

District Secretariat, Gurgaon (Haryana)

BOOK No. 1

No. : 94091

Date : 13-7-2012

Received with thanks from 2809

Rs. Two Hundred only on account of Computer Service Charges for Haryana Registration Information System (HARIS) Project.

| Type of Deeds | Service Charges (In Rs.) |
|---|--------------------------|
| Sale, Conveyance, Gift, exchange, decree or order of Court. Lease Surrender of Lease. Deed of divorce, Dead of Power, Marriage Registration. Other Conveyance. Deed of further charge, Transfer of Leased | 200/- |

For District IT Society Gurgaon

रजिस्ट्री संख्या 2 2809
रसीद पुस्तक क्र 055

कार्यालय सब-रजिस्ट्रार

दस्तावेज पेश करने वाले का नाम *Swati*

दस्तावेज की तकलीफ करने वाले का नाम और तकलीफ की तारीख

दस्तावेज पेश होने की तारीख 13-7-12

दस्तावेज की किस्म 2809
मुआवजे की रकम 200

स्टाम्प मूल्य 1125600

प्राप्त हुए शुल्क, रजिस्ट्री शुल्क और नकल शुल्क की रकम का जोड़ और विवरण

शब्दों की संख्या रकम 1200

रजिस्ट्री अधिकारी के हस्ताक्षर

भारतीय स्टेट बैंक
मुख्य शाखा, एम. जी. रोड, गुडगांव।
STATE BANK OF INDIA
Main Branch, M. G. Road, Gurgaon.

Date 10/07/12

COMMISSION TOWARDS ISSUE OF STAMP RECEIPT

Name of the Tenderer:
Mrs. Jocelyne Monnet
Inhaights Buried. N/A
delly - 10.1.12.50.00/-

Rs. 1000/-

Amount (In words) *one thousand*

11 JUL 2012

Cashier USER ID - 4571630
Cash Officer / Passing Officer

2509

STATE BANK OF INDIA

Sl. No.
GSR / 001 : 507815

RECEIPT



STATE BANK OF INDIA

Main Road, Gurgaon (01565)

Branch Code No.

Received a sum of Rs. 12,50,000/-

(Rupees One Crore Twelve Lacs Fifty Thousand Only)

From Smt. / Shri Mrs Galaxy Monnet Infrateights
s/o, d/o, w/o Private Limited

residing at N Delhi for credit to Government of Haryana

account towards Stamp Duty.

Date :

10 JUL 2012

Place :

GURGAON



(Signatures of Authorised Officer)

SALE DEED

Property No. : Commercial Site No. 2, Sector 63 A, Gurgaon
Manesar Urban Complex, Village Ullhawas, Tehsil
Sohna, District Gurgaon, Haryana.

Transaction Value : Rs. 22,50,00,000/-

Stamp Duty Paid : Rs. 1,12,50,000/-

Stamp Receipt No. & Date : GSR/001: 507815 – 10.07.2012

Stamp Receipt Issued By : State Bank of India, Gurgaon

This Sale Deed ("Deed") is made and executed at Sohna, Gurgaon on this 13th day of July 2012, by and

Four Construction Private Limited

Authorised Signatory

Authorised Signatory

For Galaxy Monnet Infrateights Pvt. Ltd.

For Sanjay Developers & Promoters Pvt. Ltd.

For Anant Raj Industries Ltd.

