

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 26/04/2018

Certificate No. G0Z2018D1044

GRN No. 34775808



Stamp Duty Paid : ₹ 53370000  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Pioneer Urban land and Infrastructure limited  
H.No/Floor : A22/3rd Sector/Ward : Nil LandMark : Green park aurobindo marg  
City/Village : New delhi District : New dehi State : New delhi  
Phone: 7982877886



**Buyer / Second Party Detail**

Name : Signatureglobal Homes Private limited  
H.No/Floor : 1309 Sector/Ward : Nil LandMark : Dr gopal dass bhawan  
City/Village: New delhi District : New delhi State : New delhi  
Phone : 7982877886

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>

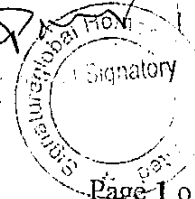
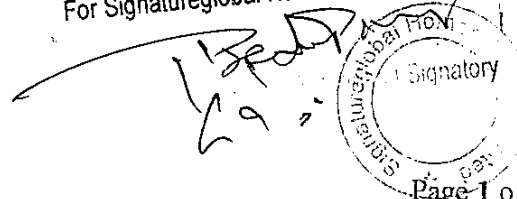
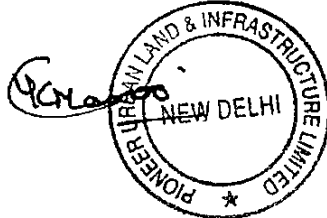
**SALE DEED**

433  
01-05-2018

Village	:	VILLAGE DHUNELA
Tehsil & District	:	TEHSIL SOHNA, DISTRICT GURUGRAM
Area	:	26.11527 ACRES or 208 KANAL 19 MARLA
Value	:	Rs. 1,05,78,09,375/-
Stamp Duty	:	Rs. 5,33,70,000/-
e-Stamp No. & Dated	:	G0Z2018D1044 dt. 26.04.2018
Deficiency of Stamp	:	Rs. 2,06,91,000/-
e-Stamp No. & Dated	:	G0Z2018D1 dt. 29.04.2018
Issued By	:	Haryana Government

This Sale Deed is made and executed at Sohna on this 1st day of May 2018.

For Signatureglobal Homes Private Limited



प्रलेख नं:433

दिनांक:01-05-2018

<b>डीड संबंधी विवरण</b>		
डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर DhunelaDhunelaDhunelaDhunelaDhunela DhunelaDhunelaDhunelaDhunelaDhunela DhunelaDhunelaDhunelaDhunelaDhunela DhunelaDhunelaDhunelaDhunelaDhunela	स्थित Dhunela
<b>भूमि का विवरण</b>		
चाही	202 Kanal 139 Marla	
<b>धन संबंधी विवरण</b>		
राशि 1057809344 रुपये	कुल स्टाम्प ड्यूटी की राशि 74046656 रुपये	
स्टाम्प नं : g0z2018d1044	स्टाम्प की राशि 53370000 रुपये	
रजिस्ट्रेशन फीस की राशि 15000 रुपये	पेस्टिंग शुल्क 2 रुपये	
DeficiencyStampno: g0292018d1	DeficiencyGmno: 34863884	DeficiencyAmt: 20691000
Drafted By: C P BATHEJA ADV	Service Charge:100	

यह प्रलेख आज दिनांक 01-05-2018 दिन मंगलवार समय 3:38:00 PM बजे श्री/श्रीमती/कुमारी MS PIONEER URBNA LAND AND INFRASTRUCTURE LTDthru M K MAROOOTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

*(Signature)*

हस्ताक्षर प्रस्तुतकर्ता  
MS PIONEER URBNA LAND AND INFRASTRUCTURE LTD

*(Signature)*  
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 अनापति 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 अनापति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 01-05-2018  
MS PIONEER URBNA LAND AND INFRASTRUCTURE LTD

*(Signature)*  
उप/संयुक्त पंजीयन अधिकारी (सोहना)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी SIGNATURE GOLABL HOMES PVT LTD thru DEVENDER AGGARWALOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझाकर स्वीकार किया। प्रलेख के अनुसार 1057809344 रुपये की राशि विक्रेताने 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 SHRI CHAND LAMBERDAR पिता --- निवासी ALIPUR SOHNA व श्री/श्रीमती/कुमारी Brahant Parkash Lamberdar पिता --- निवासी Raisina Teh Sohna ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 01-05-2018

*(Signature)*  
उप/संयुक्त पंजीयन अधिकारी (सोहना)

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 29/04/2018

Certificate No. G0292018D1



Stamp Duty Paid : ₹ 20691000  
(Rs. Only)

GRN No. 34863884



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Pioneer Urban land and Infrastructure limited

H.No/Floor: A22/3rd

Sector/Ward: Nil

LandMark: Green park aurobindo marg

City/Village: New delhi

District: New delhi

State: New delhi

Phone: 7982877886



**Buyer / Second Party Detail**

Name: Signatureglobal Homes Private limited

H.No/Floor: 1309

Sector/Ward: Nil

LandMark: Dr gopal dass bhawan

City/Village: New delhi

District: New delhi

State: New delhi

Phone: 7982877886

Purpose: Stamp Duty for Deficiency

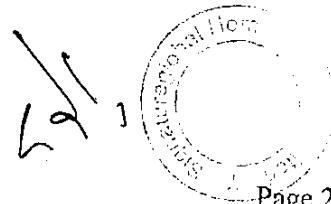
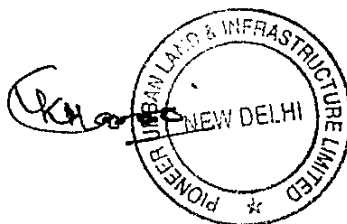
The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://egrashry.nic.in>

**BY**

**M/S PIONEER URBAN LAND & INFRASTRUCTURE LIMITED (Having CIN: U65910DL1985PLC019985) & (PAN No. AACCP8576B)** a company incorporated under the Companies Act, 1956, having its registered office at A-22, GREEN PARK, 3RD FLOOR AUROBINDO MARG, NEW DELHI- 110016 represented by its authorized signatory Mr. M. K. Maroo (Aadhaar No. 311755405802) duly authorized in this regard vide Board Resolution dated 10-04-2018 hereinafter called the **"VENDOR/SELLER"**, which expression shall mean and include their heirs and legal representatives of the **First Part**.

**IN FAVOR OF**

**M/S SIGNATUREGLOBAL HOMES PRIVATE LIMITED (Having CIN: U70100DL2008PTC176641) & (PAN No. AABCJ9888R)** a company incorporated under the Companies Act, 1956, having its registered office at 1309, 13<sup>TH</sup> Floor, Dr. Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi, represented by Mr. Devender Aggarwal, (Aadhaar No. 534343700054) authorized in this behalf vide Board Resolution dated 07-04-2018, 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**.



Reg. No.

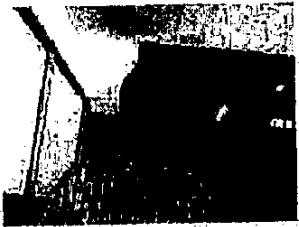
Reg. Year

Book No.

