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Signatures of Authorsed officers

SALE DEED

- 1. Type of Deed
- 2. Village Name
- 3. Unit Land
- 4. Type of Land
- Transaction Value
- 6. Stamp Duty
- 7. Stamp Serial No. & Date
- 8. Issued By

Sale Deed

Mewka

3 Kanal, 15 Marla (0.46875 acre)

Agricultural

Rs 56,25,000/-

Rs 2,81,300/-

GSR/002/005628 Dt 24.12.2013 SBI, M G Road,Gurgaon Branch

Mat Run

ਪਲੇਬ ਤੇ 23386

प्रलख नः 23360	डीड सबंधी विवरण
डीड का नाम SALEOUTSIDE MC AREA	
तहसील/सब-तहसील गुडगांवा	गांव/शहर मेवका स्थित मेवका
Igento (14 mg mg)	भवन का विवरण
	भूमि का विवरण
	3 Kanal 15 Marla
1161	धन सर्बंधी विवरण
तिश 5,625,000.00 रुपये ह्टाम्प की राशि 281,300.00 रुपये	कुल स्टाम्प डयूटी की राशि 281,300.00 रुपये रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये पेस्टिंग शुल्क 2.00 रुपये

Drafted By: Self

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनॉक 06/01/2014 दिन सोमवार समय 3:31:00PM बजे श्री/श्रीमती/कुमारी Not Ram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Ganpat निवासी Vill.Kankrola Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

刻 Not Ram

उप / सर्युंकत पॅजीयन अधिकारी गुडगांवा

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी thru:-Sanjeev Shekhar Sharma केता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनो पक्षों ने चुक्क समझकर स्वीकार किया। प्रलेख के अनुसार १००० रूपमें की राशि ब्रेता ने मेरे समक्ष विब्रेता को अदा की तथा प्रलेख मे वर्णित अग्रिम अदा की मेह राशि के लेन देन को स्वीकार किया। निवासी VPO दोनो पक्षो की पहचान श्री/श्रीमती/कुमारी Shri Bhagwan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Shri Krishan र्स्ववर्षकोश्रीमिसंक्ष्यकृषारी Dhiraj Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी D.Singh निवासी 3rd Floor Shopping Mall Dlf-I Gurgaon क्लीक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी न:2 की पहचान करता है।

दिनाँक 06/01/2014

(पॅजीयन अधिकारी गुडगांवा

This Deed of absolute sale is made at Gurgaon on this 6.day of January 2014.

BY

Sh. Not Ram S/o Sh Ganpat, R/o Village Kankrola, Tehsil and District Gurgaon, Haryana (hereinafter referred to as the "**VENDOR**" which expression shall unless repugnant to the context and meaning hereof mean and include his legal heirs, administrators, executors, nominees, successors in interest and assignees etc.), being Party of the **ONE PART**.

IN FAVOUR OF

M/s DLF Utilities Limited., a company registered under the provisions of The Companies Act, 1956, having it's registered office at, 3rd Floor, Shopping Mall, Arjun Marg, DLF City Phase 1, Gurgaon, Haryana (PAN-AAACN3199A) acting through its authorized signatories Sh. Sanjeev Shekhar Sharma & Sh. Vipul Kumar Grover, duly authorized vide Board Resolution dated 14.09.2012 (hereinafter referred to as the "VENDEE" which expression shall unless repugnant to the context and meaning hereof mean and include its respective administrators, executors, nominees and assignees etc.), being Party of the OTHER PART.

"hereinafter 'VENDOR' and 'VENDEE' are collectively referred to as the "Parties" and individually as a "Party".

WHEREAS the VENDOR is the absolute owner of Land comprised in Khewat/Khata No. 84/89, Rect No 27, Kila No 15/2(1-5), 16(7-8), 25(2-11) fields 3, area measuring 11 Kanal, 4 Marla to the extent of 1/4 share i.e 2 Kanal 16 Marla, Khewat/Khata No. 90/96, Rect No 27, Kila No 20/3(3-16), field 1, area measuring 3 Kanal 16 Marla, to the extent of 1/4 share i.e 0 Kanal 19 Marla, total area of both khewats admeasuring 3 Kanal 15 Marla, equivalent to 0.46875 acres approx. vide Jamabandi year 2002 - 03, situated in the revenue estate of Village Mewka, Tehsil and District Gurgaon (Haryana), (hereinafter referred to as the 'said Land').

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Reg. No.

Reg. Year

Book No.

23,386

2013-2014

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AND WHEREAS the VENDOR and the VENDEE had entered into a definite contractual arrangement wherein the Vendor has agreed to sell, transfer and convey the Said Land in favour of the VENDEE.

AND WHEREAS the VENDOR represents that the said Land is free from any charge, lien, litigation, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, stay order, joint venture or encumbrance of any other kind and the title of the said Land is clear and marketable and there is no encumbrance or charge of any kind whatsoever qua the said Land.

AND WHEREAS the VENDOR has offered to self/convey the Said Land and the VENDEE has agreed to purchase the same for a total sale consideration of Rs 56,25,000/- (Rupees Fifty Six Lacs Twenty Five Thousand Only), hereinafter referred to as the 'Said Sale Consideration'.

AND WHEREAS the Parties have decided that the Said Land shall be transferred / conveyed by way of Sale Deed to be executed by the VENDOR in favour of the VENDEE.

AND WHEREAS in view of the above, the VENDOR do hereby agree to grant, convey and transfer by way of sale the said Land and assign unto and in favour of the VENDEE the said Land and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances along with all other attachments with the said Land or any other things and whereas the VENDEE agrees to purchase the said Land on the following terms and conditions:-

Definition and interpretation

In this deed:

- a. the 'VENDOR' is the owner of the said Land.
- b. the 'said Land' means Agriculture Land comprised in Khewat/Khata No. 84/89, Rect No 27, Kila No 15/2(1-5), 16(7-8), 25(2-11) fields 3, area

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क्रेता	thru:- Sanjeev Shekhar Sha	Son
क्रेता	thru:- Vipul Kumar Grover	r
गुवाह	Shri Bhagwan	Ar Jody
गवाह	Dhiraj Singh	8

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 23,386 आज दिनोंक 06/01/2014 को बही नः 1 जिल्द नः 13,063 के पृष्ट नः 47 पर पँजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 3,342 के पृष्ट सख्या 34 से 35 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुटा मेरे सामने किये है ।

दिनाँक 06/01/2014

measuring 11 Kanal, 4 Marla to the extent of 1/4 share i.e 2 Kanal 16 Marla, Khewat/Khata No. 90/96, Rect No 27, Kila No 20/3(3-16), field 1, area measuring 3 Kanal 16 Marla, to the extent of 1/4 share i.e 0 Kanal 19 Marla, total area of both khewats admeasuring 3 Kanal 15 Marla, equivalent to 0.46875 acres approx. vide Jamabandi year 2002 - 03, situated in the revenue estate of Village Mewka, Tehsil and District Gurgaon (Haryana), along with all other attachments with the said Land.

- c. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- d. Words imparting the singular include the plural and vice versa.
- e. References to persons include bodies corporate and vice versa.
- f. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- g. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- h. Possession means actual vacant, peaceful physical possession of the said Land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHEREAS the VENDOR affirms, represents, assures the VENDEE that the said Land:

- i) Is having good, clear and legally marketable title owned by the VENDOR having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- ii) Is free from any charges or encumbrance save and except agreed contractual arrangement, sale, will, exchange, mortgage, gift, lien, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition etc.
- iii) Is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.

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- iv) Is not subject to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- V) Does not have any warehouse, cattle live stock, rising of grass on the said Land and is purely an agriculture land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
- vi) Has not been notified under the provisions of the Land Acquisition Act, 1894 either for the planned development by the Government and/or any other authority.
- vii) Is not subject of any execution of General or Special Power of Attorney mortgage, transfer, assignment, encumbrance by the VENDOR in favour of any other person(s) prior to the date of this deed.
- viii) The VENDOR has provided Form 61/PAN duly signed.

NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-

That in lieu of payment of the said Sale Consideration of Rs 56,25,000/-1. (Rupees Fifty Six Lacs Twenty Five Thousand Only), by the VENDEE to the VENDOR, the VENDOR do hereby convey, sell, transfer, assure and assign all his rights, title and interest in the said Land comprised in Khewat/Khata No. 84/89, Rect No 27, Kila No 15/2(1-5), 16(7-8), 25(2-11) fields 3, area measuring 11 Kanal, 4 Marla to the extent of 1/4 share i.e 2 Kanal 16 Marla, Khewat/Khata No. 90/96, Rect No 27, Kila No 20/3(3-16), field 1, area measuring 3 Kanal 16 Marla, to the extent of 1/4 share i.e 0 Kanal 19 Marla, total area of both khewats admeasuring 3 Kanal 15 Marla, equivalent to 0.46875 acres approx. vide Jamabandi year 2002 - 03, situated in the revenue estate of Village Mewka, Tehsil and District Gurgaon (Haryana), along with other attachments attached and annexed with the said Land and every part thereof, more particularly described in Schedule-A UNTO THE VENDEE with all its rights, liberties, privileges, interests, benefits, advantages, concessions, licenses,

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easement rights, equities, claims, demands, passages, pathway whatsoever appurtenant or attached to the said Land together also with full and free right and liberty of the estate, rights, title and interests into or out of or upon the said Land every part thereof, AND TO HOLD the same unto the use of the VENDEE, its successors, assignees, executors, administrators absolutely and forever

 That the VENDEE has paid the said Sale Consideration of Rs 56,25,000/- (Rupees Fifty Six Lacs Twenty Five Thousand Only), to the VENDOR in the following manner;

Name of Vendor	Amount (Rs.)	Cheque	Date	Name of	Paid By
/ Received By		No.		Bank	, called by
Not Ram	5568750/-	492702	06.01.14	ICICI,	DLF Utilities
				Bank	Limited
	56250/-	Deduction on account of TDS			TDS
Total	56,25,000/-				<u> </u>
_	/ Received By Not Ram	/ Received By Not Ram 5568750/- 56250/-	/ Received By No. Not Ram 5568750/- 492702 56250/-	/ Received By No. Not Ram 5568750/- 492702 06.01.14 56250/- Deduction of	/ Received By No. Bank Not Ram 5568750/- 492702 06.01.14 ICICI, Bank 56250/- Deduction on account of

The VENDOR hereby acknowledges the receipt of the total said Sale Consideration of Rs 56,25,000/- (Rupees Fifty Six Lacs Twenty Five Thousand Only), from the VENDEE. The VENDOR hereby confirms that nothing is due from the VENDEE on account of the said Sale Consideration in respect of the said Land.

- 3. The VENDOR has represented and affirmed that it is the absolute owner of the said Land and has clear and unencumbered title of it. The VENDOR further represents and affirms that it has already handed over the actual, physical, vacant possession of the said Land to the VENDEE and the VENDEE hereby acknowledges the receipt of vacant, peaceful physical possession of the said Land.
- That the VENDOR represents, assures and confirms to the VENDEE that the said Land is not subjected to any encumbrances, mortgages, charges,

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lien, attachments, and claim, demand, and acquisition proceedings by Government or any kind whatsoever and the VENDOR shall get it cleared and discharged the same from and out of his own funds and keep the VENDEE indemnified in respect thereof. That the VENDOR hereby declares to the VENDEE that the VENDOR has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the said Land up to the date of execution of this sale deed and the VENDEE shall bear and pay the same hereafter. If any arrears are found due for the earlier period or levied retrospectively, the VENDOR shall be solely liable to discharge the same.

- 5. That in the event the said Land is revealed or found to be notified under any notification for acquisition issued by Central or State Govt. or any Statutory Authority empowered to do the same, in such eventuality the VENDEE shall have absolute and sole right to claim compensation in respect of the said Land and to do all the deeds to secure the same and the VENDOR or his heirs & nominees shall has no right or interest whatsoever, in respect of the same. The VENDOR hereby unequivocally and unconditionally surrenders all its rights in favor of the VENDEE in respect of the same.
- 6. That the VENDOR is hereafter left with no right, interest, title over the said Land and the VENDEE shall be entitled to deal with the said Land in any manner whatsoever it may deem fit and proper.
- 7. That on the basis of this sale deed, the VENDEE is entitled to get the said Land mutated in its own name in the revenue record of the concerned authorities to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and participate in the mutation process.
- That the VENDOR has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the said Land which at any time

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may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the said Land in favour of the VENDEE.

- 9. That the VENDEE has agreed to purchase the said Land on the basis of assurances and representation made herein by the VENDOR in regard to the title of the said Land, in case it is proved otherwise the VENDOR shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE, and would be liable to return the amount paid to him / them on execution of the present Sale Deed. The VENDOR further agrees to indemnify the VENDEE in case of any legal proceedings or by any Governmental Authority for any violations relating to the said Land till the execution of this sale deed.
- 10. That all charges and expenses towards stamp duty, registration charges for execution and registration of this Sale Deed have been borne and paid by the VENDEE.
- 11. That this Sale Deed shall always be binding on the nominees, successors and legal representatives/heirs of the VENDOR.
- 12. That the contents of above affidavit have been read over to me in vernacular language and I have understood and agree to the same.

SCHEDULE 'A'

Description of the Property conveyed to the VENDEE

All that piece and parcel of said Land comprised in Khewat/Khata No. 84/89, Rect No 27, Kila No 15/2 (1-5), 16 (7-8), 25 (2-11) field 3, area measuring 11 Kanal, 4 Marla to the extent of 1/4 share i.e 2 Kanal 16 Marla, Khewat/Khata No. 90/96, Rect No 27, Kila No 20/3 (3-16), filed 1, area measuring 3 Kanal 16 Marla to the extent of 1/4 share i.e 0 Kanal 19 Marla, total area of both khewats admeasuring 3 Kanal 15 Marla, equivalent to 0.46875 acres approx. vide Jamabandi year 2002 - 03, situated in the revenue estate of Village Mewka,

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Tehsil and District Gurgaon (Haryana), along with other attachments with the said Land, and every part thereto.

IN WITNESS WHEREOF the parties have set their respective hands and seal on these present at the place and on the day, month and year first above written in the presence of the following witness:

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Signed and Delivered by The "VENDOR" through

Not Ram

Signed and Accepted by The "VENDEE" through

1. Sh. Sanjeev Shekhar Sharma

2. Sh. Viput Kumar Grover

WITNESSES:

Sheiphaguen 8% Shrikrishan Vill. Kankrola Dist Gurgaon

2.

Sto D. Singh

3th floor, DCF Shapping real

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SALE DEED

- 1. Type of Deed
- Village Name 2.
- 3. **Unit Land**
- 4. Type of Land
- 5. Transaction Value
- 6. Stamp Duty
- 7. Stamp Serial No. & Date
- 8. Issued By

Sale Deed

Mewka

3 Kanal, 15 Marla

(0.46875 acre)

Agricultural

Rs 56,25,000/-

Rs 2,81,500/-

GSR/002/005626 Dt 24.12.2013

SBI, M G Road, Gurgaon Branch

दिनोंंक 06/01/2014

डीड सबंधी विवरण	
EA ·	
गांव/शहर मेवका	स्थित मेवका
भवन का विवरण	
भूमि का विवरण	
3 Kanal 15 M	arla
धन सबंधी विवरण	
	स्टाम्प ड्यूटी की राशि 281,500.00 रुपये 15,000.00 रुपये पेस्टिंग शुल्क 2.00 रुपये
	भवन का विवरण भूमि का विवरण 3 Kanal 15 M धन सबंधी विवरण कुल

Drafted By: Self

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनोंक 06/01/2014 दिन सोमवार समय 3:43:00PM बजे श्री/श्रीमती/कुमारी Amar Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Ganpat निवासी Vill. Kankrola Gurgaon द्वारा पॅजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तृतकर्ता

SHOW

প্রী Amar Singh

उप/सर्युक्त पॅजीसन अधिकारी गुडगांवा

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी thru:- Sanjeev Shekhar Shaima क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनो पक्षों ने सुपक्क समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रूपर की राशि केना ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के सैन देन को स्वीकार किया। दोनो पक्षों की पहचान श्री/श्रीमती/कुमारी Shri Bhgwan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Shri Krishan निवासी VPO Kankrot किया। किया की पहचान श्री/श्रीमती/कुमारी Dhiraj Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Draingh निवासी 3rd Floor Shopping Mall Dlf-I Gurgaon ने स्लीमी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनोंक 06/01/2014

उप/सर्युक्त पेंश्वीयन अधिकारी गुडगांवा This Deed of absolute sale is made at Gurgaon on this oday of January 2014.

BY

Sh. Amar Singh S/o Sh Ganpat, R/o Village Kankrola, Tehsil and District Gurgaon, Haryana (hereinafter referred to as the "VENDOR" which expression shall unless repugnant to the context and meaning hereof mean and include his legal heirs, administrators, executors, nominees, successors in interest and assignees etc.), being Party of the **ONE PART**.

IN FAVOUR OF

M/s DLF Utilities Limited., a company registered under the provisions of The Companies Act, 1956, having it's registered office at, 3rd Floor, Shopping Mall, Arjun Marg, DLF City Phase 1, Gurgaon, Haryana (PAN-AAACN3199A) acting through its authorized signatories Sh. Sanjeev Shekhar Sharma & Sh. Vipul Kumar Grover, duly authorized vide Board Resolution dated 14.09.2012 (hereinafter referred to as the "VENDEE" which expression shall unless repugnant to the context and meaning hereof mean and include its respective administrators, executors, nominees and assignees etc.), being Party of the OTHER PART.

"hereinafter 'VENDOR' and 'VENDEE' are collectively referred to as the "Parties" and individually as a "Party".

WHEREAS the VENDOR is the absolute owner of Land comprised in Khewat/Khata No. 84/89, Rect No 27, Kila No 15/2(1-5), 16(7-8), 25(2-11) fields 3, area measuring 11 Kanal, 4 Marla, to the extent of 1/4 share i.e 2 Kanal 16 Marla, Khewat/Khata No. 90/96 Rect No. 27, Killa No. 20/3(3-16), field 1, area measuring 3 Kanal 16 Marla, to the extent of 1/4 share i.e 0 Kanal 19 Marla, total area of both khewats admeasuring 3 kanal 15 marla, equivalent to 0.46875 acres approx. vide Jamabandi year 2002 - 03, situated in the revenue estate of Village Mewka, Tehsil and District Gurgaon (Haryana) (hereinafter referred to as the 'Said Land').



Reg. No.

Reg. Year

Book No.

23,389

2013-2014

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विक्रेता



क्रेता



गवाह



उप / सयुँकत पँजीयन अधिकारी



AND WHEREAS the VENDOR and the VENDEE had entered into a definite contractual arrangement wherein the Vendor has agreed to sell, transfer and convey the Said Land in favour of the VENDEE.

AND WHEREAS the VENDOR represents that the Said Land is free from any charge, lien, litigation, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, stay order, joint venture or encumbrance of any other kind and the title of the Said Land is clear and marketable and there is no encumbrance or charge of any kind whatsoever qua the Said Land save and except agreed contractual arrangement.