Authorised Signatory

Authorised Signatory

प्रलेख नः 2809

दिनांक 13/07/2012

| | | |
|-------------------------------------|--|---------------------------|
| डोड का नाम SALE OUTSIDE MC AREA | डोड संबंधी विवरण | |
| तहसील/सब-तहसील सोहना | गांव/शहर Uallowas | स्थित Uallowas |
| | भवन का विवरण | |
| व्यवसायिक | भूमि का विवरण | |
| | 1 Acre | |
| | धन संबंधी विवरण | |
| राशि 225,000,000.00 रुपये | कुल स्टाम्प ड्यूटी की राशि 11,250,000.00 रुपये | |
| स्टाम्प की राशि 11,250,000.00 रुपये | रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये | पेस्टिंग शुल्क 2.00 रुपये |
| | रूपये | |

Drafted By: Shailender Bhal Adv

यह प्रलेख आज दिनांक 13/07/2012 दिन शुक्रवार समय 2:40:00PM बजे श्री/श्रीमती/कुमारी M/s Anant Raj पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी New Dehli-55 द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
सोहना

जियेन्द्र सिंह

श्री M/s Anant Raj Industries Ltd thru (OTHER), M/s Four Const Pvt Ltd thru (OTHER), M/s Sartaj Developers & Promotors Pvt Ltd thru Thru- Navneet Singh Bhatia(OTHER)

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

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Dhan Singh Lamberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mandawar व श्री/श्रीमती/कुमारी Santosh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी B N P sharma 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 13/07/2012

उप/संयुक्त पंजीयन अधिकारी
सोहना

जियेन्द्र सिंह

BETWEEN

1. **M/s Anant Raj Industries Limited ('License Holder')** a company incorporated under the Companies Act, 1956, with corporate office at E-2, A.R.A Centre, Jhandewalan Extension, New Delhi-110055, **through its authorized signatory Mr. Navneet Singh Bhatia**, S/o Late Shri. Kalyan Singh, R/o L-529, Sarita Vihar, New Delhi-110076, duly authorized vide Resolution passed in the Meeting of the Board of Directors held on dated June 21st 2012; **M/s Four Construction Private Limited (Land Holder)**, a company incorporated under Companies Act, 1956 and having its registered office at H-65, Connaught Circus, Connaught Place New Delhi-110001, acting **through its authorized signatory Mr. Navneet Singh Bhatia**, S/o Late Shri. Kalyan Singh, R/o L-529, Sarita Vihar, New Delhi-110076 duly authorized vide Board Resolution dated June 22nd, 2012; and **M/s Sartaj Developers and Promoters Private Limited (Land Holder)**, a company incorporated under Companies Act, 1956 and having its registered office at H-65, Connaught Circus, Connaught Place New Delhi-110001 acting **through its authorized signatory Mr. Navneet Singh Bhatia**, S/o Late Shri. Kalyan Singh, R/o L-529, Sarita Vihar, New Delhi-110076 duly authorized vide Board Resolution dated June 22nd, 2012 (hereinafter all three collectively referred to as "**Sellers**", which expression shall include their successors, assigns etc. unless the subject or context requires otherwise), of the One Part.

AND

2. **M/s Galaxy Monnet Infraheights Private Limited**, a company incorporated under Companies Act, 1956 and having its registered office at 151-A, Club Road, Sainik Farms, New Delhi – 110 062, acting **through its authorizes signatory Mr .Rajiv Poddar**, duly authorized vide Board Resolution dated 09.07.2012 (hereinafter referred to as the "**Buyer**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors-in-interest, representatives, nominees and permitted assigns) of the Second Part;

Terms the "**Sellers**" and "**Buyer**" are hereinafter collectively referred to as the "**Parties**" and individually as such or "**Party**".

Four Construction Private Limited

Authorised Signatory

For Anant Raj Industries Ltd.

