



हरियाणा HARYANA

605465

Sale Deed

Worth Rs. 20,00,00,000/-

Non-Judicial Stamp worth Rs. 77,87,500/-  
(25000x311,10000,1000x2,500)

Stamp No. 112

Dated: 07.04.2015

Words:1460 /Pages: 10

\*\*\*\*\*  
(Stamp duty of Rs.22,12,500/- has already been paid vide Collaboration Agreement document no. 1240 dated 25-06-2014 and balance Stamp duty of Rs. 77,87,500/- has been purchased.)  
\*\*\*\*\*

THIS SALE DEED IS MADE ON THIS DAY of April, 2015 between  
1. Ram Kishan S/o Sh. Bhartu S/o Sh. Kishan Chand And 2. Ankit Kumar  
S/o Sh. Satish Prakash S/o Sh. Bhartu R/o V.P.O. Nangal Kalan (herein  
called the Vendors).

IN FAVOUR OF

M/s. Max Heights Promoters Pvt. Ltd, a company incorporated under the Companies Act, 1956, and having its Registered Office 409-411, Fourth Floor, NM Mall, Sector-3, Rohini, Delhi-85 acting through its Director's, Mr. Jawahar Lal Aggarwal S/o Sh. Mauji Ram and Mr. Arun Kumar Rathi S/o Sh. Om Prakash Rathi, duly authorized by the Board



*Keer*



*Julia*

06/04/15 को आरि's  
G. Bank का

95000 100000 1000 500 = 7787500/-

No: 112

दिनांक 08/04/2015

311 प्रलेख नं. 50 + 2 + 1 = 7787500/-		डीड संबंधी विवरण
MS Max Heights Promoters Pvt. Ltd. Deth	PURCHASE FROM COMPENSATION	डीड का नाम
Ram Kishan S. Bharti	गांव/शहर 21-नागल कला	तहसील/सब-तहसील राई
भवन का विवरण	5 Acre	भूमि का विवरण
चाही	5 Acre	घन संबंधी विवरण
राशि 200,000,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	कुलस्टाम्प की राशि 7,787,500.00 रुपये
स्टाम्प की राशि 7,787,500.00 रुपये		पेस्टिंग शुल्क 3.00 रुपये

Service Charge: 200.00 रुपये

Drafted By: शिव कुमार

यह प्रलेख आज दिनांक 08/04/2015 दिन बुधवार समय 12:38:00PM बजे श्री/श्रीमती/कुमारी रमकेशन पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी भरतुनिवासी नागल कला द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता  *Ram*

