

STATE BANK OF INDIA

SI No. 005628
GSR/002

RECEIPT

Mewka Road, Gurgaon (122005)

Code No.

Received a sum of ₹ 2,81,300/-

(Rupees Two Lacs Eight Thousand Three Hundred Only)

Shri. Alf. G. de la Cruz

Se. do. no.

residing in Gurgaon

account towards Stamp Duty

STATE BANK OF INDIA

for credit to Government of Haryana



GUARANTEE

Signature of Authorised Officer

SALE DEED

- | | |
|----------------------------|-------------------------------------|
| 1. Type of Deed | Sale Deed |
| 2. Village Name | Mewka |
| 3. Unit Land | 3 Kanal, 15 Marla
(0.46875 acre) |
| 4. Type of Land | Agricultural |
| 5. Transaction Value | Rs 56,25,000/- |
| 6. Stamp Duty | Rs 2,81,300/- |
| 7. Stamp Serial No. & Date | GSR/002/005628 Dt 24.12.2013 |
| 8. Issued By | SBI, M G Road, Gurgaon Branch |

Nat Ram

दिनांक 06/01/2014

प्रलेख न: 23386

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर मेवका	स्थित मेवका
भवन का विवरण		
भूमि का विवरण		
चाही	3 Kanal 15 Marla	
धन संबंधी विवरण		
राशि 5,625,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 281,300.00 रुपये	
स्टाम्प की राशि 281,300.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये

Service Charge: 200.00 रुपये

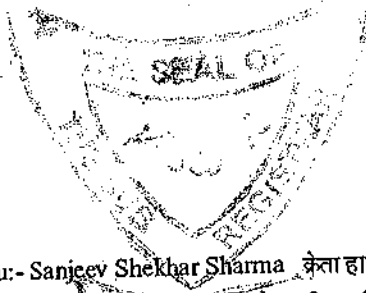
Drafted By: Self

यह प्रलेख आज दिनांक 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

Not Ram

श्री Not Ram



उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

उपरोक्त विवेताव श्री/श्रीमती/कुमारी thru:- Sanjeev Shekhar Sharma क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुधक समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विवेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि को लेन देन को स्वीकार किया।
दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Shri Bhagwan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Shri Krishan निवासी VPO Kankrola निवासी Dhiraj Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी D.Singh निवासी 3rd Floor Shopping Mall Dlf-I Gurgaon ने साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 06/01/2014

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

This Deed of absolute sale is made at Gurgaon on this ^{6th} 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 its 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**').

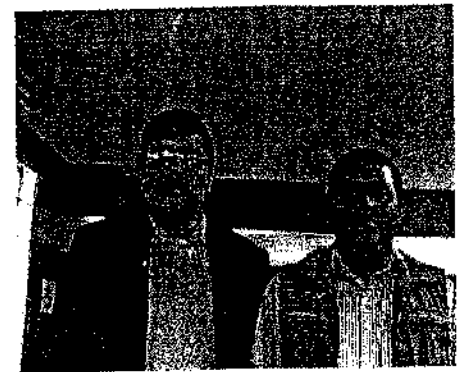
Not Ram



विक्रेता



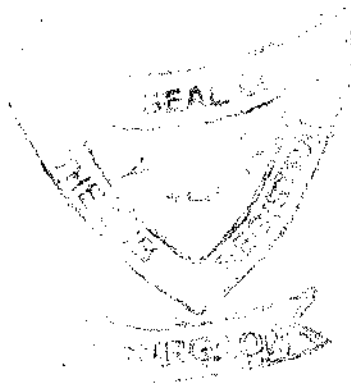
क्रता



गवाह



उप / सद्युक्त पंजीयन 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.

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.
- 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

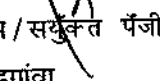
Nat Ram

विकेता	Not Ram		
क्रेता	thru:- Sanjeev Shekhar Sha		
क्रेता	thru:- Vipul Kumar Grover		
गवाह	Shri Bhagwan		
गवाह	Dhiraj Singh		

प्रमाण-पत्र

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

दिनांक 06/01/2014


उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा

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:-

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, 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,

Nat Ram

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

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

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,

Nat Ram

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 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.
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.
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

Not Done

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:

Self drafted
Sent

Signed and Delivered by
The "VENDOR" through

Not Ram

Not Ram

Signed and Accepted by
The "VENDEE" through

Sent

1. Sh. Sanjeev Shekhar Sharma

2. Sh. Vipul Kumar Grover

WITNESSES:

1.

