



Indian-Non Judicial Stamp Haryana Government



Date : 05/11/2019

Certificate No. G0E2019K837

Stamp Duty Paid : ₹ 65932000
(Rs. Only)

GRN No. 59544698



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Kamal Singh

H.No/Floor : 655

Sector/Ward : 14

LandMark : Behind om sweet

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 0

Others : Etc



Buyer / Second Party Detail

Name : Signatureglobal Homes PvtLtd

H.No/Floor : 1309

Sector/Ward : 13t

LandMark : Dr gopal das bhawan

City/Village : New delhi

District : Delhi

State : Delhi

Phone : 0

Purpose : Sale Deed

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

SALE DEED

Village	:	VILLAGE HARIYAHARA
Tehsil & District	:	TEHSIL SOHNA, DISTRICT GURUGRAM
Area	:	207 Kanal 5 Marla or 25.90625 Acre
Value	:	129,95,40,625/-
Stamp Duty	:	6,59,32,000/-
e-Stamp No. & Dated	:	G0E2019K837 Dated :05/11/2019
Pasting & Reg. Fees	:	59632812/50005
Issued By	:	Online

This Sale Deed is made and executed at Sohna, District Gurugram on this 6th day of November 2019.

BY

We, (1) Kanwal Singh Alias Kamal Singh (Aadhar No. 918954392165 & PAN No. AAMPS1908D), House No.655, Sector-14, Behind Om Sweet, Gurugram
(2) Ashok Kumar (Aadhar No. 926524314274 & PAN No. AAEPK9612N), House No.655, Sector-14, Gurugram (3) Narender Singh Alias Narinder Kumar

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Hariyahera Hariyahera Hariyahera Hariyahera Hariyahera Hariyahera Hariyahera	स्थित Hariya Hera
भवन का विवरण		
भूमि का विवरण		
कृषि चाही	209 Kanal 57 Marla	
धन संबंधी विवरण		
राशि 1299540608 रुपये	कुल स्टाम्प इयूटी की राशि 64977032 रुपये	
स्टाम्प नं : G0E2019K837	स्टाम्प की राशि 65932000 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:59632812	पेस्टिंग शुल्क 3 रुपये
Drafted By: rakesh dw		Service Charge:200

यह प्रलेख आज दिनांक 06-11-2019 दिन बुधवार समय 5:52:00 PM बजे श्री/श्रीमती/कुमारी निहाल पुत्र रामसरूप कंवल सिंह पुत्र रामस्वरूप कंवल सिंह पुत्र रामसरूप सम्मी चौधरी पुत्र बलबीर सिंह राजीव चौधरी पुत्र बलबीर सिंह सुशील कुमार चौधरी पुत्र बलबीर सिंह श्रीमती मधू देवी विधवा बलबीर सिंह नरेन्द्र पुत्र रामसरूप अशोक कुमार पुत्र रामस्वरूप निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
निहाल कंवल सिंह कंवल सिंह सम्मी चौधरी राजीव चौधरी सुशील कुमार चौधरी श्रीमती मधू देवी नरेन्द्र अशोक कुमार

उप/संयुक्त पंजीयन अधिकारी (सोहना)

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

या

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

दिनांक 06-11-2019

निहाल कंवल सिंह कंवल सिंह सम्मी चौधरी राजीव चौधरी सुशील कुमार चौधरी श्रीमती मधू देवी नरेन्द्र अशोक कुमार

उप/संयुक्त पंजीयन अधिकारी (सोहना)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी MS SIGNATUREGLOBAL HOMES PVT LTD thru DEVENDER AGGARWALOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि विक्रेताने मेरे समक्ष क्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी NARESH KUMAR NAMBERDAR पिता — निवासी MANDAWAR व श्री/श्रीमती/कुमारी SHRI CHAND पिता — निवासी ALI PUR ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 06-11-2019

उप/संयुक्त पंजीयन अधिकारी (सोहना)