AND WHEREAS the VENDOR has offered to sell/convey the Said Land and the VENDEE has agreed to purchase the same for a total sale consideration of Rs 56,25,000/- (Rupees Fifty Six Lacs Twenty Five Thousand Only), hereinafter referred to as the 'Said Sale Consideration'.

AND WHEREAS the Parties have decided that the Said Land shall be transferred / conveyed by way of Sale Deed to be executed by the VENDOR in favour of the VENDEE.

AND WHEREAS in view of the above, the VENDOR do hereby agree to grant, convey and transfer by way of sale the Said Land and assign unto and in favour of the VENDEE the Said Land and every part thereof together with the right, title

and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances along with all other attachments with the Said Land or any other things and whereas the VENDEE agrees to purchase the Said Land on the following terms and conditions:-

Definition and interpretation

In this deed:

a. the 'VENDOR' is the owner of the Said Land.

अभरोराड़े

Reg. No.	Reg. Year	Book No.	
22.280	2013-2014	1	

विक्रेता	Amar Singh	- सम्प्रोस्ट
क्रेता	thru:- Sanjeev Shekhar Sha	Sort
क्रेता	thru:- Vipul Kumar Grove	
गवाह	Shri Bhgwan	Prod -
गवाह	Dhiraj Singh	

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 23,389 आज दिनोंक 06/01/2014 को बही नः 1 जिल्द नः 13,063 के पृष्ट नः 47 पर पेंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 3,342 के पृष्ट सख्या 30 से 31 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनाँक 06/01/2014

उप/सर्युंक्त पॅजीकेन अधिकारी गुडगांवा

- b. the 'Said Land' means Agriculture Land comprised in Khewat/Khata No. 84/89, Rect No 27, Kila No 15/2(1-5), 16(7-8), 25(2-11) fields 3, area measuring 11 Kanal, 4 Marla, to the extent of 1/4 share i.e 2 Kanal 16 Marla, Khewat/Khata No. 90/96 Rect No. 27, Killa No. 20/3(3-16), field 1, area measuring 3 Kanal 16 Marla, to the extent of 1/4 share i.e 0 Kanal 19 Marla, total area of both khewats admeasuring 3 kanal 15 marla, equivalent to 0.46875 acres approx. vide Jamabandi year 2002 03, situated in the revenue estate of Village Mewka, Tehsil and District Gurgaon (Haryana), along with all other attachments with the Said Land.
- c. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- d. Words imparting the singular include the plural and vice versa.
- References to persons include bodies corporate and vice versa.
- f. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- g. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- h. Possession means actual vacant, peaceful physical possession of the Said Land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHEREAS the VENDOR affirms, represents, assures the VENDEE that the Said Land:

- i) Is having good, clear and legally marketable title owned by the VENDOR having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- ii) Is free from any charges or encumbrance save and except the agreed contractual arrangement, sale, will, exchange, mortgage, gift, lien, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition etc.

34H LIES



- iii) Is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.
- iv) Is not subject to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- v) Does not have any warehouse, cattle live stock, rising of grass on the Said Land and is purely an agriculture land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
- vi) Has not been notified under the provisions of the Land Acquisition Act, 1894 either for the planned development by the Government and/or any other authority.
- vii) Is not subject of any execution of General or Special Power of Attorney mortgage, transfer, assignment, encumbrance by the VENDOR in favour of any other person(s) prior to the date of this deed.
- viii) The VENDOR has provided Form 61/PAN duly signed.

NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-

1. That in lieu of payment of the Said Sale Consideration of Rs 56,25,000/(Rupees Fifty Six Lacs Twenty Five Thousand Only), by the VENDEE to the VENDOR, the VENDOR do hereby convey, sell, transfer, assure and assign all his rights, title and interest in the Said Land comprised in Khewat/Khata No. 84/89, Rect No 27, Kila No 15/2(1-5), 16(7-8), 25(2-11) fields 3, area measuring 11 Kanal, 4 Marla, to the extent of 1/4 share i.e 2 Kanal 16 Marla, Khewat/Khata No. 90/96 Rect No. 27, Killa No. 20/3(3-16), field 1, area measuring 3 Kanal 16 Marla, to the extent of 1/4 share i.e 0 Kanal 19 Marla, total area of both khewats admeasuring 3 kanal 15 marla, equivalent to 0.46875 acres approx. vide Jamabandi year 2002 - 03, situated in the revenue estate of Village Mewka, Tehsil and District Gurgaon (Haryana), along with all other attachments attached and annexed with the Said Land and every part thereof, more

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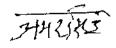
particularly described in Schedule-A UNTO THE VENDEE with all its rights, liberties, privileges, interests, benefits, advantages, concessions, licenses, easement rights, equities, claims, demands, passages, pathway whatsoever appurtenant or attached to the Said Land together also with full and free right and liberty of the estate, rights, title and interests into or out of or upon the Said Land every part thereof, AND TO HOLD the same unto the use of the VENDEE, its successors, assignees, executors, administrators absolutely and forever.

 That the VENDEE has paid the Said Sale Consideration of Rs 56,25,000/- (Rupees Fifty Six Lacs Twenty Five Thousand Only), to the VENDOR in the following manner;

S	Name of Vendor	Amount (Rs.)	Cheque	Date	Name of	Paid By
No.	/ Received By		No.		Bank	
1	Amar Singh	55,68,750/-	492703	06.01.14	ICICI, Bank	DLF Utilities Limited
		56250/-		Dedu	action on acco	unt of TDS
	Total	56,25,050/-		·····		

The VENDOR hereby acknowledges the receipt of the total Said Sale Consideration of Rs 56,25,000/- (Rupees Fifty Six Lacs Twenty Five Thousand Only), from the VENDEE. The VENDOR hereby confirms that nothing is due from the VENDEE on account of the Said Sale Consideration in respect of the Said Land.

3. The VENDOR has represented and affirmed that it is the absolute owner of the Said Land and has clear and unencumbered title of it. The VENDOR further represents and affirms that it has already handed over the actual, physical, vacant possession of the Said Land to the VENDEE and the VENDEE hereby acknowledges the receipt of vacant, peaceful physical possession of the Said Land.





- 4. That the VENDOR represents, assures and confirms to the VENDEE that the Said Land is not subjected to any encumbrances, mortgages, charges, lien, attachments, and claim, demand, and acquisition proceedings by Government or any kind whatsoever and the VENDOR shall get it cleared and discharged the same from and out of his own funds and keep the VENDEE indemnified in respect thereof. That the VFNDOR hereby declares to the VENDEE that the VENDOR has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the Said Land up to the date of execution of this sale deed and the VENDEE shall bear and pay the same hereafter. If any arrears are found due for the earlier period or levied retrospectively, the VENDOR shall be solely liable to discharge the same.
- That in the event the Said Land is revealed or found to be notified under any notification for acquisition issued by Central or State Govt. or any Statutory Authority empowered to do the same, in such eventuality the VENDEE shall have absolute and sole right to claim compensation in respect of the Said Land and to do all the deeds to secure the same and the VENDOR or his heirs & nominees shall have no right or interest whatsoever, in respect of the same. The VENDOR hereby unequivocally and unconditionally surrenders all its rights in favor of the VENDEE in respect of the same.
- That the VENDOR is hereafter left with no right, interest, title over the Said Land and the VENDEE shall be entitled to deal with the Said Land in any manner whatsoever it may deem fit and proper.
- 7. That on the basis of this sale deed, the VENDEE is entitled to get the Said Land mutated in its own name in the revenue record of the concerned authorities to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and participate in the mutation process.

अमरात्र ह



- 8. That the VENDOR has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the Said Land which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the Said Land in favour of the VENDEE.
- 9. That the VENDEE has agreed to purchase the Said Land on the basis of assurances and representation made herein by the VENDOR in regard to the title of the Said Land, in case it is proved otherwise the VENDOR shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE, and would be liable to return the amount paid to him / them on execution of the present Sale Deed. The VENDOR further agrees to indemnify the VENDEE in case of any legal proceedings or by any Governmental Authority for any violations relating to the Said Land till the execution of this sale deed.
- 10. That all charges and expenses towards stamp duty, registration charges for execution and registration of this Sale Deed have been borne and paid by the VENDEE.
- That this Sale Deed shall always be binding on the nominees, successors and legal representatives/heirs of the VENDOR.
- 12. That the contents of above affidavit have been read over to me in the vernacular language and i have understood and agree to the same.

SCHEDULE 'A'

Description of the Property conveyed to the VENDEE

All that piece and parcel of Said Land comprised in Khewat/Khata No. 84/89, Rect No 27, Kila No 15/2 (1-5), 16 (7-8), 25 (2-11) field 3, area measuring 11 Kanal, 4 Marla, to the extent of 1/4 share i.e 2 kanal 16 marla, Khewat/Khata No. 90/96 Rect No. 27, Killa No. 20/3 (3-16), field 1, area measuring 3 Kanal 16

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Marla, to the extent of 1/4 share i.e 0 Kanal 19 Marla, total area of both khewats admeasuring 3 kanal 15 marla, equivalent to 0.46875 acres approx. vide Jamabandi year 2002 - 03, situated in the revenue estate of Village Mewka, Tehsil and District Gurgaon (Haryana), along with all other attachments with the Said Land, and every part thereto.

IN WITNESS WHEREOF the parties have set their respective hands and seal on these present at the place and on the day, month and year first above written in the presence of the following witness:

Self traffer

Signed and Delivered by The "VENDOR" through

Amar Singh

Signed and Accepted by The "VENDEE" through

1. Sh. Sanjeev Shekhar Sharma

2. Sh. Vipul Kumar Grover

WITNESSES:

2.

Dhiray Singh Slo Sh. D. Singh Most Hoor, DLP Shopping real

Swiftagwar Sto Storiker, Shan LAN Ville. Kurkrola Distt. Grungaom



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1740	8 9 0	2	नाम मलाक व अहवाल अभरास ह सुत्र जन्मत पु अगा इगकी खदस्तुर पु आगा	नाम काश्तकार व अहवाल अंदि स्ट्रीट्रे सिन्द्री	क त्रिक्त माम य प्रमान हैं। कि कि के के कि के कि			नाम मलाक व अहवाल मेराजी डी॰ समाठ समाठ मुद्रीमारीज । क्री॰ शकी मोगी माम अर्जुन मार्जी D.L.F सीरी मेन नाम खाकी बदरदूर्स देन नाम खाकी बदरदूर्स के मार्ग के प्रसाद के	नाम काश्तकार व अहवाल स्थितन मिन्ना प्रिकेट पिरोक्टिक 6/-114	र १८ ८ १८ ८ । ८ । ८ । ८ । ८ । ८ । ८ । ८ ।	F	रिपोर्ट पटवारी या तसदीक गिरदाबर कानूनमो
		4 60			**				14		हजार भवया चेत्राल	31/11/2



SI. No.

GSR/001:274442

RECEIPT

भारतीय स्टेट रंब/ S. B. L.

महरोली रोड़, गुड़गाँव/M F Gurgaon STATE BANK OF INDIA कोड/Code No. 01565 $\mathbb{R} = Branch$ ___Code No. Received a sum of Rs, 3443-30 from Smt. / Shri slo, d/o, w/o ATE BANK OF MO for credit to Government of Haryana residing at account towards Stamp Duty. Date: Place: (Signatures of Authorised Office Token No. 9,503 GURGAOM

28686

SALE DEED

- Type of Deed Village Name 3. Unit Land 4. Type of Land 5. Transaction Value
- 6. Stamp Duty 7. 8.

Stamp Serial No & Date Issued by

Sale Deed Bhangrola 27 Kanal 11 Marla (3.44375 acres) Agricultural. 6,88,75,000 34,43,750 GSR / 00 : 274442 dated 07 01.2011

SBI Mehfauli Road, Gurgaon -

दिनाँक 12/01/2011

प्रलेख नः 28686

	डीड सबंधी	विवरण
डीड का नाम SALEOUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर भाँगरौल	स्थित भाँगरौला
	भवन का वि	व वरण
	भूमि का वि	वरण
चाही	3 Ac	re 3 Kanal I I Marla
	धन सबंधी	विवरण
राष्ट्रिः 68,875,000.00 रुपये स्टाम्प की राशि 3,443,750.00 रुपये	रजिस्टेशन फीस	कुल स्टाम्प डयूटी की राशि 3,443,750.00 रुपये की राशि 15,000.00 रुपये पेस्टिंग शुल्क 2.00 रुपये
	रूपये	

Drafted By: Sandeep Gupta adv

यह प्रलेख आज दिनाँक 12/01/2011 दिन बुघवार समय 1:38:00PM बजे श्री/श्रीमती/कुमारी Harpal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Deena निवासी BhangrolaGurgaon द्वारा पेँजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Harpal

हरपान

उप / संयुक्त प्रतीयन अधिकारी गुडगांवा

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Thru-Sajiiv Sharma क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यो को दोनो पक्षो ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रूपये की राशा क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्निम अदा की गई राशा के लेन देन को स्वीकार किया। दोनो पक्षो को पहचान श्री/श्रीमती/कुमारी BHagwan पुत्र/पुत्री/पत्नी, श्री/श्रीमती/कुमारी Krishan निवासी Kakrola gurgaon व श्री/श्रीमती/कुमारी Mahender Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Munsiram निवासी Bhangrola Gurgaon ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी न:2 की पहचान करता है।

दिनाँक 12/01/2011

उप / सयुँक्त पंजीयन अधिकारी गुडगांवा This Deed of absolute sale is made at Gurgaon on this 12th day of January, 2011

BY

HARPAL S/O DEENA S/O CHUNNA R/O BHANGROLA TEHSIL AND DISTRICT GURGAON, who is the owner in physical, vacant and peaceful possession of the subject land (described herein below) total admeasuring 27 Kanal 11 Maria (approximately 3.44375 Acres) situated within the revenue estate of Bhangrola, Tehsil and District Gurgaon, Haryana, along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the subject land vide Jamabandi for the year 2006-2007, hereinafter called the "VENDOR" (which expression shall unless repugnant to the context and meaning thereof mean and include their respective heirs, legal representatives, administrators, executors and assignees etc.) of the ONE PART.

AND

M/S PACEMAKER MARKMAN PRIVATE LIMITED, a company duly incorporated under the Companies Act, 1956, having its registered office at 121, Vardhman Market, Ram Vihar, Delhi-110092 (PAN-AAECP3998D), acting through its authorised signatory, Shri Virender Singh, duly authorised vide Board Resolution, dated 12th Day of October 2010, hereinafter called the "CONFIRMING PARTY NO.1" (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, legal representatives, administrators, executors and assignees etc.) of the SECOND PART.

AND

Shri Dinesh Kumar S/o Krishan Pal Sharma S/o Sukhpal R/o Khedla, Tehsil Sohna & District Gurgaon, (PAN-BMEPS0710E) hereinafter called the "CONFIRMING PARTY NO.2" (which expression shall unless repugnant to the context and meaning hereof mean and include his heirs, legal representatives, administrators, executors and assignees etc.) of the THIRD PART.

IN FAVOUR OF

M/S FERROL BUILDERS AND DEVELOPERS PRIVATE LIMITED, a company duly incorporated under the Companies Act, 1956, having its registered office at 1E, Jhandewalan Extension, Naaz Cinema Complex, New Delhi-110055 (PAN-AAACF9872G), acting through its authorised signatory, Col (Retd) Sanjiv Sharma, Chief Manager, DLF Home Developers Ltd and Mr Sandeep Kumar Gupta, Sr Officer (Legal) DLF Home Developers Ltd, duly authorised vide Board Resolution, dated 13th Day of October 2010 hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, legal representatives, administrators, executors and assignees etc.) of the FOURTH PART.

All the parties to this deed shall be collectively referred to as the "Parties" and individually as a "Party"; and the CONFIRMING PARTY NO.1 and CONFIRMING PARTY NO.2 shall be collectively referred to as the "CONFIRMING PARTIES"

WHERLAS the VENDOR is the absolute owner and in actual physical, vacant and peaceful possession of land falling in **Khewat/Khata No 186/272**, Rectangle No 21, Kila No 8/2 (0-18), 9 (4-14), 11 (4-11), 12 (8-0), 13/1 (1-8), 20 (8-0) fields 6 area measuring **27 Kanal 11 Maria Salam equivalent to 3.44375 acres approx**, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana) vide Jamabandi year 2006-2007, along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the subject land (hereinafter called the "said Land")

AND WHEREAS the VENDOR has constructed a Samadhi (Memorial) for his ancestors on Reclargic No.21, Kila No.8/2 and 9. The VENDOR has assured the VENDET that he is selling his enlire share in the said land including the Samadhi and that he will get the Samadhi removed after execution of this safe deed.

हरपान

Reg. No.

Reg. Year

Book No.

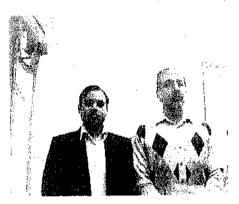
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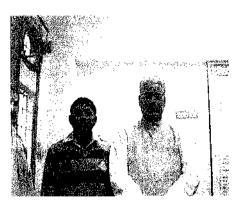
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क्रेता



गवाह

विक्रेता Harpal

क्रेता Thru- Sajiiv Sharma

<u>ग्वाह</u> 2:- Mahender Singh

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख कर्मांक 28,686 आज दिनाँक 12/01/2011 को बही नः 1 जिल्द नः 9,753 के पृष्ट मः 140 पर पँजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या । जिल्द नः 832 के पृष्ठ संख्या 52 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और मवाहा ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं ।

विनोंक 12/01/2011 -

गुडगांबा

AND WHEREAS the CONFIRMING PARTY NO.1 executed an agreement, dated 05th Day of October 2010 (hereinafter referred to as the said "Agreement") with the VENDOR to purchase the said Land at the sale consideration of Rs 6,88,75,000/- (Rupees Six Crores Eighty Eight Lacs Seventy Five Thousand Only) and the CONFIRMING PARTY NO.1 paid an advance of Rs 1,00,000/- (Rupees One Lacs Only) to the VENDOR herein on 05th Day of October 2010 and agreed to pay the balance sale consideration at the time of execution of the sale deeds in respect of the said Land. In terms of the Agreement, the CONFIRMING PARTY NO.1 is entitled to get the sale deeds in respect of the said Land executed in its favour or in favour of its nominees, as the case may be.

AND WHEREAS thereafter the CONFIRMING PARTY NO.1 has endorsed and assigned/transferred the said Agreement in favour of the CONFIRMING PARTY NO.2, on 10th Day of October 2010 wherein the CONFIRMING PARTY NO.1 has agreed to transfer all its rights, title and interests accrued in the said Land by virtue of the said Agreement in favour of the CONFIRMING PARTY NO.2 in lieu of valuable consideration and also agreed to get the sale deeds in respect of the said Land executed directly from the VENDOR in favour of the CONFIRMING PARTY NO.2 or in favour of its nominees, as the case may be, on the CONFIRMING PARTY NO. 2 or its nominee paying the balance sale consideration, out of the aforesaid sale consideration of Rs 6,88,75,000/~ (Rupees Six Crores Eighty Eight Lacs Seventy Five Thousand Only) to the VENDOR.