*rk*  
उप/सयुक्त पंजीयन अधिकारी  
राई

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।

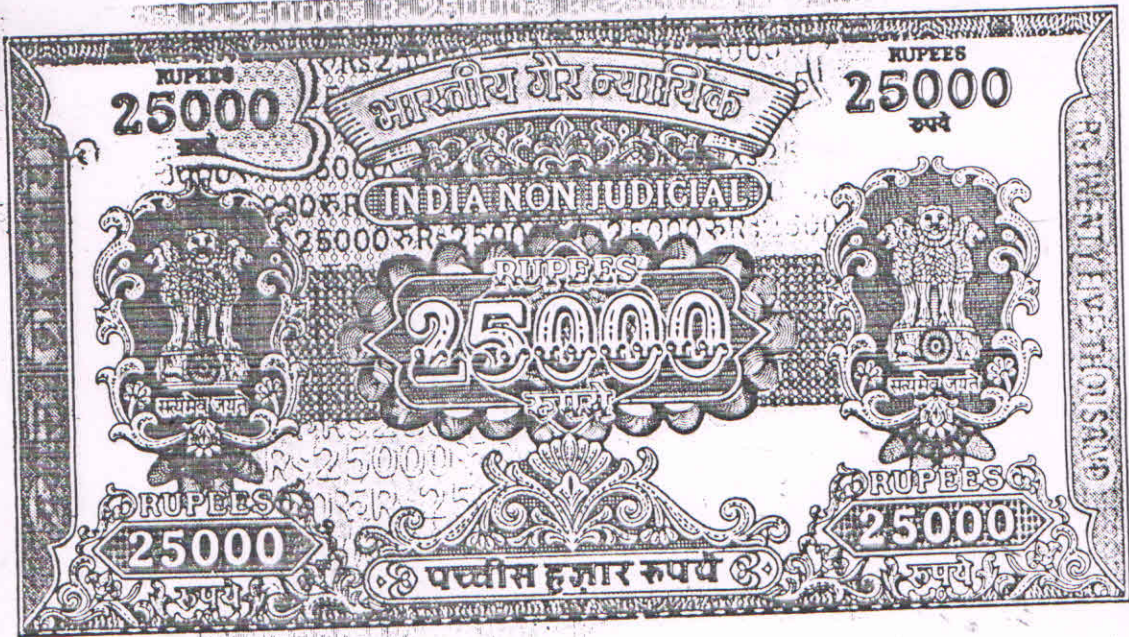
दिनांक  *Ram*

*rk*  
उप/सयुक्त पंजीयन अधिकारी  
राई

उपरोक्त विवेकाव श्री/श्रीमती/कुमारी Max Heights Promoters Pvt. Ltd. Thru जवहर लाल, अरुण कुमार राठी केता हाजिर है। प्रस्तुत प्रलेख के अनुसार 0.00 रूपये की राशि केता ने मेरे समक्ष विवेका 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 आनन्द न0 पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी राई  
व श्री/श्रीमती/कुमारी मनोष कुमार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी दिल्ली ने की।  
साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 08/04/2015

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उप/सयुक्त पंजीयन अधिकारी  
राई



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हरियाणा HARYANA

of Directors vide resolution dated 15-06-2014 (herein after called the Vendee).

(Which expression of the Vendors and the Vendee shall mean and include parties, their legal heirs, successors, executors, representatives, assignees, administrators etc.)

And whereas the Vendors are absolute and lawful owners and in possession of freehold land admeasuring 40 Kanals Kind Chahi comprised in khewat no. 264 Min, 265 khata no.344 Min, 345 rectangle & killa no. 29//15(8-0), 16(7-12), 17(8-0), 24(8-0), 25(8-0), 28(0-8) situated in the revenue estate of village Nangal Kalan Sub-Tehsil Rai, District Sonapat, Haryana. Vide Jama bandi of the year 2004-2005.

And whereas the land measuring 8 Marlas comprised in rectangle and Killa No.29//28 has been purchased by the vendors vide Sale deed document no. 1276 Dated 02-09-2013 from Rajender etc. and on the basis of this Sale Deed Mutation No.7113 has been sanctioned on 10-09-2013 in favour of the vendors and measuring land i.e. 39 Kanals 12 Marlas has been incorporated in the Jamabandi 2004-2005 in the name of the Vendors.



*Rajender*



*Tulsi*



### हरियाणा HARYANA

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AND WHEREAS this land is free from all encumbrances like sale, mortgage, gift, exchange, liens, legal flaws, court injunctions, court decrees, and attachments whatsoever and this very Land is not under any burden or loan raised from any Govt. / Semi-Govt. Departments/ Banks or from any private person.

AND WHEREAS the Vendors have not received any notice of its acquisition or part thereof, neither the Land nor any of its part had ever been declared as surplus.

AND WHEREAS the Vendors are enjoying the above mentioned Land as full and complete owner with actual possession of the aforesaid Land.

AND WHEREAS the Vendors for its bonafide needs and requirements has agreed to sell, convey, transfer and assign to the Vendee and the Vendee has, relying upon the representations and warranties made, assurances and undertakings given by the Vendors have herein contained, have agreed to purchase the Land from the Vendors free from all encumbrances for a total sale consideration of Rs.20,00,00,000 (Rupees Twenty Crores Only).