(Aadhar No. 518089417316 & PAN No AAIPK9205B), House No.7412, DLF Phase-IV, Gurugram (4) Nihal Singh (Aadhar No. 347013793226 & PAN No. AALPS3566L), House No.490/2, Nr. Telephone Exchange, Prem Nagar, Gurugram all sons of Late Sh. Ram Sarup and (5) Sushil Kumar Choudhary Alias Sushil Kumar (Aadhar No. 581572699099 & PAN No. BHNPK7444R), House No.254 B, Block-C, Mayfield Gardens, Islam Pur, Gurugram (6) Rajiv Choudhary (Aadhar No. 741599351449 & PAN No. ALXPC6921G) House No.724/35, West Rajiv Nagar, Gali No.1, Gurugram (7) Shammy Choudhary Alias Shammy (Aadhar No. 505040298079 & PAN No. DIYPS4920J) all sons of Late Shri Balbir Singh (8) Madhu Devi Widow (Aadhar No. 465490107119 & PAN No. CUXPM7442R) w/o Late Sh. Balbir Singh R/o House No.254 B, Block-C, Mayfield Gardens, Islam Pur, Gurugram hereinafter called the "VENDORS/ SELLERS", which expression shall mean and include their heirs and legal representatives of the **First Part**.

AND

M/s International Land Developers Private Limited (CIN No.U70109DL2006PTC151365) (PAN-AABCI5518F) a company incorporated under the Companies Act, 1956 and having its registered office at B-418, NEW FRIENDS COLONY (hereinafter referred to as "**COMPANY**", represented through its Director, **Mr. Salman Jalaluddin Akbar (Aadhaar No. 884828249751)**, duly authorized by board resolution dated **23rd October, 2019** which expression shall, unless repugnant to the context thereof, be deemed to include its successors and permitted assigns) being the party of the **CONFIRMING PART**;

IN FAVOR OF

M/s Signatureglobal Homes Private Limited. Ltd. (CIN No. U70100DL2008PTC176641) (PAN- AABCJ9888R) having its registered office at 1309, 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi - 110001 represented by **Mr. Devender Aggarwal, (Aadhaar No. 534343700054)** authorized in this behalf vide Board Resolution dated **21st October, 2019** hereinafter referred to as "**VENDEE/PURCHASER**" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns of the **Second Part..**

WHEREAS the Vendors are the absolute owners and in joint possession of land as per their respective share, comprised in **Khewat No. 77//59**, Khata No. 82, Rect. No. 45// Killa No. 1/2/1(4-4), 10/2(6-0), 11/1(6-0), 20/2(6-0), 21/1(2-16), Rect. No. 46// Killa No. 25/1/2(2-7), Rect. No. 50// Killa No. 1/2/1(0-5), Khewat No. 74//57 Khata No. 78 Rect. No. 46// Killa No. 5/2(3-4), 6/1(3-0), 15/2(3-0) 16/1(3-0), Rect. No. 45// Killa No. 1/1(1-12), total field and land measuring 41 Kanal 08 Marla Name of **Narender Singh**, mikker no.3 **Khewat No. 68//55**, Khata No. 72, Rect. No. 45// Killa No. 2/2/1(5-18), 9/2(6-12), 12/1(6-12), 19/2(3-0), 21/2(5-4), 22/1(3-0), Rect. No. 50// Killa No. 1/2/2(1-17), 2/1/1(0-2), Khewat No. 78//59 Khata No. 83 Rect. No. 45// Killa No. 1/2/2(2-4), 2/1(1-0), 10/1(2-0), 11/2(2-0), 20/1(2-0), total field and land measuring 41 Kanal 09 Marla Name of **Nihal Singh**, mikker no.4 **Khewat No. 72//56**, Khata No. 76, Rect. No. 45// Killa No. 3/2/(5-2), 8(6-7), 13(5-14), 18(3-16), 19/1(5-0), 22/2(5-18), Rect. No. 50// Killa No. 2/1/2(5-1), Khewat No. 69//55 Khata

For International Land Developers Pvt. Ltd.