AND WHEREAS the VENDEE being desirous of purchasing the said Land approached the VENDOR and the CONFIRMING PARTIES to purchase the said LAND, and the CONFIRMING PARTIES executed an Undertaking dated 14th Day of October 2010 in favour of the VENDEE, wherein the CONFIRMING PARTIES have agreed to assign, transfer and relinquish their all rights and interests under the said Agreement duly endorsed in favour of the CONFIRMING PARTY NO.2 with respect to the said Land in favour of the VENDEE and further agreed to get the agreement to sell and sale deed with respect to the said Land executed directly from the VENDOR in favour of the VENDEE, on the VENDEE paying the balance sale consideration to the VENDOR.

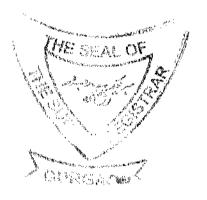
AND WHEREAS pursuant to the said Undertaking dated 14th Day of October 2010, the VENDEE had executed an Agreement to Self dated 16th Day of October 2010 (hereinafter referred to as the "ATS") with the VENDOR against which the VENDEE had made the following payments to the VENDOR as earnest money:

Sr No	Name of Seller / Received By	Amount	Cheque No.	Date	Name of Bank	Paid By
1	Harpal	68,87,500	329017	15.10.2010	ICICI Bank	Ferrol Builders & Developers Pvt Ltd

Further the CONFIRMING PARTILS have endorsed, transferred and assigned the said Agreement in favour of the VENDEE and handed over the original of the said Agreement to the VENDEE

AND WHI REAS pursuant to the said Undertaking dated 14th Day of October 2010 and the Agreement to Sell dated 16th Day of October 2010, the VENDOR and the CONFIRMING PARTIES herein do hereby grant, convey, transfer and assign the said Land unto and in favour of the VENDEED by way of sale the said Land and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land or any other things and the VENDLE has agreed to purchase the said Land on the following terms and conditions.

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Definition and interpretation In this deed:

- a. the 'VENDOR' is the owner in physical, vacant and peaceful possession of the said Land along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land.
- b. the 'CONFIRMING PARTIES' had executed said Agreement to purchase the said Land from the VENDOR and had further entered into a Undertaking dated 14th Day of October 2010 assigning and transferring their rights under the said Agreement in favour of the VENDEE.
- c. the 'said Land' means agriculture land falling in Khewat/Khata No 186/272, Rectangle No 21, Kila No 8/2 (0-18), 9 (4-14), 11 (4-11), 12 (8-0), 13/1 (1-8), 20 (8-0) fields 6 area measuring 27 Kanal 11 Marla Salam equivalent to 3.44375 acres approx, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana) vide Jamabandi year 2006-2007 along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the subject land.
- d. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- e. Words imparting the singular include the plural and vice versa.
- f. References to persons include bodies corporate and vice versa.
- g. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- h. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- i. Possession means actual vacant, peaceful and physical possession of the Land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHERREAS the VENDOR and the CONFIRMING PARTIES affirmed, represented, assured the VENDET; that the said Land:

- i) Is good, clear and legally marketable land owned and possessed by the VENDOR having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- ii) Is free from any charges or encumbrance such as sell, will, exchange, mortgage, gift line, lease, court decrees, court injunctions, any socurity, surety, attachment, httgation/dispute, in court, acquisition, etc.
- iii) Is in the physical, vacant and peaceful possession along with all appurtenances as stated berein above.
- not subject to any notice or scheme for acquisition and/or requisition of any authority under any law
- ts not subject to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.

Ratily

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- vi) Does not have any warehouse, cattle live stock, rising of grass on the said land and is purely an agriculture land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
- vii) Has not been notified under the provisions of the Land Acquisition Act, 1894 either for the planned development by the Government and/or any other authority.
- viii) Is not subject of any execution of General or Special Power of Attorney mortgage, transfer, assignment, encumbrance by the VENDOR in favour of any other person(s) prior to the date of this deed.
- ix) The VENDOR has provided Form 61/PAN duly signed.

NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER

1. The VENDOR do hereby grant, convey, transfer and assign, by way of sale the said Land unto and in favour of the VENDEE falling in Khewat/Khata No 186/272, Rectangle No 21, Kila No 8/2 (0-18), 9 (4-14), 11 (4-11), 12 (8-0), 13/1 (1-8), 20 (8-0) fields 6 area measuring 27 Kanal 11 Marla Salam equivalent to 3.44375 acres approx, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana) vide Jamabandi year 2006-2007 along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land, and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances or any other things and the doth hereby purchase the said Land for a total sale consideration of Rs 6,88,75,000/- (Rupees Six Crores Eighty Eight Lacs Seventy Five Thousand Only) from the VENDOR. A sum of Rs 1,00,000/-(Rupees One Lacs Only) has already been paid by the CONFIRMING PARTY No. 1 to the VENDOR in cash on 05th Day of October 2010, at the time of execution of the said Agreement, which amount has been reimbursed by the VENDEL to the CONFIRMING PARTY NO. 2 and a sum of Rs 68,87,500/- (Rupees Sixty Eight Lacs Eighty Seven Thousand Five Hundred Only) had been paid on execution of Agreement to Sell on 05th Day of October 2010 by the VENDEE to the VENDOR. The VENDEE hereby pays the balance sale consideration of Rs 6,18,87,500/- (Rupees Six Crores Eighteen Lacs Eighty Seven Thousand Five Hundred Only) to the VENDOR in the following manner:

Sr No	Name of Seller / Received	Amount	Cheque/ DD No	Date	Name of . Bank	Paid By
1	By Harpat	6,18,87,500	000030	06.01 2011	Kotak Mahindra Bank	Ferrol Builders & Developers Pvl I Id

The VENDOR hereby acknowledge the receipt of the total sale consideration of Rs 6,88,75,000/- (Rupees Six Crores Eighty Eight Lacs Seventy Five Thousand Only) The VENDOR and the CONFIRMING PARTIES hereby confirm that nothing is due from the VENDEL on account of the sale consideration of the said Land.

2 The VENDOR has represented and aftermed that he is the absolute owner in physical, vacant 8 peaceful possession of the said Land and bave clear and unencumbered title of it, and is in actual physical possession of the entire above mentioned land and the possession of the same is being handed over under this safe deed to the VENDLE.

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- 3. That the Land is not subjected to any encumbrances, mortgages, charges, lien, attachments, and claim, demand, and acquisition proceedings by Government or any kind whatsoever and should thereby and the VENDOR shall discharge the same from and out of his own funds and keep the VENDEE indemnified. That the VENDOR hereby declares with the VENDEE that the VENDOR has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the said land hereunder up to the date of execution of this sale deed and the VENDEE shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the VENDOR shall discharge the same.
- 4. That in the event the said Land or any part thereof is revealed or found to be notified under any notification for acquisition issued by central or state Govt, or any statutory authority empowered to do the same, in such eventuality the VENDEE shall have absolute and sole right to claim compensation in respect thereof and to do all the deeds to secure the same and the VENDOR or the CONFIRMING PARTIES shall be left with no right, interest whatsoever, in respect of the same. The VENDOR hereby unequivocally and unconditionally surrenders all his rights in favor of the VENDEE in respect of the same.
- 5. That the VENDOR and the CONFIRMING PARTIES have confirmed that they are not left with any right, interest, title over the said Land or the said Agreement as mentioned above.
- 6. That on the basis of this sale deed, the VENDEE is entitled to get the said Land mutated in its own name in the revenue record and also with other concerned authorities to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and participate in the mutation process
- 7. That the VENDOR has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the said t and which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the said I and in favour of the VENDEE.
- 8. The land hereby conveyed and transferred by the VENDOR to the VENDEE is free from all encumbrances and any third party rights and/or interests in the said Land and the VENDOR has handed over the physical, peaceful and vacant possession of the said Land to the VENDOR.
- 9. That the VENDEE has agreed to purchase the said Land on the basis of assurances and representation made herein by the VENDOR and the CONFIRMING PARTIES in regard to the title of the said land, in case it is proved otherwise the VENDOR and the CONFIRMING PARTIES shall indemnity the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE, and would be liable to return the amount paid to him / them on execution of the present Sale Deed. The VENDOR further agrees to indemnity the VENDEE in case of any legal proceedings or by any governmental authority for any violations relating to the subject land till the execution of this sale deed.
- Desclaimer
 The VENDER admits;

That all charges and expenses of the transfer $+e^-$ stamp duty, registration charges for this deed and safe deed have been borne by the VENDLT

\$ 241m



IN WITNESS WHEREOF the parties have set their respective hands and seal on these present at the place and on the day, month and year first above written in the presence of the following witness:

Signed and Delivered by The "VENDOR"

Signed and Accepted by the "VENDEE" through

1-Col (Retd) Santiv Sharma

2-Shri Sandeep Kamar Gupta

Signed and Accepted by the "CONFIRMING PAR" through-

Shri Virende Singh

Signed and Accepted by the "CONFIRMING PARTY No. 2" meste

Shri Dinesh Kumar

WITNESSES:

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SI. No.

GSR / 001:274443

RECEIPT

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Token No. 9504

Hall No. 1.

Date 12 01 11



SALE DEED

Re Ly Type of Deed
 Village Name

3. Unit Land

4. Type of Land5. Transaction Value

6. Stamp Duty

7. Stamp Serial No. & Date

8. Issued by

yogest

Sale Deed
Bhangrola
14 Kanal 16 Maria (1.850 acres)
Agricultural
3,70,00,000/18,50,000/GSR / 001 : 274443 dated 07.01.2011
SBI Mehrauli Road, Gurgaon

Sanjoy

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Drafted By: Sandeep Gupta adv

यह प्रलेख आज दिनाँक 12/01/2011 दिन बुघवार समय 1:42:00PM बजे श्री/श्रीमती/कुमारी yogesh Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Samay Singh निवासी Bhangrola Gurgaon द्वारा पँजीकरण हेतु प्रस्तुत किया गया।

yogesh

हस्ताक्षर प्रस्तुतकर्ता

Sanjez

उप / सर्युक्क प्रजीयन ृक्षधिकारी गुडगाँवा क्षा अस्ट्राइ

श्री yogesh Kumar, Sanjog Kumar

उपरोक्त विक्रंता व श्री/श्रीमती/कुमारी Thru-Sanjiv Sharma, Sandeep kumar Gupta क्रंता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को **चंधी च**श्चीक्कोर सुन्वीक्तार किया। प्रलेख के अनुसार 0.00 रूपये की राशि क्रंता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Bhagwan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Krishan निवासी Kakrola Gurgaon व श्री/श्रीमती/कुमारी Mahender Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Munsiram निवासी Bhangrola Gurgaon ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः2 की पहचान करता है।

दिनाँक 12/01/2011



उप / सर्गुक्ता पिजीयन अधिकारी गुडगांवा क्रिज क्रिकार This Deed of absolute sale is made at Gurgaon on this 12th day of January, 2011

ΒŸ

YOGESH KUMAR, SANJOG KUMAR S/O SHRI SAMAY SINGH R/O BHANGROLA TEHSIL AND DISTRICT GURGAON (equal share), who are the owner in physical, vacant and peaceful possession of the subject land (described herein below) total admeasuring 14 Kanal 16 Maria (approximately 1.850 Acres) situated within the revenue estate of Bhangrola, Tehsil and District Gurgaon, Haryana, along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the subject land vide Jamabandi for the year 2006-2007, hereinafter called the "VENDOR" (which expression shall unless repugnant to the context and meaning thereof mean and include their respective heirs, legal representatives, administrators, executors and assignees etc.) of the ONE PART.

AND

M/S PACEMAKER MARKMAN PRIVATE LIMITED, a company duly incorporated under the Companies Act, 1956, having its registered office at 121, Vardhman Market, Ram Vihar, Delhi-110092 (PAN-AAECP3998D), acting through its authorised signatory, Shri Virender Singh, duly authorised vide Board Resolution, dated 12th Day of October 2010, hereinafter called the "CONFIRMING PARTY NO.1" (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, legal representatives, administrators, executors and assignees etc.) of the SECOND PART.

AND

Shri Dinesh Kumar S/o Krishan Pal Sharma S/o Sukhpal R/o Khedla, Tehsil Sohna & District Gurgaon, (PAN-BMEPS0710E) hereinafter called the "CONFIRMING PARTY NO.2" (which expression shall unless repugnant to the context and meaning hereof mean and include his heirs, legal representatives, administrators, executors and assignees etc.) of the THIRD PART.

IN FAVOUR OF

M/S HORA REALTORS PRIVATE LIMITED, a company duly incorporated under the Companies Act, 1956, having its registered office at 1 E, Jhandewalan Extension, Naaz Cinema Complex, New Delhi-110055 (PAN-AABCH8737K), acting through its authorised signatory, Col (Retd) Sanjiv Sharma, Chief Manager, DLF I-tome Developers Ltd and Mr Sandeep Kumar Gupta, Sr Officer (Legal) DLF Home Developers Ltd, duly authorised vide Board Resolution, dated 22nd Day of October 2010, hereinalter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, legal representatives, administrators, executors and assignees etc.) of the FOURTH PART.

All the parties to this deed shall be collectively referred to as the "Parties" and individually as a "Party"; and the CONFIRMING PARTY NO.1 and CONFIRMING PARTY NO.2 shall be collectively referred to as the "CONFIRMING PARTHS"

WHEREAS the VENDOR is the absolute ewner and in actual physical, vacant and peaceful possession of land falling in **Khewat/Khata No 185/271**, Reclargle No 21, Kila No 21 (8:0), Rectangle No 22, Kila No 1 min (6:16) fields 2 area measuring **14 Kanal 16 Marta Salam equivalent to 1.850 acres approx**, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana) vide Jamabandi year 2006-2007, along with all constructed houses, tube wells, structures, standing crops, trees or any other affactments with the subject land (hereinafter called the "said Land")

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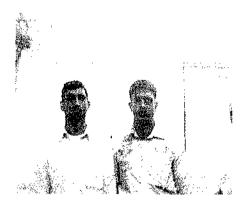
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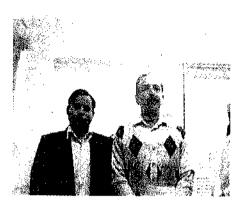
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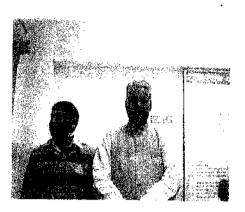
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प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख कमांक 28,687 आज दिनाँक 12/01/2011 को बही न: 1 जिल्द न: 9,753 के पृष्ट न: 140 पर पँजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 832 के पृष्ट संख्या 52 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुटा मेरे सामने किये हैं।

दिवाँकः 12/01/2011

/स्यूक्त पंजासन अधिकारी पावा

Marker .

AND WHEREAS, the VENDOR clearly explains that his land comprising **Khewat/Khata No 185/271**, **Rectangle No 22**, **Kila No 1 min (1-4)** field 1 area measuring 1 Kanal 4 Marla situated in the revenue estate of village Bhangrola, Tehsil & District Gurgaon, is acquired by the Government of Haryana through the Land Acquisition Collector, Gurgaon vide **Award No 13 dated 14.06.2010** for Village Bhangrola, Tehsil and District Gurgaon. The VENDOR has claimed compensation in respect of his share of acquired land from the Government of Haryana through Land Acquisition Collector, Gurgaon.

The aforesaid acquired land is not part of this Sale Deed in any form or manner. The VENDOR is selling his share in balance unacquired land comprising "said Land" in this Sale Deed to the VENDEE which is free from acquisition and all sort of encumbrances

AND WHEREAS the CONFIRMING PARTY NO.1 executed an agreement, dated 20th Day of October 2010 (hereinafter referred to as the said "Agreement") with the VENDOR to purchase the said Land at the sale consideration of **Rs 3,70,00,000**/- (Rupees Three Crores Seventy Lacs Only) and the CONFIRMING PARTY NO.1 paid an advance of **Rs 50,000**/- (Rupees Fifty Thousand Only) to the VENDOR herein on 20th Day of October 2010 and agreed to pay the balance sale consideration at the time of execution of the sale deeds in respect of the said Land. In terms of the Agreement, the CONFIRMING PARTY NO.1 is entitled to get the sale deeds in respect of the said Land executed in its favour or in favour of its nominees, as the case may be

AND WHEREAS thereafter the CONFIRMING PARTY NO.1 has endorsed and assigned/transferred the said Agreement in favour of the CONFIRMING PARTY NO.2 on 25th Day of October 2010 wherein the CONFIRMING PARTY NO.1 has agreed to transfer all its rights, title and interests accrued in the said Land by virtue of the said Agreement in favour of the CONFIRMING PARTY NO.2 in lieu of valuable consideration and also agreed to get the sale deeds in respect of the said Land executed directly from the VENDOR in favour of the CONFIRMING PARTY NO.2 or in favour of its nominees, as the case may be, on the CONFIRMING PARTY NO. 2 or its nominee paying the balance sale consideration, out of the aforesaid sale consideration of Rs 3,70,00,000/- (Rupees Three Crores Seventy Lacs Only) to the VENDOR

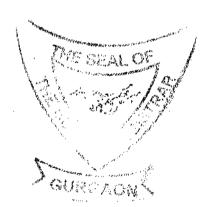
AND WHERLAS the VENDEE being desirous of purchasing the said Land approached the VENDOR and the CONFIRMING PARTIES to purchase the said LAND, and the CONFIRMING PARTIES executed an Undertaking dated 29th Day of October 2010 in favour of the VENDEE, wherein the CONFIRMING PARTIES have agreed to assign, transfer and relinquish their all rights and interests under the said Agreement duly endorsed in favour of the CONFIRMING PARTY NO 2 with respect to the said Land in favour of the VENDEE and further agreed to get the agreement to sell and sale deed with respect to the said Land executed directly from the VENDOR in favour of the VENDEE, on the VENDEE paying the balance sale consideration to the VENDOR.

AND WHERLAS pursuant to the said Undertaking dated 29th Day of October 2010, the VENDEL had executed an Agreement to Sell dated 04th Day of November 2010 (hereinafter referred to as the "ATS") with the VENDOR against which the VENDEE had made the following payments to the VENDOR as earnest money:

S⊧ No	Name of Seller / Received By	Amount	Cheque No.	Date	Name of Bank	Paid By
1	Yogesh	20,00,000	116730	01 11,2010	ICICI Bank	Hora
2	Sanjog	20,00,000	116731	01 11 2010	ICICE Bank	Realtors Pvt Etd
	Total	40,00,000				

yogesh

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Further the CONFIRMING PARTIES have endorsed, transferred and assigned the said Agreement in favour of the VENDEE and handed over the original of the said Agreement to the VENDEE.