Now the Vendors have willing to sell this land (i.e Land 40 Kanals with all rights, titles, interests, privileges, amenities etc. for a total sale



*Ravi*

*Jalmit*



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consideration of Rs.20,00,00,000/-(Rupees Twenty Crores only) to the Vendee and the Vendee has agreed to purchase the same for the above mentioned consideration amount.

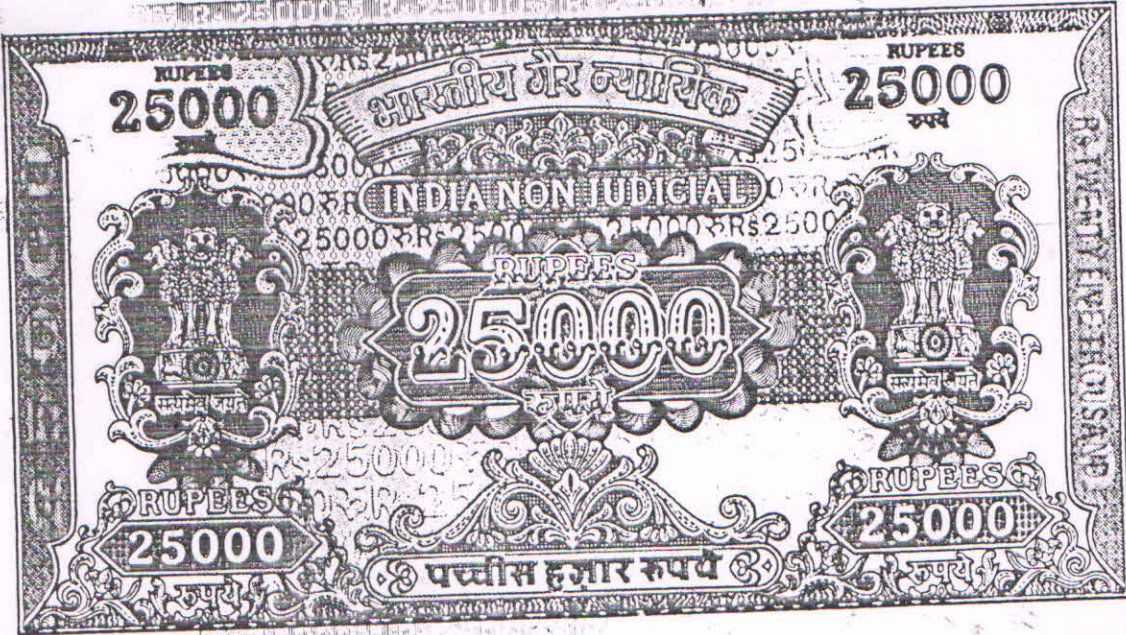
NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. In consideration of the sum of Rs.20,00,00,000 (Rupees Twenty Crores only) paid by the Vendee to the Vendors in the following manner:
  - (a) Vide Cheque No.352552 dated 15.09.2013 Oriental Bank of Commerce in favour of Ram Kishan of Rs. 25,00,000/-
  - (b) Vide Cheque No.352553 dated 15.09.2013 Oriental Bank of Commerce in favour of Ram Kishan of Rs. 25,00,000/-
  - (c) Vide Cheque No.352554 dated 15.09.2013 Oriental Bank of Commerce in favour of Ankit Kumar of Rs. 25,00,000/-
  - (d) Vide Cheque No.352555 dated 15.09.2013 Oriental Bank of Commerce in favour of Ankit Kumar of Rs. 25,00,000/-
  - (e) Vide Cheque No.352603 dated 05.12.2014 Oriental Bank of Commerce in favour of Ram Kishan of Rs. 25,00,000/-



