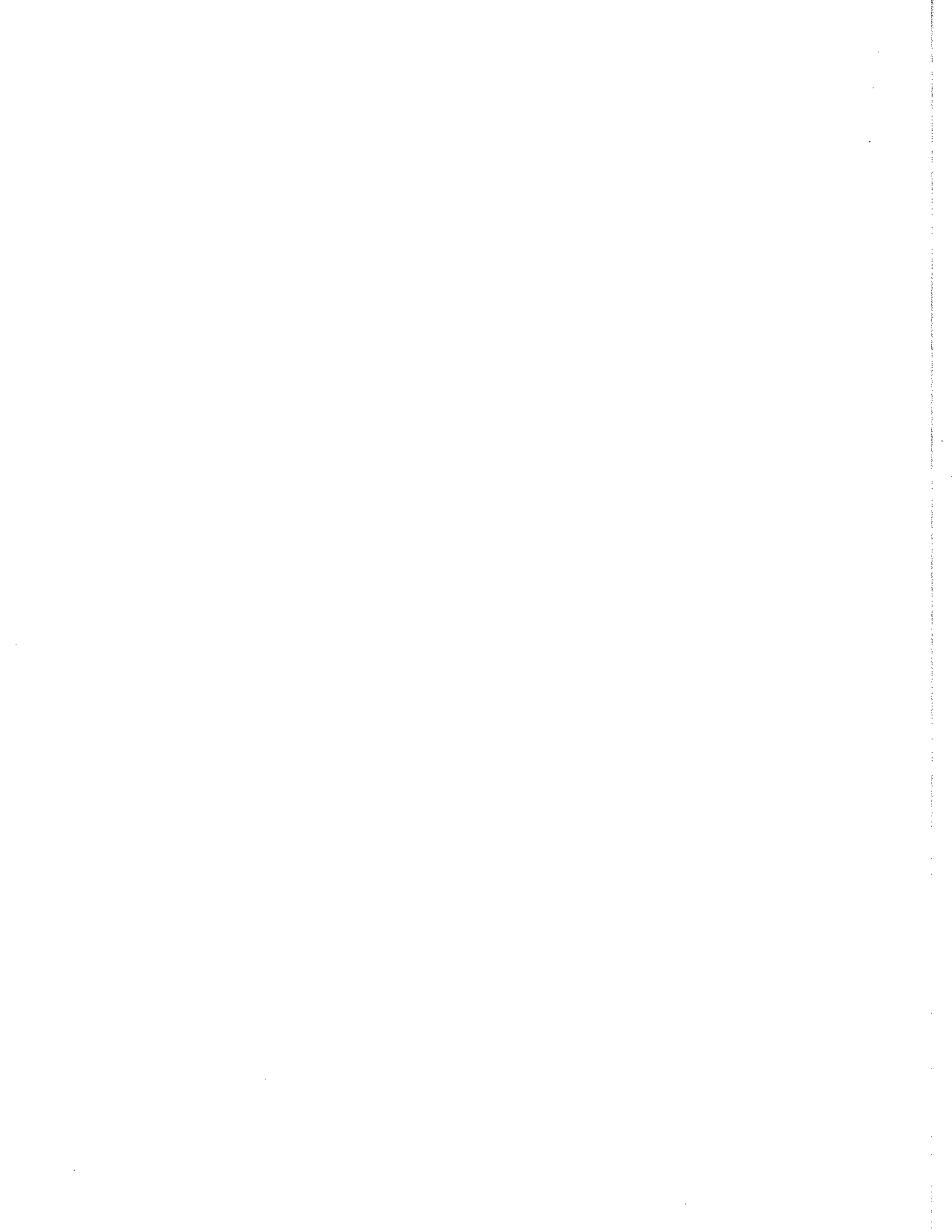
Please sign above

⑈395248⑈ 110211035⑈ 361460⑈ 29

SESHASAI (M) CTS - 016 17/12/14 339129







From

District Town Planner,
Enforcement, Gurgaon.

To

Sh. Sher Singh S/o. Harbans R/o Village
Ullawas Teh. Sohna Distt. Gurgaon
Hr.

Memo No. 176 - DTP(E)


Dated: 1/3/16

Subj:- Issuance of NOC for the land falling within and outside MCG/MC Limit and Urban area for the purpose of U/S- 7(A) of the Haryana Development and regulation of Urban Areas Act, 1975 (Act No. 8 of 1975)

Ref:- Sub-Registrar office memo no. Nil Dated:

This office does not have any objection for registration of deed documents of land in the office of concerned sub registrar for land comprised in khewat/Khata no. 208/213 and Khasra no. / Killa No. 31/16/2, 7/2, 8/3, 9/2, 11/2, 12, 13/1, 14, 15, 16, 17, 18, 19, 22, 23, 24/1, Kitta 16 Area 91K-6M to 219/2631 shor area measuring 7K-12M in the revenue estate of village Ullawas, Tehsil Sohna, District Gurgaon out of which area measuring 7K-12M is proposed to be sold by the Sh. Sher Singh S/o. Harbans R/o Village Ullawas Teh. Sohna Distt. Gurgaon ^{10 Mls. Brahmajiti,} Private Ltd. Regd office at B-8 Anand Towers 38 New Delhi Place New Del as the same does not violated the provision of section 7(i) of Act No. 8 of 1975, as per 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 will 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.



District Town Planner,
Enforcement, Gurgaon.

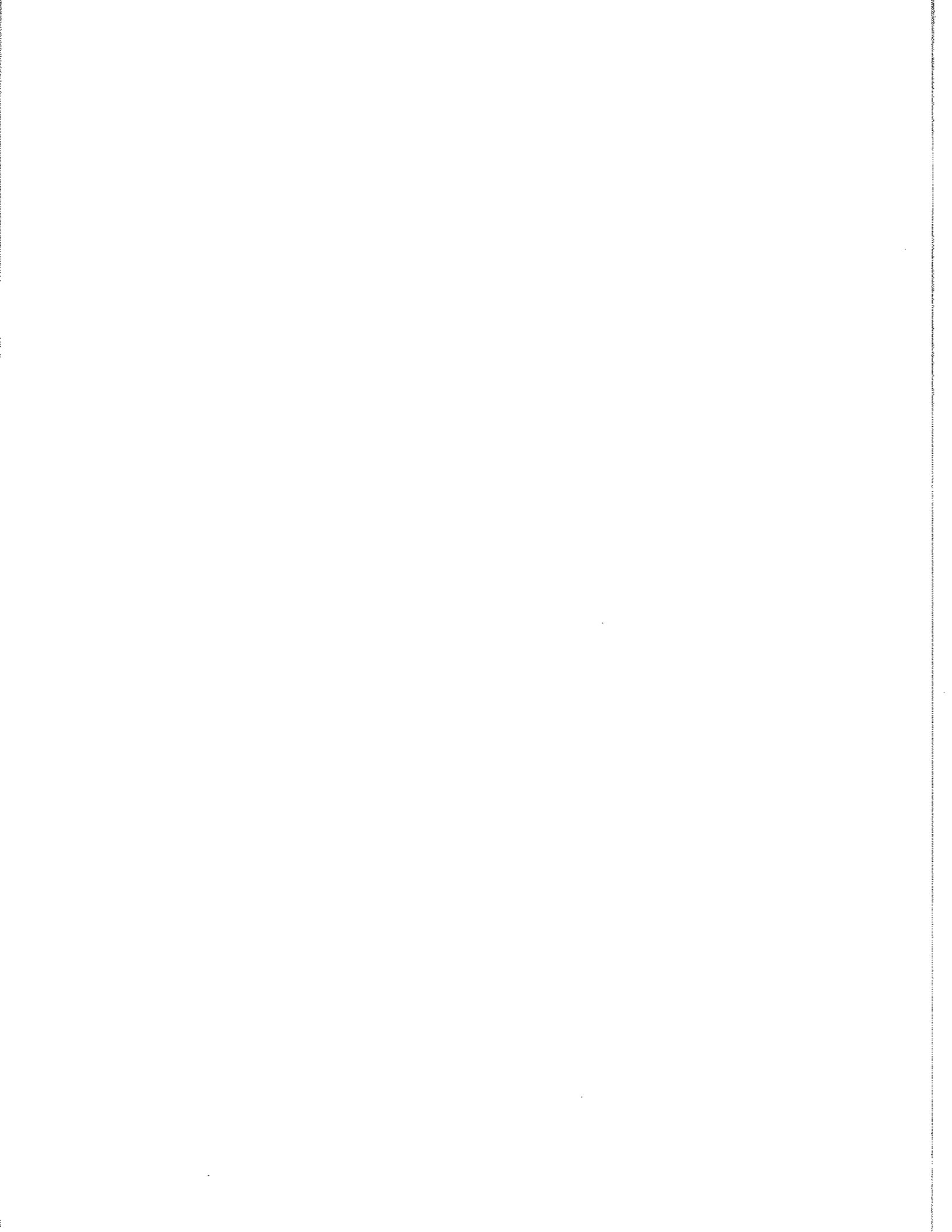
Encls. No.

DTP(E)

Dated:

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


District Town Planner,
Enforcement, Gurgaon.





हरियाणा HARYANA

R 871645

शपथ पत्र एवं क्षति पूर्ति जिम्मेदारी

श्री शेर सिंह पुत्र श्री हरबन्स पुत्र श्री बुध्धा, आयु लगभग 70 साल, निवासी गांव उल्लावास, तहसील सोहना, जिला गुड़गांव हरियाणा निम्नलिखित हलफिया बयान करता हूँ

यह की मैंने दिनांक को ब्रहमा सिटी प्रा० लि० व ब्रहमा रियल्टी प्रा० लि० के साथ विक्रय अनुबन्ध सहमति की थी जो कि मेरी भूमि बारे में था जिसकी खेवट संख्या 241, खतौनी संख्या 245, रैक्ट/मु० संख्या 31, कीला संख्या 6/2(6-8), 7/2(5-1), 8/3(4-2), 9/2(1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24(8-0), कुल रकबा 91 कनाल 6 मरला जिसका कि 220/2631 भाग बाकदर रकबा 7 कनाल 12 मरला होता है यह गांव उल्लावास, तहसील सोहना, जिला गुड़गांव की राजस्व सम्पदा में आता है तथा यह वर्ष

21/12/24



Affidavit Attestation

न: 06099

तिथि: 20/04/2016

Sher Singh, S. Nambardar



sher singh

ullawas

Identified By

NA
SUNIL YADAV
ST. CLERK
Distt. Court, Gurgaon

12/4/16

naresh nambardar

2007-08 की जमाबन्दी बरुये इन्तकाल संख्या 1744 के (अब के बाद यहां पर "कथित भूमि" जाना जाये) अनुसार मैसर्ज ब्रहमा सिटी प्रा० लि० (बी.सी.पी.एल.) के हित में है और भूमि खेवट संख्या 241, खाता संख्या 245, रैक्ट संख्या 31, कीला संख्या 13/2(2-16) कुल नपाई 2 कनाल 16 मरला जो कि 220/2631 भाग का 0 कनाल 5 मरला होता है यह गांव उल्लावास, तहसील सोहना, जिला गुडगांव की राजस्व सम्पदा है में स्थित है तथा यह वर्ष 2007-08 की जमाबन्दी बरुवे इन्तकाल संख्या 1744 के (यहां अब के बाद "अतिरिक्त भूमि" जाना जायेगा) अनुसार मैसर्ज ब्रहमा रियल्टी प्रा० लि० (बी.आर.पी.एल.) के हित में है ।

1. बी.सी.पी.एल. और बी.आर.पी.एल. यहां सामूहिक रूप से कम्पनियां सम्बोधित की गई हैं ।

2.