Page 2 of 12

For Signatureglobal Homes Private Limited

Director

Director/Authorised Signatory

Reg. No.

Reg. Year

Book No.

5133

2019-2020

1



विक्रेता



क्रेता



गवाह



उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- निहाल कंवल सिंह कवल सिंह सम्मी चौधरी राजीव चौधरी सुशील कुमार चौधरी श्रीमती मधू देवी नरेन्द्र अशोक कुमार

क्रेता :- thru DEVENDER AGGARWAL OTHERMS SIGNATURE GLOBAL HOMES PVT LTD

गवाह 1 :- NARESH KUMAR NAMBERDAR

गवाह 2 :- SHRI CHAND

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5133 आज दिनांक 06-11-2019 को बही नं 1 जिल्द नं 2130 के पृष्ठ नं 48.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1556 के पृष्ठ संख्या 86 से 90 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 06-11-2019



उप/सयुक्त पंजीयन अधिकारी (सोहना)
Sub Registrar
Sohna

No. 73 Rect. No. 45// Killa No. 2/2/2(1-2),3/1(0-14), 9/1(1-8),12/2(1-8),total field and land measuring _41 Kanal 10 Marla Name of **Kanwal Singh**, mikker no.1

Khewat No. 76//58,Khata No. 81, Rect. No. 46// Killa No. 4/2(4-12),7/1(4-12),14/2(4-12),17/1(4-12),Khewat No. 73//57 Khata No. 77 Rect. No. 46// Killa No. 5/1(4-16),6/2(5-0), 15/1(5-0),16/2(5-0), ,25/1/1(3-6), total field and land measuring _41 Kanal 10 Marla Name of **Sushil Kumar, Rajiv Choudhary, Shammy S/O Late Sh. Balbir Singh, Madhu Devi Widow w/o Late Sh. Balbir Singh** equal share ,mikker no.5 to 8 mutation no.772 dt.17/11/2014

Khewat No. 75//58,Khata No. 79, Rect. No. 46// Killa No. 3/2 (5-17),4/1(3-8),7/2(3-8),8(8-0),13(8-0),14/1(3-8),17/2(3-6),18/2(5-2),19/1(0-19), total field and land measuring 41 Kanal 8 Marla Name of **Ashok Kumar**, mikker no.2 mutation no.772 & 776 dt.06/12/2014

Total field and land measuring (Admeasuring 207 Kanal 5 Marla or 25.90625 Acre) falling in revenue estate of village- Hariyahera, Tehsil- Sohna, District- Gurugram, Haryana vide Fardjamabandi for the year 2012 & 2013(hereinafter referred to as "Land").

AND WHEREAS the First party in collaborated agriculture land with Confirming Party has obtained the License for development from the Office of Director Town Haryana & Country Planning, Haryana(**DTCP**) bearing Licence Nos.118 dated 12.9.2019 for 10.53125 Acres and 117 dated 12.9.2019 for 15 Acres respectively to develop 2 Affordable Plotted Colony under Deen Dayal Jan Awas Yojna 2016 over a piece & parcel of land detailed herein below, Falling in Revenue Estate of Village Hariyahera, Tehsil- Sohna, Gurugram.

AND WHEREAS in furtherance of request of first party & Confirming Party in principal approval/ Transfer permission vide Memo No LC 4087ASSTT.(AK)2019/25419, Dated 16.10.2019 for 10.53125 Acres and LC 4084 ASSTT.(AK)2019/25414, Dated 11.10.2019 for 15 Acres issued by DTCP to the party of First part.