*Ram*

*Tulsi*



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- (f) Vide R.T.G.S. (U.T.R.) No.ORBCH-14342038540 dated 08.12.2014 Oriental Bank of Commerce in favour of Ram Kishan of Rs. 50,00,000/-
- (g) Vide Cheque No.352605 dated 05.12.2014 Oriental Bank of Commerce in favour of Ankit Kumar of Rs. 50,00,000/-
- (h) Vide Cheque No.352610 dated 15.09.2013 Oriental Bank of Commerce in favour of Ankit Kumar of Rs. 25,00,000/-
- (i) Vide R.T.G.S. (U.T.R.) No.ORBCH-15016064212 dated 16.01.2015 Oriental Bank of Commerce in favour of Ram Kishan of Rs. 1,50,00,000/-
- (j) Vide R.T.G.S. (U.T.R.) No.ORBCH-15017085270 dated 17.01.2015 Oriental Bank of Commerce in favour of Ram Kishan of Rs. 2,00,00,000/-
- (k) Vide R.T.G.S. (U.T.R.) No.ORBCH-15019096547 dated 19.01.2015 Oriental Bank of Commerce in favour of Ram Kishan of Rs. 1,50,00,000/-

*Ramesh*



*Tulsi*



**हरियाणा HARYANA**

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- (l) Vide R.T.G.S. (U.T.R.) No.ORBCH-15036011174 dated 05.02.2015 Oriental Bank of Commerce in favour of Ram Kishan of Rs. 1,50,00,000/-
- (m) Vide R.T.G.S. (U.T.R.) No.ORBCH-15037020874 dated 06.02.2015 Oriental Bank of Commerce in favour of Ram Kishan of Rs. 75,00,000/-
- (n) Vide R.T.G.S. (U.T.R.) No.ORBCH-15042010249 dated 11.02.2015 Oriental Bank of Commerce in favour of Ram Kishan of Rs. 1,50,00,000/-
- (o) Vide R.T.G.S. (U.T.R.) No.ORBCH-15017085499 dated 17.01.2015 Oriental Bank of Commerce in favour of Ankit Kumar of Rs. 1,50,00,000/-
- (p) Vide R.T.G.S. (U.T.R.) No.ORBCH-15017089995 dated 17.01.2015 Oriental Bank of Commerce in favour of Ankit Kumar of Rs. 1,50,00,000/-
- (q) Vide R.T.G.S. (U.T.R.) No.ORBCH-15019096655 dated 19.01.2015 Oriental Bank of Commerce in favour of Ankit Kumar of Rs. 50,00,000/-

*Ram*



*Ankit*



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(r) Vide R.T.G.S. (U.T.R.) No.ORBCH-15020027166 dated 20.01.2015 Oriental Bank of Commerce in favour of Ankit Kumar of Rs. 1,00,00,000/-

(s) Vide R.T.G.S. (U.T.R.) No.ORBCH-15021047697 dated 21.01.2015 Oriental Bank of Commerce in favour of Ankit Kumar of Rs. 50,00,000/-

(t) Vide R.T.G.S. (U.T.R.) No.ORBCH-15036010956 dated 05.02.2015 Oriental Bank of Commerce in favour of Ankit Kumar of Rs. 1,50,00,000/-

(u) Vide R.T.G.S. (U.T.R.) No.ORBCH-15037021208 dated 06.02.2015 Oriental Bank of Commerce in favour of Ankit Kumar of Rs. 75,00,000/-

(v) Vide R.T.G.S. (U.T.R.) No.ORBCH-15042010048 dated 11.02.2015 Oriental Bank of Commerce in favour of Ankit Kumar of Rs. 1,50,00,000/-

the receipt of which the Vendors hereby admits and acknowledges in full and final settlement, the Vendors doth hereby sell, conveys, transfer, assign, assure, grants by way of