433

2018-2019

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विक्रेता



क्रेता



गवाह

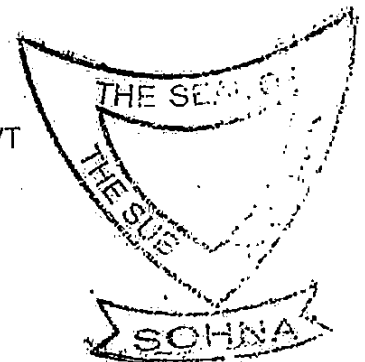
उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- thru M K MAROOOTHER MS PIONEER URBNA LAND AND  
INFRASTRUCTURE LTD [Signature]

क्रेता :- thru DEVENDER AGGARWALOTHERSIGNATURE GOLABL HOMES PVT  
LTD [Signature]

गवाह 1 :- SHRI CHAND LAMBERDAR [Signature]

गवाह 2 :- Braham Parkash Lamberdar [Signature]



प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 433 आज दिनांक 01-05-2018 को बही नं 1 जिल्द नं 2113 के पृष्ठ नं 162 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1257 के पृष्ठ संख्या 35 से 36 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।

सब रजिस्ट्रार

सोहना

उप/सयुंक्त पंजीयन अधिकारी (सोहना)

दिनांक 01-05-2018

**WHEREAS** the Vendor is the absolute owner of and in possession of land comprised in **Khewat No. 70**, Khata No. 70, Rect. No. 21, Killa No. 19/1/1(4-6) total field 1 and land measuring 4 Kanal 6 Marla Salam, **Khewat No. 72**, Khata No. 72, Rect. No. 21, Killa No. 13(8-0) total field 1 and land measuring 8 Kanal 0 Marla Salam, **Khewat No. 73**, Khata No. 73, Rect. No. 21, Killa No. 18/1(2-0) total field 1 and land measuring 2 Kanal 0 Marla Salam **Khewat No. 102**, Khata No. 102, Rect. No. 21, Killa No. 20(7-11), 21/1(3-2), total fields 2 and land measuring 10 Kanal 13 Marla, Salam, **Khewat No. 201**, Khata No. 202, Rect. No. 21, Killa No. 22/1(1-18), Rect. No. 22, Killa No. 16(0-5), 25(2-10), total field 3, total measuring 4 Kanal 13 Marla, Salam **Khewat No. 108**, Khata No. 108, Rect. No. 21, Killa No. 21/2 (4-18), total field 1, total measuring 4 Kanal 18 Marla, Salam, **Khewat No. 210**, Khata No. 212, Rect. No. 20, Killa No. 9/2(4-18), 10/1(7-3), 11/1(3-17), Rect. No. 21, Killa No. 15(8-0), 16/1(4-0), total fields 5 and land measuring 27 Kanal 18 Marla, Salam, **Khewat No. 248**, Khata No. 251, Rect. No. 21, Killa No. 17(8-0), 24(8-0), total fields 2 total measuring 16 Kanal 0 Marla Salam, **Khewat No. 357**, Khata No. 362, Rect. No. 21, Killa No. 6(8-0), 7(8-0), 8(8-0), 9/2(4-4), 10/2 (2-12), 11(5-4), 12(8-0), 14(8-0), total fields 8 and land measuring 52 Kanal 0 Marla, Salam, **Khewat No. 374**, Khata No. 379, Rect. No. 21, Killa No. 16/2(4-0), total field 1 land measuring 4 Kanal 0 Marla, Salam **Khewat No. 383**, Khata No. 388, Rect. No. 23, Killa No. 5(1-2), Rect. No. 24, Killa No. 1(5-16), total field 2 and land measuring 6 Kanal 18 Marla, Salam, **Khewat No. 360**, Khata No. 365, Rect. No. 9, Killa No. 17(8-0), 23(8-0), 24(8-0), Rect. No. 21, Killa No. 2/2(5-2), 3(8-0), 4(8-0), total fields 6 and land measuring 45 Kanal 2 Marla, Salam, **Khewat No. 257**, Khata No. 260 Rect. No. 24, Killa No. 3/1/2(1-19), total field 1 and land measuring 1 Kanal 19 Marla Salam, **Khewat No. 341**, Khata No. 346, Rect. No. 24, Killa No. 3/2/2(3-6), total fields 1 and land measuring 3 Kanal 6 Marla Salam, **Khewat No. 249**, Khata No. 252, Rect. No. 24 Killa No. 4/1(1-0) total field 1 and land measuring 1 Kanal 0 Marla Salam, **Khewat No. 342**, Khata No. 347 Rect. No. 24, Killa No. 3/1/1(0-10), Killa 3/2/1(1-5), Rect. No. 21, Killa No. 18/2 (6-0) total field 3 and land measuring 7 Kanal 15 Marla Salam, **Khewat No. 263**, Khata No. 266, Rect. No. 9, Killa No. 16(8-0), 25(8-0), Rect. No. 21, Killa No. 5(8-0), total fields 3 land measuring 24 Kanal 0 Marla to the extent of 1/3 share which comes to 8 Kanal 0 Marla, **Khewat No. 364**, Khata No. 369, Rect. No. 9, Killa No. 19/1(0-8), 22/2(0-8), total field 2 and land measuring 0 Kanal 16 Marla to the extent of 1/7 share which comes to 0 Kanal 2 Marla 3 Sarsai, **Khewat No. 267**, Khata No. 270, Rect. No. 7, Killa No. 18/2 (0-2), 19/2(0-5), 22/2(0-9), Rect. No. 10, Killa No. 16/2(0-1), Rect. No. 9, Killa No.

*Kumar*



*La*

### Receipt Book (A)

#### Cash Receipt (First Party Copy)

Sub Registrar Office सोहना

Registration No. 433 Registration Date 01-05-2018  
Name of Executor MS PIONEER URBNA LAND AND  
INFRASTRUCTURE LTD  
Date of Execution 30-04-2018  
Date of Presentation 30-04-2018  
Type of Deed SALE  
Transacation Value 1057809344  
Duty Paid thru Stamp 74046656

Registry Fees 15000  
Pasting Fees 2  
Total Fees 15002

Sub Registrar सोहना

*The applicant will receive the final document on 01-05-2018 during the office hours*

### Receipt Book (A)

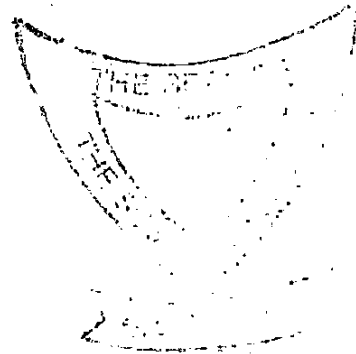
#### Cash Receipt (Second Party Copy)

Sub Registrar Office सोहना

Registration No. 433 Registration Date 01-05-2018  
Name of Executor MS PIONEER URBNA LAND AND  
INFRASTRUCTURE LTD  
Date of Execution 30-04-2018  
Date of Presentation 30-04-2018  
Type of Deed SALE  
Transacation Value 1057809344  
Duty Paid thru Stamp 74046656  
Registry Fees 15000  
Pasting Fees 2  
Total Fees 15002

Sub Registrar सोहना

*The applicant will receive the final document on 01-05-2018 during the office hours*



### Receipt Book (A)

#### Cash Receipt (Office Copy)

Sub Registrar Office सोहना

Registration No. 433 Registration Date 01-05-2018  
Name of Executor MS PIONEER URBNA LAND AND  
INFRASTRUCTURE LTD  
Date of Execution 30-04-2018  
Date of Presentation 30-04-2018  
Type of Deed SALE  
Transacation Value 1057809344  
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Registry Fees 15000  
Pasting Fees 2  
Total Fees 15002

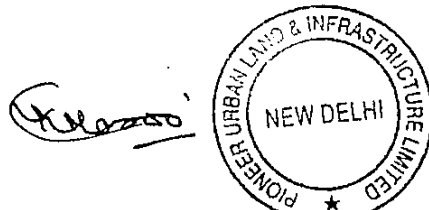
Sub Registrar सोहना

*The applicant will receive the final document on 01-05-2018 during the office hours*

10/2(0-8), 11/1(0-8), 11/3(0-6), 12/2(0-9), 2/1(0-9), total fields 9 and land measuring 2 Kanal 17 Marla to the extent of 1/7 share which comes to 0 Kanal 8 Marla 1 Sarsai, **(Total admeasuring 208 Kanal 18 Marla 4 Sarsai or 26.11527 ACRES) situated at Revenue Village Dhunela Tehsil Sohna, District Gurgaon, Haryana (now Sector 36, Urban Estate Sohna) vide Fard jamabandi for the year 2014-15 and Mutations No. 1933 (02-01-2016), 1938 (12-04-2016), 1939 (12-04-2016) accepted. (hereinafter referred to as "Land").**

**AND WHEREAS** the Vendor has 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) it has all the necessary corporate power and authority and is duly authorized 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) it is 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) it has the requisite right, title, power and authority to transfer and sell the said Land;
- (vii) no one else except the Vendor has 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 Vendor is 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/statute/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 statute 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 Vendor;



- (xiv) that no violation of any provision of the applicable law have ever been committed with respect to the said Land by the Vendor 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 this Sale Deed does not contravene the provisions of any Act/ statute/ notification restricting transfer of land.