2.

Shri Bhagwan Shri Krishna
Vill. Kankrola
Distt Gurgaon

Shri Singh

Shri D. Singh
3rd floor, DLF Shopping Mall
Gurgaon

69

RECEIPT

Central Road, Bhubaneswar-751005

CONFIDENTIAL

Received a sum of ₹ 281500/-

Rs. Two lac eight thousand five hundred only

From Smt. L. Shy. DLF 044564 (Kau)

s/o d/o w/o

residing at Quigam

STATE BANK OF INDIA

for credit to Government of Maryland

account towards Stamp Duty

State Bank of India

STATE BANK OF INDIA

Signatures of Authorised Officer

SALE DEED

1. Type of Deed
2. Village Name
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

314125

प्रलेख नः 23389

दिनांक 06/01/2014

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगाँवा	गांव/शहर मेवका	स्थित मेवका
भवन का विवरण		
भूमि का विवरण		
चाही	3 Kanal 15 Marla	
धन संबंधी विवरण		
राशि 5,625,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 281,500.00 रुपये	
स्टाम्प की राशि 281,500.00 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 दिनांक 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 पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Amar Singh



उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी thru:- Sanjeev Shekhar Sharma क्रेताहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुधक समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Shri Bhgwan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Shri Krishan निवासी VPO Kankrola Gurgaon श्री/श्रीमती/कुमारी Dhiraj Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी D.Singh निवासी 3rd Floor Shopping Mall Dlf-I Gurgaon ने साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 06/01/2014

उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा

This Deed of absolute sale is made at Gurgaon on this ^{06th} day of January 2014.

BY

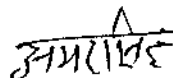
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IN FAVOUR OF

M/s DLF Utilities Limited., a company registered under the provisions of The Companies Act, 1956, having its 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**').

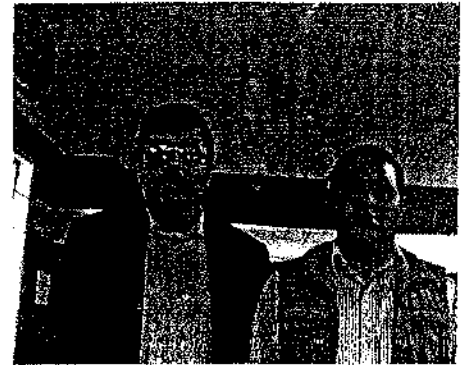




विक्रेता



क्रेता



गवाह



उप / सयुक्त पंजीयन 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.


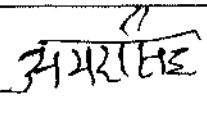

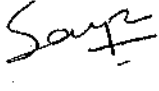






AND WHEREAS in view of the above, the VENDOR do hereby agree to grant, convey and transfer by way of sale the Said Land and assign unto and in favour of the VENDEE the Said Land and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions,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

अमर सिंह

विक्रेता	Amar Singh		
क्रेता	thru:- Sanjeev Shekhar Sha		
क्रेता	thru:- Vipul Kumar Grover		
गवाह	Shri Bhgwan		
गवाह	Dhiraj Singh		

प्रमाण-पत्र

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

दिनांक 06/01/2014

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

- 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.
- 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 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.

3/11/15

- 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**

Handwritten signature

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.

2. 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 No.	Name of Vendor / Received By	Amount (Rs.)	Cheque No.	Date	Name of Bank	Paid By
1	Amar Singh	55,68,750/-	492703	06.01.14	ICICI, Bank	DLF Utilities Limited
		56250/-		Deduction on account 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.

Handwritten signature

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 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 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.
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.

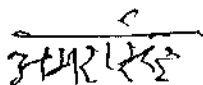
A
31/11/22


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.
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 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





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 drafted
Sant

Signed and Delivered by
The "VENDOR" through

3 JALMS

Amar Singh

Signed and Accepted by
The "VENDEE" through

Sant
1. Sh. Sanjeev Shekhar Sharma

2. Sh. Vipul Kumar Grover

WITNESSES:

1.

Bhad

2.