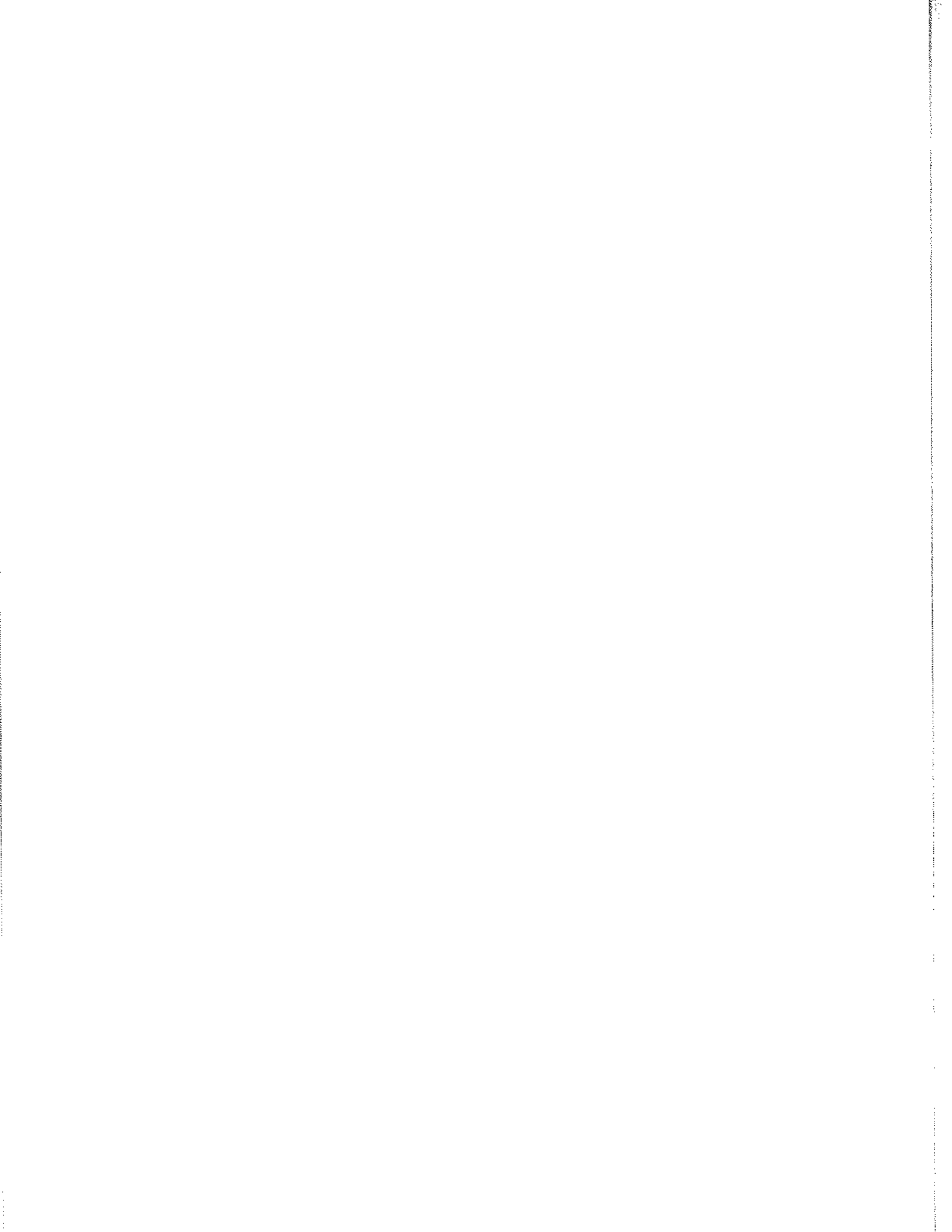
2.1 मैं यह घोषणा करता हूं कि कम्पनी ने उपरोक्त कथित भूमि के टुकड़ें लाईसैन्स के लिए आवेदन किया था और लाईसैन्स संख्या 64/2010 प्राप्त किया तथा जैसे कि मैंने अपनी रजामन्दी से उपरोक्त भूमि के भागों को इस लाईसैन्स में शामिल करने की सहमति दी थी वह बनी रहेगी । तदानुसार बी.सी.पी.एल. ने आवेदन किया और उपरोक्त भूभाग के लिए लाईसैन्स संख्या 64/2010 प्राप्त किया जो कि योग्य और मौजद है ।

मैं यह प्रमाणित करता हूं और वक्तव्य देता हूं कि मैंने उपरोक्त सारी भूमि के लिए लाईसैन्स प्राप्त करने की सहमति स्वीकृत की थी और उक्त अनुमोदन को मैंने कभी वापिस नहीं लिया । मैंने कम्पनियों के साथ केवल व्यवसायिक शर्तों पर पुर्नविचार किया है जैसा कि यहां पर दर्शाया गया है । अब भूमि हस्तान्तरण के लिए उसकी पुनः बातचीत कथित मैसर्ज ब्रहमा सिटी प्रा० लि० और ब्रहमा रियल्टी प्रा० लि० से निम्न प्रकार से की है :-

(क) यह कि मैं कथित भूमि बी.सी.पी.एल. के हित में हस्तान्तरण करूंगा और अतिरिक्त भूमि बी.आर.पी.एल. के हित में हस्तान्तरण करूंगा ।

(ख) यह कि कम्पनियां लगभग 16 कनाल 5 मरला (अर्थात् 2.03125एकड़) नाप के बराबर कृषि भूमि मेरे हित में हस्तान्तरण करेगी ।

212 1245



(ग) यह कि कम्पनियां एक या अधिक विकसित भू-भाग (प्लॉट) जो कि विभिन्न क्षेत्रफलों के हो और उनका कुल नाप लगभग 787.95 वर्गगज हो वह हस्तान्तरण करेगी ।

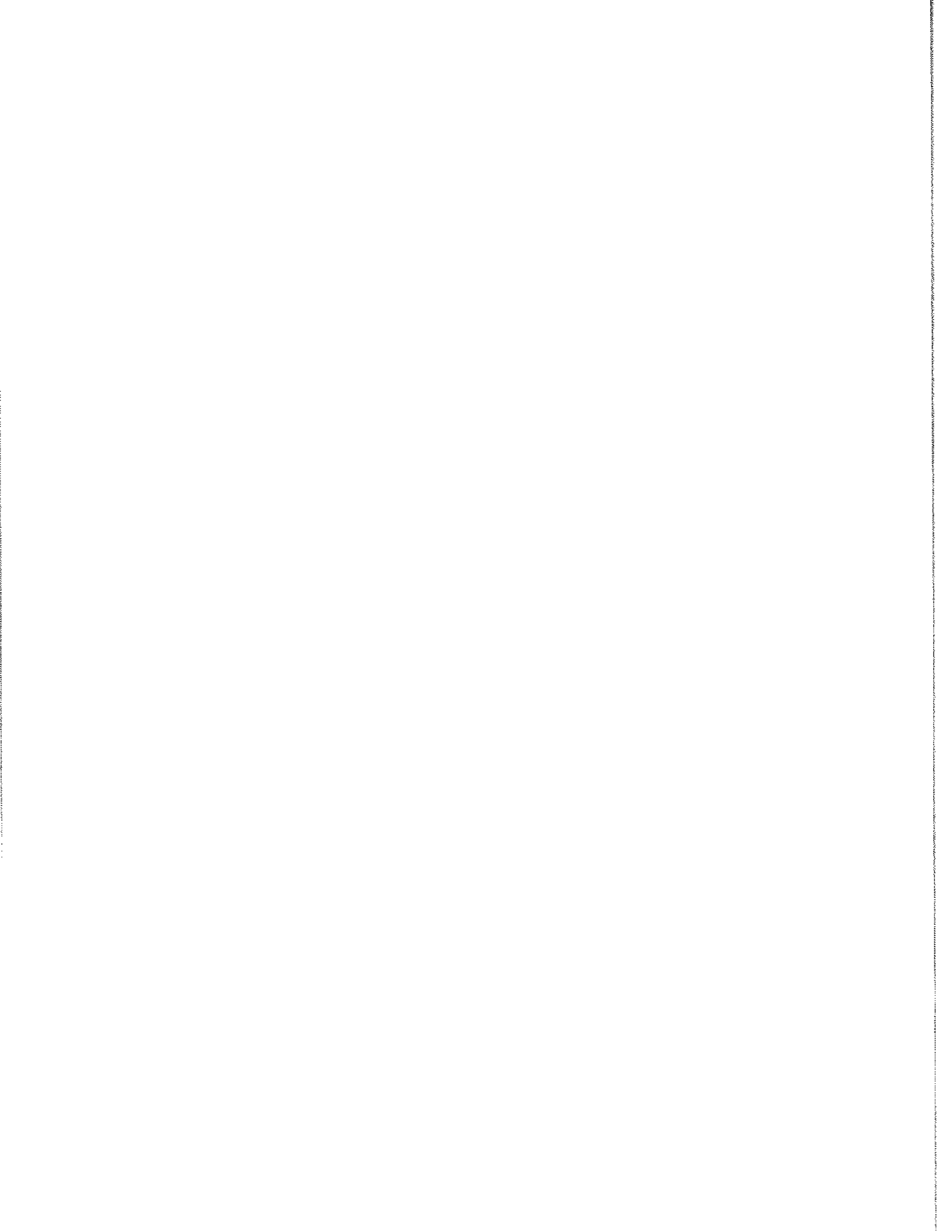
(घ) मूल्ये की बाकी रकम 1,91,43,679/- की अदायगी की जायेगी ।

4. यह कि मैं यह प्रमाणित करता हूं कि उपरोक्त पुर्नविचार कि गई शर्तों को प्रभावी करने के लिए निम्न विक्रय कृत्यों (सेल डीड) को क्रियान्वित किया गया है ।

(क) विक्रय कृत्य / वसीका संख्या 1603 दिनांक 20.04.2016 भूमि का खेवट नम्बर-60 खाता नम्बर 67 मुसत्तील नम्बर 16 कीला नम्बर 20 मिन पश्चिम (6-12) जिसकी पैमाईश इस प्रकार है पूर्व में 32 करम पश्चिम 32 करम उत्तर 37 करम दक्षिण 37 करम है व मुसत्तील नम्बर 15 कीला नम्बर 21 मिन पश्चिम (7-8) जिसकी पैमाईश इस प्रकार है पूर्व में 36 करम पश्चिम में 36 करम उत्तर में 37 करम दक्षिण 37 करम है व मुसत्तील नम्बर 18 कीला नम्बर 1 मिन उत्तर पश्चिम (2-5) जिसकी पैमाईश पूर्व में 11 करम पश्चिम में 11 करम उत्तर 37 करम दक्षिण में 37 करम है सालम कुल तादादी रकबा 16 कनाल 05 मरले अराजी की मालिक व काबिज बरुये जमाबन्दी साल 2012-13 व इन्तकाल 910 व 913 मन्जूरशुदा द्वारा है जो गांव नंगली उमरपुर, तहसील और जिला गुडगांव की राजस्व सम्पदा स्थित है उसकी बिक्री प्रमाणित करता है । यह विक्रय कृत्य / वसीका ब्रहमा रियल्टी प्रा0 लि0 द्वारा मेरे हित में क्रियान्वित किया गया है ।