**AND WHEREAS** the Vendee has further unequivocally represented and confirmed to the Vendor that it maintains good financial health and shall always be in the position to honour its post dated cheques and further confirms, assures and undertakes to Vendor that none of its Director are willful defaulter(s)

**AND WHEREAS** the Vendor is 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 Vendor doth hereby sells and transfers all his 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. 105,78,09,375/- (Rupees One Hundred Five Crores Seventy Eight Lacs Nine Thousand Three Hundred Seventy Five only) which is subject to deduction of TDS of Rs. 1,05,78,095/-, as per applicable laws, which will be further deposited by Vendee to tax authorities and the said net payable amount of Rs. 1,04,72,31,280/- is being paid by the Vendee to the Vendor as under:

S. No.	Demand Draft/ RTGS/ Cheque No. and Date	Net Amount Payable (In Rs.)	Drawn on the Bank and Branch	Favouring
1	000009 dated 26-04-2018	83100000	HDFC BANK LTD., 214, Kailash Building, KG Marg, New Delhi-110001	PIONEER URBAN LAND & INFRASTRUCTURE LTD.
2	000010 dated 26-04-2018	83100000	HDFC BANK LTD, 214, Kailash Building, KG Marg, New Delhi-110001	PIONEER URBAN LAND & INFRASTRUCTURE LTD.
3	000011 dated 26-04-2018	83100000	HDFC BANK LTD, 214, Kailash Building, KG Marg, New Delhi-110001	PIONEER URBAN LAND & INFRASTRUCTURE LTD.
4	000012 dated 26-04-2018	83100000	HDFC BANK LTD, 214, Kailash Building, KG Marg, New Delhi-110001	PIONEER URBAN LAND & INFRASTRUCTURE LTD.

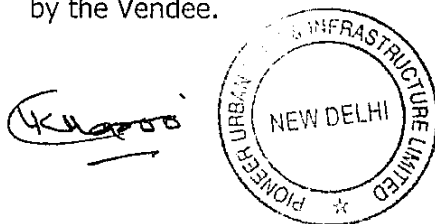


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5	000013 dated 26-04-2018	83400000	HDFC BANK LTD, 214, Kailash Building, KG Marg, New Delhi-110001	PIONEER URBAN LAND & INFRASTRUCTURE LTD.
6	000014 dated 25-07-2018	63100000	HDFC BANK LTD, 214, Kailash Building, KG Marg, New Delhi-110001	PIONEER URBAN LAND & INFRASTRUCTURE LTD.
7	000015 dated 25-07-2018	63100000	HDFC BANK LTD, 214, Kailash Building, KG Marg, New Delhi-110001	PIONEER URBAN LAND & INFRASTRUCTURE LTD.
8	000016 dated 25-07-2018	63100000	HDFC BANK LTD, 214, Kailash Building, KG Marg, New Delhi-110001	PIONEER URBAN LAND & INFRASTRUCTURE LTD.
9	000017 dated 25-07-2018	63100000	HDFC BANK LTD, 214, Kailash Building, KG Marg, New Delhi-110001	PIONEER URBAN LAND & INFRASTRUCTURE LTD.
10	000018 dated 25-07-2018	63315640	HDFC BANK LTD, 214, Kailash Building, KG Marg, New Delhi-110001	PIONEER URBAN LAND & INFRASTRUCTURE LTD.
11	000019 dated 24-08-2018	63100000	HDFC BANK LTD, 214, Kailash Building, KG Marg, New Delhi-110001	PIONEER URBAN LAND & INFRASTRUCTURE LTD.
12	000020 dated 24-08-2018	63100000	HDFC BANK LTD, 214, Kailash Building, KG Marg, New Delhi-110001	PIONEER URBAN LAND & INFRASTRUCTURE LTD.
13	000021 dated 24-08-2018	63100000	HDFC BANK LTD, 214, Kailash Building, KG Marg, New Delhi-110001	PIONEER URBAN LAND & INFRASTRUCTURE LTD.
14	000022 dated 24-08-2018	63100000	HDFC BANK LTD, 214, Kailash Building, KG Marg, New Delhi-110001	PIONEER URBAN LAND & INFRASTRUCTURE LTD.
15	000023 dated 24-08-2018	63315640	HDFC BANK LTD, 214, Kailash Building, KG Marg, New Delhi-110001	PIONEER URBAN LAND & INFRASTRUCTURE LTD.

3. That in the aforesaid mode and manner the Vendor 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.



4. That the Vendor has 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 Vendor shall be liable to make good all the losses, damages and cost of the Vendee and shall keep it fully indemnified in this regard.
5. That the Vendor has 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 and in case any of the said assurances is discovered to be incorrect, then the Vendor 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 Vendor 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 Vendor 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 has been handed over at the spot by the Vendor to the Vendee at the time of execution of this sale deed. It is specifically recorded that the standing crops of the Vendor have been removed by the Vendor 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 Vendor to the Vendee at the time of execution of this Sale Deed.
9. That the Vendee has now become the exclusive owner of the said Land and the Vendor is not left with any rights, title or interest in the same.
10. That the Vendor shall be left with no right, title, claim or interest in the said Land and affirms that there are no tenants or occupants authorized or unauthorized, no third-party rights have been created on the said Land by Vendor.
11. That the Vendee shall be fully entitled to transfer, sell, assign its rights in the subject land without any reference to the Vendor after realisation of total sale consideration. That the Vendee shall also be entitled to raise finance/ loan by way of mortgage/ charge or otherwise over the subject land in favour of bank/ financial institution or any other person/ entity.
12. That the Vendor undertakes to perform every act, deed, matters and things necessary for transferring the title in the name of Third Party in the relevant records as the absolute owner. That in case the Vendee requires any other documents to be executed by the Vendor to further perfect the title of the Vendee or for any other purposes, the Vendor shall execute and/ or register the same at the cost of the Vendee. That the Vendee shall be entitled to have the said Land mutated in the revenue and the other governmental records in its name on the strength of this sale deed or its certified copy and no further no objection certificate of any kind shall be required from the Vendor nor it will be necessary







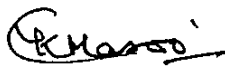

for the Vendor to be present in the office of the concerned authorities and the said mutation can be obtained in the absence of the Vendor.

13. That a part of agreed consideration is being paid by way of post-dated cheques and the Vendee undertakes to get the said cheques honoured on presentation or make payment in lieu thereof on or before the agreed date to the Vendor. Notwithstanding anything stated to the contrary in this deed or any document, the Vendee hereby admits and acknowledges that every covenant of this Sale Deed is subject to realisation of total sale consideration by the Vendor failing which the Vendor will be free to take appropriate legal remedies against Vendee as may be advised to it including for cancellation of the sale deed.
14. That the Parties have executed this Sale Deed after fully going through and understanding the same and accepting the same to be correct.
15. That all costs of stamping and registration of this sale deed have been borne by the Vendee.
16. That the Original Sale Deed shall be kept with the Vendee and the Vendor shall be entitled to keep a copy of the executed and registered Sale Deed.

In Witness of the above, the parties hereto have set their hands to this sale deed on the day, month and year first above written in the presence of the witnesses.