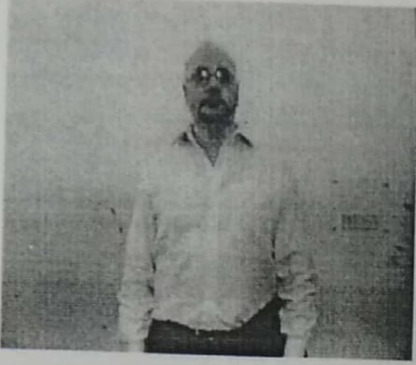
Authorised Signatory

For Galaxy Monnet Infraheights Pvt. Ltd

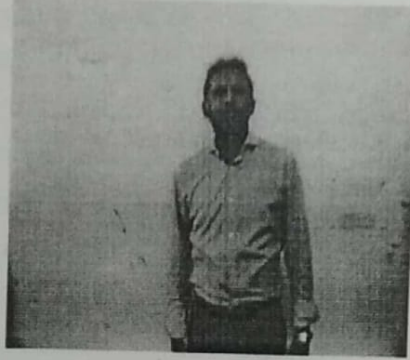
Authorised Signatory

Sartaj Developers & Promoters Private Limited
Authorised Signatory

Reg. No. 2809 Reg. Year 2012-2013 Book No. 1



विक्रेता



क्रेता



गवाह

विक्रेता

Thru- Navneet Singh Bhatia

क्रेता

Thru- Rajiv Poddar

गवाह 1:- Dhan Singh Lamberdar

गवाह 2:- Santosh

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,809 आज दिनांक 13/07/2012 को बही न: 1 जिल्द न: 2,070 के पृष्ठ न: 105 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 395 के पृष्ठ सख्या 35 से 36 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के मस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 13/07/2012

उप/संयुक्त, सँजीवन अधिकारी
सोहना मोहना

RECITALS

- (i) The Sellers along with their associate companies purchased lands and have obtained license No.119 Dated 28th December, 2011 from the Director General, Town & Country Planning, Government of Haryana under the Haryana Development and Regulation of Urban Areas Act, 1975, for the promotion and development of residential plotted colony known as "Anant Raj Estate" in Sector 63 -A, District Gurgaon, Haryana (hereinafter referred to as "**the Colony or Project**").
- (ii) The Sellers have entered into agreements with its associate companies and are entitled / authorized by them to develop the entire lands collectively and to carve out, and sell plots of different sizes and dimensions or built up residential plots / independent floor units / villas / commercial plots etc. at the Colony in favour of the prospective buyers, as may be required, on such terms, conditions, covenants, stipulations etc. as may deem fit and appropriate by the License Holder. Pursuant to the aforesaid arrangements with its associate companies, the Sellers have power/authority, inter-alia, to execute this Sale Deed with the Buyer.
- (iii) The Sellers have developed residential plots and commercial plots in the above mentioned Colony after obtaining permissions for the said purpose from the Director General, Town & Country Planning, Haryana ('DGTCP') under the Haryana Development and Regulation of Urban Area Act, 1975 and other applicable laws. The layout of the colony clearly showing the commercial site/plot number 02 has been duly approved by the DGTCP Office, Chandigarh, Haryana.
- (iv) DGTCP has also issued a Letter of Intent dated 22/12/2011 ('LOI') in favour of the Sellers and their associate companies for construction and development of the Project. DGTCP has also granted a License bearing No.119 of 2011 dated 28.12.2011 ('License') in favour of the Sellers in respect of the construction and development of the Project on land admeasuring approximately 100.262 acres (including the said Property) situated at Sector-63A, Gurgaon, Urban Complex (hereinafter referred to as the "**Total Land**");

For Santa Developers & Promoters Pvt. Ltd.

Authorized Signatory

For Construction Private Limited

Authorized Signatory

For Anant Raj Industries Ltd.

Authorized Signatory

For Galaxy Monnet Infra Rights Pvt. Ltd.