AND WHEREAS pursuant to the said Undertaking dated 29th Day of October 2010 and the Agreement to Sell dated 04th Day of November 2010, the VENDOR and the CONFIRMING PARTIES herein do hereby grant, convey, transfer and assign the said Land unto and in favour of the VENDEE by way of sale the said Land and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land or any other things and the VENDEE has agreed to purchase the said Land on the following terms and conditions:-

Definition and interpretation In this deed:

- a. the 'VENDOR' is the owner in physical, vacant and peaceful possession of the said Land along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land.
- b. the 'CONFIRMING PARTIES' had executed said Agreement to purchase the said Land from the VENDOR and had further entered into a Undertaking dated 29th Day of October 2010 assigning and transferring their rights under the said Agreement in favour of the VENDEE.
- c. the 'said Land' means agriculture land falling in Khewat/Khata No 185/271, Rectangle No 21, Kila No 21 (8-0), Rectangle No 22, Kila No 1 min (6-16) fields 2 area measuring 14 Kanal 16 Marla Salam equivalent to 1.850 acres approx, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana) vide Jamabandi year 2006-2007 along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the subject land.
- d. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- e. Words imparting the singular include the plural and vice versa.
- References to persons include bodies corporate and vice versa.
- g. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- h. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- i Possession means actual vacant, peaceful and physical possession of the Land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHERRIAS the VENDOR and the CONFIRMING PARTIES affirmed, represented, assured the VENDEE that the said Land.

- i) Is good, clear and legally marketable land owned and possessed by the VENDOR having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- Is free from any charges or encumbrance such as sell, with exchange, mortgage, giff line, lease, court decrees, court jojunctions, any security, surety, attachment, httgation/dispute, in court, acquisition, etc.

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- iii) Is in the physical, vacant and peaceful possession along with all appurtenances as stated herein above.
- iv) not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.
- v) Is not subject to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- vi) Does not have any warehouse, cattle live stock, rising of grass on the said land and is purely an agriculture land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
- vii) Has not been notified under the provisions of the Land Acquisition Act, 1894 either for the planned development by the Government and/or any other authority.
- viii) Is not subject of any execution of General or Special Power of Attorney mortgage, transfer, assignment, encumbrance by the VENDOR in favour of any other person(s) prior to the date of this deed.
- ix) The VENDOR has provided Form 61/PAN duly signed.

NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-

1. The VENDOR do hereby grant, convey, transfer and assign, by way of sale the said Land unto and in favour of the VENDEE falling in Khewat/Khata No 185/271, Rectangle No 21. Kila No 21 (8-0), Rectangle No 22, Kila No 1 min (6-16) fields 2 area measuring 14 Kanal 16 Marla Salam equivalent to 1.850 acres approx, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana) vide Jamabandi year 2006:2007 along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land, and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights. equities, claims, demands, privileges, appurtenances or any other things and the VENDEE doth hereby purchase the said Land for a total sale consideration of Rs 3,70,00,000/-(Rupees Three Crores Seventy Lacs Only) from the VENDOR. A sum of Rs 50,000/-(Rupees Fifty Thousand Only) has already been paid by the CONFIRMING PARTY No. 1 to the VENDOR in cash on 20th Day of October 2010, at the time of execution of the said Agreement, which amount has been reimbursed by the VENDEE to the CONFIRMING PARTY NO. 2 and a sum of Rs 40,00,000/- (Rupoes Forty Lacs Only) had been paid on execution of Agreement to Sell on 04th Day of November 2010 by the VENDEE to the VENDOR. The VENDEE hereby pays the balance sale consideration of Rs 3.29.50,000/-(Rupees Three Crores Twenty Nine Lacs Fifty Thousand Only) to the VENDOR in the following manner:

	Sr	Name of Seller /	Amount	Cheque/	Date	Name of	Pand
	No	Received By		DD No		Bank	Ву
	1	Yogesh Kumar	1,64,75,000	000003	06.01.2011	Kotak	Hora
	2	Sanjog Kumur	1,64,75,000	000005	06.01.2011	Mahindra Bank	Realtors Pvt I ld
İ		Total	3,29,50,000			: 	

yogesh

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The VENDOR hereby acknowledge the receipt of the total sale consideration of Rs 3,70,00,000/- (Rupees Three Crores Seventy Lacs Only). The VENDOR and the CONFIRMING PARTIES hereby confirm that nothing is due from the VENDEE on account of the sale consideration of the said Land.

- 2. The VENDOR has represented and affirmed that he is the absolute owner in physical, vacant & peaceful possession of the said Land and have clear and unencumbered title of it, and is in actual physical possession of the entire above mentioned land and the possession of the same is being handed over under this sale deed to the VENDEE.
- 3. That the Land is not subjected to any encumbrances, mortgages, charges, lien, attachments, and claim, demand, and acquisition proceedings by Government or any kind whatsoever and should thereby and the VENDOR shall discharge the same from and out of his own funds and keep the VENDEE indemnified. That the VENDOR hereby declares with the VENDEE that the VENDOR has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the said land hereunder up to the date of execution of this sale deed and the VENDEE shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the VENDOR shall discharge the same.
- 4. That in the event the said Land or any part thereof is revealed or found to be notified under any notification for acquisition issued by central or state Govt. or any statutory authority empowered to do the same, in such eventuality the VENDEE shall have absolute and sole right to claim compensation in respect thereof and to do all the deeds to secure the same and the VENDOR or the CONFIRMING PARTIES shall be left with no right, interest whatsoever, in respect of the same. The VENDOR hereby unequivocally and unconditionally surrenders all his rights in favor of the VENDEE in respect of the same.
- 5. That the VENDOR and the CONFIRMING PARTIES have confirmed that they are not left with any right, interest, title over the said t.and or the said Agreement as mentioned above.
- 6. That on the basis of this sale deed, the VENDEE is entitled to get the said Land mutated in its own name in the revenue record and also with other concerned authorities to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and participate in the mutation process.
- 7. That the VENDOR has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the said Land which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the said Land in favour of the VENDEE
- The land hereby conveyed and transferred by the VENDOR to the VENDEE is free from all encumbrances and any third party rights and/or interests in the said Land and the VENDOR has handed over the physical, peaceful and vacant possession of the said Land to the VENDEE.
- 9. That the VENDEE has agreed to purchase the said Land on the basis of assurances and representation made herein by the VENDOR and the CONFIRMING PARTIES in regard to the title of the said land, in case it is proved otherwise the VENDOR and the CONFIRMING PARTILS shall indemnify the VENDLE for all and/or any loss that may be caused, sustained by the VENDEE, and would be liable to return the amount paid to him / them on execution of the present Sale Deed. The VENDOR further agrees to indemnify the VENDEE in case of any legal proceedings or by any governmental authority for any violations relating to the subject land till the execution of this sale deed.

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10. Disclaimer The VENDEE admits:

> That all charges and expenses of the transfer i.e. stamp duty, registration charges for this deed and sale deed have been borne by the VENDEE.

> IN WITNESS WHEREOF the parties have set their respective hands and seal on these present at the place and on the day, month and year first above written in the presence of the following witness:

> > Signed and Delivered by The "VENDOR"

Signed and Accepted by the "VENDEE" through

1-Col (Reld) Sant Sharma

2-Shri Sandeep Kumar Gupta

Signed and Accepted by the "CONFIRMING PARI through-

Shri Virende Singh

Signed and Accepted by the "CONFIRMING PARTY No. 2"

Shri Dinesh Kumar

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SI. No.

GSR / 001:274394

RECEIPT



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Branch/Code No.01565

Code No. _

Received a sam of Rs. 16,69,800 =

(Rupees Sinteen lac Sinty nine thoman of eight huncles only)

from Smt. / Shri Hera Realizer (Della Sinty nine thoman only)

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residing at N: Della Sint Alak OF INDIfor credit to Government of Haryana account towards Stamp Duty

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SALE DEED



- 3. Unit Land
- 4. Type of Land
- Transaction Value
- 6. Stamp Duty
- 7. Stamp Serial No. & Date
- 8. Issued by

Sale Deed

Bhangrola

13 Kanal 7.17 Maria (1.6698 acres)

Agricultural

3,33,96,000/

16,69,800/-

GSR / 001 274394 dated 07.01.2011

SBI Mehrailli Road, Gurgaon

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	<u> </u>	T-1-0 6	दिनांक 12/01/2011
डीड का नाम SALEOUTSIDE MC AREA	515	सबंधी विवरण	
तहसील/सब-तहसील गुडगांवा	गांव/शहर भवन	भाँगरौला स्थित का विवरण	भाँगरौला
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rafted By: Sandeep Gupta adv	······································		

यह प्रलेख आज दिनांक 12/01/2011 दिन बुघवार समय 1:47:00PM बजे श्री/श्रीमती/कुमारी Dhan Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Moolia निवासी Bhanrola Gurgaon द्वारा पॅंजीकरण हेतु प्रस्तुत किया गया।

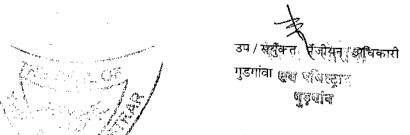
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पॅंभीयत अधिकारी गुडगांवा **6**0 46. वादितः व

श्री Dhan Singh

उपरोक्त विकेता व श्री/श्रीमती/कुमारी Thru- Sanjiv Sharma , Sandeep Kumar Gupta क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यो को चैंभी चेंस्रोंसकोर सुम्मीकार किया। प्रलेख के अनुसार 0.00 रूपये की राशि केता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख मे वर्णित अग्निम अदा की गई राशि के लेन देन को स्वीकार किया। दोनो पक्षो की पहचान श्री/श्रीमती/कुमारी Bhagwan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Krishan निवासी Kakrola Gurgaon व श्री/श्रीमती/कुमारी Mahender Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Munsiram निवासी Bhangrola gurgaon साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी न:2 की पहचान करता है।

दिनाँक 12/01/2011



This Deed of absolute sale is made at Gurgaon on this 12th day of January, 2011

BY

DHAN SINGH S/O MOOLIA S/O CHUNNA R/O BHANGROLA TEHSIL AND DISTRICT GURGAON, who is the owner in physical, vacant and peaceful possession of the subject land (described herein below) total admeasuring **13 Kanal 7.17 Marla (approximately 1.6698 Acres)** situated within the revenue estate of Bhangrola, Tehsil and District Gurgaon, Haryana, along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the subject land vide Jamabandi for the year 2006-2007, hereinafter called the "VENDOR" (which expression shall unless repugnant to the context and meaning thereof mean and include their respective heirs, legal representatives, administrators, executors and assignees etc.) of the ONE PART.

AND

M/S PACEMAKER MARKMAN PRIVATE LIMITED, a company duly incorporated under the Companies Act, 1956, having its registered office at 121, Vardhman Market, Ram Vihar, Delhi-110092 (PAN-AAECP3998D), acting through its authorised signatory, Shri Virender Singh, duly authorised vide Board Resolution, dated 12th Day of October 2010, hereinafter called the "CONFIRMING PARTY NO.1" (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, legal representatives, administrators, executors and assignees etc.) of the SECOND PART.

AND

Shri Dinesh Kumar S/o Krishan Pal Sharma S/o Sukhpal R/o Khedla, Tehsil Sohna & District Gurgaon, (PAN-BMEPS0710E) hereinafter called the "CONFIRMING PARTY NO.2" (which expression shall unless repugnant to the context and meaning hereof mean and include his heirs, legal representatives, administrators, executors and assignees etc.) of the THIRD PART.

IN FAVOUR OF

M/S HORA REALTORS PRIVATE LIMITED, a company duly incorporated under the Companies Act, 1956, having its registered office at 1 E, Jhandewalan Extension, Naaz Cinema Complex, New Delhi-110055 (PAN-AABCH8737K), acting through its authorised signatory, Col (Retd) Sanjiv Sharma, Chief Manager, DLF Flome Developers Ltd and Mr Sandeep Kumar Gupta, Sr Officer (Legal) DLF Flome Developers Ltd, duly authorised vide Board Resolution, dated 22nd Day of October 2010 hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, legal representatives, administrators, executors and assignees etc.) of the FOURTH PART.

All the parties to this deed shall be collectively referred to as the "Parties" and individually as a "Party"; and the CONFIRMING PARTY NO.1 and CONFIRMING PARTY NO.2 shall be collectively referred to as the "CONFIRMING PARTIES".

WHEREAS the VENDOR is the absolute owner and in actual physical, vacant and peaceful possession of land falling in **Khewat/Khata No188/274**, Rectangle No 21, Kila No 16/2 (2·0), 17/2 (4·0), 24 (9·0). Rectangle No 22, Kila No 4 (6·0), 7 (3·12), 8 (8·0), Rectangle No 23, Kila No 6 min (2·12) fields 7 area measuring 35 Kanal 4 Marla to the extent of 1/12 share i.e. **2 Kanal 18.67 Marla** AND **Khewat/Khata No 183/269**, Rectangle No 21, Kila No 8/1 (2·0), 13/2 (6·12), 14/1 (3·0), 19 (8·0). 22 (8·0), Rectangle No 22, Kila No 2 (8·0), 9 min (6·2) field 7 area measuring 41 Kanal 14 Marla to the extent of 1/4 share i.e. **10 Kanal 8.5 Marta**. TOTAL AREA OF BOTH KEL-WATS ADMI ASURING **13 KANAL 7.17 MARLA equivalent to 1.6698** acres approx, situated in the revenue estate of Village Bhangrola, Tehsal and District Gurgaon (Haryana) vide Jamabandi year 2006-2007, along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the subject Land (hereinafter called the "said | and")

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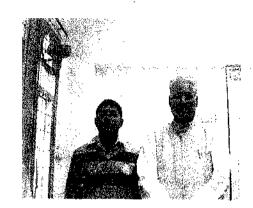
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Thru- Sanji v Sharma , Sandeep Kumar Gupta.....

मुख्य I:- Bhagwan

Skarpto

गचाह 2:- Mahender Singh

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 28,694 आज दिनोंक 12/01/2011 को बही नः 1 जिल्द नः 9,753 के पृष्ठ नः 140 पर पँजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या ! जिल्द नः 832 के पृष्ठ सख्या 52 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और भवातों ने अपने हस्ताक्षर/निशान अंगुडा मेरे सामने किये हैं।

বিলাঁক 12/01/2011

प क्षान्त्र प्रितित् द्वाधिक डगाँवा

मुखांच

AND WHEREAS, the VENDOR clearly explains that his land comprising Khewat/Khata No 188/274, Rectangle No 23, Kila No 6 min (5-8) AND Khewat/Khata No 183/269, Rectangle No 22, Kila No 9 min (1-18) total area of both khrwats 7 Kanal 6 Marla situated in the revenue estate of village Bhangrola, Tehsil & District Gurgaon, is acquired by the Government of Haryana through the Land Acquisition Collector, Gurgaon vide Award No 13 dated 14.06.2010 for Village Bhangrola, Tehsil and District Gurgaon. The VENDOR has claimed compensation in respect of his share of acquired land from the Government of Haryana through Land Acquisition Collector, Gurgaon.

The aforesaid acquired land is not part of this Sale Deed in any form or manner. The VENDOR is selling his share in balance unacquired land comprising "said Land" in this Sale Deed to the VENDEE which is free from acquisition and all sort of encumberances.

AND WHEREAS the CONFIRMING PARTY NO.1 executed an agreement, dated 20th Day of October 2010 (hereinafter referred to as the said "Agreement") with the VENDOR to purchase the said Land at the sale consideration of Rs 3,33,96,000/- (Rupees Three Crores Thirty Three Lacs Ninety Six Thousand Only) and the CONFIRMING PARTY NO.1 paid an advance of Rs 50,000/- (Rupees Fifty Thousand Only) to the VENDOR herein on 20th Day of October 2010 and agreed to pay the balance sale consideration at the time of execution of the sale deeds in respect of the said Land. In terms of the Agreement, the CONFIRMING PARTY NO.1 is entitled to get the sale deeds in respect of the said Land executed in its favour or in favour of its nominees, as the case may be.

AND WHEREAS thereafter the CONFIRMING PARTY NO.1 has endorsed and assigned/transferred the said Agreement in favour of the CONFIRMING PARTY NO.2, on 25th Day of October 2010 wherein the CONFIRMING PARTY NO.1 has agreed to transfer all its rights, title and interests accrued in the said Land by virtue of the said Agreement in favour of the CONFIRMING PARTY NO.2 in lieu of valuable consideration and also agreed to get the sale deeds in respect of the said Land executed directly from the VENDOR in favour of the CONFIRMING PARTY NO.2 or in favour of its nominees, as the case may be, on the CONFIRMING PARTY NO. 2 or its nominee paying the balance sale consideration, out of the aforesaid sale consideration of Rs 3,33,96,000/- (Rupees Three Crores Thirty Three Lacs Ninety Six Thousand Only) to the VENDOR

AND WHEREAS the VENDEE being desirous of purchasing the said Land approached the VENDOR and the CONFIRMING PARTIES to purchase the said LAND, and the CONFIRMING PARTIES executed an Undertaking dated 29th Day of October 2010 in favour of the VENDEE, wherein the CONFIRMING PARTIES have agreed to assign, transfer and relinquish their all rights and interests under the said Agreement duly endorsed in favour of the CONFIRMING PARTY NO.2 with respect to the said Land in favour of the VENDEE and further agreed to get the agreement to sell and sale deed with respect to the said Land executed directly from the VENDOR in favour of the VENDEE, on the VENDEE paying the balance sale consideration to the VENDOR.

AND WHEREAS pursuant to the said Undertaking dated 29th Day of October 2010, the VENDER had executed an Agreement to Sell dated 04th Day of November 2010 (hereinafter referred to as the "ATS") with the VENDOR against which the VENDEE had made the following payments to the VENDOR as earnest money:

	St No	Name of Seller	Amount	Cheque	Date	Name of	Paid By
		/ Received By		No		Bank	
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							Realtors Pvt
	Į						Éta

Further the CONFIRMING PARTIES have endorsed, transferred and assigned the said Agreement in layour of the VENDLE, and handed over the original of the said Agreement to the VENDEE.

AND WHI REAS pursuant to the said Undertaking dated 29th Day of October 2010 and the Agreement to Sell dated 04th Day of November 2010, the VENDOR and the CONFIRMING PARTIES herein do hereby grant, convey, transfer and assign the said Land unto and in favour of the VENDEE.