(ख) विक्रय कृत्य / वसीका संख्या 252 दिनांक 20.04.2016 अतिरिक्त भूमि खेवट संख्या , खाता संख्या , रैक्ट/मुसत्तील संख्या 31, कीला नम्बर 13/2(2-16) कुल नाप 2 कनाल 16 मरला जो कि 220/2631 भाग का 0 कनाल 5 मरला बरुये जमाबन्दी वर्ष इन्तकाल संख्या 1744 , होता है उसकी बिक्री प्रमाणित करता है । यह भूमि गांव उल्लावास, तहसील सोहना, जिला गुडगांव में स्थित है । यह विक्रय कृत्य / वसीका मैंने मैसर्ज ब्रहमा रियल्टी प्रा0 लि0 के हित में की है ।

212/1/14/2



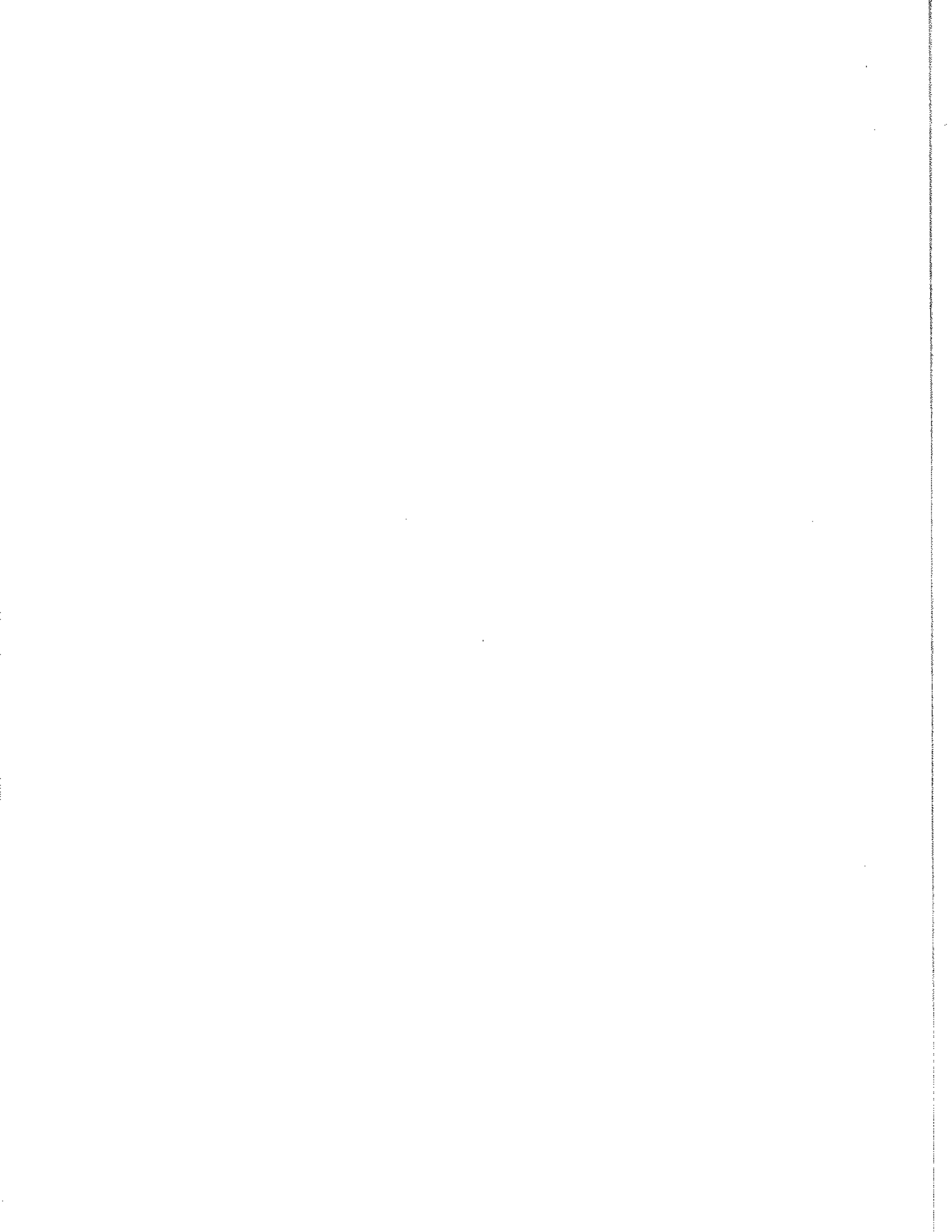
(ग) विक्रय कृत्य / वसीका संख्या 251 दिनांक 20.04.2016 भूमि कि खेवट संख्या जिसकी खेवट संख्या , खतौनी संख्या , रैक्ट/मु0 संख्या 31, कीला संख्या 6/2(6-8), 7/2(5-1), 8/3(4-2), 9/2(1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24(8-0), कुल नपाई 91 कनाल 6 मरला जो कि 220/2631 भाग बाकदर रकबा 7 कनाल 12 मरला बरुये जमाबन्दी वर्ष इन्तकाल संख्या 1744, होता है यह भूमि गांव उल्लावास, तहसील सोहना, जिला गुड़गांव में स्थित है । यह विक्रय कृत्य / वसीका मेरे द्वारा मैसर्ज ब्रहमा सिटी प्रा0 लि0 के हित में विक्रय किया जाना प्रमाणित करता है ।

(घ) उपरोक्त रकम 1,91,43,679/- (1,72,53,054/- की अदायगी चैक / डी0 डी0 संख्या 003310 दिनांक 20-04-2016 और 18,90,625/- की अदायगी चैक / डी0 डी0 संख्या 012817 दिनांक 11.04.2016) द्वारा अदा की गई है ।

5. यह कि मैं घोषणा करता हूं मेरे बी.आर.पी.एल. और बी.सी.पी.एल. के मध्य कोई विवाद नहीं है और मैं भविष्य में हमेशा उपरोक्त मैसर्ज ब्रहमा सिटी प्रा0 लि0 और मैसर्ज ब्रहमा रियलटी प्रा0 लि0 के साथ सहयोग करूंगा और पुनर्विचार की गई शर्तों की अनुपालना करूंगा और कोई ऐसा कृत्य या कारण नहीं करूंगा जो कि उपरोक्त विक्रय कृत्य को उक्त कम्पनियों के लिए, भूमि अधिग्रहण, टाइटल, हित, लाईसैन्स, सुविधा आदि प्राप्ति के लिए रुकावट, अड़चन या अयोग्यता का कारण बने । मैं यह प्रमाणित करता हूं कि मेरे पास कोई दुःख कष्ट या शिकायत का कारण नहीं है क्योंकि जो सभी अनुप्रस्थकार पृविष्टियां / लेनदेन की गई हैं/मुझ द्वारा की जानी है वे सभी मैंने, बी. आर.पी.एल. और बी.सी.पी.एल. के साथ वह मेरे द्वारा मेरी स्वतन्त्रता इच्छा एवं अपने संकल्प से की है ।

यह कि उपरोक्त विक्रय कृत्य मे यह सहमत किया गया है कि मैसर्ज ब्रहमा सिटी प्रा0 लि0, कम्पनी मुझे एक या अधिक भूखण्ड कुल नाप 787.95 वर्गगज है जो कि आधारभूत मत्य प्रति वर्गगज होगा और मैं उक्त भूखण्ड पर यथा योग्य


21/2/2016

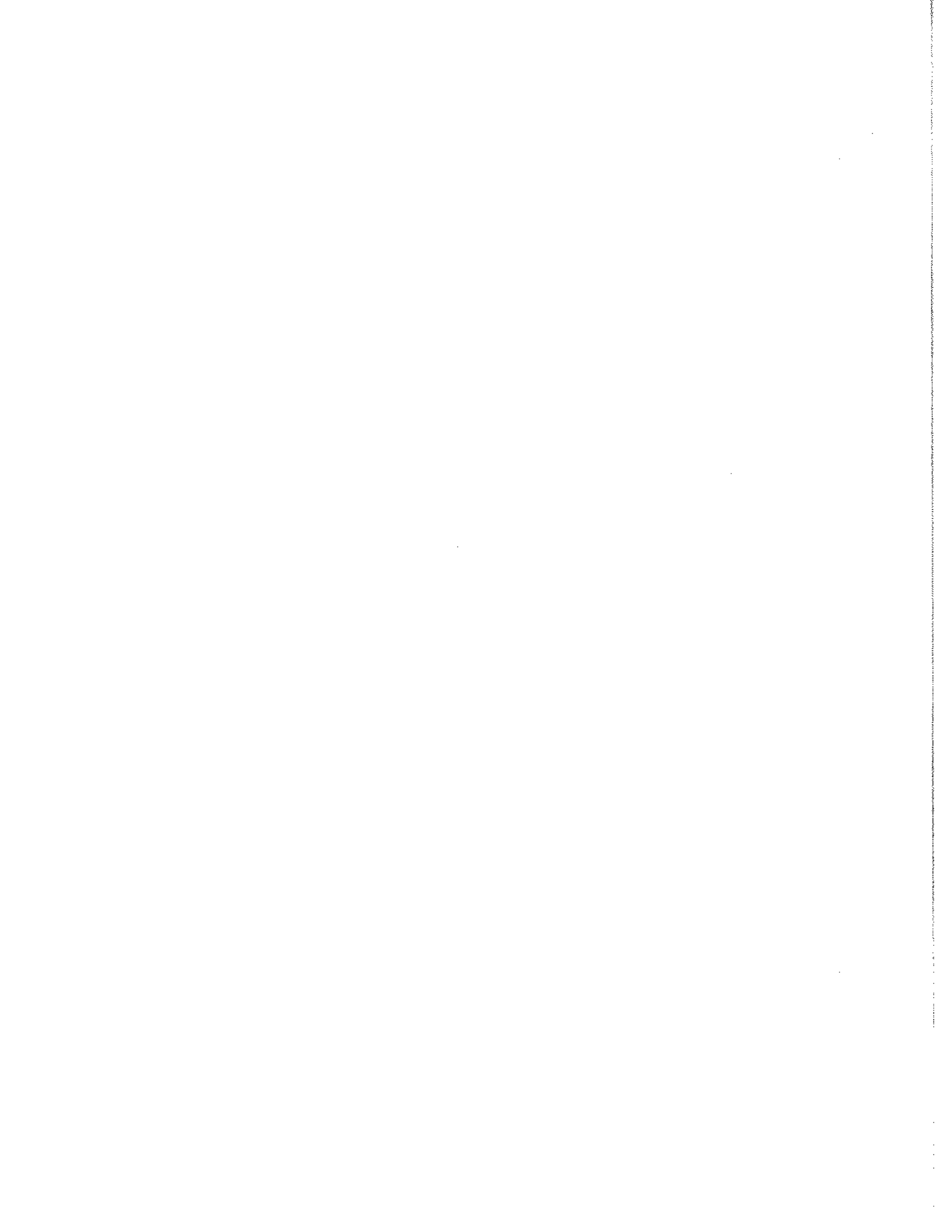


ई.डी.सी. आई.डी.सी., टैक्स, लैवी, सैस, ड्यूटी और अन्य देय, जमा, चार्जज, आदि, जैसा भी प्रभावी है, वह कम्पनी या सरकार को जैसा भी लागू हो, भुगतान के लिए वाधित हूंगा । मैं यह भी बयान करता हूँ कि मैं सभी वांछित प्रलेखों अनुबन्धों, रखरखाव अनुबन्ध, आदि पर जैसा कि अन्य आवन्तियों के लिए लागू होंगे, मैं उन पर हस्ताक्षर करूंगा व पाबंद रहूंगा ।