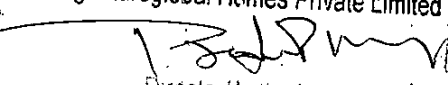
Drafted by

C.P. Batheja Adv.  
Gurugram

VENDOR	VENDEE
M/S PIONEER URBAN LAND & INFRASTRUCTURE LIMITED	M/S SIGNATUREGLOBAL HOMES PRIVATE LIMITED
 AUTHORISED SIGNATORY	 AUTHORISED SIGNATORY

WITNESSES:   
1. Shrichand Lamberdar Alipur

WITNESS  
2. Braham Parkash Lamberdar Raisina

For Signatureglobal Homes Private Limited  
  
Director/Authorised Signatory

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 19/06/2018

Certificate No. G0S2018F1215

GRN No. 36702236



Stamp Duty Paid : ₹ 5240000  
(Rs Only)

Penalty : ₹ 0

(Rs Zero Only)

**Seller / First Party Detail**

Name: Dalip Singh

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Nil

City/Village : Mulahera

District : Gurugram

State : Haryana

Phone : 0



**Buyer / Second Party Detail**

Name : Sternal Buildcon Private limited

H.No/Floor : 12th

Sector/Ward : Nil

LandMark : Dr gopal dass bhawan

City/Village : New delhi

District : New delhi

State : Delhi

Phone : 9810642148

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	:	VILLAGE DHUNELA
Tehsil & District	:	TEHSIL SOHNA, DISTRICT GURUGRAM
Area	:	3.2625 ACRES or 26 KANAL 2 MARLA
Value	:	Rs. 13,05,00,000/-
Stamp Duty	:	Rs. 52,40,000/-
e-Stamp No. & Dated	:	G0S2018F1215
Deficiency of Stamp	:	Rs. 39,00,000/-
e-Stamp No. & Dated	:	G0S2018F1199
Issued By	:	Haryana Government

For Sternal Buildcon Private Limited  
  
Director/Authorised Signatory

प्रलेख नं:1349

दिनांक:20-06-2018

<b>डीड संबंधी विवरण</b>	
डीड का नाम SALE WITH IN MC AREA	
तहसील/सब-तहसील सोहना	गांव/शहर Dhuncela Dhuncela Dhuncela स्थित Dhuncela
<b>भवन का विवरण</b>	
<b>भूमि का विवरण</b>	
चाही	24 Kanal 42 Maria
<b>धन संबंधी विवरण</b>	
राशि 130500000 रुपये	कुल स्टाम्प इयूटी की राशि 9135000 रुपये
स्टाम्प नं : GOS2018F1215	स्टाम्प की राशि 5240000 रुपये
रजिस्ट्रेशन फीस की राशि 15000 रुपये	पेस्टिंग शुल्क 3 रुपये
DeficiencyStampno: GOS2018F1199	DeficiencyGrimo: 35018275
Drafted By: C P BATHEJA ADV	DeficiencyAmt: 39000000
	Service Charge:200

यह प्रलेख आज दिनांक 20-06-2018 दिन बुधवार समय 2:34:00 PM बजे श्री/श्रीमती/कुमारी दलीप सिंह पुत्र धर्म सिंह दलीप सिंह पुत्र धन सिंह निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता  
दलीप सिंह दलीप सिंह

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 20-06-2018

दलीप सिंह दलीप सिंह

उप/संयुक्त पंजीयन अधिकारी (सोहना)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी MS STERNAL BUILDCON 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 विक्रेता ने 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 SHRI CHAND LAMBERDAR पिता --- निवासी ALIPUR SOHNA व श्री/श्रीमती/कुमारी VINOD KUMAR CHOPRA पिता SUSHIL KUMAR CHOPRA निवासी 168 UPPAL SOUTHEND GURUGRAM ने की।

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

दिनांक 20-06-2018

उप/संयुक्त पंजीयन अधिकारी (सोहना)

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 19/06/2018

Certificate No. G0S2018F1199



Stamp Duty Paid : ₹ 3900000  
(Rs. Only)

GRN No. 35018275



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Dalip Singh

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Nil

City/Village : Mulahera

District : Gurugram

State : Haryana

Phone: 0



**Buyer / Second Party Detail**

Name : Sternal Buildcon Private limited

H.No/Floor : 12th

Sector/Ward : Nil

LandMark : Dr gopal dass bhawan

City/Village: New delhi

District : New delhi

State : Delhi

Phone : 9810642148

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>

This Sale Deed is made and executed at Sohna, District Gurugram on this \_\_\_ day of June 2018.

**BY**

**Shri Dalip Singh (Aadhar No. 841037062414 & PAN No. HOXPS4548H)  
S/o Shri Dharam Singh S/o Shri Shadi Ram R/o Mulahera, Tehsil &  
District Gurgaon, hereinafter called the "VENDOR/SELLER", which expression  
shall mean and include his heirs and legal representatives of the First Part.**

**IN FAVOR OF**

**M/S STERNAL BUILDCON PRIVATE LIMITED (Having CIN: U70109DL2009PTC195052) & (PAN No. AAOC50457N) a company incorporated under the Companies Act, 1956, having its registered office at 12<sup>TH</sup> Floor, Dr. Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi, represented by Mr. Devender Aggarwal, (Aadhaar No. 534343700054) authorized in this behalf vide Board Resolution dated 26-05-2018, 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.**

*[Handwritten signature]*



Reg. No.

Reg. Year

Book No.

1349

2018-2019

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- दलीप सिंह दलीप सिंह दलीप सिंह

क्रेता :- thru DEVENDER AGGARWALOTHERMS STERNAL BUILDCON PVT LTD Devender Aggarwal

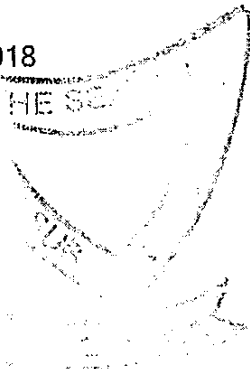
गवाह 1 :- SHRI CHAND LAMBERDAR Shri Chand Lamberdar

गवाह 2 :- VINOD KUMAR CHOPRA Vinod Kumar Chopra

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1349 आज दिनांक 20-06-2018 को बही नं 1 जिल्द नं 2114 के पृष्ठ नं 191 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1277 के पृष्ठ संख्या 54 से 55 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 20-06-2018



उप/सयुक्त पंजीयन अधिकारी ( सोहना )  
सब रजिस्ट्रार  
सोहना

**WHEREAS** the Vendor is the absolute owner of and in possession of land comprised in **Khewat No. 103**, Khata No. 103, Rect. No. 21, Killa No. 19/2(3-7), 23/1(4-0) total field 2 and land measuring 7 Kanal 7 Marla Salam, **Khewat No. 202**, Khata No. 203, Rect. No. 21, Killa No. 22/2(6-2), 23/2(4-0), Rect. No. 24, Killa No. 3/2(0-15) total field 3 and land measuring 10 Kanal 17 Marla Salam, **Khewat No. 382**, Khata No. 387, Rect. No. 24, Killa No. 2(7-18) total field 1 and land measuring 7 Kanal 18 Marla Salam, **(Total admeasuring 26 Kanal 2 Marla or 3.2625 ACRES) situated at Revenue Estate of Village Dhunela Tehsil Sohna, District Gurugram, Haryana (now Sector 36, Urban Estate Sohna) vide Fard jamabandi for the year 2014-15 (hereinafter referred to as "Land").**

**AND WHEREAS** the Vendor has 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) Vendor has all the absolute right and power 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) Vendor is 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) Vendor has the requisite right, title, power and authority to transfer and sell the said Land;
- (vii) No one else except the Vendor has 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 Vendor is 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

*[Handwritten Signature]*





- (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 Vendor 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.