Now Vendor / First Party & Company/ Confirming Party has agreed to transfer the Development right along with transfer of ownership of land through registered sale deed by land owners in favour of Second party/Vendee in respect of below detailed land on the following basic terms and condition

AND WHEREAS the Vendors have further unequivocally represented and confirmed to the Vendee that:

- (i) Notwithstanding anything stated to the contrary in this deed or any other document, the said Land consists of a piece of land which is in impartible share;
- (ii) They have all the necessary power and absolute right to enter into, execute and deliver this Deed and perform its obligations under this Deed;
- (iii) That neither the execution nor the performance of this Deed contravenes any provision of any applicable Laws and any contract, agreement or document by which the Parties may be bound;
- (iv) They are in lawful, peaceful and physical possession of the subject Land and every part thereof;
- (v) There is no impediment or restriction of any nature on their part to sell the said Land.
- (vi) They have the requisite right, title, power and authority to transfer and sell the said Land;

For International Land Developers Pvt. Ltd.

Page 3 of 12

For Signature Global Homes Private Limited

Director

Director/Authorized Signatory



- (vii) No one else except the Vendors have any share, title concern or right on it in any manner and said property is free from all encumbrances including sale, gift, lease, agreement/arrangement, mortgage, attachment, lien, securities, disputes or litigation in any manner and the Vendors are quite legally competent to sell, transfer and assign said property to the Vendee;
- (viii) That there is no impediment or restriction of any nature on their part to sell the subject Land.
- (ix) That there is no demand/ claim from revenue, taxation or other authority and in case any demand in respect of any transactions relating to the period prior to execution of this Deed
- (x) That there is no stay, status quo or any other interim order passed or operating as on the date of execution of this Deed, which affects the said Land.
- (xi) that no notification or acquisition under the Land Acquisition Act or any similar legislation/rule/statue/notification has ever been issued or effected with respect to the said Land and that no award under the said Land Acquisition Act/any other statue has ever been made in respect of the said land;
- (xii) That land has not vested in Gram Sabha or any other official authorities;
- (xiii) That all the required permissions and sanctions with respect to sale of the said Land in favour of the Vendee have been obtained/applied by the Vendors;
- (xiv) That no violation of any provision of the applicable law have ever been committed with respect to the said Land by the Vendors or any other person and that no action or proceedings under the applicable law(s) have been initiated or contemplated with respect to the said Land,
- (xv) That execution of this Sale Deed does not contravene the provisions of any Act/ statute/ notification restricting transfer of land.

AND WHEREAS the Vendors & Confirming Party are agreeable to sell and the Vendee is agreeable to purchase the said land admeasuring on the terms and conditions mentioned hereinafter.

THEREFORE IT IS HEREBY AGREED, DECLARED, COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That the Vendors doth hereby sells and transfers all their rights, title and interest in respect of the said Land together with all rights in trees, shrubs, passages, pathways, super structures, if any, and all rights of easements and other rights appurtenant to the said Land and to the Vendee herein absolutely and forever.
2. That the consideration for the sale of the said land has been fixed at Rs. 129,95,40,625 (Rupees One Hundred Twenty Nine Crores Ninety Five Lacs Fourty Thousand Six Hundred Twenty Five only) which is subject to deduction of TDS of Rs. 1,29,95,406/- (Rupees One Crore Twenty Nine Lacs Ninety Five Thousand Four Hundred Six only), as per applicable laws, which will be further deposited by Vendee to tax authorities and the said net payable amount of Rs. 128,65,45,219/- is being paid by the Vendee to the Vendors & Confirming Party in the manner detailed as under:

Payment to the Vendor/ first party shall be Rs. 87,50,08,568/- (Rupees Eighty Seven Crores Fifty Lacs Eight Thousand Five Hundred Sixty Eight only) which is subject to deduction of TDS of Rs. 87,50,086/- out of the Total Sale consideration mentioned above.

For International Land Development Pvt. Ltd.