Authorized Signatory

- (v) As per the terms and conditions of the License an area admeasuring approximately 96.634 acres was allowed to be developed for residential purposes/usage and an area admeasuring approximately 3.628 acres was allowed to be developed for commercial purposes/usage.
- (vi) As per the Zoning Plan issued vide DRG. No. DG.TCP 3169 dated 01.05.2012 an area **admeasuring 1 (One) acre being Commercial Site/Plot No.02 comprised in Rectangle No.40 Kila Nos.20 (6-18), 21/1(2-2), 21/1/1(0-8) situated at village Ullhawas, Tehsil Sohna, Sector-63A, Gurgaon Manesar Urban Complex**, more clearly shown and demarcated in the Zoning Plan annexed hereto as **Schedule-I** (hereinafter referred to as the "**said Property**") has been approved for construction and development of a commercial complex on which construction of FSI admeasuring 76,230 (Seventy Six Thousand Two Hundred and Thirty) square feet ("**Designated FSI**") has been sanctioned by DGTCP / competent authorities.
- (vii) The Land comprising **Commercial Site 02** is owned as follows :
- a) M/s Four Construction Private Limited - Rectangle No.40, Killa Nos. 20 (6K 18 M), 21/1 (2K 2M), total land 8 Kanal – 1.00 Acres (after road adjustment) situated in village Ullhawas, **Sector 63 A, Gurgaon** – Manesar Urban Complex vide registered sale deed registered as Document No.4070, in Bahi No.I, in Volume No. 1912 on Page No.44 on 03.01.2011.
- b) M/s Sartaj Developers & Promoters Private Limited - Rectangle No.40, Killa Nos. 21/1/1 (0K 8M), total land 8 M = 0.05 Acres situated in village Ullhawas, Sector 63 A, Gurgaon – Manesar Urban Complex vide registered sale deed registered as Document No.2483, in Bahi No.I, in Volume No. 1910 on Page No.47 on 27.09.2010.
- (viii) Both the above mentioned Land Holding companies i.e., M/s Four Construction Private Ltd and M/s Sartaj Developers & Promoters Private Limited have surrendered all rights with regard to the above mentioned land [as mentioned in Recital (vii) above] to M/s Anantraj Industries Limited to develop, market and sell the same on their behalf. M/s Anantraj Industries Limited is also authorized to receive consideration for the same. The same land is also included in the duly approved land schedule of license no.119

Sartaj Developers & Promoters

Authorized Signatory

Four Construction Private Limited

Authorized Signatory

For Galaxy Monnet Infraheights Pvt. Ltd.

Authorized Signatory

For Anant Raj Industries Ltd.

Authorized Signatory

provide the Sellers with a copy of the said original Deed.

10.2. Governing Law: This Deed is governed by and is to be construed in accordance with the Laws of India.

In witness thereof, the Parties hereto have caused this Deed to be executed on the day and year first above written.

Drafted By : ---

Shailendra Bahl
Shailendra Bahl
Advocate
Dist. Court, Gurgaon

| SELLERS | BUYER |
|--|---|
| <p>For Anant Raj Industries Limited <i>For Anant Raj Industries Ltd.</i></p> <p><i>[Signature]</i> (Authorized Signatory)</p> <p>For Four Construction Pvt Limited <i>Four Construction Private Limited</i></p> <p><i>[Signature]</i> (Authorized Signatory)</p> <p>For Sartaj Developers & Promoters Pvt Limited <i>For Sartaj Developers & Promoters Pvt. Ltd.</i></p> <p><i>[Signature]</i> (Authorized Signatory)</p> | <p>For Galaxy Monnet Infraheights Private Limited <i>For Galaxy Monnet Infraheights Pvt. Ltd.</i></p> <p><i>[Signature]</i> Authorized Signatory</p> <p>(Authorized Signatory)</p> |
| <p>Witness: <i>[Signature]</i></p> <p>1. Mr. Ajay Bhardwaj son of Sh.B N P Sharma Plot No. 40 Sector 18 Gurgaon (HR)</p> | <p>Witness: <i>[Signature]</i></p> <p><i>Ravteek Kaur Singh, S/o Mr. Suresh Singh</i> A/o - R-148, Chanakya Place-II New Delhi - 110059</p> |

For Sartaj Developers & Promoters Pvt. Ltd.

Authorized Signatory

Four Construction Private Limited

Authorized Signatory

WITNESSES
[Signatures]