6.1 यह कि यदि कथित भूमि और/या अतिरिक्त भूमि कम्पनी द्वारा मेरे (जिसमें मेरे परिवार के सदस्य, वारिस, उत्तराधिकारी, निर्दिष्ट आदि शामिल हैं) किसी कृत्य, भूल के कारणवश विकास कार्य के लिए प्रयोग नहीं की जाती है या कार्य या कारणवश किया गया कार्य/कृत्य या वस्तुस्थिति जो कथित भूमि पर तथा कथित कम्पनियों या अतिरिक्त भूमि पर यथोयोग्य अधिकार पाने में विघ्न डालती है ऐसी दशा में, मैं कम्पनी मैसर्ज ब्रहमा सिटी प्रा० लि० और मैसर्ज ब्रहमा रियलटी प्रा० लि० को 30 दिन के अवधि में सुरक्षित रखने एवं क्षतिपूर्ति करने की जिम्मेदारी लेता हूँ । यह संयुक्त एवं अनेक प्रकार से किसी भी प्रकार की हानि, दावे, नुकसान, खर्च, कीमत, नजराने या मूल्य भुगतान किया गया/ मुझ भुगतान किया जा रहा है किसी परिणाम स्वरूप हानि और/या नुकसान जो कि चाहे बी.आर.पी.एल और बी.सी.पी.एल द्वारा मेरे अकेले कीमत और खर्च पर किया गया है जिसके लिए मैं पूर्णतया जिम्मेवार रहूंगा ।

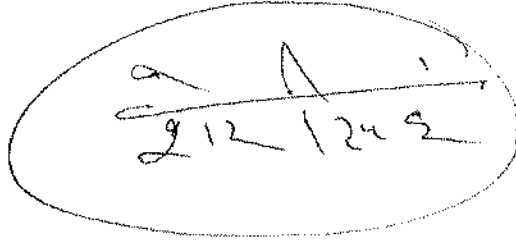
7.1 यह कि मैं ब्यान करता हूँ कि मैं कभी भी कोई कार्य या वास्तुस्थिति पैदा नहीं करूंगा जो मैसर्ज ब्रहमा सिटी प्रा. लि. और मैसर्ज ब्रहमा रियलटी प्रा० लि० के कथित भूमि व कथित भूमि व अतिरिक्त भूमि पर अधिकार, उपाधि और हितों को अयोग्य करेगी या उनके अनुमोदन व लाईसेन्सों को वाधित करे और ऐसी परिस्थित में, मैं भूमि की खेवट नम्बर-60 खाता नम्बर 67 मुसत्तील नम्बर 15 कीला नम्बर 20 मिन पश्चिम (6-12) जिसकी पैमाईश इस प्रकार है पूर्व में 32 करम पश्चिम 32 करम उत्तर 37 करम दक्षिण 37 करम है व मुसत्तील नम्बर 15 कीला नम्बर 21 मिन पश्चिम (7-8) जिसकी पैमाईश इस प्रकार है पूर्व में 36 करम पश्चिम में 36 करम उत्तर में 37 करम दक्षिण 37 करम है व मुसत्तील नम्बर 18 कीला नम्बर 1मिन उत्तर पश्चिम (2-5) जिसकी पैमाईश पूर्व में 11 करम पश्चिम में 11 करम उत्तर 37 करम दक्षिण में 37 करम है सालम कुल तादादी रकबा 16 कनाल 05 मरले अराजी की मालिक व काबिज बरुवे जमाबन्दी साल 2012-13 व इन्तकाल 910 व 913 मन्जूरशुदा द्वारा है जो गांव

212/124



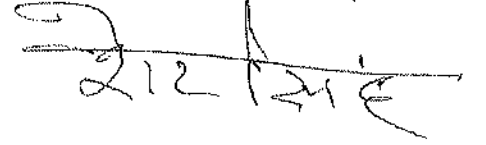
नंगली उमरपुर, तहसील और जिला गुड़गांव की राजस्व सम्पदा स्थित है उसको पुनः मैं अपने जोखिम एवं खर्च पर मैसर्स ब्रह्मा रियल्टी प्रा० लि० के हक में अभिहस्तारित कर दूंगा। मैं आगे यह वचन देता हूँ कि रूपये 1,72,53,054/- की राशि जो कि मैंने लेन-देन में प्राप्त की है वह 18 प्रतिशत ब्याज सहित वापिस कर दूंगा तथा उपरोक्त कथित विकसित भू-भागों (प्लॉटों) पर मेरा कोई हक न होगा।

9. यह कि मैंने इस शपथपत्र के तथ्यों के बारे में अपने अधिवक्ता से सलाह ले ली है और यह सभी तथ्य मेरे निर्देशानुसार लिखे गये हैं तथा मुझे पढ़कर सुना दिये गये हैं और मैं इसका पूर्ण रूप से पालन करने का पाबन्द व उत्तरदायी रहूंगा।



बयानकर्ता

शेर सिंह पुत्र श्री हरबन्स पुत्र श्री बुद्धा,
निवासी गांव उल्लावास, तहसील सोहना,
जिला गुड़गांव



सत्यापन :

आज दिनांक 2016 को यह सत्यापित किया गया कि उपरोक्त शपथपत्र के सभी अंश मेरे अपनी जानकारी के अनुसार सत्य हैं और कोई तथ्य इसमें न ही छिपाया गया न ही झूठा है।

दि०

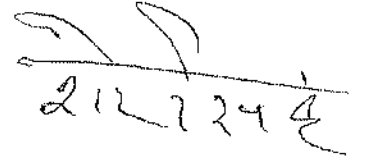
स्थान

नरेश कुमार

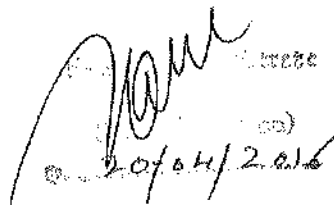
सरबराय नम्बरदार, मन्डावर
तह. सोहना जिला गुड़गांव

बयानकर्ता

शेर सिंह पुत्र श्री हरबन्स पुत्र श्री बुद्धा,
निवासी गांव उल्लावास, तहसील सोहना,
जिला गुड़गांव



Attested as Identifies


20/04/2016

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2829

सजिस्ट्री संख्या २

रकीद गुस्ताक का

कार्यालय प्रायः सजिस्ट्रार

सजिस्ट्री
कोठना

दस्तावेज देना करने वाले का नाम

Vijay

दस्तावेज की तकदीम करने वाले का नाम
और तकदील की तारीख

6/9/11

दस्तावेज देना होने की तारीख

5/9

दस्तावेज की किस्म और

मुआवजे की रकम

दस्तावेज मूल्य

19,55,250/-

प्रायः हुए शुल्क, सजिस्ट्री शुल्क और नकल

शुल्क की रकम का खोख और विवरण

शब्दों की संख्या

रकम 502

सजिस्ट्री अधिकारी के हस्ताक्षर

RC
D
6/9/16

Sale of Immovable Properties



**Indian-Non Judicial Stamp
Haryana Government**



Date : 05/09/2016

Certificate No. G0E201615412



Stamp Duty Paid : ₹ 1000

(Rs. Thousand Only)

GRN No. 20720124



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Vikas

H.No/Floor: Vpo

Sector/Ward :

LandMark : A

City/Village: Ullahawas

District: Gurgaon

State: Haryana

Phone: 9810345899

Others: Akash



Buyer / Second Party Detail

Name: Brahma City Pvttd

H.No/Floor: B8cabin12

Sector/Ward: Ansal

LandMark: Nehruplace

City/Village: Delhi

District: Delhi

State: Delhi

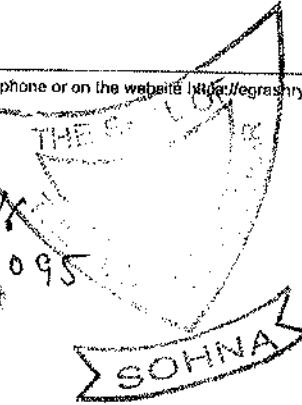
Phone: 9810345899

Purpose: SALE DEED

The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website http://egrashry.nic.in

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Deference of RS. ...

Book No. ...
GRN No - 20723095



2527

SALE DEED

VILLAGE NAME	:	Ullahawas
MEASUREMENT OF LAND	:	5 Kanal 1 Marla 3 Sarsai
TRANSACTION VALUE	:	Rs.1,96,53,500/-
STAMP DUTY	:	Rs.1,000/-
Deficiency in Stamp	:	Rs. 20,00,000/-
Payment Receipt No. & Date	:	GRN No 20723095 Dt. 06-9-16
E-STAMP NO./DATE	:	G0E201615412 Dated 05.09.2016

NOC No. 1030 Dated 31.08.2016 issued by District Town Planner Gurgaon

Vikas

Akash

Yash

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Uallawas	स्थित Uallawas
भवन का विवरण		
भूमि का विवरण		
चाही	5 Kanal 1.3 Marla	
धन संबंधी विवरण		
राशि 19,653,500.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 2,001,000.00 रुपये	
E-Stamp स्टाम्प न. G0E2016I5412	स्टाम्प की राशि 1,000.00 रुपये	DFC: IGNIGHIK
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये		पेस्टिंग शुल्क 2.00 रुपये
चलान न. 0020723095	राशि 2000000 रुपये	दिनांक 06/09/2016

Drafted By: सी पी बठेजा अधिवक्ता

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 06/09/2016 दिन मंगलवार समय 5:17:00PM बजे श्री/श्रीमती/कुमारी विकास पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी चरणी निवासी उल्लाबास तह सोहना द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Vikas

Akash

उप सयुक्त पंजीयन अधिकारी
सब रजिस्ट्रार
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

Vikas

Akash

उप सयुक्त पंजीयन अधिकारी
सोहना
सब रजिस्ट्रार
सोहना

श्री विकास आकाश

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी गोंध-मोहरधसमाना 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 श्रीकेश लामरशर पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी अलीपुर व श्री/श्रीमती/कुमारी धारज पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी खल्लो निवासी उल्लाबास ने की। साक्षी नः 1 को हम नम्बरदार अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 06/09/2016

यह प्रमाणित किया जाता है कि पंजीकृत बर्गीकी की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

उप सयुक्त पंजीयन अधिकारी
सोहना
सब रजिस्ट्रार
सोहना

उप सयुक्त पंजीयन अधिकारी
सोहना
सब रजिस्ट्रार
सोहना

SOHNA

##2##

THIS SALE DEED is executed at Sohna on this 6th Day of September 2016

BY

@Charni Akash

Shri Vikas-Akash Sons of Shri Charan Singh s/o Harbans R/o Village Ullahawas, Tehsil Sohna, District Gurgaon (hereinafter jointly and severally 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 01.08.2016 (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 of the land bearing Khewat No.241, Khatoni No. 245, Rect. No. 31 Killa No. 6/2(6-8)7/2(5-11)8/3(4-2)9/2(1-16)11/2(1-4)12(3-1)13/1(2-4)14(8-0)15(8-0)16(8-0)17(8-0)18(8-0)19(8-0)22(8-0)23(8-0)24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 146/2631 share which comes to **5 Kanal 1Marla 3 Sarsai** situated within the revenue estate of Village Ullahawas, Tehsil Sohna, District Gurgaon Jamabandi for the year 2007-08 (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 through their mother and natural guardian had entered into collaboration / agreement with vendee / its associates for sale of said land in favour of vendee for inclusion of the said land in Licence no. 64 of 2010.