Phan Singh



by way of sale the said Land and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land or any other things and the VENDEE has agreed to purchase the said Land on the following terms and conditions:-

Definition and interpretation in this deed:

- a. the 'VENDOR' is the owner in physical, vacant and peaceful possession of the said Land along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land.
- b. the 'CONFIRMING PARTIES' had executed said Agreement to purchase the said Land from the VENDOR and had further entered into a Undertaking dated 29th Day of October 2010 assigning and transferring their rights under the said Agreement in favour of the VENDEE.
- c. the 'said Land' means agriculture land falling in **Khewat/Khata No188/274**, Rectangle No 21, Kila No 16/2 (2-0), 17/2 (4-0), 24 (9-0), Rectangle No 22, Kila No 4 (6-0), 7 (3-12), 8 (8-0), Rectangle No 23, Kila No 6 min (2-12) fields 7 area measuring 35 Kanal 4 Marla to the extent of 1/12 share i.e. **2 Kanal 18.67 Marla** AND **Khewat/Khata No 183/269**, Rectangle No 21, Kila No 8/1 (2-0), 13/2 (6-12), 14/1 (3-0), 19 (8-0), 22 (8-0), Rectangle No 22, Kila No 2 (8-0), 9 min (6-2) field 7 area measuring 41 Kanal 14 Marla to the extent of 1/4 share i.e 10 Kanal 8.5 Marla, TOTAL AREA OF BOTH KHEWATS ADMEASURING 13 KANAL 7.17 MARLA equivalent to 1.6698 acres approx, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana) vide Jamabandi year 2006-2007 along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the subject land
- d. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- e. Words imparting the singular include the plural and vice versa.
- f. References to persons include bodies corporate and vice versa.
- g. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- h. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- Possession means actual vacant, peaceful and physical possession of the Land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHERREAS the VENDOR and the CONFIRMING PARTIES affirmed, represented, assured the VENDEE that the said Land:

- i) Is good, clear and legally marketable land owned and possessed by the VENDOR having full right to transfer, self, convey and/or deal with the same in any whatsoever unrestricted manner.
- ii) Is free from any charges or encumbrance such as self, will, exchange, mortgage, gift line, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition, etc.

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- iii) Is in the physical, vacant and peaceful possession along with all appurtenances as stated herein above.
- iv) not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.
- v) Is not subject to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- vi) Does not have any warehouse, cattle live stock, rising of grass on the said land and is purely an agriculture land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
- vii) Has not been notified under the provisions of the Land Acquisition Act, 1894 either for the planned development by the Government and/or any other authority.
- viii) Is not subject of any execution of General or Special Power of Attorney mortgage, transfer, assignment, encumbrance by the VENDOR in favour of any other person(s) prior to the date of this deed.
- ix) The VENDOR has provided Form 61/PAN duly signed.

NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-

1. The VENDOR do hereby grant, convey, transfer and assign, by way of sale the said Land unto and in favour of the VENDEE falling in Khewat/Khata No188/274, Rectangle No 21, Kila No 16/2 (2-0), 17/2 (4-0), 24 (9-0), Rectangle No 22, Kila No 4 (6-0), 7 (3-12), 8 (8-0), Rectangle No 23, Kila No 6 min (2-12) fields 7 area measuring 35 Kanal 4 Marla to the extent of 1/12 share i.e. 2 Kanal 18.67 Marla AND Khewat/Khata No 183/269, Rectangle No 21, Kila No 8/1 (2-0), 13/2 (6-12), 14/1 (3-0), 19 (8-0), 22 (8-0), Rectangle No 22, Kila No 2 (8-0), 9 min (6-2) field 7 area measuring 41 Kanal 14 Marla to the extent of 1/4 share i.e. 10 Kanal 8.5 Maria, TOTAL AREA OF BOTH KHEWATS ADMEASURING 13 KANAL 7.17 MARLA equivalent to 1.6698 acres approx, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana) vide Jamabandi year 2006-2007 along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land, and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances or any other things and the VENDELS doth hereby purchase the said Land for a lotal sale consideration of Rs 3,33,96,000/-(Rupees Three Crores Thirty Three Lacs Ninely Six Thousand Only) from the VENDOR, A sum of Rs 50,000/-(Rupees Fifty Thousand Only) has already been paid by the CONFIRMING PARTY No. 1 to the VENDOR in cash on 20th Day of October 2010, at the time of execution of the said Agreement, which amount has been reimbursed by the VENDEF to the CONFIRMING PARTY NO. 2 and a sum of Rs 33,39,500/- (Rupees Thirty Three Lacs Thirty Nine Thousand Live Hundred Only) had been paid on execution of Agreement to Self on 04th Day of November 2010 by the VENDEE to the VENDOR. The VENDED for the pays the balance sale consideration of Rs 3,00,06,500/- (Rupees Three Crores Six Thousand Five Hundred Only) to the VENDOR in the following manner:

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The VENDOR hereby acknowledge the receipt of the total sale consideration of Rs 3,33,96,000/- (Rupees Three Crores Thirty Three Lacs Ninety Six Thousand Only). The VENDOR and the CONFIRMING PARTIES hereby confirm that nothing is due from the VENDEE on account of the sale consideration of the said Land.

- 2. The VENDOR has represented and affirmed that he is the absolute owner in physical, vacant & peaceful possession of the said Land and have clear and unencumbered title of it, and is in actual physical possession of the entire above mentioned land and the possession of the same is being handed over under this sale deed to the VENDEE.
- 3. That the Land is not subjected to any encumbrances, mortgages, charges, lien, attachments, and claim, demand, and acquisition proceedings by Government or any kind whatsoever and should thereby and the VENDOR shall discharge the same from and out of his own funds and keep the VENDEE indemnified. That the VENDOR hereby declares with the VENDEE that the VENDOR has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the said land hereunder up to the date of execution of this sale deed and the VENDEE shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the VENDOR shall discharge the same.
- 4. That in the event the said Land or any part thereof is revealed or found to be notified under any notification for acquisition issued by central or state Govt, or any statutory authority empowered to do the same, in such eventuality the VENDEE shall have absolute and sole right to claim compensation in respect thereof and to do all the deeds to secure the same and the VENDOR or the CONFIRMING PARTIES shall be left with no right, interest whatsoever, in respect of the same. The VENDOR hereby unequivocally and unconditionally surrenders all his rights in favor of the VENDEE in respect of the same.
- 5. That the VENDOR and the CONFIRMING PARTIES have confirmed that they are not left with any right, interest, title over the said Land or the said Agreement as mentioned above.
- 6. That on the basis of this sale deed, the VENDEE is entitled to get the said Land mutated in its own name in the revenue record and also with other concerned authorities to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and participate in the mutation process.
- 7. That the VENDOR has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the said Land which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the said Land in favour of the VENDEE.
- 8. The land hereby conveyed and transferred by the VENDOR to the VENDEE is free from all encumbrances and any third party rights and/or interests in the said Land and the VENDOR has handed over the physical, peaceful and vacant possession of the said Land to the VENDET
- 9. That the VENDEE has agreed to purchase the said Land on the basis of assurances and representation made herein by the VENDOR and the CONFIRMING PARTIES in regard to the title of the said land, in case it is proved otherwise the VENDOR and the CONFIRMING PARTIES shall indemnify the VENDEE, for all and/or any loss that may be caused, sustained by the VENDEE, and would be liable to return the amount paid to him / them on execution of the present Sale Deed. The VENDOR further agrees to indemnify the VENDEE in case of any legal proceedings or by any governmental authority for any violations relating to the subject land till the execution of this sale deed.

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NO SEALON ASSOCIATION

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10. Disclaimer The VENDEE admits:

> That all charges and expenses of the transfer i.e. stamp duty, registration charges for this deed and sale deed have been borne by the VENDEE.

> IN WITNESS WHEREOF the parties have set their respective hands and seal on these present at the place and on the day, month and year first above written in the presence of the following witness:

> > Signed and Delivered by the "VENDOR"

Signed and Accepted by the "VENDEE" through

Col (Retd) Sanjiv Sharma

Shri Sandeep Kumar Gupta

Signed and Accepted by the "CONFIRMING PAR

Shri Virender Singh

Signed and Accepted by the "CONFIRMING PARTY No. 2"

Shri Dinesh Kumar

WITNESSES:

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SALE DEED

- Type of Deed
- 2. 3. Village Name
- Unit Land
- Type of Land 4.
- Transaction Value
- 5. 6. Stamp Duty
- 7. Stamp Serial No. & Date
- 8. Issued by

Sale Deed Bhangrola, 13 Kanal 7 17 Marla (1.6698 acres)

Agricultur 3,33,96,000/-16,69,800/-

GSR / 00 : 274395 dated 07.01.2011

SBI Mehrauli Road, Gurgaon



L.T. Omprakalh



दिनाँक 12/01/2011

प्रलेख न: 28698

डीड सबंधी विवरण डीड का नाम SALEOUTSIDE MC AREA स्थित भाँगरौला तहसील/संब-तहसील गुडगांवा गांव/शहर भाँगरौला भवन का विवरण भूमि का विवरण 1 Acre 5 Kanal 7.17 Marla चाही सबंधी विवरण कुल स्टाम्प डयूटी की राशि 1,669,800.00 रुपये र्गुशि 33,396,000,00 रुपये रजिस्ट्रेशन फीस की राशि 15,000,00 रुपये पेस्टिंग शुल्क 2,00 रुपये स्टाम्प की राशि 1,669,800.00 रुपये रूपये

Drafted By: Sandcep gupta adv

यह प्रलेख आज दिनाँक 12/01/2011 दिन बुघवार समय 1:49:00PM बजे श्री/श्रीमती/कुमारी Om Prakash पुत्र/पुत्री/पतनी श्री/श्रीमती/कुमारी Mooliaनिवासी BhangrolaGurgaon द्वारा पॅजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Om Prakash

उप /सम्बुक्त पंजीयन अधिकारी गुडगांवा ्य लॉक्ट

LiTI Ombrakala

उपरोक्त विक्रेता व श्री/श्रीमति विमारी Thru-Sanjiv Sharma, Sandeep Kumar Gupta क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यो को सिन्नी स्क्रोतकार सुनक्रितार किया। प्रलेख के अनुसार 0.00 रूपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोने पक्षो की पहचान श्री/श्रीमती/कुमारी Bhagwan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Krishan निवासी kakrola Gurgaon व श्री/श्रीमती/कुमारी Mahender Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Munsiram निवासी Bhangrola Gurgaon ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी न:2 की पहचान करता है।

दिनाँक 12/01/2011

उप / सयुँव त पंजीवन अधिकारी गुडगाँचा This Deed of absolute sale is made at Gurgaon on this 12th day of January, 2011

BY

OM PRAKASH S/O MOOLIA S/O CHUNNA R/O BHANGROLA TEHSIL AND DISTRICT GURGAON, who is the owner in physical, vacant and peaceful possession of the subject land (described herein below) total admeasuring **13 Kanal 7.17 Marla (approximately 1.6698 Acres)** situated within the revenue estate of Bhangrola, Tehsil and District Gurgaon, Haryana, along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the subject land vide Jamabandi for the year 2006-2007, hereinafter called the "VENDOR" (which expression shall unless repugnant to the context and meaning thereof mean and include their respective heirs, legal representatives, administrators, executors and assignees etc.) of the ONE PART.

AND

M/S PACEMAKER MARKMAN PRIVATE LIMITED, a company duly incorporated under the Companies Act, 1956, having its registered office at 121, Vardhman Market, Ram Vihar, Delhi-110092 (PAN-AAECP3998D), acting through its authorised signatory, Shri Virender Singh, duly authorised vide Board Resolution, dated 12th Day of October 2010, hereinafter called the "CONFIRMING PARTY NO.1" (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, legal representatives, administrators, executors and assignees etc.) of the SECOND PART.

AND

Shri Dinesh Kumar S/o Krishan Pal Sharma S/o Sukhpal R/o Khedla, Tehsil Sohna & District Gurgaon, (PAN-BMEPS0710E) hereinafter called the "CONFIRMING PARTY NO.2" (which expression shall unless repugnant to the context and meaning hereof mean and include his heirs, legal representatives, administrators, executors and assignees etc.) of the THIRD PART.

IN FAVOUR OF

M/S HORA REALTORS PRIVATE LIMITED, a company duly incorporated under the Companies Act, 1956, having its registered office at 1 E, Jhandewalan Extension, Naaz Cinema Complex, New Delhi-110055 (PAN-AABCH8737K), acting through its authorised signatory. Col (Retd) Sanjiv Sharma, Chief Manager, DLF Home Developers Ltd and Mr Sandeep Kumar Gupta, Sr Officer (Legal) DLF Home Developers Ltd, duly authorised vide Board Resolution, dated 22nd Da y of October 2010, hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, logal representatives, administrators, executors and assignoes etc.) of the FOURTH PART.

All the parties to this deed shall be collectively referred to as the "Parties" and individually as a "Party"; and the CONFIRMING PARTY NO.1 and CONFIRMING PARTY NO.2 shall be collectively referred to as the "CONFIRMING PARTIES".

WHEREAS the VENDOR is the absolute owner and in actual physical, vacant and peaceful possession of land falling in Khewat/Khata No188/274, Rectangle No 21, Kila No 16/2 (2-0), 17/2 (4-0), 24 (9-0). Rectangle No 22, Kila No 4 (6-0), 7 (3-12), 8 (8-0), Rectangle No 23, Kila No 6 min (2-12) fields 7 area measuring 35 Kanal 4 Marla to the extent of 1/12 share i.e. 2 Kanal 18.67 Marla AND Khewat/Khata No 183/269, Rectangle No 21, Kila No 8/1 (2-0), 13/2 (6-12), 14/1 (3-0), 19 (8-0), 22 (8-0), Rectangle No 22, Kila No 2 (8-0), 9 min (6-2) field 7 area measuring 41 Kanal 44 Marla to the extent of 1/4 share i.e. 10 Kanal 8.5 Marla, TOTAL AREA OF BOTH KHEWATS ADMI-ASURING 13 KANAL 7.17 MARLA equivalent to 1.6698 acres approx, situated in the revenue estate of Village Bhangrola, Lehal and District Gurgaon (Haryana) vide Jamabandi year 2006-2007, along with all constructed houses, tube wells, structures, standing crops, frees or any other altachments with the subject land (hereinafter called the "said Land").

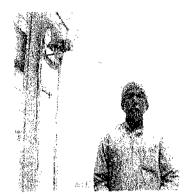


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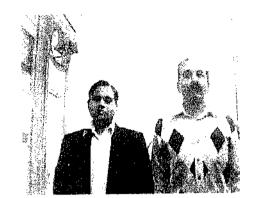
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2010-2011



विक्रेता



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गवाह



L.T.I Omprakeum

Thru- Sanjiv Sharma, Sandeep Kumar Gupta

TERR 1:- Bhagwan Ryode Terr 2:- Mahender Singh J



प्रमाणित किया जाता है कि यह प्रलेख कर्माक 28,698 आज दिनोंक 12/01/2011 को यही नः 1 जिल्द नः 9,753 के 9ाठ न: 140 पर पँजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या । जिल्द न: 832 के पृष्ठ सख्या 52 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनोंक 12/01/2011

AND WHEREAS, the VENDOR clearly explains that his land comprising Khewat/Khata No 188/274, Rectangle No 23, Kila No 6 min (5-8) AND Khewat/Khata No 183/269, Rectangle No 22, Kila No 9 min (1-18) total area of both khrwats 7 Kanal 6 Marla situated in the revenue estate of village Bhangrola, Tehsil & District Gurgaon, is acquired by the Government of Haryana through the Land Acquisition Collector, Gurgaon vide Award No 13 dated 14.06.2010 for Village Bhangrola, Tehsil and District Gurgaon. The VENDOR has claimed compensation in respect of his share of acquired land from the Government of Haryana through Land Acquisition Collector, Gurgaon.

The aforesaid acquired land is not part of this Sale Deed in any form or manner. The VENDOR is selling his share in balance unacquired land comprising "said Land" in this Sale Deed to the VENDEE which is free from acquisition and all sort of encumberances.

AND WHEREAS the CONFIRMING PARTY NO.1 executed an agreement, dated 20th Day of October 2010 (hereinafter referred to as the said "Agreement") with the VENDOR to purchase the said Land at the sale consideration of **Rs 3,33,96,000**/- (Rupees Three Crores Thirty Three Lacs Ninety Six Thousand Only) and the CONFIRMING PARTY NO.1 paid an advance of **Rs 50,000**/- (Rupees Fifty Thousand Only) to the VENDOR herein on 20th Day of October 2010 and agreed to pay the balance sale consideration at the time of execution of the sale deeds in respect of the said Land. In terms of the Agreement, the CONFIRMING PARTY NO.1 is entitled to get the sale deeds in respect of the said Land executed in its favour or in favour of its nominees, as the case may be.

AND WHEREAS thereafter the CONFIRMING PARTY NO.1 has endorsed and assigned/transferred the said Agreement in favour of the CONFIRMING PARTY NO.2, on 25th Day of October 2010 wherein the CONFIRMING PARTY NO.1 has agreed to transfer all its rights, title and interests accrued in the said Land by virtue of the said Agreement in favour of the CONFIRMING PARTY NO.2 in lieu of valuable consideration and also agreed to get the sale deeds in respect of the said Land executed directly from the VENDOR in favour of the CONFIRMING PARTY NO.2 or in favour of its nominees, as the case may be, on the CONFIRMING PARTY NO. 2 or its nominee paying the balance sale consideration, out of the aforesaid sale consideration of Rs 3,33,96,000/- (Rupees Three Crores Thirty Three Lacs Ninety Six Thousand Only) to the VENDOR.

AND WHEREAS the VENDEE being desirous of purchasing the said Land approached the VENDOR and the CONFIRMING PARTIES to purchase the said LAND, and the CONFIRMING PARTIES executed an Undertaking dated 29th Day of October 2010 in favour of the VENDEE, wherein the CONFIRMING PARTIES have agreed to assign, transfer and relinquish their all rights and interests under the said Agreement duly endorsed in favour of the CONFIRMING PARTY NO.2 with respect to the said Land in favour of the VENDEE and further agreed to get the agreement to sell and sale deed with respect to the said Land executed directly from the VENDOR in favour of the VENDEE, on the VENDEE paying the balance sale consideration to the VENDOR.

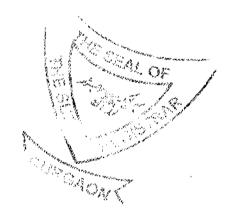
AND WHEREAS pursuant to the said Undertaking dated 29th Day of October 2010, the VENDEE had executed an Agreement to Sell dated 04th Day of November 2010 (hereinafter referred to as the "ATS") with the VENDOR against which the VENDET had made the following payments to the VENDOR as earnest money.

Sr No	Name of Seller	Amount	Cheque	Date	Name of	Paid By
	/ Received By		No.		Bank	ĺ
1	Om Prakash	33,39,500	116738	01.11.2010	ICICI Bank	Hora
						Realtors Pvt
						Hd

Further the CONFIRMING PARTIES have endorsed, transferred and assigned the said Agreement in favour of the VENDET and handed over the original of the said Agreement to the VENDET.