Page 4 of 12

For Signature Global Homes Private Limited

Director

Director/Authorised Signatory

Madhu

Shamsh

R. V. (S. V. S. V.)

Signature



S.No	Party name	Date	Bank Name	Amount	Cheq No.
1	ASHOK KUMAR	29/05/2019	HDFC BANK	4,950,000	000106
2	ASHOK KUMAR	05/11/2019	HDFC BANK	15,800,154	000203
3	ASHOK KUMAR	05/11/2019	HDFC BANK	17,500,171	000215
4	ASHOK KUMAR	15/11/2019	HDFC BANK	17,500,171	000225
5	ASHOK KUMAR	11/04/2020	HDFC BANK	20,000,000	000307
6	ASHOK KUMAR	11/04/2020	HDFC BANK	19,167,067	000308
7	ASHOK KUMAR	11/04/2020	HDFC BANK	20,000,000	000309
8	ASHOK KUMAR	11/04/2020	HDFC BANK	19,167,067	000310
9	ASHOK KUMAR	11/04/2020	HDFC BANK	20,000,000	000311
10	ASHOK KUMAR	11/04/2020	HDFC BANK	19,167,067	000312
11	KAMAL SINGH	30/05/2019	HDFC BANK	4,950,000	000117
12	KAMAL SINGH	05/11/2019	HDFC BANK	15,800,154	000201
13	KAMAL SINGH	05/11/2019	HDFC BANK	17,500,171	000212
14	KAMAL SINGH	15/11/2019	HDFC BANK	17,500,171	000223
15	KAMAL SINGH	11/04/2020	HDFC BANK	15,000,000	000288
16	KAMAL SINGH	11/04/2020	HDFC BANK	24,167,067	000289
17	KAMAL SINGH	11/04/2020	HDFC BANK	20,000,000	000290
18	KAMAL SINGH	11/04/2020	HDFC BANK	19,167,067	000291
19	KAMAL SINGH	11/04/2020	HDFC BANK	20,000,000	000292
20	KAMAL SINGH	11/04/2020	HDFC BANK	19,167,067	000293
21	MADHU	30/05/2019	HDFC BANK	1,237,500	000107
22	MADHU	05/11/2019	HDFC BANK	3,950,039	000206

Handwritten notes and signatures on the left side of the page, including "Madhu" and "Sham me".

Handwritten signatures and names at the bottom left, including "Madhu", "Sham me", and "Sunny".



Wiederholung

Page 6 of 12

Page 6 of 12
For Signature *global Homes Private Limited*
597
Director/Authorised Signatory

Madhu

Chamry



48	RAJIV CHOUDHARY	07/06/2019	HDFC BANK	1,237,500	000120
49	RAJIV CHOUDHARY	05/11/2019	HDFC BANK	3,950,039	000208
50	RAJIV CHOUDHARY	05/11/2019	HDFC BANK	4,375,043	000218
51	RAJIV CHOUDHARY	15/11/2019	HDFC BANK	4,375,043	000228
52	RAJIV CHOUDHARY	11/04/2020	HDFC BANK	9,791,767	000319
53	RAJIV CHOUDHARY	11/04/2020	HDFC BANK	9,791,767	000320
54	RAJIV CHOUDHARY	11/04/2020	HDFC BANK	9,791,767	000321
55	SHAMMY	30/05/2019	HDFC BANK	1,237,500	000108
56	SHAMMY	05/11/2019	HDFC BANK	3,950,039	000209
57	SHAMMY	05/11/2019	HDFC BANK	4,375,043	000219
58	SHAMMY	15/11/2019	HDFC BANK	4,375,043	000229
59	SHAMMY	11/04/2020	HDFC BANK	9,791,767	000322
60	SHAMMY	11/04/2020	HDFC BANK	9,791,767	000323
61	SHAMMY	11/04/2020	HDFC BANK	9,791,767	000324
62	SUSHIL KUMAR	29/05/2019	HDFC BANK	1,237,500	000110
63	SUSHIL KUMAR	05/11/2019	HDFC BANK	3,950,039	000205
64	SUSHIL KUMAR	05/11/2019	HDFC BANK	4,375,043	000216
65	SUSHIL KUMAR	15/11/2019	HDFC BANK	4,375,043	000226
66	SUSHIL KUMAR	11/04/2020	HDFC BANK	9,791,767	000313
67	SUSHIL KUMAR	11/04/2020	HDFC BANK	9,791,767	000314
68	SUSHIL KUMAR	11/04/2020	HDFC BANK	9,791,767	000315

An amount of Rs. 42,45,32,057/- (Rupees Fourty Two Crores Fourty Five Lacs Thirty Two Thousand Fifty Seven only) which is subject to deduction of TDS of Rs. 42,45,320/- out of the Total Sale consideration is being paid by the Vendee to the Confirming Party, which hereby is acknowledged and confirmed in the following manner stated below:

For International Leasing Systems Pvt. Ltd.