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

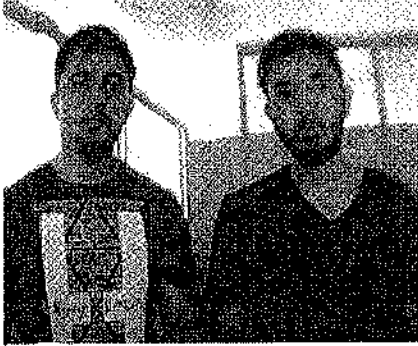
- (a) That the Vendor is the absolute owner of the Said Land and that his title thereto is good, marketable and subsisting and no third party has any right, title, interest or share therein;

Vikas

Akash

Manohar Dhasmana

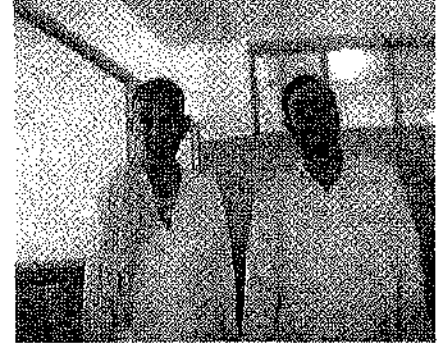
Reg. No. 2527 Reg. Year 2016-2017 Book No. 1



विक्रेता



क्रेता



गवाह

विक्रेता	विक्रम		
विक्रेता	आकाश		
क्रेता	ओथ- मनोहर धसगाना		
गवाह	श्रीचन्द लम्बरदार		
गवाह	धीरज		

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,527 आज दिनांक 06/09/2016 को बही न: 1 जिल्द न: 2,102 के पृष्ठ न: 77 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 1,024 के पृष्ठ सख्या 11 से 12 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

दिनांक 06/09/2016

उप/संयुक्त पंजीयन अधिकारी
सोहना
सोहना

##3##

- (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 for their legal and financial need and adequate lawful consideration 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. 1,96,53,500/- (Rupees One Crore Ninety Six Lac Fifty Three Thousand Five Hundred only) and the Vendee has agreed to purchase the same.

AND WHEREAS the Vendor has represented that he/ they 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 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:

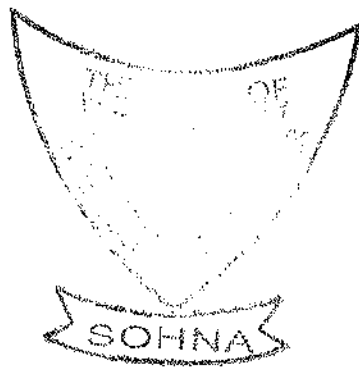
1. That in consideration of a sum of Rs. 1,96,53,500/- (Rupees One Crore Ninety Six Lac Fifty Three Thousand Five Hundred only) paid by the Vendee to the Vendor being the entire sale consideration, the Vendor do hereby sell, transfer, and assign all his rights, title and interest in the Said Land as fully described in the Schedule written hereunder in favour of the Vendee free from all Encumbrances. Details of Payments as under:-

Sr. No.	DD No.	Date	Amount	In favor of	Bank
1	555780	30.08.16	50,00,000/-	Vikas	AXIS Bank
2	555783	30.08.16	39,25,000/-	Vikas	AXIS Bank
3	098704	05.09.16	9,01,750/-	Vikas	AXIS Bank
4	555781	30.08.16	50,00,000/-	Akash	AXIS Bank
5	555782	30.08.16	39,25,000/-	Akash	AXIS Bank
6	098703	05.09.16	9,01,750/-	Akash	AXIS Bank
	Total		1,96,53,500/-		

Vikas

Akash

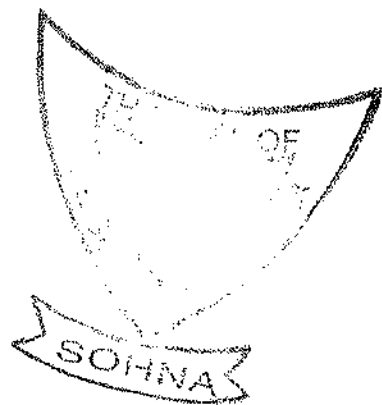
Yal



"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 peaceful vacant physical possession of the above Said Land along with all superstructure, substructure ,trees ,plant crop etc. to the Vendee after receiving the entire sale consideration.

Vinay Akash



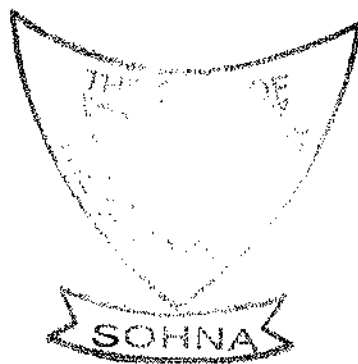
##5##

5. That the Vendor 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.
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.

Wico

AKash

Far



##6##

12. That the Stamp duty and registration charges has been borne and paid by the Vendee.
13. 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.
14. 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. 241, Khatoni No. 245, Rect. No. 31 Killa No. 6/2(6-8)7/2(5-11)8/3(4-2)9/2(1-16)11/2(1-4)12(3-1)13/1(2-4)14(8-0)15(8-0)16(8-0)17(8-0)18(8-0)19(8-0)22(8-0)23(8-0)24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 146/2631 share which comes to **5 Kanal 1 Marla 3 Sarsai** situated within the revenue estate of Village Ullahawas, Tehsil Sohna, District Gurgaon Jamabandi for the year 2007-08.

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. Badani
Badani

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

Vikas- Akash

Vikas *Akash*

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

Manohar

WITNESSES: 1

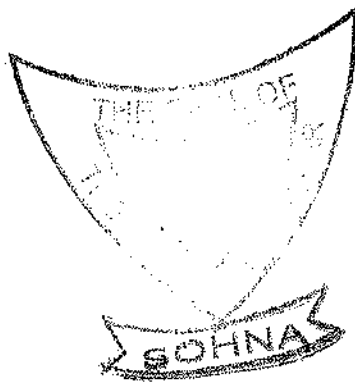
Shubh

श्री चंद नम्बरदार
गाँव अलीपुर, तहसील सोहन
जिला गुरुग

WITNESSES: 2

Dheeraj

Dheeraj 810 Sh. Khushi Ram
R/o Ullawas, Teh. Sohna



Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 10/08/2017

Certificate No. G0J2017H1004



Stamp Duty Paid : ₹ 832000
(Rs. Only)

GRN No. 29767244



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Praveen

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Nil

City/Village : Ullahawas

District : Gurugram

State : Haryana

Phone: 9810345899

Others : Naveen



Buyer / Second Party Detail

Name : Brahma City Pvt Ltd

H.No/Floor : B8

Sector/Ward : Nil

LandMark : Ansal tower 38

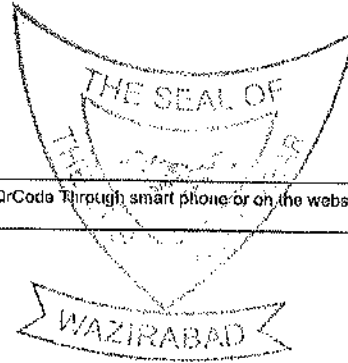
City/Village: Nehru place

District : New delhi

State : Delhi

Phone : 9810345899

Purpose : Sale Deed



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

10/8

4783
10/8/17

SALE DEED

VILLAGE NAME : Ullahawas
MEASUREMENT OF LAND : 2 Kanal 4 Marla 4 Sarsai
TRANSACTION VALUE : Rs.1,31,84,500/-
STAMP DUTY : Rs.8,32,000/-
STAMP NO./DATE : GOJ2017H1004/10.08.2017.
TREASURY :

NOC bearing Memo No. 2306 dated 04.07.2011 has been issued by the District Town Planner Gurugram

THIS SALE DEED is executed at Sub Tehsil Wazirabad on this day of 2017

BY

नवेन

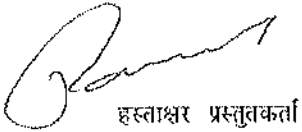
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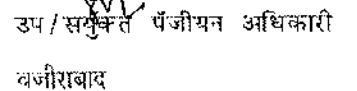
डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील बजौराबाद	गांव/शहर उल्लावास	स्थित उल्लावास
भवन का विवरण		
भूमि का विवरण		
चाही	2 Kanal 4.4 Marla	
धन संबंधी विवरण		
राशि 13,184,500.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 832,000.00 रुपये	
E-Stamp स्टाम्प न. G0J2017H1004	स्टाम्प की राशि 832,000.00 रुपये	DFC: IPNMNIKK
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: सी पी बठेजा एडवोकेट

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 10/08/2017 दिन गुरुवार समय 3:54:00PM बजे श्री/श्रीमती/कुमारी प्रवीन पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी खिम्ब निवासी उल्लावास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता

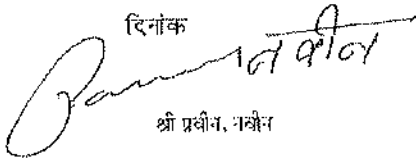

उप/संबुद्ध पंजीयन अधिकारी
बजौराबाद

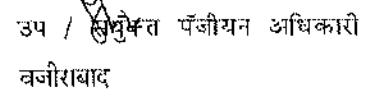
प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामिण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अन्तर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ती प्रमाण पत्र प्राप्त कर लिया गया है।

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 प्रवीन, प्रवीन

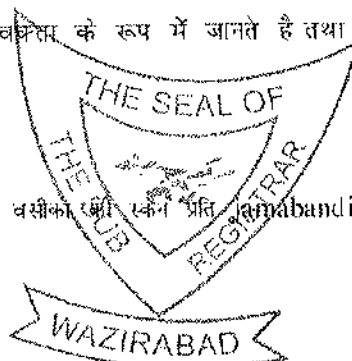

उप/संबुद्ध पंजीयन अधिकारी
बजौराबाद

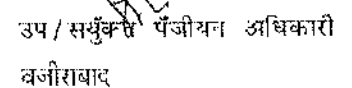
उपरोक्त विक्रेता श्री/श्रीमती/कुमारी कारिये मंगेर रशमाना क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी एस सी अरोड़ा पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी एडवोकेट गुरुदास व श्री/श्रीमती/कुमारी पराभन्द पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी गोपाल शर्मा निवासी 786 पड़ोली ने की।

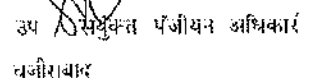
साक्षी नः 1 को हम तम्बरसर/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 10/08/2017




उप/संबुद्ध पंजीयन अधिकारी
बजौराबाद

यह प्रमाणित किया जाता है कि पंजीकृत वसीयत को एन ई प्रॉपर्टी अभिलेखन पर डाल दी गई है।


उप/संबुद्ध पंजीयन अधिकारी
बजौराबाद

Shri Praveen-Naveen sons of Khimman R/o Village Ullahawas, Sub Tehsil Wazirabad, District Gurgaon 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 (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**.