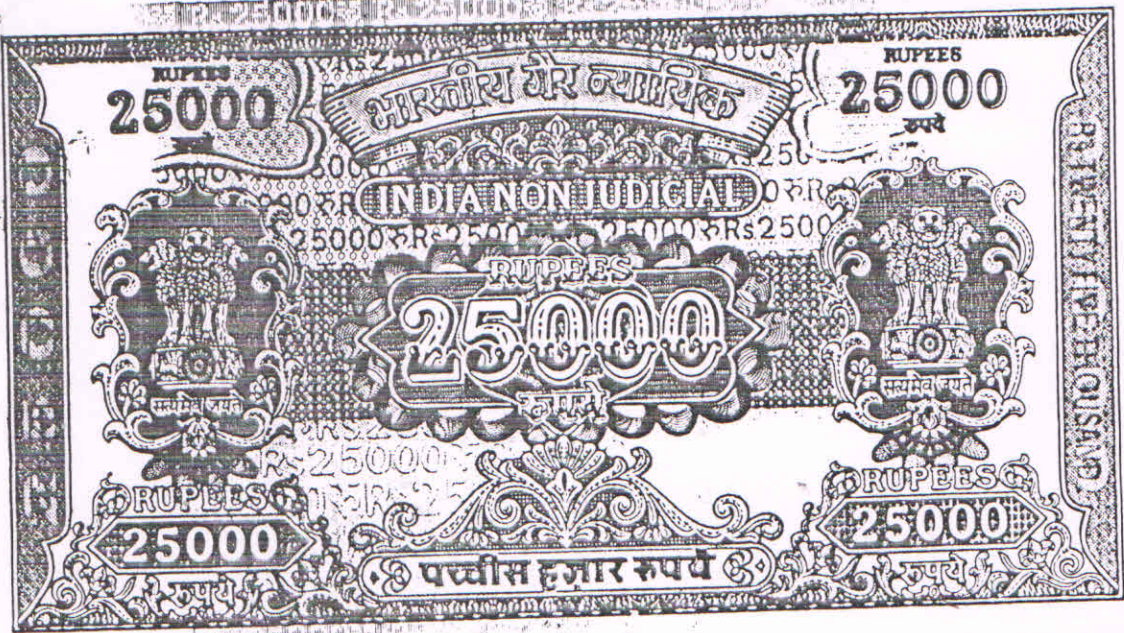


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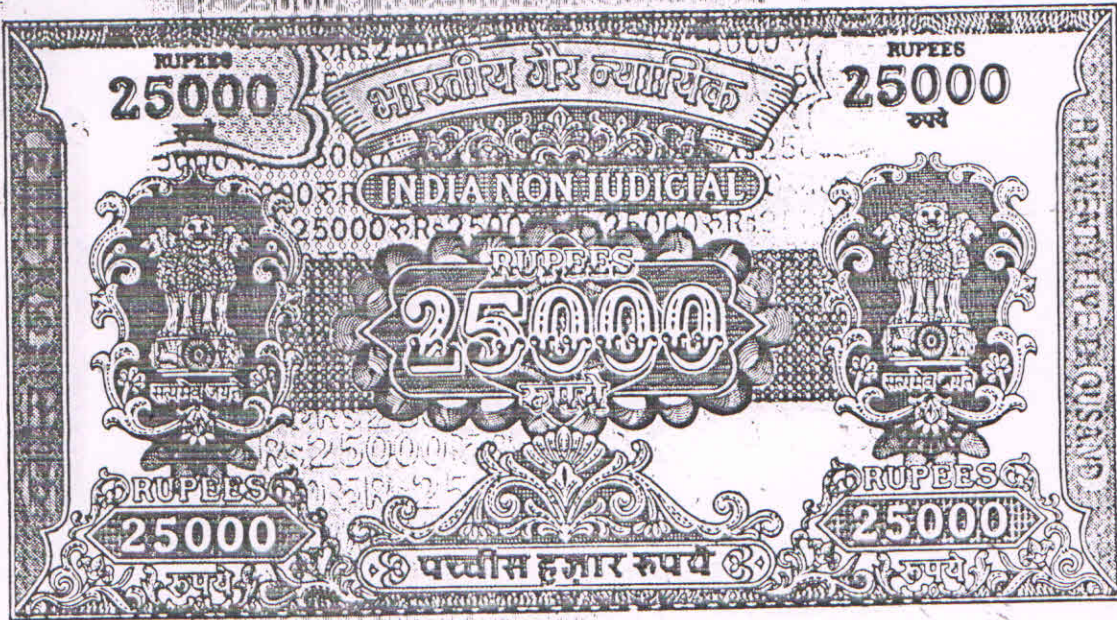
absolute sale the Demised Land fully described above i.e. 40 Kanals.