AND WHEREAS pursuant to the said Undertaking dated 29th Day of October 2010 and the Agreement to Sell dated 04th Day of November 2010, the VENDOR and the CONFRMING PARTIES become do hereby grant, convey, transfer and assign the said Land unto and in layour of the VENDEE.





by way of sale the said Land and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land or any other things and the VENDEE has agreed to purchase the said Land on the following terms and conditions:-

Definition and interpretation In this deed:

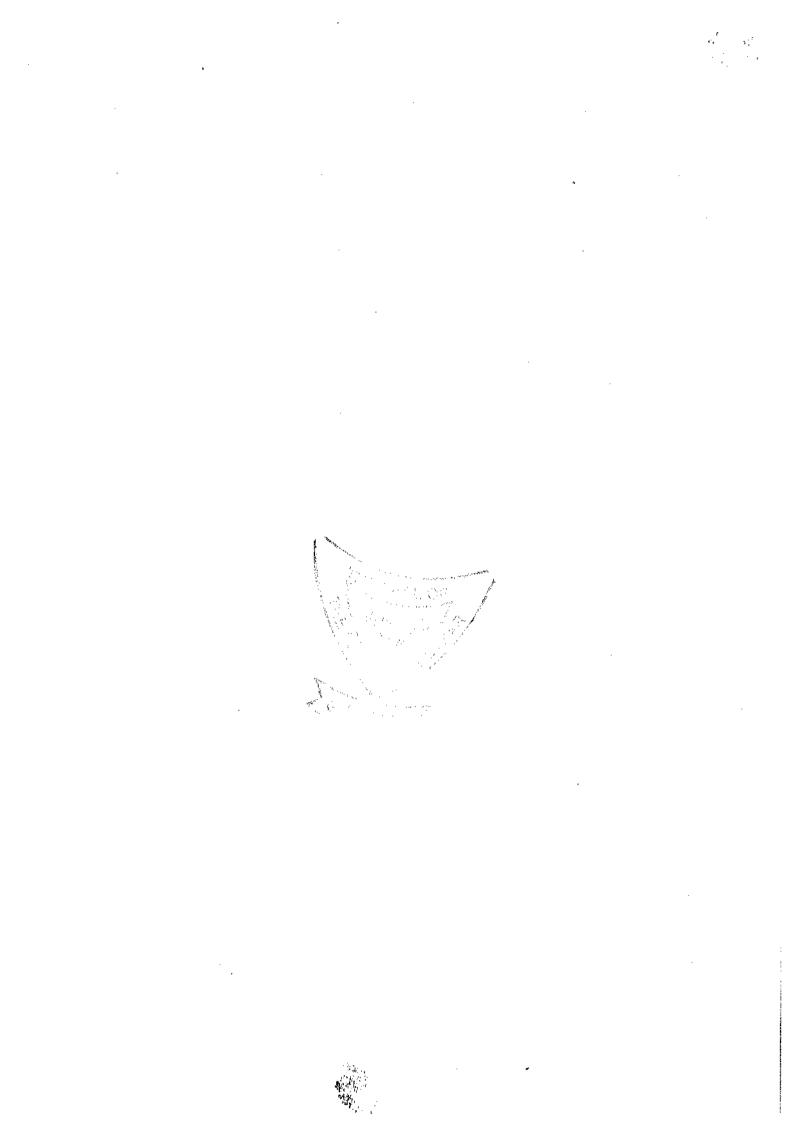
- a. the 'VENDOR' is the owner in physical, vacant and peaceful possession of the said Land along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land.
- b. the 'CONFIRMING PARTIES' had executed said Agreement to purchase the said Land from the VENDOR and had further entered into a Undertaking dated 29th Day of October 2010 assigning and transferring their rights under the said Agreement in favour of the VENDEE.
- the 'said Land' means agriculture land falling in **Khewat/Khata No188/274**, Rectangle No 21, Kila No 16/2 (2-0), 17/2 (4-0), 24 (9-0), Rectangle No 22, Kila No 4 (6-0), 7 (3-12), 8 (8-0), Rectangle No 23, Kila No 6 min (2-12) fields 7 area measuring 35 Kanal 4 Marla to the extent of 1/12 share i.e. **2 Kanal 18.67 Marla** AND **Khewat/Khata No 183/269**, Rectangle No 21, Kila No 8/1 (2-0), 13/2 (6-12), 14/1 (3-0), 19 (8-0), 22 (8-0), Rectangle No 22, Kila No 2 (8-0), 9 min (6-2) field 7 area measuring 41 Kanal 14 Marla to the extent of 1/4 share i.e **10 Kanal 8.5 Marla**, TOTAL AREA OF BOTH KHEWATS ADMEASURING **13 KANAL 7.17 MARLA equivalent to 1.6698 acres approx**, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana) vide Jamabandi year 2006-2007 along wilh all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the subject land.
- d. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- e. Words imparling the singular include the plural and vice versa.
- f. References to persons include bodies corporate and vice versa.
- g. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- h. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- i. Possession means actual vacant, peaceful and physical possession of the Land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHERREAS the VENDOR and the CONFIRMING PARTIES affirmed, represented, assured the VENDIT that the said Land:

- Is good, clear and legally marketable land owned and possessed by the VENDOR having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- ii) Is free from any charges or encumbrance such as self, will, exchange, mortgage, giff line, lease, court decrees, court injunctions, any security, surety, altachment, litigation/dispute, in court, acquisition, etc.





- iii) Is in the physical, vacant and peaceful possession along with all appurtenances as stated herein above.
- iv) not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.
- v) Is not subject to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- vi) Does not have any warehouse, cattle live stock, rising of grass on the said land and is purely an agriculture land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
- vii) Has not been notified under the provisions of the Land Acquisition Act, 1894 either for the planned development by the Government and/or any other authority.
- viii) Is not subject of any execution of General or Special Power of Attorney mortgage, transfer, assignment, encumbrance by the VENDOR in favour of any other person(s) prior to the date of this deed.
- ix) The VENDOR has provided Form 61/PAN duly signed.

NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-

1. The VENDOR do hereby grant, convey, transfer and assign, by way of sale the said Land unto and in favour of the VENDEE falling in Khewat/Khata No188/274, Rectangle No 21, Kila No 16/2 (2-0), 17/2 (4-0), 24 (9-0), Rectangle No 22, Kila No 4 (6-0), 7 (3-12), 8 (8-0), Rectangle No 23, Kila No 6 min (2-12) fields 7 area measuring 35 Kanal 4 Marla to the extent of 1/12 share i.e. 2 Kanal 18.67 Marla AND Khewat/Khata No 183/269, Rectangle No 21, Kila No 8/1 (2-0), 13/2 (6-12), 14/1 (3-0), 19 (8-0), 22 (8-0), Rectangle No 22, Kila No 2 (8-0), 9 min (6-2) field 7 area measuring 41 Kanal 14 Marla to the extent of 1/4 share i.e 10 Kanal 8.5 Maria, TOTAL AREA OF BOTH KHEWATS ADMEASURING 13 KANAL 7.17 MARLA equivalent to 1.6698 acres approx, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana) vide Jamabandi year 2006-2007 along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land, and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equitios, claims, demands, privileges, appurtenances or any other things and the VENDER. doth hereby purchase the said Land for a total sale consideration of Rs 3,33,96,000/-(Rupoes Three Crores Thirty Three Lacs Ninety Six Thousand Only) from the VENDOR, A sum of Rs 50,000/ (Rupees Fifty Thousand Only) has already been paid by the CONFIRMING PARTY No. 1 to the VENDOR in cash on 20th Day of October 2010, at the time of execution of the said Agreement, which amount has been reimbursed by the VENDEL to the CONFIRMING PARTY NO. 2 and a sum of Rs 33,39,500/- (Rupees Thirty Three Lacs Thirty Nine Thousand Five Hundred Only) had been paid on execution of Agreement to Sell on 04th Day of November 2010 by the VENDER to the VENDOR. The VENDET hereby pays the balance sale consideration of Rs 3,00,06,500/- (Rupees Three Crores Six Thousand Live Hundred Only) to the VENDOR in the following manner:

1	Si No	Name of Seller /	Amount	Cheque/ DD No	Date	Name of Bank	Paid By
	1	Received By Om Prakash	3,00,06,500	000012	06 01 2011	Kotak Mahndra Bank	Hora Realtors





A Marin

The VENDOR hereby acknowledge the receipt of the total sale consideration of Rs 3,33,96,000/- (Rupees Three Crores Thirty Three Lacs Ninety Six Thousand Only). The VENDOR and the CONFIRMING PARTIES hereby confirm that nothing is due from the VENDEE on account of the sale consideration of the said Land.

- 2. The VENDOR has represented and affirmed that he is the absolute owner in physical, vacant & peaceful possession of the said Land and have clear and unencumbered title of it, and is in actual physical possession of the entire above mentioned land and the possession of the same is being handed over under this sale deed to the VENDEE.
- 3. That the Land is not subjected to any encumbrances, mortgages, charges, lien, attachments, and claim, demand, and acquisition proceedings by Government or any kind whatsoever and should thereby and the VENDOR shall discharge the same from and out of his own funds and keep the VENDEE indemnified. That the VENDOR hereby declares with the VENDEE that the VENDOR has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the said land hereunder up to the date of execution of this sale deed and the VENDEE shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the VENDOR shall discharge the same.
- 4. That in the event the said Land or any part thereof is revealed or found to be notified under any notification for acquisition issued by central or state Govt, or any statutory authority empowered to do the same, in such eventuality the VENDEE shall have absolute and sole right to claim compensation in respect thereof and to do all the deeds to secure the same and the VENDOR or the CONFIRMING PARTIES shall be left with no right, interest whatsoever, in respect of the same. The VENDOR hereby unequivocally and unconditionally surrenders all his rights in favor of the VENDEE in respect of the same.
- 5. That the VENDOR and the CONFIRMING PARTIES have confirmed that they are not left with any right, interest, title over the said Land or the said Agreement as mentioned above.
- 6. That on the basis of this sale deed, the VENDEE is entitled to get the said Land mutated in its own name in the revenue record and also with other concerned authorities to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and participate in the mutation process.
- That the VENDOR has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the said Land which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the said Land in favour of the VENDEE.
- 8. The land hereby conveyed and transferred by the VENDOR to the VENDEE is free from all encumbrances and any third party rights and/or interests in the said Land and the VENDOR has banded over the physical, peaceful and vacant possession of the said Land to the VENDEE.
- 9. That the VLNDIEE has agreed to purchase the said Land on the basis of assurances and representation made herein by the VENDOR and the CONFIRMING PARTIES in regard to the title of the said land, in case it is proved otherwise the VENDOR and the CONFIRMING PARTIES shall indemnify the VLNDEE for all and/or any loss that may be caused, sustained by the VENDEE, and would be liable to return the amount paid to him / them on execution of the present Sale Deed. The VENDOR further agrees to indemnify the VENDEE in case of any legal proceedings or by any governmental authority for any violations relating to the subject land till the execution of this safe deed.





10. Disclaimer The VENDEE admits:

That all charges and expenses of the transfer i.e. stamp duty, registration charges for this deed and sale deed have been borne by the VENDEE.

IN WITNESS WHEREOF the parties have set their respective hands and seal on these present at the place and on the day, month and year first above written in the presence of the following witness:

Signed and Delivered by The "VENDOR"

OM PRAKASH

Signed and Accepted by the "VENDEE" through

1-Col (Retd) Sanjiv Sharma

LITT Omporented

2-Shri Sandeep/Kumar Gupta

Signed and Accepted by the "CONFIRMING PAINTYNO, I through-

Shri Virender Singh

Signed and Accepted by the "CONFIRMING PARTY No. 2" Shri Dinesh Kumar

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28701

SALE DEED

- Type of Deed 1.
- 2. Village Name 3. Unit Land
- 4. Type of Land
- 5. Transaction Value
- 6. Stamp Duty
- 7. Stamp Serial No. & Date
- Issued by

Sale Deed

Bhangrola

13 Kanal 7 7 Marla (1.6698 acres)

Agricultur

3,33,96,000/-

16,69,800/-

GSR / 001 : 274445 dated 07.01.2011

SBI Menrauli Road, Gurgaon

Babull

GURGAON

Len Kgo

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Drafted By: Sandcep gupta adv

यह प्रलेख आज दिनॉक 12/01/2011 दिन बुघवार समय 1:53:00PM बजे श्री/श्रीमती/कुमारी Ishwar Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Ramchander निवासी Bhangrola Gugraon द्वारा पँजीकरण हेतु प्रस्तुत किया गया।

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Exarast yxanaan Bubulul Like Ram

श्री Ishwar Singh, Ram Kishan, Lilu Ram, Babu Lal

उपरोक्त विक्रेताच श्री/श्रीमती/कुमारी Thru-Sanjiv Sharma, Sandeep Kumar Gupta क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यो को चेलो चक्क्षप्रकार समिकार किया। प्रलेख के अनुसार 0.00 रूपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख मे वर्णित अग्निम अदा की गई राशि के लेन देन को स्वीकार किया। दोनो पक्षो को पहचान श्री/श्रीमती/कुमारी Bhawan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Krishan निवासी kakrola Gurgaon व श्री/श्रीमती/कुमारी Mahender Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Munsiram निवासी Bhangrola Gurgaon साक्षी न: १ को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी न:2 की पहचान करता है।

दिनोंक 12/01/2011

This Deed of absolute sale is made at Gurgaon on this 12th day of January, 2011

BY

ISHWAR SINGH, RAM KISHAN, LILU RAM, BABU LAL Sons of Ramchander S/o Moolia R/o Bhangrola, Tehsil & District Gurgaon (equal share), who are the owner in physical, vacant and peaceful possession of the subject land (described herein below) total admeasuring 13 Kanal 7.17 Marla (approximately 1.6698 Acres) situated within the revenue estate of Bhangrola, Tehsil and District Gurgaon, Harvana, along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the subject land vide Jamabandi for the year 2006-2007 & Sanctioned Mutation No 1869 Dated 30.10.2007 (Virasat) and Sanctioned Mutation No 2629 dated 24.12.2010 (RD), hereinafter called the "VENDOR" (which expression shall unless repugnant to the context and meaning thereof mean and include their respective heirs, legal representatives. administrators, executors and assignees etc.) of the ONE PART.

AND

M/S PACEMAKER MARKMAN PRIVATE LIMITED, a company duly incorporated under the Companies Act. 1956, having its registered office at 121, Vardhman Market, Ram Vihar, Delhi-110092 (PAN-AAECP3998D), acting through its authorised signatory, Shri Virender Singh, duly authorised vide Board Resolution, dated 12th Day of October 2010, hereinafter called the "CONFIRMING PARTY NO.1" (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, legal representatives, administrators, executors and assignees etc.) of the SECOND PART.

AND

Shri Dinesh Kumar S/o Krishan Pal Sharma S/o Sukhpal R/o Khedla, Tehsil Sohna & District Gurgaon, (PAN-BMEPS0710E) hereinafter called the "CONFIRMING PARTY NO.2" (which expression shall unless repugnant to the context and meaning hereof mean and include his heirs, legal representatives, administrators, executors and assignees etc.) of the THIRD PART.

IN FAVOUR OF

M/S HORA REALTORS PRIVATE LIMITED, a company duly incorporated under the Companies Act, 1956, having its registered office at 1 E, Jhandewalan Extension, Naaz Cinema Complex, New Delhi 110055 (PAN-AABCH8737K), acting through its authorised signatory, Col (Retd) Sanjiv Sharma, Chief Manager, DLF Home Developers Ltd and Mr Sandeep Kumar Gupta, Sr Officer (Legal) DLF Home Developers Ltd, duly authorised vide Board Resolution, dated 22nd Da v of October 2010, hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, legal representatives, administrators executors and assignees etc.) of the FOURTH PART.

All the parties to this deed shall be collectively referred to as the "Parties" and individually as a "Party"; and the CONFIRMING PARTY NO.1 and CONFIRMING PARTY NO.2 shall be collectively referred to as the "CONFIRMING PARTIES".

WHEREAS the VENDOR is the absolute owner and in actual physical, vacant and peaceful possession of land falling in Khewat/Khata No188/274, Reclangle No 21, Kila No 16/2 (2.0), 17/2 (4. 0), 24 (9-0), Rectangle No 22, Kila No 4 (6-0), 7 (3-42), 8 (8-0), Rectangle No 23, Kila No 6 min (2-12) fields 7 area measuring 35 Kanal 4 Marla to the extent of 4/12 share re. 2 Kanal 18.67 Marla AND Khewat/Khata No 183/269, Rectangle No 21, Kila No 8/1 (2.0), 13/2 (6.12), 14/1 (3.0), 19 (8-0), 22 (8.0), Rectangle No 22, Kila No 2 (8.0), 9 min (6-2) field 7 area measuring 41 Kanal 14 Marla to the extent of 1/4 share re 10 Kanal 8.5 Marla, TOTAL AREA OF BOTH KHEWATS ADMEASURING 13 KANAL 7.17 MARLA equivalent to 1.6698 acres approx, situated in the revenue estate of Village Bhangrola, Tehal and Distuct Gurgaon (Haryana) vide Jamabandi vear 2006-2007 & Sanchoned Mulation No 1869 Dated 30-10-2007 (Virasat) and Sanctioned Mulation No

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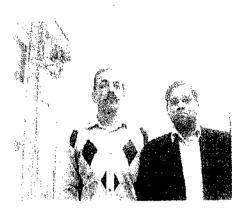
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Thru- Sanjiy Sharma , Sandeep Kumar Gupta,

ল্লান্ত 1:- Bhawan

प्रमाणित किया जाता है कि यह प्रलेख कर्मांक 28,701 आज दिनोंक 12/01/2011 को बही न: 1 जिल्द न: 9,753 के पुष्ठ ा: 140 पर पँजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 832 के पृष्ठ मख्या 52 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहा ने अपने हस्ताक्षर∕निशान अंगुटा मेरे सामने किये है ।

fesifes 12/01/2011

2629 dated 24.12.2010 (RD), along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the subject land (hereinafter called the "said Land").

AND WHEREAS, the VENDOR clearly explains that his land comprising Khewat/Khata No 188/274. Rectangle No 23, Kila No 6 min (5-8) AND Khewat/Khata No 183/269, Rectangle No 22, Kila No 9 min (1-18) total area of both khrwats 7 Kanal 6 Marla situated in the revenue estate of village Bhangrola, Tehsil & District Gurgaon, is acquired by the Government of Haryana through the Land Acquisition Collector, Gurgaon vide Award No 13 dated 14.06.2010 for Village Bhangrola, Tehsil and District Gurgaon. The VENDOR has claimed compensation in respect of his share of acquired land from the Government of Harvana through Land Acquisition Collector, Gurgaon.

The aforesaid acquired land is not part of this Sale Deed in any form or manner. The VENDOR is selling his share in balance unacquired land comprising "said Land" in this Sale Deed to the VENDEE which is free from acquisition and all sort of encumberances.

AND WHEREAS the CONFIRMING PARTY NO.1 executed an agreement, dated 20th Day of October 2010 (hereinafter referred to as the said "Agreement") with the VENDOR to purchase the said Land at the sale consideration of Rs 3,33,96,000/- (Rupees Three Crores Thirty Six Lacs Ninety Six Thousand Only) and the CONFIRMING PARTY NO.1 paid an advance of Rs 1,00,000/-(Rupees One Lacs Only) to the VENDOR herein on 20th Day of October 2010 and agreed to pay the balance sale consideration at the time of execution of the sale deeds in respect of the said Land. In terms of the Agreement, the CONFIRMING PARTY NO.1 is entitled to get the sale deeds in respect of the said Land executed in its favour or in favour of its nominees, as the case may be

AND WHEREAS thereafter the CONFIRMING PARTY NO.1 has endorsed and assigned/transferred the said Agreement in favour of the CONFIRMING PARTY NO.2, on 25th Day of October 2010 wherein the CONFIRMING PARTY NO.1 has agreed to transfer all its rights, title and interests accrued in the said Land by virtue of the said Agreement in favour of the CONFIRMING PARTY NO 2 in lieu of valuable consideration and also agreed to get the sale deeds in respect of the said Land executed directly from the VENDOR in favour of the CONFIRMING PARTY NO.2 or in favour of its nominees, as the case may be, on the CONFIRMING PARTY NO. 2 or its nominee paying the balance sale consideration, out of the aforesaid sale consideration of Rs 3,33,96,000/- (Rupees Three Crores Thirty Six Lacs Ninety Six Thousand Only) to the VENDOR.