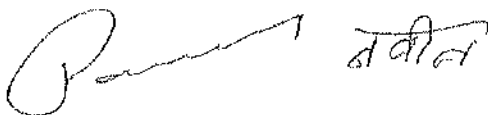
WHEREAS the Vendor herein is the owner of the land bearing Khewat No.241, Khatoni No. 245, Rect. No. 31, Killa No. 6/2(6-8) 7/2(5-11) 8/3(4-2), 9/2(1-16), 11/2(1-4) 12(3-1) 13/1(2-4), 14(8-0) 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 64/2631 share which comes to **2 Kanal 4 Marla 4 Sarsai**) situated within the revenue estate of Village Ullahawas, Sub Tehsil Wazirabad, District Gurgaon Jamabandi for the year 2007-08 (hereinafter referred to as **'THE SAID LAND'**) and the details of the said land provided in the **Schedule-I**.

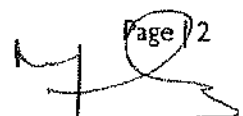
AND WHEREAS the Said Land is the self acquired property of the Vendor and the Said Land is duly recorded in the name of the Vendor in the revenue records. A copy of the land revenue record (Khasra record) is annexed hereto and marked as **Annexure-A**.

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 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. 1,31,84,500/-the Vendee has agreed to purchase the same.



 Page 2

Reg. No.

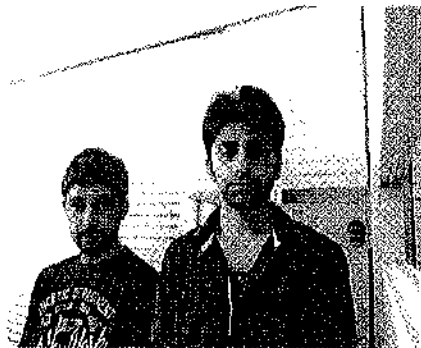
Reg. Year

Book No.

4.733

2017-2018

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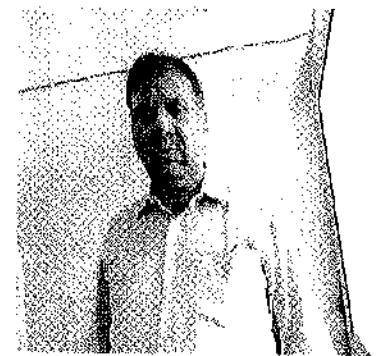
विक्रेता




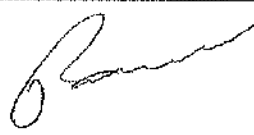



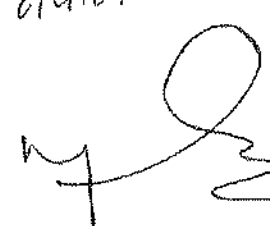




क्रेता

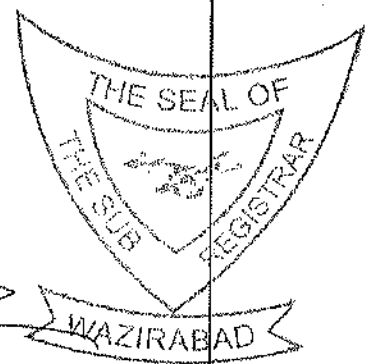


गवाह



उप /सयुक्त पंजीयन अधिकारी

विक्रेता	प्रवीन		
विक्रेता	नवीन		
क्रेता	बजरिये- गानोहर दशमपाना		
गवाह	एस सी अरोड़ा		
गवाह	परमानन्द		



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.

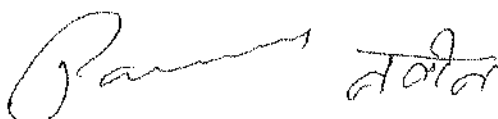
AND WHEREAS the Vendor further represents that he will fulfill all legal requirements leaving behind no impediments in law or otherwise for the conveyance of the Said Land in favour of the Vendee.

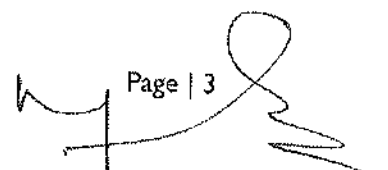
NOW THIS SALE DEED WITNESSETH as under:

1. That in consideration of a sum of Rs. 1,31,84,500/- (Rupees One Crore Thirty One Lakhs Eighty Four thousand Five Hundred only) already paid by the Vendee to the 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 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





Page | 3

Reg. No.	Reg. Year	Book No.
4,733	2017-2018	1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,733 आज दिनांक 10/08/2017 को बही नः 1 जिल्द नः 6 के पृष्ठ नः 181 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 124 के पृष्ठ सख्या 38 से 40 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

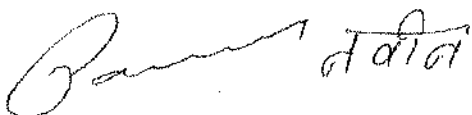
दिनांक 10/08/2017

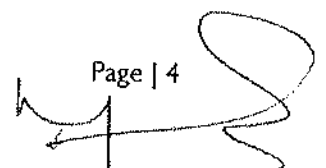

उप/सयुक्त पंजीयन अधिकारी
वजीराबाद

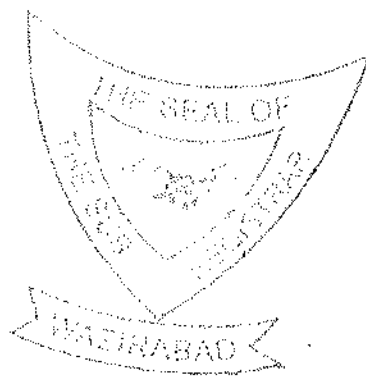


defect whatsoever and that the Vendor has a clear legal, valid and marketable title, right and interest and absolutely entitled to the Said Land and that the Vendor has absolute power and authority to convey the Said Land and has not been party or privy to any act, deed or thing by which the rights of 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 *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.
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. 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.



Page | 4




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. That the Stamp duty and registration charges has been borne and paid by the Vendee.
12. 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.
13. 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.241, Khatoni No. 245, Rect. No. 31, Killa No. 6/2(6-8) 7/2(5-11) 8/3(4-2), 9/2(1-16), 11/2(1-4) 12(3-1) 13/1(2-4), 14(8-0) 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 64/2631 share which comes to **2 Kanal 4 Marla 4 Sarsai**) situated within the revenue estate of Village Ullahawas, Sub Tehsil Wazirabad, District Gurgaon Jamabandi for the year 2007-08

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

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

Praveen- Naveen



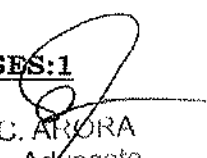
Drafted by 

C.P. Batheja Adv.
Gurugram

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

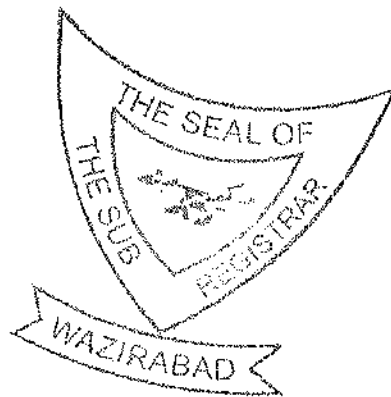


WITNESSES: 1


S.C. ARORA
Advocate
Distt. Courts, Gurgaon

WITNESSES: 2





Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 26/08/2017

Certificate No. G0Z2017H295



Stamp Duty Paid : ₹ 287000

SRN No. 30108295



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Regal Green lands Pvt ltd

H.No/Floor : 304

Sector/Ward : Na

LandMark : Kanchan house karampura

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 0



Buyer / Second Party Detail

Name: Brahma City Pvt ltd

H.No/Floor : B8

Sector/Ward : Na

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 QRCode Through smart phone or on the website <https://egrashry.nic.in>

SALE DEED

VILLAGE NAME	:	Ullahawas
MEASUREMENT OF LAND	:	0 Kanal 15 Marla 2 Sarsai
TRANSACTION VALUE	:	Rs. 40,34,500/-
STAMP DUTY	:	Rs. 2,87,000/-
STAMP NO./DATE	:	G0Z2017H295 dt 26.08.17
ISSUED BY	:	Govt. of Haryana

5393

THIS SALE DEED is executed at Sub Tehsil Wazirabad on this 28th day of August 2017

BY

M/s Regal Green Lands Private Limited a company registered under the companies Act 1956, having its registered office at 304, Kanchan house, karampura Commercial Complex, New Delhi through its authorized signatory **Sh. Vinod Kumar** duly authorized vide a board resolution dated 01-08-17 (hereinafter referred to as **'THE VENDOR'**) which expression shall mean and include his legal heirs, successors, executors, nominees and assigns) of the **ONE PART.**


डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील वजीराबाद	गांव/शहर उल्लावास	स्थित उल्लावास
भवन का विवरण		
भूमि का विवरण		
निवासीय	15.3 Marla	
धन संबंधी विवरण		
राशि 4,674,532.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 287,000.00 रुपये	
E-Stamp स्टाम्प न. G0Z2017H295	स्टाम्प की राशि 287,000.00 रुपये	DFC: JGHGOIPL
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: सी पी बठेजा एडवोकेट

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 28/08/2017 दिन सोमवार समय 2:38:00PM बजे श्री/श्रीमती/कुमारी रीमल ग्रीन लैंड्स प्रॉ लि0 M022
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी अनापत्ती 304 कचन हाउस कामपुरा कर्णाल कम्प्लेक्स नई दिल्ली द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता



उप/संबंधित पंजीयन अधिकारी
वजीराबाद

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


उप / संबंधित पंजीयन अधिकारी
वजीराबाद


श्री रीमल ग्रीन लैंड्स प्रॉ लि0 M022 प्रथमतः राजौरी गाड़न नई दिल्ली thru विनायक कुमार (OTHER)


उपरोक्त विक्रेता श्री/श्रीमती/कुमारी बजरिये कान्हा देवमाला 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 एन सी अरोड़ा पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी एडवोकेट गुरुग्राम
व श्री/श्रीमती/कुमारी मगन राणा पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी 539 सेक्टर 53 गुरुग्राम ने की।

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

दिनांक 28/08/2017


उप/संबंधित पंजीयन अधिकारी
वजीराबाद

यह प्रमाणित किया जाता है कि पंजीकृत बंसीका को स्कैन प्रति jamabandi.nic.in पर डाल दी गई है 

उप/संबंधित पंजीयन अधिकारी
वजीराबाद

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. M N Dhasmana duly authorized vide a board resolution dated 08-08-17 (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 of the land bearing Khewat No. 353, Khatoni No. 344, Rect. No. 31, Killa No. 6/2(6-8) 7/2(5-11) 8/3(4-2), 9/2(1-16) 11/2(1-4) 12(3-1) 13/1(2-4), 14(8-0) 15(8-0) 16(8-0) 17(8-0) 18(8-0) 19(8-0) 22(8-0) 23(8-0) 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 22/2631 share which comes to **0 Kanal 15 Marla 2 Sarsai** situated within the revenue estate of Village Ullahawas, Sub Tehsil Wazirabad, District Gurgaon Jamabandi for the year 2012-13 (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 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. 40,34,500/- 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.