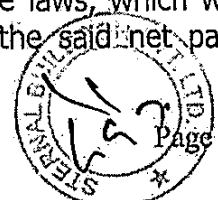
**AND WHEREAS** the Vendee has further unequivocally represented and confirmed to the Vendor that it maintains good financial health and shall always be in the position to honour its postdated cheques and further confirms, assures and undertakes to Vendor that none of its Director are willful defaulter

**AND WHEREAS** the Vendor is 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 Vendor doth hereby sells and transfers all his 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. 13,05,00,000/- (Rupees Thirteen Crores Five Lakhs only) which is subject to deduction of TDS of Rs. 13,05,000/-, as per applicable laws, which will be further deposited by Vendee to tax authorities and the said net payable

*Signature*



amount of Rs. 12,91,95,000/- is being paid by the Vendee to the Vendor as under:

S. No.	Demand Draft/ RTGS/ Cheque No. and Date	Net Amount Payable (In Rs.)	Drawn on the Bank and Branch	Favouring
1	YESBR520180 62056510947 dt. 20.06.2018	19,379,250.00	Yes Bank , Janpath Branch	Dalip Singh
2	648747 dt. 20.07.2018	12,919,500.00	Yes Bank , Janpath Branch	Dalip Singh
3	648748 dt. 20.03.2019	30,000,000.00	Yes Bank , Janpath Branch	Dalip Singh
4	648749 dt. 20.03.2019	30,000,000.00	Yes Bank , Janpath Branch	Dalip Singh
5	648750 dt. 20.03.2019	36,896,250.00	Yes Bank , Janpath Branch	Dalip Singh

3. That in the aforesaid mode and manner the Vendor 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.
4. That the Vendor has 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 Vendor shall be liable to make good all the losses, damages and cost of the Vendee and shall keep it fully indemnified in this regard.
5. That the Vendor has 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 and in case any of the said assurances is discovered to be incorrect, then the Vendor 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 Vendor 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 Vendor 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 Vendor to the Vendee at

*(Signature)*

the time of execution of this sale deed. It is specifically recorded that the standing crops of the Vendor have been removed by the Vendor 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 Vendor to the Vendee at the time of execution of this Sale Deed.
9. That the Vendee has now become the exclusive owner of the said Land and the Vendor is not left with any rights, title or interest in the same.
10. That the Vendor shall be left with no right, title, claim or interest in the said Land and affirms that there are no tenants or occupants authorized or unauthorized, no third-party rights have been created on the said Land by Vendor.
11. That the Vendee shall be fully entitled to transfer, sell, assign its rights in the subject land without any reference to the Vendor after realization of total sale consideration. That the Vendee shall also be entitled to raise finance/ loan by way of mortgage/ charge or otherwise over the subject land in favour of bank/ financial institution or any other person/ entity.
12. That the Vendor undertakes to perform every act, deed, matters and things necessary for transferring the title in the name of Vendee in the relevant records as the absolute owner. That in case the Vendee requires any other documents to be executed by the Vendor to further perfect the title of the Vendee or for any other purposes, the Vendor shall execute and/ or register the same at the cost of the Vendee. That the Vendee shall be entitled to have the said Land mutated in the revenue and the other governmental records in its name on the strength of this sale deed or its certified copy and no further no objection certificate of any kind shall be required from the Vendor nor it will be necessary for the Vendor to be present in the office of the concerned authorities and the said mutation can be obtained in the absence of the Vendor.
13. That a part of agreed consideration is being paid by way of post-dated cheques and the Vendee undertakes to get the said cheques honoured on presentation or make payment in lieu thereof on or before the agreed date to the Vendor. Notwithstanding anything stated to the contrary in this deed or any document, the Vendee hereby admits and acknowledges that every covenant of this Sale Deed is subject to realization of total sale consideration by the Vendor failing which the Vendor will be free to take appropriate legal remedies against Vendee as may be advised to it including for cancellation of the sale deed / forfeiture of received amount.
14. That the Parties have executed this Sale Deed after fully going through and understanding the same and accepting the same to be correct.

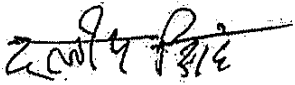
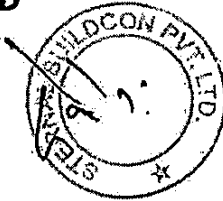
*Handwritten signature*



15. That all costs of stamping and registration of this sale deed have been borne by the Vendee.


16. That the Original Sale Deed shall be kept with the Vendee and the Vendor shall be entitled to keep a copy of the executed and registered Sale Deed.

In Witness of the above, the parties hereto have set their hands to this sale deed on the day, month and year first above written in the presence of the witnesses.


VENDOR	VENDEE
Mr. Dalip Singh 	M/S STERNAL BUILDCON PRIVATE LIMITED  AUTHORISED SIGNATORY

Drafted by

Drafted by

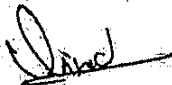
  
C.P. Batheja Adv.  
Gurugram

WITNESSES:

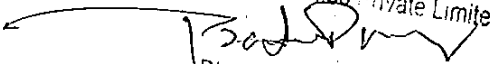
Shri Chand Nambardar  


श्री चंद नम्बरदार  
पौव अलीपुर तहसील सोहवा  
जिला गुडगाँव

WITNESS

  
Umad kr Chopra CB  
Shri. Sushil kumar Chopra  
R/o S-I 68, Uppal South End  
Gurgaon

For Signatory Sternal Homes Private Limited

  
Director/Authorised Signatory

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 06/03/2019

Certificate No. G0F2019C2991

GRN No. 44887259



Stamp Duty Paid : ₹ 1697000  
(Rs. Only)

Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Sternal Buildcon Pvt Ltd

H.No/Floor : 12th

City/Village : New delhi

Phone: 0

Sector/Ward : Nil

District : New delhi

LandMark : Dr gopal das bhawan

State : Delhi

**Buyer / Second Party Detail**

Name : Signatureglobal Homes Private Limited

H.No/Floor : 1309/13th

City/Village : New delhi

Phone : 0

Sector/Ward : Nil

District : New delhi

LandMark : Dr gopal das bhawan

State : Delhi



Purpose : Collaboration Agreement



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

**DEVELOPMENT / COLLABORATION AGREEMENT**

Stamp Duty

Stamp No.

Date

.....  
.....  
.....

Rs, 16,97,000/-

G0F2019C2991

06.03.2019

7125

13-03-2019

THIS AGREEMENT OF DEVELOPMENT/COLLABORATION is made and executed at Sohna, District Gurugram on this 6<sup>th</sup> March, 2019

Between

**M/S STERNAL BUILDCON PRIVATE LIMITED** (Having CIN: U70109DL2009PTC195052) & (PAN No. AAOCSS0457N) a company incorporated under the Companies Act, 1956, having its registered office at 12<sup>th</sup> Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, New Delhi-110001, represented by Mr. Dhananjay Shukla, (Aadhar No. 9937 7354 3638) authorized in this behalf vide Board Resolution dated 07 January, 2019, hereinafter referred to as "**Owner**" which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include it's subsidiary, companies, associates, representatives, successors, liquidators, permitted nominees and assigns of the First Part.

AND

For STERNAL BUILDCON PVT. LTD.

Director/Authorised Signatory

For Signatureglobal Homes Private Limited

Director/Authorised Signatory

प्रलेख न:7125

दिनांक:13-03-2019

डीड संबंधी विवरण

डीड का नाम  
AGREEMENT

COLLABORATION

तहसील/सब-तहसील सोहना

गांव/शहर

Dhunela

धन संबंधी विवरण

राशि 84825000 रुपये

स्टाम्प ड्यूटी की राशि 1696500 रुपये

स्टाम्प नं : G0F2019C2991

स्टाम्प की राशि 1697000 रुपये

रजिस्ट्रेशन फीस की राशि 50000 रुपये

EChallan:0044934252

पेस्टिंग शुल्क 0 रुपये

Service Charge:0

Drafted By: C P BATHEJA ADV

यह प्रलेख आज दिनांक 13-03-2019 दिन बुधवार समय 2:18:00 PM बजे श्री/श्रीमती /कुमारी MS STERNAL BUILDCON PVT LTD thru DHANANJAY SHUKLA OTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (सोहना)

हस्ताक्षर प्रस्तुतकर्ता

MS STERNAL BUILDCON PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS SIGNATURE GLOBAL HOMES PVT LTD thru DEVENDER AGGARWAL OTHER हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHIRI CHAND LAMBERDAR पिता --- निवासी ALIPUR SOHNA व श्री/श्रीमती /कुमारी VIJAY SINGH पिता RATAN CHAND

निवासी WARD 15 SOHNA ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

उप/संयुक्त पंजीयन अधिकारी (सोहना)



#2#

**M/S SIGNATUREGLOBAL HOMES PRIVATE LIMITED** (Having CIN: U70100DL2008PTC176641 & PAN AABCJ9888R a company incorporated under the Companies Act, 1956, having its registered office at 1309, 13<sup>th</sup> Floor, Dr. Gopal Das Bhawan, 28, Barakhmaba Road, New Delhi-110001, represented by Mr. Devender Aggarwal, (Aadhar No. 5343 4370 0054) authorized in this behalf vide Board Resolution dated 24 December, 2018, hereinafter referred to as "**Developers**" "which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include its subsidiary, companies, associates, representatives, successors, liquidators, permitted nominees and assigns of the Second Part.