Director

Page 7 of 12

For Signature Global Homes Private Limited

Director/Authorised Signatory

Madhu

Shammy

Rajiv Choudhary

PSV Choudhary



S.No	Party name	Date	Bank Name	Amount	Cheq No.
1	INTERNATIONAL LAND DEVELOPERS	16/08/2019	HDFC BANK	19,800,000	000141
2	INTERNATIONAL LAND DEVELOPERS	26/08/2019	HDFC BANK	9,900,000	000143
3	INTERNATIONAL LAND DEVELOPERS	28/08/2019	HDFC BANK	9,900,000	000144
4	INTERNATIONAL LAND DEVELOPERS	05/09/2019	HDFC BANK	6,435,000	000149
5	INTERNATIONAL LAND DEVELOPERS	19/09/2019	HDFC BANK	6,930,000	000155
6	INTERNATIONAL LAND DEVELOPERS	10/10/2019	HDFC BANK	14,850,000	000172
7	INTERNATIONAL LAND DEVELOPERS	23/10/2019	HDFC BANK	4,950,000	000178
8	INTERNATIONAL LAND DEVELOPERS	28/10/2019	HDFC BANK	4,950,000	000179
9	INTERNATIONAL LAND DEVELOPERS	28/10/2019	HDFC BANK	4,950,000	000180
10	INTERNATIONAL LAND DEVELOPERS	30/10/2019	HDFC BANK	9,900,000	910309593616
11	INTERNATIONAL LAND DEVELOPERS	05/11/2019	HDFC BANK	15,000,000	000204
12	INTERNATIONAL LAND DEVELOPERS	05/11/2019	HDFC BANK	30,000,000	000207
13	INTERNATIONAL LAND DEVELOPERS	05/11/2019	HDFC BANK	30,000,000	000210
14	INTERNATIONAL LAND DEVELOPERS	05/11/2019	HDFC BANK	30,000,000	000211
15	INTERNATIONAL LAND DEVELOPERS	05/11/2019	HDFC BANK	35,249,609	000214
16	INTERNATIONAL LAND DEVELOPERS	05/02/2020	HDFC BANK	30,000,000	000232

Madhu

Shammy

R. S. S.

Dr. S. S.

Dr. S. S.

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17	INTERNATIONAL LAND DEVELOPERS	05/02/2020	HDFC BANK	30,000,000	000233
18	INTERNATIONAL LAND DEVELOPERS	05/02/2020	HDFC BANK	30,000,000	000234
19	INTERNATIONAL LAND DEVELOPERS	05/02/2020	HDFC BANK	30,000,000	000235
20	INTERNATIONAL LAND DEVELOPERS	05/02/2020	HDFC BANK	17,472,127	000236
21	INTERNATIONAL LAND DEVELOPERS	11/04/2020	HDFC BANK	30,000,000	000325
22	INTERNATIONAL LAND DEVELOPERS	11/04/2020	HDFC BANK	20,000,000	000326

The Vendee agrees to provide TDS certificates and challans to the respective parties within prescribed time.