Reg. No.

Reg. Year

Book No.

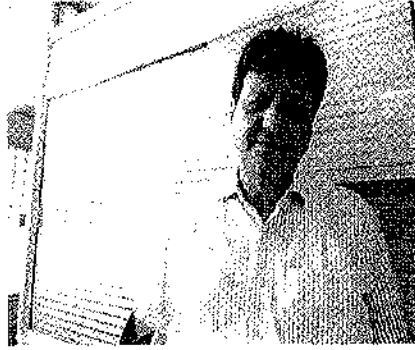
5,393

2017-2018

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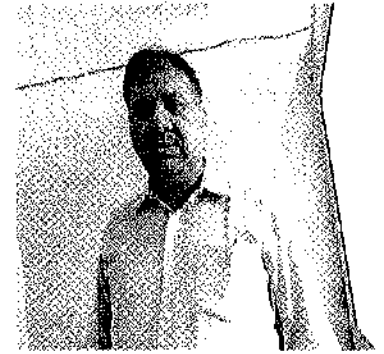
विक्रेता











क्रेता



गवाह



उप /संयुक्त पंजीयन अधिकारी

विक्रेता	विनोद कुमार		
क्रेता	बजरिये- मनोहर दशमाना		
गवाह	एस सी अरोड़ा		
गवाह	मगन राणा		

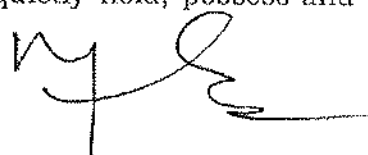
AND WHEREAS the Vendor further represents that he will fulfill all legal requirements leaving behind no impediments in law or otherwise for the conveyance of the Said Land in favour of the Vendee.

NOW THIS SALE DEED WITNESSETH as under:

1. That in consideration of a sum of Rs. 40,34,500/- (Rupees Forty Lakhs Thirty Four thousand five Hundred only) already paid by the Vendee to the 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 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




Reg. No.	Reg. Year	Book No.
5,393	2017-2018	1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5,393 आज दिनांक 28/08/2017 को बही न: 1 जिल्द न: 7 के पृष्ठ न: 145 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 141 के पृष्ठ सख्या 21 से 23 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दरतावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

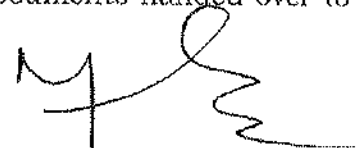
दिनांक 28/08/2017


उप/सयुक्त पंजीयन अधिकारी
बजीराबाद



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 *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.
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. 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.



1. →
2. →
3. →

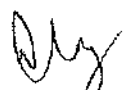
11. That the Stamp duty and registration charges has been borne and paid by the Vendee.
12. This Deed constitutes and represents the entire Deed between the Parties with regard to the rights and obligations of each of the Parties and cancels and supersedes all prior arrangements, agreements or understandings, if any, whether oral or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein.
13. 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

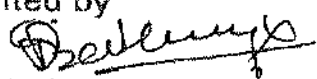
ALL THAT Khewat No. 353, Khatoni No. 344, Rect. No. 31, Killa No. 6/2(6-8) 7/2(5-11) 8/3(4-2), 9/2(1-16) 11/2(1-4) 12(3-1) 13/1(2-4), 14(8-0) 15(8-0) 16(8-0) 17(8-0) 18(8-0) 19(8-0) 22(8-0) 23(8-0) 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 22/2631 share which comes to **0 Kanal 15 Marla 2 Sarsai** situated within the revenue estate of Village Ullahawas, Sub Tehsil Wazirabad, District Gurgaon Jamabandi for the year 2012-13

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

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


M/s Regal Green Lands Private Limited
through its authorized signatory
Shri Vinod Kumar


Drafted by


C.P. Batheja Adv.
Gurugram

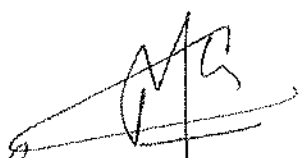

**SIGNED AND DELIVERED by the
Within named VENDEE**

M/s Brahma City Private Limited
through its authorized signatory
Sh. Manohar Dhasmana

WITNESSES: 1


S.C. ARORA
Advocate
Dist. Gurgaon

WITNESSES: 2


Magan Rana 870
Sh. Charnder Ram
R/o - Gurgaon



हरियाणा सरकार

Affidavit Attestation

न: 02002

तिथि: 28/08/2017



manohar dhasmana

Identified By

Manohar Dhasmana S/o Sh. M. N. Dhasmana
Flat No. B-8, Brahma City Pvt Ltd

C P batheja adv

Signature
KUMAR
STATE VENDOR
28/08/17

AFFIDAVIT

I, **Manohar Dhasmana** S/o Sh. M N Dhasmana, authorised signatory of M/s Brahma City Pvt. Ltd., 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, duly authorized vide its board resolution dated 08-08-2017, do hereby solemnly affirms and declare as under:-

1. That I have been duly authorised by the company to execute this affidavit and fully aware of all the facts of the case.
2. That M/s Brahma City Pvt. Ltd. was formerly known as M/s Krish Buildtech Pvt. Ltd. and has entered into a Collaboration Agreement dated 15 April 2009 and Agreement to Sell dated 22 April 2009 with M/s Regal Green Lands Builders Pvt. Ltd. having its registered office at A-11, 1st Floor, Neeti Bagh, New Delhi for land measuring 0 Kanal 19 Marla, situated in the revenue estate of village Ullahawas, Sub-Tehsil Wazirabad, District Gurugram.
3. That out of said land measuring 0 Kanal 19 Marla, land measuring approx. 0 Kanal 3 Maria has been acquired by HUDA.

Signature
Contd.....2.....

4. Now, on request of M/s Brahma City Pvt. Ltd., M/s Regal Green Lands Pvt. Ltd. has executed and get registered sale deed no. 5393..... and ...5394..... Both dated 28/08/17 registered in the office of Sub-Registrar, Wazirabad for land measuring 0 Kanal 15 Marla 2 Sarsai and 0 Marla 4 Sarsai respectively in favour of M/s Brahma City Pvt. Ltd.
5. That after the execution and registration of above mentioned both the sale deed, all obligation of M/s Regal Green Lands Pvt. Ltd. under above mentioned agreements has been fully satisfied and nothing remains due under the said agreements on behalf of M/s Regal Green Lands Pvt. Ltd.



[Handwritten Signature]
Deponent

Verification

Verified that all the contents of this affidavit are correct and true to the best of my knowledge and belief and nothing has been concealed therein.

Identified by
~~Drafted by~~
[Handwritten Signature]

C.P. Bathéja Adv.
Gurugram

[Handwritten Signature]
Deponent

Attested as Identified

[Handwritten Signature]

28/8/17

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 04/09/2017

Certificate No. G0D201711596



Stamp Duty Paid : ₹ 131500
(Rs. Only)

GRN No. 30227259



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Rohtash

H.No/Floor : 0

Sector/Ward : Nil

LandMark : Nil

City/Village : Ullahawas

District : Gurugram

State : Haryana

Phone: 0

Others : Dharambir and satish and batto devi



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 : New 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>

SALE DEED

VILLAGE NAME : Ullahawas
MEASUREMENT OF LAND : 0 Kanal 6 Marla 2 Sarsai
TRANSACTION VALUE : Rs. 26,25,000/-
STAMP DUTY : Rs. 1,31,500/-
STAMP NO./DATE : G0D201711596 dt. 04.09.2017
ISSUED BY : Govt. of Haryana

THIS SALE DEED is executed at Sub Tehsil Wazirabad on this 5th day of September 2017.

BY

(1) **Shri Rohtash** (2) **Shri Dharambir** (3) **Shri Satish** sons of and (4) **Smt. Battodevi** wd/o Chandiram all R/o Village Ullahawas, Sub Tehsil Wazirabad, District Gurgaon through their attorney holder Shri. Amit Kayal S/o Shri O. P. Katyal resident of 406, Fourth Floor, Elegance Tower, Jasola District Centre, New Delhi-110025 vide a General Power of attorney bearing Vasika No. 1197 dated 21-05-2010 registered in the office of Sub registrar NOIDA, Uttar Pradesh (hereinafter referred to as **"THE VENDOR"**) which expression shall mean and include his legal heirs, successors, executors, nominees and assigns) of the **ONE PART.**

प्रलेख नः 5718

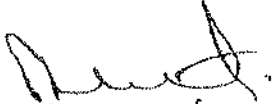
दिनांक 05/09/2017


डीड संबंधी विवरण	
डीड का नाम SALE OUTSIDE MC AREA	
तहसील/सब तहसील वजीराबाद	गांव/शहर उल्लावास स्थित उल्लावास
भवन का विवरण	
भूमि का विवरण	
निवासीय	6.2 Marla
धन संबंधी विवरण	
राशि 2,625,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 131,500.00 रुपये
E-Stamp स्टाम्प नं. G0D201711596	स्टाम्प की राशि 131,500.00 रुपये
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	DFC: JGJINLP
	पेस्टिंग शुल्क 2.00 रुपये

Drafted By: सी पी अडेजा एडवोकेट

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 05/09/2017 दिन मंगलवार समय 10:49:00AM बजे श्री/श्रीमती/कुमारी धर्मबीर धर्मबीर (thru) अमित कल्याण पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी चन्दोराम निवासी द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता


उप/सर्वोक्त पंजीयन अधिकारी
वजीराबाद


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




उप / सर्वोक्त पंजीयन अधिकारी
वजीराबाद


श्री धर्मबीर (thru) अमित कल्याण (GPA), सतीश (thru) (GPA), रोहताश (thru) (GPA), कर्पो देवी (thru) (GPA)

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी राफ से-मनहर दशमना 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 सिन देन को स्वीकार किया।


दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी राफ से अराड़ा पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी एडवोकेट गुरुशम व श्री/श्रीमती/कुमारी मयन गण पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी 539 सेक्टर गुरुशम ने की।

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

दिनांक 05/09/2017


उप/सर्वोक्त पंजीयन अधिकारी
वजीराबाद

यह प्रमाणित किया जाता है कि पंजीकृत वेंचुरी का की-स्कैन अति jamabandi.nic.in पर डाल दी गई है।


उप/सर्वोक्त पंजीयन अधिकारी
वजीराबाद

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 8th August 2017 (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 of the land bearing Khewat No. 353, Khatoni No. 344, Rect. No. 31, Killa No. 6/2(6-8), 7/2(5-11), 8/3(4-2), 9/2(1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0) 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 3/877 share which comes to **0 Kanal 6 Marla 2 Sarsai** situated within the revenue estate of Village Ullahawas, Sub Tehsil Wazirabad, District Gurgaon Jamabandi for the year 2012-13 (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**.