AND WHEREAS the VENDEE being desirous of purchasing the said Land approached the VENDOR and the CONFIRMING PARTIES to purchase the said LAND, and the CONFIRMING PARTIES executed an Undertaking dated 29th Day of October 2010 in favour of the VENDEE, wherein the CONFIRMING PARTIES have agreed to assign, transfer and relinquish their all rights and interests under the said Agreement duly endorsed in favour of the CONFIRMING PARTY NO.2 with respect to the said Land in favour of the VENDEE and further agreed to get the agreement to sell and sale deed with respect to the said I and executed directly from the VENDOR in layour of the VENDDE, on the VENDEF paying the balance sale consideration to the VENDOR.

AND WHEREAS pursuant to the said Undertaking dated 29th Day of October 2010, the VENDEL had executed an Agreement to Sell dated 04th Day of November 2010 (hereinafter referred to as the "ATS") with the VENDOR against which the VENDEE had made the following payments to the VENDOR as pamest money

Sr No	Name of Setter / Received By	Amount	Cheque No	Date	Name of Bank	Ракі Ву
1 2	Ishwar Singh Ram Kishan	8,34,875 8,34,875	146732 146733	01 11 2010	ICICI Bank ICICI Bank	Hora Realtors
3 4	Edu Ram	8,34,875	116734	01.11.2010	fCfCl Bank	Private
1 4	Bobit Fall Fofal	8,34,875 3 3,39,500	146736	01 11 2010	- łClCl Bank	Limited

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Further the CONFIRMING PARTIES have endorsed, transferred and assigned the said Agreement in favour of the VENDEE and handed over the original of the said Agreement to the VENDEE.

AND WHEREAS pursuant to the said Undertaking dated 29th Day of October 2010 and the Agreement to Sell dated 04th Day of November 2010, the VENDOR and the CONFIRMING PARTIES herein do hereby grant, convey, transfer and assign the said Land unto and in favour of the VENDEE by way of sale the said Land and every part thereof together with the right, title and interest therein. with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land or any other things and the VENDEE has agreed to purchase the said Land on the following terms and conditions:-

Definition and interpretation In this deed:

- the 'VENDOR' is the owner in physical, vacant and peaceful possession of the said Land along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land.
- b. the 'CONFIRMING PARTIES' had executed said Agreement to purchase the said Land from the VENDOR and had further entered into a Undertaking dated 29th Day of October 2010 assigning and transferring their rights under the said Agreement in favour of the VENDEE.
- the 'said Land' means agriculture land falling in Khewat/Khata No188/274, Rectangle No C. 21, Kila No 16/2 (2-0), 17/2 (4-0), 24 (9-0), Rectangle No 22, Kila No 4 (6-0), 7 (3-12), 8 (8-0), Reclangle No 23, Kila No 6 min (2-12) fields 7 area measuring 35 Kanal 4 Marla to the extent of 1/12 share i.e. 2 Kanal 18.67 Marla AND Khewat/Khata No 183/269, Rectangle No 21, Kila No 8/1 (2-0), 13/2 (6-12), 14/1 (3-0), 19 (8-0), 22 (8-0), Rectangle No 22, Kila No 2 (8-0), 9 min (6-2) field 7 area measuring 41 Kanal 14 Marla to the extent of 1/4 share i.e. 10 Kanal 8.5 Marla, TOTAL AREA OF BOTH KHEWATS ADMEASURING 13 KANAL 7.17 MARLA equivalent to 1.6698 acres approx, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana) vide Jamabandi year 2006-2007 & Sanctioned Mutation No 1869 Dated 30.10.2007 (Virasat) and Sanctioned Mutation No 2629 dated 24.12.2010 (RD) along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the subject land.
- Words imparting the masculine gender include the teminine and the neuter and vice versa. d.
- e. Words imparting the singular include the plural and vice versa.
- ſ. References to persons include bodies corporate and vice versa.
- Save where the context otherwise requires all obligations given or undertaken by more than \mathbf{q} . one person in the same capacity are given or undertaken by them jointly and severally.
- h. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered
- Possession means actual vacant, peaceful and physical possession of the Land

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHERREAS the VENDOR and the CONFIRMING PARTIES affirmed, represented, assured the VENDLE that the said Land.

Is good, clear and legally marketable land owned and possessed by the VENDOR having full right to transfer, self, convey and/or deal with the same in any whatsoever unrestricted manner

Johnson Singh Bubuleel Romerston Likekon



- ii) Is free from any charges or encumbrance such as sell, will, exchange, mortgage, gift line, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition etc.
- iii) Is in the physical, vacant and peaceful possession along with all appurtenances as stated herein above.
- not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.
- v) Is not subject to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- vi) Does not have any warehouse, cattle live stock, rising of grass on the said land and is purely an agriculture land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
- vii) Has not been notified under the provisions of the Land Acquisition Act, 1894 either for the planned development by the Government and/or any other authority.
- viii) Is not subject of any execution of General or Special Power of Attorney mortgage, transfer, assignment, encumbrance by the VENDOR in favour of any other person(s) prior to the date of this deed.
- ix) The VENDOR has provided Form 61/PAN duly signed.

NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER - $\,$

The VENDOR do hereby grant, convey, transfer and assign, by way of sale the said Land unto and in favour of the VENDEE falling in Khewat/Khata No188/274, Rectangle No 21, Kila No 16/2 (2-0), 17/2 (4-0), 24 (9-0), Rectangle No 22, Kila No 4 (6-0), 7 (3-12), 8 (8-0), Rectangle No 23, Kila No 6 min (2-12) fields 7 area measuring 35 Kanal 4 Marla to the extent of 1/12 share i.e. 2 Kanal 18.67 Marla AND Khewat/Khata No 183/269, Rectangle No 21, Kila No 8/1 (2-0), 13/2 (6-12), 14/1 (3-0), 19 (8-0), 22 (8-0), Rectangle No 22, Kila No 2 (8-0), 9 min (6-2) field 7 area measuring 41 Kanal 14 Marla to the extent of 1/4 share i.e. 10 Kanal 8.5 Maria, TOTAL AREA OF BOTH KHEWATS ADMEASURING 13 KANAL 7.17 MARLA equivalent to 1.6698 acres approx, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana) vide Jamabandi year 2006-2007 & Sanctioned Mutation No 1869 Dated 30.10.2007 (Virasal) and Sanctioned Mutation No 2629 dated 24.12.2010 (RD) along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land, and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances or any other things and the VENDEE doth hereby purchase the said Land for a total sale consideration of Rs 3,33,96,000/- (Rupoes Three Crores Thirty Three Lacs Ninety Six Thousand Only) from the VENDOR. A sum of Rs 1,00,000/-(Rupees One Lacs Only) has already been paid by the CONFIRMING PARTY No. 4 to the VENDOR in cash on 20th Day of October 2010, at the time of execution of the said Agreement, which amount has been reimbursed by the VENDET: to the CONFIRMING PARTY NO 2 and a sum of Rs 33,39,500/- (Rupees Thirty Three Lacs Thirty Nine Thousand Live Hundred Only) had been paid on execution of Agreement to Sell on 04th Day of November 2010 by the VENDLE to the VENDOR. The VENDET hereby pays the balance sale consideration of Rs 2,99,56,500/- (Rupees Two Crores Ninely Nine Lacs Fifty Six Thousand Five Hundred Only) to the VENDOR in the following number

Johnson Singh Borbala Combardon RiberRown



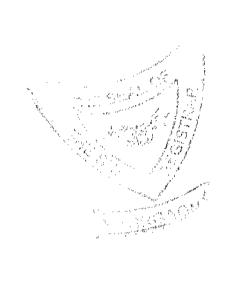
	Sr	Name of	Amount	Cheque/	Date	Name of	Paid By
ļ	No	Seller /		DD No		Bank	,, 0,
ſ		Received By			i		
	1	Ishwar Singh	74,89,125	000006	06.01.2011		Hora
1	2	Ram Kishan	74,89,125	000007	06.01.2001	Kotak	Realtors
	3	Lilu Ram	74,89,125	000008	06.01.2011	Mahindra	Private
	4	Babu Lal	74,89,125	000009	06.01.2011		Limited
		Total	2,99,56,500				

The VENDOR hereby acknowledge the receipt of the total sale consideration of Rs 3.33,96,000/- (Rupees Three Crores Thirty Three Lacs Ninety Six Thousand Only). The VENDOR and the CONFIRMING PARTIES hereby confirm that nothing is due from the VENDEE on account of the sale consideration of the said Land.

- The VENDOR has represented and affirmed that he is the absolute owner in physical, vacant 2. & peaceful possession of the said Land and have clear and unencumbered title of it, and is in actual physical possession of the entire above mentioned land and the possession of the same is being handed over under this sale deed to the VENDEE
- 3. That the Land is not subjected to any encumbrances, mortgages, charges, lien, attachments, and claim, demand, and acquisition proceedings by Government or any kind whatsoever and should thereby and the VENDOR shall discharge the same from and out of his own funds and keep the VENDEE indemnified. That the VENDOR hereby declares with the VENDEE that the VENDOR has paid all the taxes, rates and other outgoings due to Local bodies. revenue, urban and other authorities in respect of the said land hereunder up to the date of execution of this sale deed and the VENDEE shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the VENDOR shall discharge the same.
- 4. That in the event the said Land or any part thereof is revealed or found to be notified under any nolification for acquisition issued by central or state Govt, or any statutory authority empowered to do the same, in such eventuality the VENDEE shall have absolute and sole right to claim compensation in respect thereof and to do all the deeds to secure the same and the VENDOR or the CONFIRMING PARTIES shall be left with no right, interest whatsoever, in respect of the same. The VENDOR hereby unequivocally and unconditionally surrenders all his rights in favor of the VENDEE in respect of the same.
- 5. That the VENDOR and the CONFIRMING PARTIES have confirmed that they are not left with any right, interest, title over the said Land or the said Agreement as mentioned above.
- 6. That on the basis of this sale deed, the VENDEF is entitled to get the said Land mutated in its own name in the revenue record and also with other concerned authorities to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and participate in the mutation process.
- That the VENDOR has agreed and undertaken to sign and execute without any reservation, 7. objection or domur any, all and every paper, documents, applications, etc. in respect of the said Land which at any time may be required by the VENDEL and/or any office or authority concerned for necessary transfer and mutation of the said Land in favour of the VENDLE.
- the land hereby conveyed and transferred by the VLNDOR to the VLNDLL is free from all 8 encombrances and any third party rights and/or interests in the said Land and the VLNDOR has handed over the physical, periceful and vacant possession of the said hand to the MENDLE
- 9 That the VENDLE has agreed to purchase the said Land on the basis of assurances and representation made herein by the VENDOR and the CONFIRMING PARTIES in regard to the title of the said land, in case it is proved otherwise the MENDOR and the CONFIRMING

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6 of 7



PARTIES shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE, and would be liable to return the amount paid to him / them on execution of the present Sale Deed. The VENDOR further agrees to indemnify the VENDEE in case of any legal proceedings or by any governmental authority for any violations relating to the subject land till the execution of this sale deed.

10. Disclaimer The VENDEE admits:

> That all charges and expenses of the transfer i.e. stamp duty, registration charges for this deed and sale deed have been borne by the VENDEE.

> IN WITNESS WHEREOF the parties have set their respective hands and seal on these present at the place and on the day, month and year first above written in the presence of the following witness:

Signed and Delivered by The "VENDOR"

ISHWAR SINGH JSh was Singh RAMKISHAN Pamlersham

LILURAM Bly Larry

Berbulal BABULAL

Signed and Accepted by The "VENDEE" through

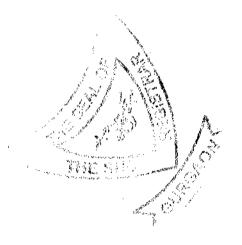
1. Col (Reld)-Haniiv Sharma

Signed and Accepted by the "CONTRIMING, RARTY No. 1" through

Shn Vironder Singh

Signed and Accepted by The "CONFIRMING" bleep BARTY No. 2" Shri Dinesh Klimar

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GSR / 001:274446

RECEIPT

ACCORP NO. 01665

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STATE BANK OF INDIA

SALE DEED

- Type of Deed 1. 2. Village Name
- Unit Land 3.
- Type of Land 4.
- Transaction Value 5.
- Stamp Duty 6.
- Stamp Serial No. & Date 7
- 8.

gimz with previous Rent

Sale Deed Bhangrola 13 Kanal 7 \$\)\frac{1}{4}7 Marla (1.6698 acres) Agricultura/ 3,33,96,0\$0/-16,69,800//-

GSR / 001 : 274446 dated 07.01.2011

SBI Mehrauli Road, Gurgaon



दिनाँक 14/01/2011

प्रलेख नः 29027

	डीड सबंधी विवरण	
डीड का नाम SALEOUTSIDE MC ARI	EA	
तहर्गील/सब-तहसील गुडगांवा	गांव/शहर भाँगरौला	स्थित भाँगरौला
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	भूमि का विवरण	
चाही	1 Acre 5 Kanal	7.17 Marla
	धन सबंधी विवरण	,
स्कृष्टि 33,396,000.00 रुपये स्टाम्प की राशि 1,669,800.00 रुपये	कुल स् रजिस्द्रेशन फीस की राशि	टाम्प डयूटी की राशि 1,669,800.00 रुपर्य 15,000.00 रुपये पेस्टिंग शुल्क 2.00 रुपये
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Drafted By: Sandeep kumar Gupta adv

यह प्रलेख आज दिनाँक 14/01/2011 दिन शुक्रवार समय बजे श्री/श्रीमती/कुमारी Rakesh
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Ratan निवासी Bhangrola Gugraon द्वारा पँजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता श्री Rakesh, Maniram उप क्षासुँकत पँजीयन अधिकारी गुडगांवा गुडगांवा

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी Thru-Sanjiv Sharma, Sandeep Kumar Gupta क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को चेत्री चक्रीसकार सुनकिहार किया। प्रलेख के अनुसार 0.00 रूपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनो पक्षों की पहचान श्री/श्रीमती/कुमारी MK chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी adv GGN व श्री/श्रीमती/कुमारी Ram chander पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Ramjiwan निवासी Kankrola Gugraon ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी न:2 की पहचान करता है।

दिनाँक 14/01/2011

उप**एस्ट्रेंक्**त स्विधित्य अधिकारी गुडगांक्सव रिक्स्ट्रार गुड़गांव्सव रिक्स्ट्रार This Deed of absolute safe is made at Gurgaon on this 12th day of January, 2011

BY

RAKESH, MANIRAM SONS OF SHRERATAN 8/O MOOLIA R/O BHANGROLA TEHSIE AND DISTRICT GURGAON (equal share), who is the owner in physical, vacant and peaceful possession of the subject land (described herein below) total admeasuring 13 Kanal 7.17 Maria (approximately 1.6698 Acres) situated within the revenue estate of Bhangrola, Tohsil and District Gurgaon, Haryana, along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the subject land vide Jamabandi for the year 2006-2007, hereinafter called the "VENDOR" (which expression shall unless repugnant to the context and meaning thereof mean and include their respective heirs, legal representatives, administrators, executors and assignees etc.) of the ONE PART

AND

M/S PACEMAKER MARKMAN PRIVATE LIMITED, a company duly incorporated under the Companies Act, 1956, having its registered office at 121, Vardhman Market, Ram Vihar, Delhi-110092 (PAN-AAECP3998D), acting through its authorised signatory, Shri Virender Singh, duly authorised vide Board Resolution, dated 12th Day of October 2010, hereinafter called the "CONFIRMING PARTY NO.1" (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, legal representatives, administrators, executors and assignees etc.) of the SECOND PART.

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Shri Dinesh Kumar S/o Krishan Pal Sharma S/o Sukhpal R/o Khedla, Tehsil Sohna & District Gurgaon, (PAN-BMEPS0710E) hereinafter called the "CONFIRMING PARTY NO.2" (which expression shall unless repugnant to the context and meaning hereof mean and include his heirs, legal representatives, administrators, executors and assignees etc.) of the THIRD PART.

IN FAVOUR OF

M/S HORA REALTORS PRIVATE LIMITED, a company duly incorporated under the Companies Act, 1956, having its registered office at 1 E, Jhandewalan Extension, Naaz Cinema Complex, New Delhi-110055 (PAN-AABCH8737K), acting through its authorised signatory, Col (Retd) Sanjiv Sharma, Chief Manager, DLF Home Developers Ltd and Mr Sandeep Kumar Gupta, Sr Officer (Legal) DLF Home Developers Ltd, duly authorised vide Board Resolution, dated 22nd Da y of October 2010 hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, legal representatives, administrators, executors and assignees etc.) of the FOURTH PART.

All the parties to this deed shall be collectively referred to as the "Parties" and individually as a "Party"; and the CONFIRMING PARTY NO.1 and CONFIRMING PARTY NO.2 shall be collectively referred to as the "CONFIRMING PARTIES".

WHEREAS the VENDOR is the absolute owner and in actual physical, vacant and peaceful possession of land falling in **Khewat/Khata No188/274**, Rectangle No 21, Kila No 16/2 (2-0), 17/2 (4-0), 24 (9-0), Rectangle No 22, Kila No 4 (6-0), 7 (3-12), 8 (8-0), Rectangle No 23, Kila No 6 min (2-12) fields 7 area measuring 35 Kanal 4 Marla to the extent of 1/12 share i.e. **2 Kanal 18.67 Marla** AND **Khewat/Khata No 183/269**, Rectangle No 21, Kila No 8/1 (2-0), 13/2 (6-12), 14/1 (3-0), 19 (8-0), 22 (8-0), Rectangle No 22, Kila No 2 (8-0), 9 min (6-2) field 7 area measuring 41 Kanal 14 Marla to the extent of 1/4 share i.e **10 Kanal 8.5 Marla**, TOTAL AREA OF BOTH KHEWATS ADMEASURING **13 KANAL 7.17 MARLA equivalent to 1.6698 acres approx**, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana) vide Jamabandi year 2006-2007, along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the subject land (hereinafter called the "said Land").