WHEREAS THE FIRST PARTY is/are the lawful owner in possession of land at **Khewat No. 103, Khata No. 103, Rect. No. 21, Killa No. 19/2(3-7), 23/1(4-0) total field 2 and land measuring 7 Kanal 7 Marla Salam, Khewat No. 202, Khatoni No. 203, Rect. No. 21, Killa No. 22/2(6-2), 23/2(4-0), Rect. No. 24, Killa No. 3/2(0-15) total field 3 and land measuring 10 Kanal 17 Marla Salam, Khewat No. 382, Khata No. 387, Rect. No. 24, Killa No. 2(7-18) total field 1 and land measuring 7 Kanal 18 Marla Salam, (Total admeasuring 26 Kanal 2 Marla or 3.2625 ACRES) situated at Revenue Estate of Village Dhunela Tehsil Sohna, District Gurugram, Haryana. There is no license on the above land.**

AND WHEREAS the developer company contemplate to develop the said land by developing it as a Affordable Plotted Colony as per "Deen Dayal Jan Awas Yojna - Affordable Plotted Housing Policy 2016" and amendment thereof; thereon after obtaining the requisite license from the concerned authorities and getting the plans sanctioned/approved from the competent authority.

AND WHEREAS the owner has approached the developer who is engaged in the development and construction of various type of buildings and is confident that he is in a position to obtain permission for Change of Land Use/obtain license etc. to Collaborate with them in the execution and completion of the said Affordable Plotted Colony on the said land

AND WHEREAS the developer has agreed to undertake the execution and completion of said Affordable Plotted Colony on the said land on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND PARTIES HEREBY AGREE AS UNDER:-

1) That the subject matter of this Deed of Collaboration between the owner and the developer is the said land admeasuring 26 Kanal 2 Marla or 3.2625 acres for utilizing the same in part or full for Development of Affordable Plotted Colony which fall in:-

For SIGNATUREGLOBAL HOMES PVT. LTD.  
Director/Authorized Signatory

For Signature Global Homes Private Limited  
Director/Authorized Signatory

Reg. No.

Reg. Year

Book No.

7125

2018-2019

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru DHANANJAY SHUKLAOTHER MS STERNAL BUILDCON PVT LTD

दावेदार :- thru DEVENDER AGGARWALOTHERMS SIGNATUREGLOBAL HOMES PVT LTD

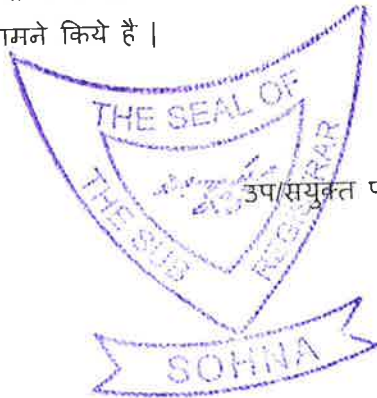
गवाह 1 :- SHRI CHAND LAMBERDAR

गवाह 2 :- VIJAY SINGH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7125 आज दिनांक 13-03-2019 को बही नं 1 जिल्द नं 2122 के पृष्ठ नं 35 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1411 के पृष्ठ संख्या 37 से 38 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 13-03-2019



उप/सयुक्त पंजीयन अधिकारी (सोहना)



**Khewat No. 103, Khata No. 103, Rect. No. 21, Killa No. 19/2(3-7), 23/1(4-0) total field 2 and land measuring 7 Kanal 7 Marla Salam, Khewat No. 202, Khatoni No. 203, Rect. No. 21, Killa No. 22/2(6-2), 23/2(4-0), Rect. No. 24, Killa No. 3/2(0-15) total field 3 and land measuring 10 Kanal 17 Marla Salam, Khewat No. 382, Khata No. 387, Rect. No. 24, Killa No. 2(7-18) total field 1 and land measuring 7 Kanal 18 Marla Salam (Total admeasuring 26 Kanal 2 Marla or 3.2625 ACRES) situated in revenue estate of village Dhunela Tehsil Sohna & Distt. Gurugram , Haryana.**

2) That the owner assures and declares that they are the absolute owner of the said land and is entitled to enter into the said collaboration with the developer & further states that this area (Proposed for collaboration) is free from acquisition.

3) That all the rates, cesses and taxes due and payable in respect of the said land up to the handing over of the actual physical possession of the said land to the developer shall be the exclusive liability of the owner and thereafter the liability in this behalf be shared by the parties in the agreed proportion mentioned herein.

4) That the owner has declared and represented to the developer that said Land is free from attachments, tenancy, un-authorized occupation, litigations and acquisition and the owner shall keep the title of the said land absolutely free and saleable till the duration and full implementation of this agreement in all respects and the developer has entered into this agreement relying/action upon these declaration and representation/undertaking of the owner.

5) That in case the said property or any part thereof comprised in and subject matter of this agreement declared to be belonging to the owner, is lost on account of any defect in the owner's title or any litigation started by any one claiming through the owner or any one claiming title paramount to the owner or on account of any cause or cause whatsoever including relating to any outstanding (s) claim (s) taxes (s) etc. on the owner, the owner shall be liable for the damages, losses, costs and expenses sustained by the developer and / or intending buyers of whole or part of the build / un-built areas of the developer share. the owner expressly agrees to keep the developer and the intending buyers of whole or part of the developer's share harmless and indemnified against all claims and demands for damages, losses, cost and expenses which the developer or the intending buyer may sustain or incur by reason of any case or cases whatsoever.

6) That if there be any demand, litigation of any nature whatsoever against the owner, then it is a condition of this agreement that the work of development and / or any other matter incidental to this agreement shall not, at any time or after the commencement or on handing over possession to the intending purchaser, be stopped/prevented obstructed or delayed in any manner whatsoever. It is agreed that such claims, outstanding, demands, litigation and / or courts decree shall only be met and satisfied out of owner's share of the area of project and or proceeds thereof.

For **GLOBAL HOMES PRIVATE LTD.**

  
Director/Authorised Signatory

For **Global Homes Private Limited**

  
Director/Authorised Signatory



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7) That the Owner shall execute General Power of Attorney (GPA) / Special Power of Attorney and / or any other document or papers in favour of the Developer or it's nominee to enable the Developer to apply for all regulatory approvals, licenses, sanctions and no objections for development of the said land as required and to raise constructions thereon as agreed hereto. However, in the event, any other/further document in respect of said land is required the Owner have to sign the same to enable to Developer to obtain the necessary license/permission and complete the development of the colony on the said land. The Owner shall sign the same without raising any objection in any manner whatsoever and within the stipulated period. That the owner, if at any stage, any previous agreement / collaboration / development agreement executed by the Owner with any party or any advance taken by the Owner in relation to the said land or any part thereof is noticed and the project is delayed, then the time agreed for development shall be deemed as extended and it shall be sole obligation of the Owner to settle all such claim/claims at it's own cost and the Owner do hereby keep the developer indemnified against all such claims.