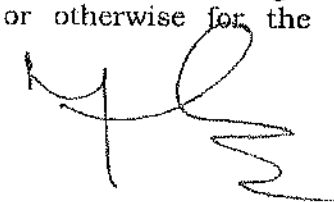
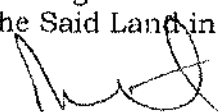
AND WHEREAS the Vendor has offered to sell the Said Land to the Vendee by making the following representations:

- (a) That the Vendor is the absolute owner 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. 26,25,000/- 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.



eg - No.

Reg. Year

Book No.

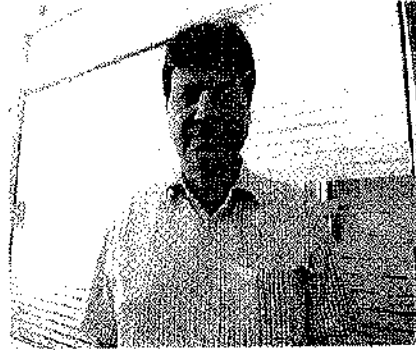
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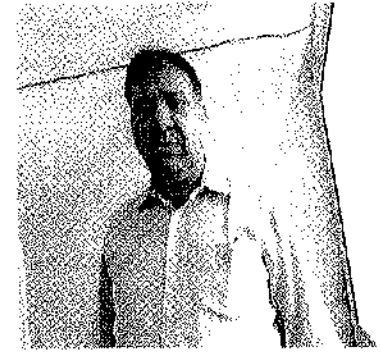
विक्रेता



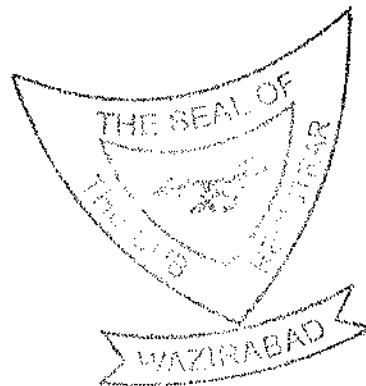
क्रेता



गवाह



उप /सयुक्त पंजीयन अधिकारी



NOW THIS SALE DEED WITNESSETH as under:

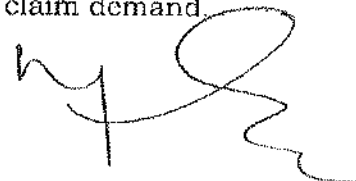
1. That in consideration of a sum of Rs. 26,25,000/- (Rupees Twenty Six Lakhs Twenty Five thousand only) already paid by the Vendee to the Vendor being the entire sale consideration, the Vendor do hereby sell, transfer, and assign all his rights, title and interest in the Said Land as fully described 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.


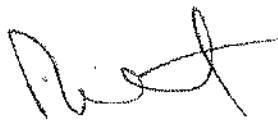





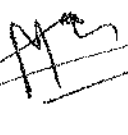
2. That the Vendor hereby assures the Vendee that the Said Land is free from all Encumbrances and the Said Land is in his absolute possession and there is no legal defect in the title of any nature whatsoever, and the Vendor has an absolute and unfettered subsisting right to transfer, sell and convey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

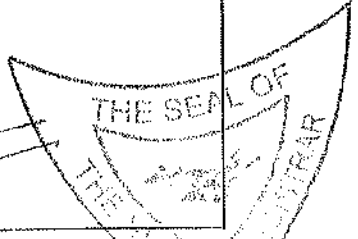


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Reg. No. 5718 Reg. Year 2017-2018 Book No. 1


विक्रेता	अमित कचवाल		
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गवाह	महेश राणा		



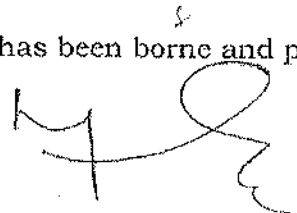
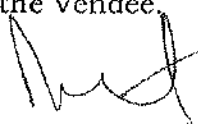
प्रमाण-पत्र

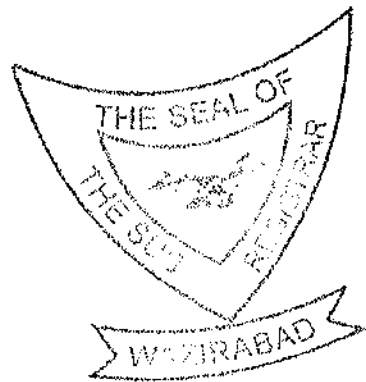
प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5,718 आज दिनांक 05/09/2017 को बही नं: 1-जिल्द नं: 8 के पृष्ठ नं: 25 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नं: 149 के पृष्ठ सख्या 61 से 63 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 05/09/2017


उप/सर्वोक्त पंजीयन अधिकारी
वजिराबाद

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 *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.
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. 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. That the Stamp duty and registration charges has been borne and paid by the Vendee.





12. 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.
13. 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. 353, Khatoni No. 344, Rect. No. 31, Killa No. 6/2(6-8), 7/2(5-11), 8/3(4-2), 9/2(1-16), 11/2(1-4), 12(3-1), 13/1(2-4), 14(8-0) 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0), 24/1(3-0) total measuring 91 Kanal 6 Marla to the extent of 3/877 share which comes to **0 Kanal 6 Marla 2 Sarsai** situated within the revenue estate of Village Ullahawas, Sub Tehsil Wazirabad, District Gurgaon Jamabandi for the year 2012-13.

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

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



1) Shri Rohtash 2) Shri Dharambir
3) Shri Satish 4) Smt. Battodevi
Through their GPA holder Shri Amit Katyal

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

Drafted by

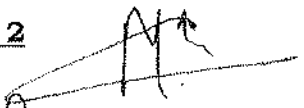


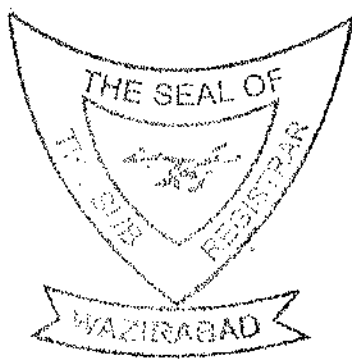
C.P. Batheja Adv.
Gurugram

WITNESSES: 1


S.C. ARORA
Advocate
Distt. Courts, Gurgaon

WITNESSES: 2


Magan Rana s/o
Sh. Chandar Ram





HARYANA

17AA 421831

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

VETTED

D. A. (HQ)

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

BETWEEN

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

Tejpal, Dal Chand, Chiman Lal, Hari Ram
Salbir Ss/o Ram Phal, Vidhi s/o Gabdu,
Smt Geeta W/o Rajeshwar, Jhahriyamal S/o Bansri Ram,
Rajinder, 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 Banshi,
 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,
 Jagmal 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,
 Dharambir, 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 Khani,
 Babu Ram, Om Parkash, Vijinder Ss/o Kharak Singh,
 Smt Prem W/o Kharak Singh,
 Rohtash, Dharambir, Satish Bhagat Singh Ss/o Chandni Ram,
 Shish Pal, Veg Raj Ss/o Charan Singh
 Sube Singh s/o Likhi Ram, Rattan Lal s/o Khushhal,
 Shriya, Shri Chand, Duli Chand, Sahaz Ram,
 Jai Pal, Madan Lal Ss/o Banshi, 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, Shyam 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 Mai,

VETTED

[Signature]

D. A. (HQ)

For Krishi Buildtech Pvt. Ltd.

D.T.C.P. (HR)

[Signature]

[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 Selin,
 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 Aamon 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.

WETTED

Chhola

Company registered under the Companies Act, 1956 and having its registered
 D. A. (HQ) office 406, 4th 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 Krish Buildtech Pvt. Ltd.

[Signature]
 Director

D.T.G.P. (HR)

[Handwritten mark]

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.

WETTED

[Signature]

D. A. (HQ)

For Krirish Bulldtech Pvt. Ltd.

[Signature]
Director

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

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:

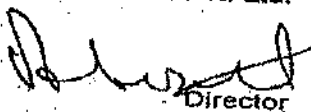
a) Any person registered under BPL family and included his/her spouse or his/her dependent children who do not own any flat/ plot in any HUDA Sector/ licenced colony in any of the Urban Areas in the State, will be eligible for making the application.

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



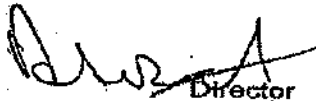
D. A. (HQ)

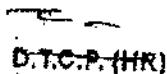
etc. The Advertisement should also highlight the other essential requirements as envisaged in EWS policy.

- 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
 B. A. (HQ)

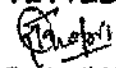
For Krish Buildtech Pvt. Ltd.


 Director


 D.T.C.P. (HR)

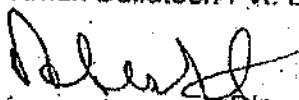
2. That the owner shall reserve 25% of the residential plots of "No profit No Loss" categories (normally of the sizes of 125 sqmts., 150 sqmts., 150 sqmts., 200 sqmts., 200 sqmts., and 225 sqmts. or otherwise approved) specifically in the layout plan by the Director for allotment. These plots shall be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

VETTED

 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 Krishi Buildtech Pvt. Ltd.


 Director.


 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 (1) and Sub-clause (II) the clause (2) above

For Krrish Buldtech Pvt. Ltd.


Director

D.T.C.P. (NR)

RETTED
D. H. (NR)

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

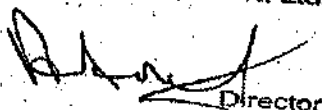
9. That the owner will not be allowed to recover any amount whatsoever on account of internal community buildings from the plot-holders at the rate of Rs. 2,17,495/- per gross acre which a tentative charges only for construction of a portion of the total community building. All the community building 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.

WETEC 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.
B. 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.

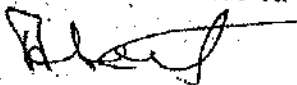
For Krish Buildtech Pvt. Ltd.


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 dept / 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 Buldtech Pvt. Ltd.



Director

D.T.C.P. (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.

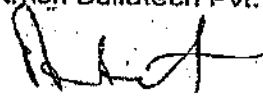
IN WITNESS WHEREOF THE OWNER AND THE DIRECTOR HAVE SIGNED THIS DEED ON THE DATE AND YEAR ABOVE FIRST WRITTEN.

WITNESS:

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

VETTED
Photo
D. A. (H.C.)

For Krish Buildtech Pvt. Ltd.



Director

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

2.

WITNESS:

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

2. Rajbir Singh Dy Supt-
of DCP Archd.

Director
Town & Country Planning,
Haryana, Chandigarh

Director
Town & Country Planning
Haryana, Chandigarh.