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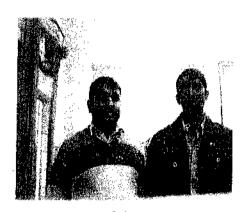
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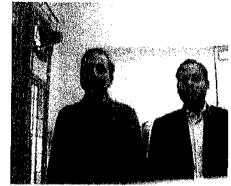
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विक्रेता

विक्रेता १ मार्थ अगर्थ

क्रेता

गवाह

क्रेता

Thru-Sanjiv Sharma, Sandeep Kumar Gupta

गवाह 1:- MK chauhan_

गनार 2:- Ralm chander

Received

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख कमांक 29,027 आज दिनाँक 14/01/2011 को बही न: 1 जिल्द न: 9,753 के पृष्ट न: 140 पर पँजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 832 के पृष्ट संख्या 52 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/किशान अंगुज मेरे सामने किये है ।

दिनोंक 14/01/2011

प्रायुक्त पंजीयन अधिकारी

सव रिम्हिट्ट गुड़शंब AND WHI RLAS, the VENDOR clearly explains that his land compusing **Khewat/Khata No 188/274**, **Rectangle No 23**, **Kita No 6 min (5-8)** AND **Khewat/Khata No 183/269**, **Rectangle No 22**, **Kita No 9 min (1-18)** total area of both khiwats **7 Kanal 6 Marta** situated in the revenue estate of village Bhangrola, Lehsil & District Gurgaon, is acquired by the Government of Duryana. Through the Land Acquisition Collector, Gurgaon vide **Award No 13 dated 14.06.2010** for Village Bhangrola, Tehsil and District Gurgaon. The VENDOR has claimed compensation in respect of his share of acquired land from the Government of Haryana through Land Acquisition Collector, Gurgaon.

The aforesaid acquired land is not part of this Sale Deed in any form or manner. The VENDOR is selling his share in balance unacquired land comprising "said Land" in this Sale Deed to the VENDEE which is free from acquisition and all sort of encumberances.

AND WHEREAS the CONFIRMING PARTY NO.1 executed an agreement, dated 20th Day of October 2010 (hereinafter referred to as the said "Agreement") with the VENDOR to purchase the said Land at the sale consideration of **Rs 3,33,96,000**/- (Rupeos Three Crores Thirty Three Lacs Ninety Six Thousand Only) and the CONFIRMING PARTY NO.1 paid an advance of **Rs 50,000**/- (Rupeos Fifty Thousand Only) to the VENDOR herein on 20th Day of October 2010 and agreed to pay the balance sale consideration at the time of execution of the sale deeds in respect of the said Land. In terms of the Agreement, the CONFIRMING PARTY NO.1 is entitled to get the sale deeds in respect of the said Land executed in its favour or in favour of its nominees, as the case may be.

AND WHEREAS thereafter the CONFIRMING PARTY NO.1 has endorsed and assigned/transferred the said Agreement in favour of the CONFIRMING PARTY NO.2, on 25th Day of October 2010 wherein the CONFIRMING PARTY NO.1 has agreed to transfer all its rights, title and interests accrued in the said Land by virtue of the said Agreement in favour of the CONFIRMING PARTY NO.2 in lieu of valuable consideration and also agreed to get the sale deeds in respect of the said Land executed directly from the VENDOR in favour of the CONFIRMING PARTY NO.2 or in favour of its nominees, as the case may be, on the CONFIRMING PARTY NO. 2 or its nominee paying the balance sale consideration, out of the aforesaid sale consideration of Rs 3,33,96,000/- (Rupees Three Crores Thirty Three Lacs Ninety Six Thousand Only) to the VENDOR.

AND WHEREAS the VENDEE being desirous of purchasing the said Land approached the VENDOR and the CONFIRMING PARTIES to purchase the said LAND, and the CONFIRMING PARTIES executed an Undertaking dated 29th Day of October 2010 in favour of the VENDEE, wherein the CONFIRMING PARTIES have agreed to assign, transfer and relinquish their all rights and interests under the said Agreement duly endorsed in favour of the CONFIRMING PARTY NO.2 with respect to the said Land in favour of the VENDEE and further agreed to get the agreement to sell and sale deed with respect to the said Land executed directly from the VENDOR in favour of the VENDEE, on the VENDEE paying the balance sale consideration to the VENDOR.

AND WHEREAS pursuant to the said Undertaking dated 29th Day of October 2010, the VENDEE had executed an Agreement to Sell dated 04th Day of November 2010 (hereinafter referred to as the "ATS") with the VENDOR against which the VENDEE had made the following payments to the VENDOR as earnest money:

	Sr No	Name of Seller	Amount	Cheque	Date	Name of	Paid By	
		/ Received By		No.		Bank	_	
i	1	Rakesh	16,69,750	116740	01.11.2010	ICICI Bank	Hora Raltors	l
	2	Mani Ram	16,69,750	116742	01.11,2010	ICICI Bank	Pvt Ltd	l
		Total	33,39,500					

Further the CONFIRMING PARTIES have endorsed, transferred and assigned the said Agreement in favour of the VENDEE and handed over the original of the said Agreement to the VENDEE.

AND WHEREAS pursuant to the said Undertaking dated 29th Day of October 2010 and the Agreement to Sell dated 04th Day of November 2010, the VENDOR and the CONFIRMING PARTIES herein do hereby grant, convey, transfer and assign the said Land unto and in favour of the VENDEE

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by way of sale the said Land, and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, chans, demands, privileges, appurtenances along with all constructed houses, tube wells, structures, standing crops, trees or any other lattachments with the said Land or any other things and the VENDLE; has agreed to purchase the said Land on the following terms and conditions.

Definition and interpretation In this deed:

- a. the 'VENDOR' is the owner in physical, vacant and peaceful possession of the said Land along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land.
- b. the 'CONFIRMING PARTIES' had executed said Agreement to purchase the said I and from the VENDOR and had further entered into a Undertaking dated 29th Day of October 2010 assigning and transferring their rights under the said Agreement in favour of the VENDEE:
- c. the 'said Land' means agriculture land falling in Khewat/Khata No188/274, Rectangle No 21, Kila No 16/2 (2-0), 17/2 (4-0), 24 (9-0), Rectangle No 22, Kila No 4 (6-0), 7 (3-12), 8 (8-0), Rectangle No 23, Kila No 6 min (2-12) fields 7 area measuring 35 Kanal 4 Marla to the extent of 1/12 share i.e. 2 Kanal 18,67 Marla AND Khewat/Khata No 183/269, Rectangle No 21, Kila No 8/1 (2-0), 13/2 (6-12), 14/1 (3-0), 19 (8-0), 22 (8-0), Rectangle No 22, Kila No 2 (8-0), 9 min (6-2) field 7 area measuring 41 Kanal 14 Marla to the extent of 1/4 share i.e 10 Kanal 8.5 Marla, TOTAL AREA OF BOTH KHEWATS ADMEASURING 13 KANAL 7.17 MARLA equivalent to 1.6698 acres approx, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana) vide Jamabandi year 2006-2007 along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the subject land.
- d. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- e. Words imparting the singular include the plural and vice versa.
- f. References to persons include bodies corporate and vice versa.
- g. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- h. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- i. Possession means actual vacant, peaceful and physical possession of the Land.

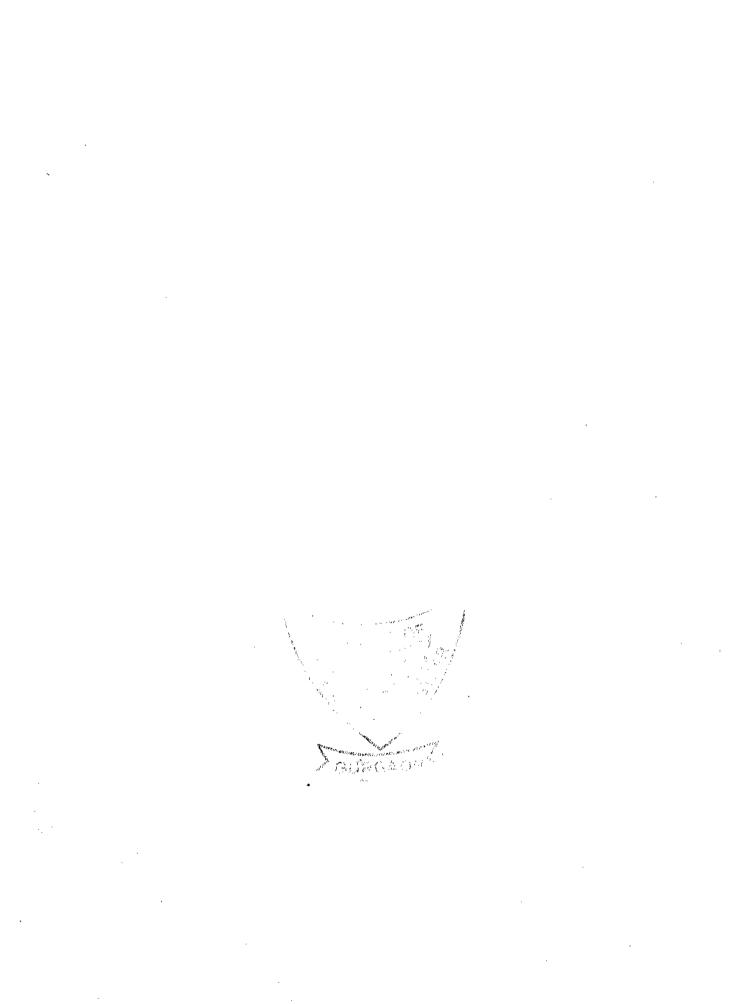
AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHERREAS the VENDOR and the CONFIRMING PARTIES affirmed, represented, assured the VENDEE that the said Land:

- i) Is good, clear and legally marketable land owned and possessed by the VENDOR having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- ii) Is free from any charges or encumbrance such as sell, will, exchange, mortgage, gift line, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition etc.

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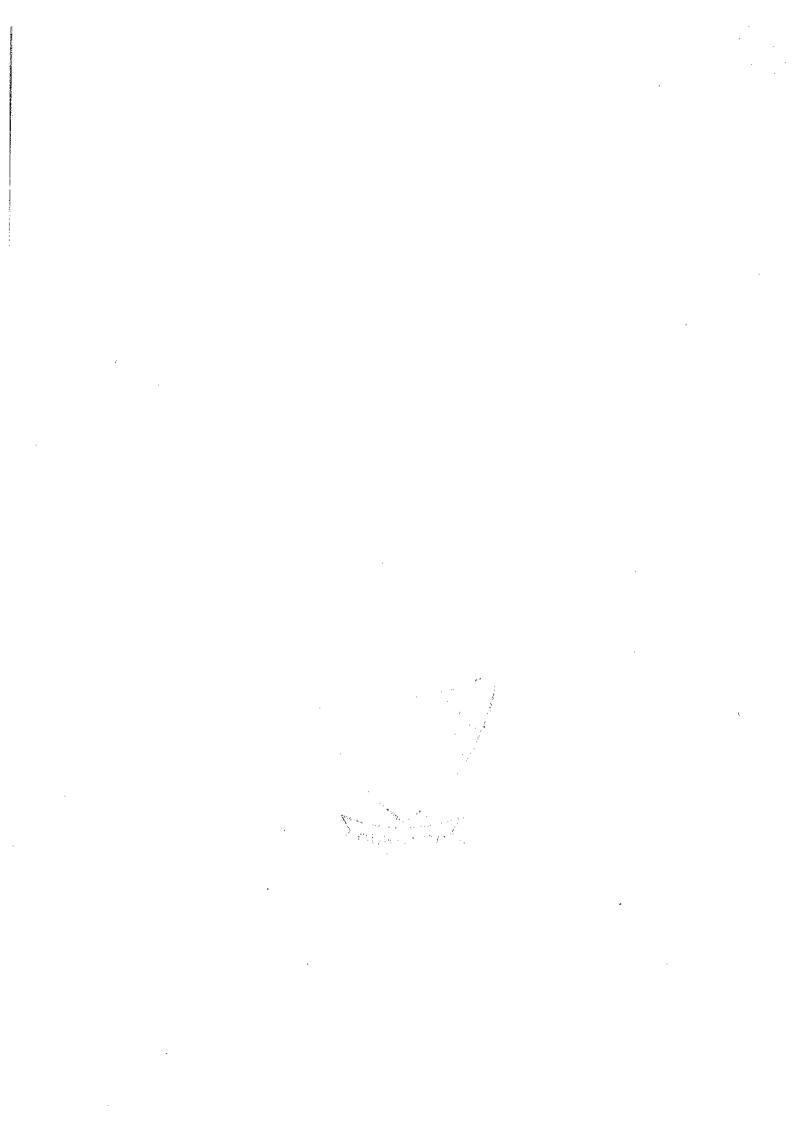
- ts in the physical, vacant and peaceful possession along with all appurtenances as stated iii) herein above
- not subject to any notice or scheme for acquisition and/or requisition of any authority under IV) any law.
- Is not subject to any dues, outstanding claims, demands penalties, etc. for any service, v) provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- Does not have any warehouse, cattle live stock, rising of grass on the said land and is purely vi) an agriculture land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly
- Has not been notified under the provisions of the Land Acquisition Act, 1894 either for the vii) planned development by the Government and/or any other authority.
- Is not subject of any execution of General or Special Power of Attorney mortgage, transfer, viii) assignment, encumbrance by the VENDOR in favour of any other person(s) prior to the date of this deed.
- The VENDOR has provided Form 61/PAN duty signed. ix)

NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER.

The VENDOR do hereby grant, convey, transfer and assign, by way of sale the said I and 1. unto and in favour of the VENDEE falling in Khewat/Khata No188/274, Rectangle No 21, Kila No 16/2 (2-0), 17/2 (4-0), 24 (9-0), Rectangle No 22, Kila No 4 (6-0), 7 (3-12), 8 (8-0), Rectangle No 23, Kila No 6 min (2-12) fields 7 area measuring 35 Kanal 4 Marla to the extent of 1/12 share i.e. 2 Kanal 18.67 Marla AND Khewat/Khata No 183/269, Rectangle No 21, Kila No 8/1 (2-0), 13/2 (6-12), 14/1 (3-0), 19 (8-0), 22 (8-0), Rectangle No 22, Kila No 2 (8-0), 9 min (6-2) field 7 area measuring 41 Kanal 14 Marla to the extent of 1/4 share i.e. 10 Kanal 8.5 Maria, TOTAL AREA OF BOTH KHEWATS ADMEASURING 13 KANAL 7.17 MARLA equivalent to 1.6698 acres approx, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana) vide Jamabandi year 2006-2007 along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land, and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances or any other things and the VENDEE doth hereby purchase the said Land for a total sale consideration of Rs 3,33,96,000/-(Rupees Three Crores Thirty Three Lacs Ninety Six Thousand Only) from the VENDOR. A sum of Rs 50,000/-(Rupees Fifty Thousand Only) has already been paid by the CONFIRMING PARTY No. 1 to the VENDOR in cash on 20th Day of October 2010, at the time of execution of the said Agreement, which amount has been reimbursed by the VENDEE to the CONFIRMING PARTY NO 2 and a sum of Rs 33,39,500/- (Rupees Thirty Three Lacs Thirty Nine Thousand Five Hundred Only) had been paid on execution of Agreement to Sell on 04th Day of November 2010 by the VENDEE to the VENDOR. The VENDEE hereby pays the balance sale consideration of Rs 3,00,06,500/- (Rupees Three Crores Six Thousand Five Hundred Only) to the VENDOR in the following manner:

1 16. 1 11.	Total	3,00,06,500					
2	Mani Ram	1,50,03,250	000022	07.01.2011	Mahindra Bank	Realtors Pvt Ltd	
1	Rakesh	1,50,03,250	000021	07.01.2011	Kotak	Hora	
No	/ Received By		DD No	•	Bank	Ву	
Sr	Name of Seller	Amount	Cheque/	Date	Name of	Paid	

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The VENDOR hereby acknowledge the receipt of the total sale consideration of Rs 3,33,96,000/- (Rupees Three Crores Thirty Three Lacs Ninety Six Thousand Only). The VENDOR and the CONFIRMING PARTIES hereby confirm that nothing is due from the VENDEE on account of the sale consideration of the said Land.

- 2. The VENDOR has represented and affirmed that he is the absolute owner in physical, vacant & peaceful possession of the said Land and have clear and unencumbered title of it, and is in actual physical possession of the entire above mentioned land and the possession of the same is being handed over under this sale deed to the VENDLE.
- 3. That the Land is not subjected to any encumbrances, mortgages, charges, lien, attachments, and claim, demand, and acquisition proceedings by Government or any kind whatsoever and should thereby and the VENDOR shall discharge the same from and out of his own funds and keep the VENDEE indomnified. That the VENDOR hereby declares with the VENDEE that the VENDOR has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the said land hereunder up to the date of execution of this sale deed and the VENDEE shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the VENDOR shall discharge the same.
- 4. That in the event the said Land or any part thereof is revealed or found to be notified under any notification for acquisition issued by central or state Govt, or any statutory authority empowered to do the same, in such eventuality the VENDEE shall have absolute and sole right to claim compensation in respect thereof and to do all the deeds to secure the same and the VENDOR or the CONFIRMING PARTIES shall be left with no right, interest whatsoever, in respect of the same. The VENDOR hereby unequivocally and unconditionally surrenders all his rights in favor of the VENDEE in respect of the same.
- 5. That the VENDOR and the CONFIRMING PARTIES have confirmed that they are not left with any right, interest, title over the said Land or the said Agreement as mentioned above.
- 6. That on the basis of this sale deed, the VENDEE is entitled to get the said Land mutated in its own name in the revenue record and also with other concerned authorities to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and participate in the mutation process.
- 7. That the VENDOR has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the said Land which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the said Land in favour of the VENDEE.
- 8. The land hereby conveyed and transferred by the VENDOR to the VENDEE is free from all encumbrances and any third party rights and/or interests in the said Land and the VENDOR has handed over the physical, peaceful and vacant possession of the said Land to the VENDEE.
- 9. That the VENDEE has agreed to purchase the said Land on the basis of assurances and representation made herein by the VENDOR and the CONFIRMING PARTIES in regard to the title of the said land, in case it is proved otherwise the VENDOR and the CONFIRMING PARTIES shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE, and would be liable to return the amount paid to him / them on execution of the present Sale Deed. The VENDOR further agrees to indemnify the VENDEE in case of any legal proceedings or by any governmental authority for any violations relating to the subject land till the execution of this sale deed.

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10 Disclaimer The VENDLE admits;

That all charges and expenses of the transfer i.e. stamp duty, registration charges for the deed and sale deed have been borne by the VENDLL.

IN WITNESS WHEREOF the parties have set their respective hands and seal on these present at the place and on the day, month and year first above written in the presence of the following witness:

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Signed and Delivered by The "VENDOR" <u>N</u> X) MX1 M 7112

MANIRAM

Signed and Accepted by the "VENDEE" through

1-Col (Retd) Sahjiv Sharma

2-Shri Sandeep Kumar Gupta

Signed and Accepted by the "CONPTRMING PARTY No. 1" through-

Signed and Accepted by the "CONFIRMING PARTY No. 2"

- mente Shri Dinesh Kumar

WITNESSES:

1.

Mahesh K. Chauffan Advocate, Gurgaon

2.

Tramenan Ranchander Sto Renzivan R/O - Village Kankrala, Gungaan



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