Sh

Dhiraj Singh
Sh. D. Singh
103rd floor, DLP Shopping Mall

Shri Bhagwan Shri Krishna
Vill. Karkhola
Distt. Gurgaon

31/1/14

10										11	12	13	14	15
इन्फ्रान्ज जमीन को अब कायम किया जाएगा														
नम्बर	नं० खाता	नाम तरफ या खात	नाम मलोक व अहवाल	नाम कारतकार व अहवाल	नम्बर व नाम खेत व रकबा व किस जमीन	गामला या लगान	नम्बर खाता जमाबन्दी जमीन	नाम मलोक व अहवाल	नाम कारतकार व अहवाल	नम्बर व नाम खेत व रकबा व किस जमीन	गामला या लगान	किस या तारीख जमाबन्दी मय व जरूरत	कीरा दाखल खराज	रिपोर्ट पटवारी या तसदीक गिरदावर कानूनगो
1740	84 90		अमरसिंह पुत्र गनपत 1/4 भाग बाकी बट्टर 3/4 भाग	बट्टर	27 15 2 1-5 16 7-8 25 2-11 20 3-16 किता 4 15-0			मैसर्स डी० एम० एम० बुदीमदीज 100 बाकी औरिस 300 फर्गुस गोपिका नाम अर्जुन मार्ग D.L.F सीरी मैस-2 बुडगावा 1/4 भाग बाकी बट्टर 3/4 भाग	बट्टर	27 15 2 1-5 16 7-8 25 2-11 20 3-16 किता 4 15-0		बट्टर राजिठ 3551 वसीम 50 23389 6 1 204 बट्टर 6 56250001 बट्टर माख पच्चीस हजार अपया कैलाश		रिपोर्ट पटवारी या तसदीक गिरदावर कानूनगो
<p>नाम बट्टर बट्टर है</p> <p>ACI Indragan</p> <p>6/2/11</p> <p>30/11/11</p> <p>31/11/11</p>														

3



Sl. No. _____
GSR / 001 : 274442

RECEIPT

STATE BANK OF INDIA

भारतीय स्टेट बैंक / S. B. I.
महरोली रोड, गुडगाँव / M. P. Gurgaon
कोड/Code No. 01565



Branch _____

Code No. _____

Received a sum of Rs. 34,43,750/-

(Rupees) Thirty four lac forty three thousand seven hundred
fifty only

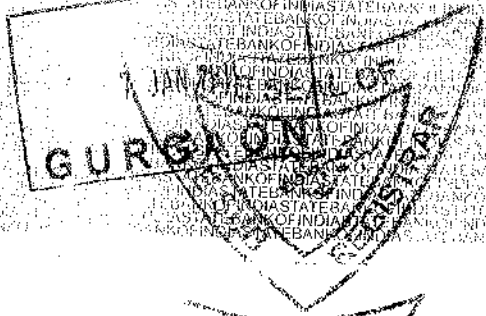
from Smt. / Shri Feroz Builders & Developers (P) Ltd only)

s/o, d/o, w/o _____ N. A

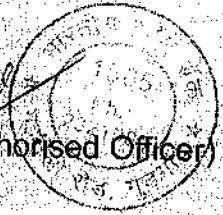
residing at N. Dera STATE BANK OF INDIA for credit to Government of Haryana
account towards Stamp Duty.

Date : _____

Place : _____



(Signatures of Authorised Officer)



GURGAON

Token No. 9503

Hall No. 1

Date.... 12/01/11

28886

SALE DEED

- | | |
|----------------------------|-------------------------------------|
| 1. Type of Deed | Sale Deed |
| 2. Village Name | Bhangrola |
| 3. Unit Land | 27 Kanal 11 Marla (3.44375 acres) |
| 4. Type of Land | Agricultural |
| 5. Transaction Value | 6,88,75,000/- |
| 6. Stamp Duty | 34,43,750/- |
| 7. Stamp Serial No. & Date | GSR / 001 : 274442 dated 07 01 2011 |
| 8. Issued by | SBI Mehrauli Road, Gurgaon |

हरमना

प्रलेख न: 28686

दिनांक 12/01/2011

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगावा	गांव/शहर भांगरौला	स्थित भांगरौला
भवन का विवरण		
भूमि का विवरण		
चाही	3 Acre 3 Kanal 11 Marla	
धन संबंधी विवरण		
राशि 68,875,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 3,443,750.00 रुपये	
स्टाम्प की राशि 3,443,750.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रूपये		

Drafted By: Sandeep Gupta adv

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

हस्ताक्षर प्रस्तुतकर्ता

श्री Harpal

हरपाल

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

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

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी 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 हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 12/01/2011