8) That the Owner further undertakes that they shall not deal with the said land in any manner whatsoever and shall henceforth keep the said land free from any change except as disclosed above, lien, litigation, claim etc. and shall not create any obstruction or impediment in the development of the said kind of the 'Development'.

9) That the Owner shall furnish documentary proof of their title to the said land as and when required by the Developer and / or the concerned authorities as may be required from time to time.

10) That the owner will assist the developer to defend and otherwise respect to any proceeding that may be initiated by any person in regard to the said portion of the said land which may be instituted at any time hereafter before any court or other authority and all costs in regard thereto shall be borne by the owner .

11) That owner will hand over the actual physical possession of the said land to the developer for purpose of developing for the purpose agreed to be developed, with the immediate effect from signing of this collaboration agreement, to enable the developer to discharge it's part of obligation.

12) That the developer shall develop, construct and complete the total development and construction of the aforementioned land after procuring requisite licenses, permissions, approvals, sanctions, whenever required from the concerned authorities at its own cost and expense.

13) That all licenses, approvals, sanctions etc. wherever required for development on the said land shall be procured by the Developer at it's own cost and expenses and in it's own name. All expenses towards scrutiny fee,

For STEEL BUILD CON PVT LTD.  
  
Director/Authorised Signatory

For Signature Global Homes Private Limited  
  
Director/Authorised Signatory



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external development charges, Internal Development Charges and any other Charges, fee etc. payable to the concerned authorities shall be paid by the Developer only.

14) That It is agreed between the parties that in lieu of the owner providing his land to the developer and the developer shall developed land within 48 months from the date of launch of the Project. The Developer shall launch the project within 6 months from the date of this agreement or such period as may be mutually agreed upon by the Parties.

15) That it is further agreed between the Owner and Developer that in lieu of the Developer agreeing to develop the said land for Affordable Plotted Colony Project and agreeing to obtain the licenses at it's own cost and expenses and the Owner's acknowledgement of the refundable security deposit made by the Developer to the Owner the parties hereto have agreed to share the Proportionate Revenue in the project of which the land under collaboration shall form part of, with respect to the said land in the following manner :

OWNER'S ALLOCATION	10 % of the Residential component in the Project and 100 % of the approved Commercial component in the Project
DEVELOPER'S ALLOCATION	Balance area in the Project including 90% of the Residential component in the Project.

In lieu of and consideration of the development of the said area the developer shall become exclusive owner of the share of the developed area as mentioned above. The Common Area of the project such as Roads, services, community sites and other structures will be owned/ controlled by the Developer. Developer on the basis of GPA shall be entitled to book the plots/ flats/ Shops and or enter into agreement to sell with third parties, shall execute deeds of conveyances of such saleable area and various units of the said project in such part or parts as shall be required. Further developer shall join and confirm such sale by executing all and every transfer document/deed in favour of the Transferees. The costs of such conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees. Owner shall execute further GPA in Developer's or its nominee favour such that developer shall be fully entitled to sell its share of the unsold area and receive consideration directly in its name. Owner however at all times shall co-operate for such purpose and shall execute any further documents to effectively and legally transfer and convey developer's unsold area in third party favour, without being entitled to any further money or consideration for that matter.

For STATUTAL BUILDCON PVT. LTD.

*[Signature]*  
Director/Authorised Signatory

For Signature/Statutal Homes Private Limited

*[Signature]*  
Director/Authorised Signatory



16) The Developer has paid to the Owner Rs 25,00,000/- (Rs. Twenty Five only) as refundable security deposit vide cheque no. 000075 dated 06-03-2019 drawn on HDFC Bank Bank, which the Developer shall keep deposited with the Owner towards the refundable security deposit, which will be refunded to the Developer within 6 months from the date of launch of the proposed project.

17) Developer at its absolute discretion shall demolish all structure "Kacha" or "Pacca" existing on the said land before the Developer applies for requisite approvals and sanctions.

18) That the developer shall commence and complete the development of the said Affordable Plotted Colony by providing the entire finance, equipment, inputs material infrastructure and expertise necessary to develop the residential Colony in accordance with the sanctioned plans and any modifications thereof as may become necessary or agreed to during the progress of the work. That the Developer is fully empowered and entitled to assign agreement in favour of any Third party at its absolute discretion without any recourse to the Owner and the Owner shall have no objection for such assignment.

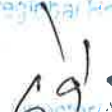
19) That the developer/owner shall pay and bear in proportion to their respective share as aforesaid all taxes, cesses and levies payable for the said land and building from the date of the commencement of development and any party failing to pay his part of the taxes shall be liable to indemnify the other for all or any recoveries that may be affected by the Government Department or Authority.

20) The developer alone shall be responsible for any accident that may occur during the course of development and it alone shall meet any financial or other liability either under Workmen Compensation Act or under any other Law or Regulation in force for the time being. Any financial expenditure of whatever nature involved in any accident to workmen, labour, employee, neighbour or any other person shall be borne by the developer and owner shall be absolved of and indemnified by the developer of any financial or other liability in this regard.

21) The owner shall not interfere with or obstruct in any manner with the execution and completion of the work of development of the said colony and / or booking and sale of developer's share of developed, built or un - built areas of the Project. However if any defect is pointed out in the development while the work is in the progress by the owner, the same will be removed and rectified by the developer.

22) It is agreed between the parties that the possession of the said land once delivered/handed over to the developer for the purpose of the aforementioned project shall not be disturbed nor any interference caused by the owner till the project is complete. It is clarified that the ownership in the said

For STERIAL BUILDCON PVT. LTD.  
  
Director/Authorised Signatory

For Signature of Bharat Homes Private Limited  
  
Director/Authorised Signatory





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land shall continue to vest exclusively in the owner and developer shall not be entitled to claim any right, title or interest in the said portion of the said land or any part thereof before successful completion of the project as provided herein after which the ownership in the property shall be of both the parties as per their respective shares.

23) The developer shall rectify defects in the development or in the material utilized or to be used promptly as may be intimated to it in writing during the course of development. In the event of any difference of opinion in this respect, the decision of the Architect of the project will be final.

24) The developer shall be entitled to enter into any agreement to sell or to receive the payments and to execute the necessary documents in favour of purchasers. The owner shall also join hands in executing the documents in favour of such purchaser and shall also do all other acts, deeds and things which may be required to be done in order to confer legal and perfect title in favour of such purchaser all receipt shall be issued for and on behalf of the owner and developer conclusively thereby binding both the parties for the transaction.

25) The owner shall execute General Power of Attorney in favour of the developer and / or its agents, nominee of the developer to enable the developer to obtain necessary sanctions, permissions, approvals, connections, raw materials etc. and also to enable the developer to discharge its part of obligation under this Collaboration agreement and to let/sell area of its share.

26) The owner and the developer shall be bound to comply with all the terms and conditions of Licenses and agreement with Town & Country Planning Department in respect of the project sought to be developed, which have been duly seen and examined by developer.

27) The parties hereto have agreed and undertaken to perform their part of agreement with due diligence and mutual co-operation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this agreement.

28) It is an integral and essential term of this agreement that the said residential colony shall be named as decided by the developer without any objection whatsoever from the owner.

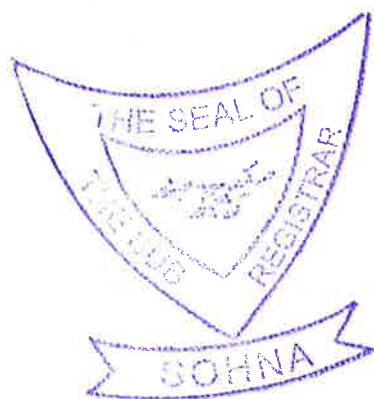
29) That the parties hereto understand that present arrangement shall not be deemed or construed as partnership or joint venture. The collaboration is pure and simple agreement for development and sharing of area to be developed in the Project by and between the parties as mentioned hereinabove.