2. Upon the execution of this Sale Deed, the Vendors have left with no right, title, interest, claim or concern of any nature with the Demised Land and the Vendee has become the absolute owner of the Demised land, with full rights as the owner including the right to use, enjoy, sell and transfer the same as an absolute owner without any objection/ hindrance by the Vendors or any other person claiming through or under the Vendors.
3. That the proprietary and actual possession of the Land so sold today has been given to the Vendee on the Spot while the Vendee has taken the possession of this Land.
4. Now the Vendee has become the absolute owner of this Land so sold today and will utilize and use the same for any purpose without any eviction, interruptions, disturbances, hindrances, claims or demands whatsoever from the Vendors.
5. That the Vendors will take all steps to get the name of the Vendee entered and mutated in the revenue records. The expenses if any will be borne by the Vendee.



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*Handwritten signature*



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6. If the Demised Land is acquired by any department, authority or Government at any time after the completion of the sale of the Demised Land as above, the VENDEE alone will be entitled for all benefits, rights, claims, residuary rights, advantages and easements pertaining to the Demised Land including the compensation of the same as well as the alternative lands/properties and the VENDORS shall have no claim whatsoever in this regard.
7. That the relevant documents in original, including title deeds, in respect of the Demised Land have been handed over by the Vendors to the Vendee at time of execution and registration of this Sale Deed in favor of the Vendee.
8. All the expenses of the Sale Deed including stamp duty and registration charges have been borne and paid by the Vendee.
9. That the Vendors will be liable to clear all dues of the said land till today.
10. That in case if the possession of the said land is taken away from the Vendee due to wrongful sale or due to defect in the title of the Vendors, the Vendors shall be liable to make good the losses if any suffered by the Vendee.



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*Handwritten signature*



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11. This sale deed is read over and explained to the vendors and the vendee by the deed writer in the presence of the following witnesses.

IN WITNESS WHEREOF, the Vendor and the Vendee have signed this Deed on the date first mentioned above in the presence of the following witnesses; Scribe: *Devi*

Witness:

Anand Singh  
Lankar Das S/o  
Sh. Harkhaya Singh  
Rasot

Witness:

Manish Garg S/o Sh.  
Jawahar Lal S/o

Delhi  
*[Signature]*  


Vendors

Ram Kishan

*[Signature]*  
Ankit Kumar  
*[Signature]*

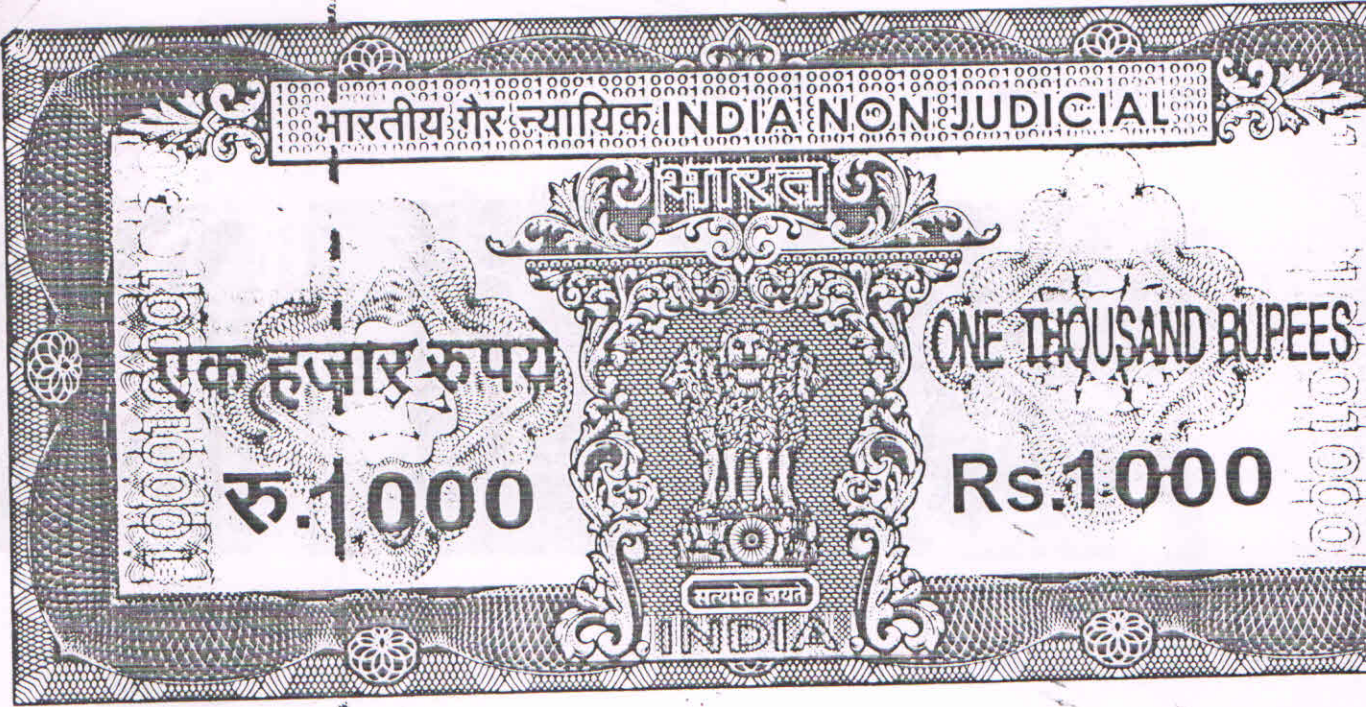
Vendees

M/s. Max Heights Promoters Pvt. Ltd.  
Through Its Directors

Jawahar Lal Aggarwal

*[Signature]*  
Arun Kumar Rathi

*[Signature]*  

हरियाणा HARYANA

F 18



*Ramu*

112  
314

Reg. No. 50  
Reg. Year 2015-2016

Book No. 1

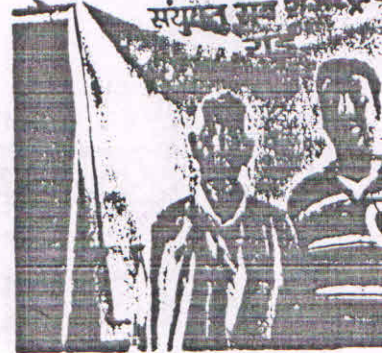
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विक्रेता



क्रेता



गवाह



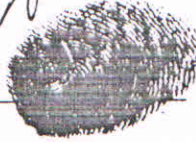
उप /सयुक्त पंजीयन अधि

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विक्रेता  
गर्मांकशन



अर्किन्त कुमार

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क्रेता



क्रेता

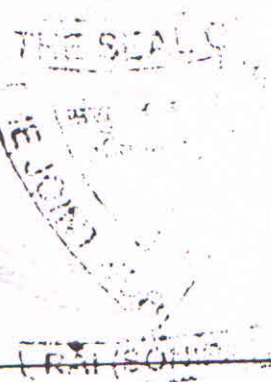
Max Heights Promotors Pvt. Ltd. Thru जवाहर लाल, अरूण कुमार राठी

Handwritten signature of Jashwanth

गवाह 1:- आनन्द न(0)

गवाह 2:- मनीष कुमार

Handwritten signature of Manish Kumar



भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

हरियाणा HARYANA

C 17



*Ramesh*

Reg. No. 50  
Reg. Year 2015-2016

112  
Book No. 515

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 50 आज दिनांक 08/04/2015 को बही न: 1 जिल्द न: 13 के पृष्ठ न: 14 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 404 के पृष्ठ सख्या 71 से 80 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों न अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किसे है।

दिनांक 08/04/2015

उप/संयुक्त पंजीयन अधिकारी  
राई