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

28686

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 Marla (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"

WHEREAS 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 (4-14), 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 (hereinafter called the "said Land")

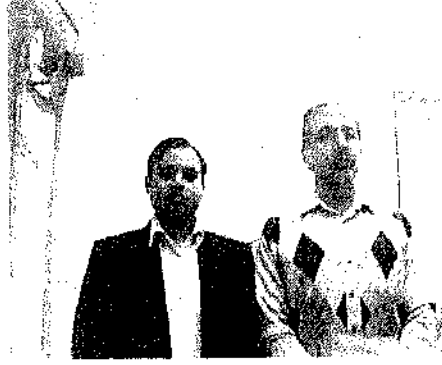
AND WHEREAS the VENDOR has constructed a Samadhi (Memorial) for his ancestors on Rectangle No 21, Kila No 8/2 and 9. The VENDOR has assured the VENDEE that he is selling his entire share in the said land including the Samadhi and that he will get the Samadhi removed after execution of this sale deed

28686

Reg. No. 28686 Reg. Year 2010-2011 Book No. 1



विक्रेता



क्रेता



गवाह

विक्रेता

Harpal

हृदयनाथ

क्रेता

Thru- Sagiv Sharma

सविन शर्मा

गवाह 1:- Bhagwan

भगवान

गवाह 2:- Mahender Singh

महेंद्र सिंह

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 28,686 आज दिनांक 12/01/2011 को बही न: 1 जिल्द न: 9,753 के पृष्ठ न: 140 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 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 है ।

दिनांक 12/01/2011

उप / सचिव जीयप अधिकारी
गडगावा

सचिव जिला
गडगावा

286/8

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 Sell 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:

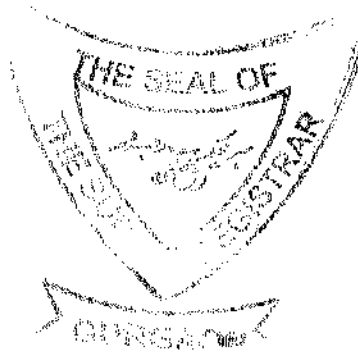
Sr No	Name of Seller / Received By	Amount	Cheque No.	Date	Name of Bank	Paid By
1	Harpal	68,87,500	329017	15.10.2010	ICICI Bank	Ferrol Builders & Developers Pvt Ltd

Further the CONFIRMING 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 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 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:

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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 Kanai 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

WHEREAS 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
- 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

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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 VENDEE 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 VENDEE 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:

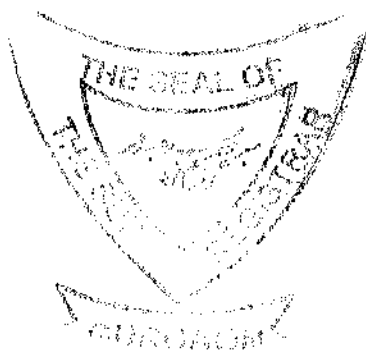
Sr No	Name of Seller / Received By	Amount	Cheque/ DD No	Date	Name of Bank	Paid By
1	Harpal	6,18,87,500	000030	06.01.2011	Kotak Mahindra Bank	Ferrol Builders & Developers Pvt Ltd

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 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.

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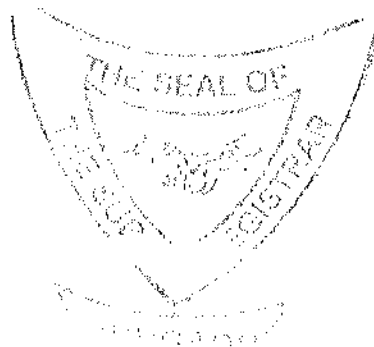


28686

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 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.
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.

2241 JT



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"

हरपाल

HARPAL

Signed and Accepted by the "VENDEE" through

1-Col (Retd) Sanjiv Sharma

2-Shri Sandeep Kumar Gupta


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


Shri Virender Singh

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

Shri Dinesh Kumar

WITNESSES:

1.  Mohinder Singh Shri Munsi Ram vill
Bengorela Gurgeen

2.  Shri Bhagwan Shri Krishna
Kanhorela Gurgeen



28687

(4)

STATE BANK OF INDIA

Sl. No.