FOR ETHERNAL BUILDCON PVT. LTD.

Director/Authorised Signatory

For Signature Global Animes Private Limited

Director/Authorised Signatory



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30) That all original documents in respect of the said land shall be kept with Developer after the license has been obtained.

31) That the Developer shall be liable for payment of all charges & dues and shall also be responsible for compliance of all terms and conditions of license Provisions of the Haryana Development and Regulation of Urban Act, 1975 and the Rules made there under till the grant of final completion certificate of the colony or relieved of the responsibility by the DGTCP Haryana, whichever is earlier.

32) The said agreement shall be irrevocable and any modification/ alteration etc in terms and condition can be undertaken except after obtaining prior permissions of DGTCP Haryana. It is further agreed that Collaborator Company shall develop the project on the applied land exclusively for Affordable Plotted Colony.

33) OBLIGATION OF THE OWNERS:


It is agreed by and between the parties that the Owners shall have the following obligations, including the other conditions specified in the rest part of the agreement, which shall be performed by him at its own cost and expenses:

- a. To clear all outstanding taxes, dues by whatever names called including charges towards electricity and water up to date of this agreement at its own cost and expenses ;
- b. To keep the title of the said land free and marketable so as to enable the Developer to complete the Project.
- c. To sign, apply for and submit for all permissions and sanctions jointly with the Developer from the Government and or other authorities including the sanction of Building Plans, Revised / Modified Plans, Service Plans etc. before the concerned Local Authorities as may be required for commencement, continuation and completion of the Project.
- d. To permit the Developer to set up of infrastructure, site office etc. and permit free access upon the said Land to the Developer, its staff, appointed architects, specialists, contractors, sub-contractors, site engineers, supervisors, agents, their servants and other personnel.

For SUREAL BUILDCON PVT. LTD.

  
Director/Authorised Signatory

For Signatunreglobal Homes Private Limited

  
Director/Authorised Signatory



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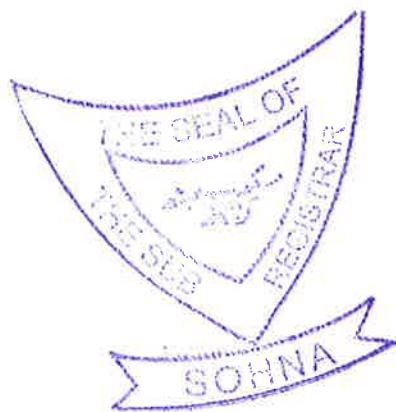
- e. To execute and sign all necessary documents required by the relevant Government authorities for smooth execution of the 'Project' including obtaining temporary / permanent electric connection from Electricity Authority / Board, Water connection, Tube well etc. It is understood that by doing so the owner shall not incur any responsibility or liability of any nature whatsoever, pecuniary or otherwise and its total cost or expenses would be borne by the Developer.
- f. To execute and sign Power of Attorney in favour of the Developer and/or its agents to enable the Developer to apply for and obtain all necessary permissions, sanctions, licenses etc. from the concerned authorities to enable the Developer to commence and complete Project in accordance with this Agreement.
- g. To execute and sign Power of Attorney in favour of the Developer and/or its agents to enable the Developer to sign Agreement for sale
- h. To execute and sign all necessary documents of transfer of the developed area/Flats/Shops including sale deed in favour of Prospective buyers for transfer of title of the upon completion of the Project.
- i. To defend, compromise & settle, all suits, proceeding and cases jointly with the 'Developer that may be initiated by any third party against any/all acts of the Owner or Developer with regard to development, construction and marketing of the project but if any suits, proceeding and case is file against the owner with respect to title, ownership, possession of the Owners land then defending the same shall be the sole responsibility of owners.
- j. Not to enter into any agreement or arrangement for the development of the said land expect the Developers or its nominee/s.
- k. In case of any amount/fees deposited with the Government/any other authority is refunded to the OWNER, the same will be returned by the OWNER to the DEVELOPER within 30 days of the receipt of the same and in the event of any delay beyond this period, the OWNER will pay interest @12% p.a on the amount as received.

For and on behalf of LAKSHMI PVT LTD.

Director/Authorized Signatory

For Signatory on behalf of Lakshmi Private Limited

Director/Authorized Signatory



34) OBLIGATIONS OF THE DEVELOPER :

It is agreed by and between the parties hereto that the following shall be the obligations and responsibility of the Developer, which shall be performed by it at its own cost and expenses:

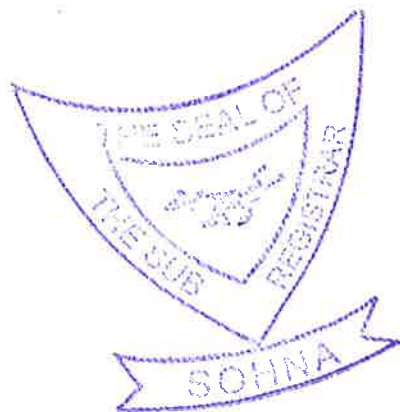
- a. Survey of the said land, preparation of the layout and building plans and development schemes independently for the said land, to submit the same to the appropriate authorities with the approval of Owner for grant of approval and sanction, to fulfill the objects of this agreement.
- b. To prepare detailed development plans and estimates and to assign and execute the work and supervise the same so as to carry out and provide all services of development.
- c. To develop the said Land to carry out and manage the constructions for a Affordable Plotted Colony purposes as per the building plans and other approvals as may be issued by the concerned authorities.
- d. To complete the said project in all respect including but not limiting to the completion of construction of floors space carrying out internal development by laying roads, sewage lines, overhead and, underground water storage tanks electrical and telephone lines etc.
- e. To market the said project in terms of this Agreement.
- f. To enter into contracts, agreement or arrangements with any person for the construction or development of the said project at its own cost.
- g. To discharge, pay and deal with all employees may be workmen, officials or otherwise who are engaged or working with the said project directly or indirectly, at the site or otherwise who shall be the employees / officials / staff of the Developer exclusively. All their wages or other dues statutory or contractual shall be payable exclusively by the Developer.
- h. Timely completion of formalities for obtaining the requisite permissions, sanctions and approvals and follow – up with the

For STERNA BUILDCON PVT. LTD.

Director/Authorised Signatory

For Sri. Suresh Babu, Sri. Suresh Babu Private Limited

Director/Authorised Signatory





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various authorities during and post construction period with regard to the building and building services from the concerned authorities.

- i. Timely completion of all formalities pertaining to application and obtaining of completion / occupancy certificates from the concerned authorities.
- j. To bring in finance for development of the said project in terms of this agreement as and when required for the said Project in time so that the development of the project is not hindered on any account whatsoever particularly for non – availability of finances.
- k. To determine the sale price lease amount or license fees of the built up units of the said project from time to time.
- l. To abide by all contracts, agreement and allotment on such terms and conditions that the Developer may execute in respect of the said project with any of the contractors, suppliers. Third Parties and / or Prospective purchasers / allottees / transferees / Licensors etc.

35) That in the event of the dispute or deference between the parties relating to this agreement or any part thereof, the same shall be referred to Gurugram Court and Gurugram court alone shall have the jurisdiction for adjudication of disputes, if any, between the parties.

IN THE WITNESSES WHEREOF, the parties hereto have set their respective hands on these present on the day, month and year written below in the presence of the following witnesses :-

**SIGNED AND DELIVERED BY  
WITHIN NAMED DEVELOPER**

*[Signature]*  
Director/Authorised Signatory

Authorize Signatory

**SIGNED AND DELIVERED BY  
WITHIN NAMED OWNER**

*[Signature]*  
For STERNAL BUILDCON PVT. LTD.

Director/Authorised Signatory  
Authorize Signatory

Witnesses :-

*[Signature]*  
श्री चंद नम्बरदा  
श्री बलीपुर तहसील सोह  
विश्व कृष्ण

Witness 2 *[Signature]*

Vijay Singh Sh. Sh. Rattan Chand  
W.No -15 Sohna