1. It is stated that the Vendee/Purchaser shall honour the PDC given to the Vendors/Company towards the sale consideration. In case any cheque got dishonoured, the Second Party shall be liable to pay the interest @ 15% per annum on the dishonoured cheque to the concerned party. It is also agreed between the parties that the confirming party and/ or the seller may proceed for the cancellation of the sale deed in case of dishonour of the PDC. It is further agreed that the concerned party may proceed to take legal action such as recovery of amount under Civil law as well as Criminal Law, 138 of NI Act, NCLT etc. in such situation.
2. That in the aforesaid mode and manner the Vendors hereby expressly admit and acknowledge the receipt of the total agreed consideration towards the Sale Deed for the subject land and confirm that no further or other amounts are payable to it by the Vendee.
3. That the Vendors have assured the Vendee that all the representations made in the Recitals to the present deed are true and correct and in case any of the said representation is discovered to be incorrect, then the Vendors shall be liable to make good all the losses, damages and cost of the Vendee and shall keep it fully indemnified in this regard.
4. That the Vendors have assured the Vendee that the said Land hereby sold to the Vendee is free from all encumbrances and all defects of title and is not the subject matter of any mortgage, lien, charges and attachment by any authority.

For International Land Developers Pvt. Ltd.

[Signature]

Director

Page 9 of 12

For Signature Regional Homes Private Limited

Director/Authorised Signatory

Madhu

Shammy

[Signature]

[Handwritten notes: "Madhu", "Shammy", "Rajiv Chaudhary"]



5. That the Vendors had also assured Vendee that they have not entered into any agreement to sell or collaboration agreement in respect of the above captioned land and there is no court case or litigation going on in respect of above land. In case any of the said assurances is discovered to be incorrect, then the Vendors shall be liable to make good all the losses, damages and cost of the Vendee and shall keep it fully indemnified in this regard.
6. That the Vendors declares that there is no demand/ claim from revenue, taxation or other authority and in case any demand in respect of any transactions relating to the period prior to execution of this Deed, the same shall be met by the Vendors and it shall keep the Vendee fully indemnified in this regard and thereafter the Vendee will be responsible for the same.
7. That the actual, vacant physical possession of the said Land and other super structures has been handed over at the spot by the Vendors to the Vendee at the time of execution of this sale deed. It is specifically recorded that the standing crops of the Vendors have been removed by the Vendors from the said Land prior to handing over the possession of the above to the Vendee.
8. That all the original title documents have been handed over by the Vendors to the Vendee at the time of execution of this Sale Deed.
9. The Original Collaboration Agreement & Supplementary Collaboration Agreement stands terminated from the date hereof and all the rights now stand vested with Company/ confirming party stands withdrawn/terminated.
10. The irrevocable General Power of Attorney & Special Power of attorney registered in favour of the Company/ Confirming Party stands terminated from the date hereof.

11. That the Vendee has now become the exclusive owner of the said Land and the Vendors are not left with any rights, title or interest in the same except the timely payment of amount mentioned herein above.

Handwritten notes:
Lane 5
re
Niswender
Rajiv Chandra

Handwritten signatures:
Madhu
Shammas
[Signature]

For International Land Services Pvt. Ltd.












Handwritten signature: [Signature]
Director

Page 10 of 12


For Signature Global Homes Private Limited

Handwritten signature: [Signature]
Director/Authorised Signatory




VENDORS	VENDEE
1- Kanwal Singh Alias Kamal Singh 	M/S SIGNATUREGLOBAL HOMES PRIVATE LIMITED  Director/Authorised Signatory
2- Ashok Kumar 	AUTHORISED SIGNATORY
3- Narender Singh Alias Narinder Kumar 	
4- Nihal Singh 	
5- Sushil Kumar Choudhary 	
6- Rajiv Choudhary 	
7- Shammy Choudhary 	
8- Madhu 	
CONFIRMING PARTY M/s International Land Developers Private Limited  AUTHORISED SIGNATORY	For International Land Developers Private Limited  Director

WITNESS NO.1


नरेश कुमार
सरवराय नम्बरदार, मन्डावर
ज.ह. सोहना जिला गुडगाँव

WITNESS NO.2


श्री सरवर नम्बरदार
सरवराय नम्बरदार, मन्डावर
ज.ह. सोहना जिला गुडगाँव