GSR / 001 : 274443

RECEIPT

STATE BANK OF INDIA

भारतीय स्टेट बैंक / S. B. I.
महरोली रोड, गुडगाँव / M. R. Gurgaon
कोड/Code No. 01565

Branch

Code No.

Received a sum of Rs. 18,50,000/-

(Rupees) Eighteen lac fifty thousand only.

only)

from Smt. / Shri Hora Realtors (P) Ltd

s/o, d/o, w/o N. A.

residing at N. Delhi for credit to Government of Haryana
account towards Stamp Duty.

Date :

Place :

GURGAON

(Signatures of Authorised Officer)

Token No. 9504

Hall No. 1

Date 12.01.11

GURGAON

SALE DEED

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

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

yogesh

Sanjay

प्रलेख नः 28687

दिनांक 12/01/2011

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगावा	गांव/शहर भांगरौला	स्थित भांगरौला
<u>भवन का विवरण</u>		
<u>भूमि का विवरण</u>		
चाही	1 Acre 6 Kanal 16 Marla	
<u>धन संबंधी विवरण</u>		
राशि 37,000,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 1,850,000.00 रुपये	
स्टाम्प की राशि 1,850,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रूपये		

Drafted By: Sandeep Gupta adv

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

yogesh

हस्ताक्षर प्रस्तुतकर्ता

Sanjog

उप/सर्वेक्षक पंजीयन अधिकारी
गुडगावा

श्री yogesh Kumar, Sanjog Kumar

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Thru- Sanjiv Sharma, Sandeep kumar Gupta क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनिश्चित किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी 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 नः 2 की पहचान करता है।

दिनांक 12/01/2011



उप/सर्वेक्षक पंजीयन अधिकारी
गुडगावा

28687

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

BY

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 Marla (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 Khodla, 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 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 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 (hereinafter called the "said Land")

Yogesh

Sanjog

Reg. No.	Reg. Year	Book No.
28687	2010-2011	1



विक्रेता



क्रेता



गवाह

विक्रेता

yogesh Kumar yogesh Sanjog Kumar Sanjog

क्रेता

Thru- Sanjiv Sharma, Sandeep kumar Gupta

गवाह 1:- Bhagwan

गवाह 2:- Mahender Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 28,687 आज दिनांक 12/01/2011 को बही न: 1 जिल्द न: 9,753 के पृष्ठ न: 140 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 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 है ।

दिनांक: 12/01/2011

उप/सहायक, पंजीयन अधिकारी
गडगावा
शिव नरिस्यार
गुडगावा

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 Kanai 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

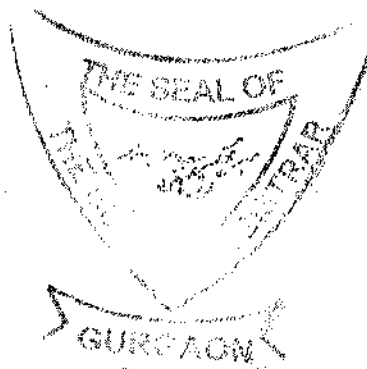
AND WHEREAS the VENDEE being desirous of purchasing the said Land approached the VENDOR and the CONFIRMING PARTIES to purchase the said LAND, and the CONFIRMING PARTIES executed an Undertaking dated 29th Day of October 2010 in favour of the VENDEE, wherein the CONFIRMING PARTIES have agreed to assign, 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 / 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	ICICI Bank	Realtors Pvt Ltd
	Total	40,00,000				

Yogesh

Sanjog



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.
- 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.

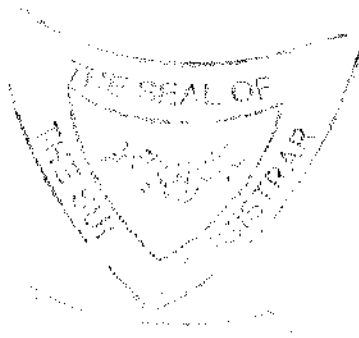
AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHEREAS 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

Page 84

Singh



- 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.

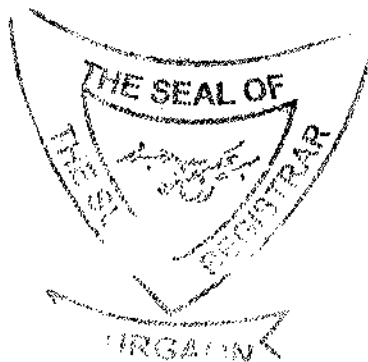
NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-

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/-** (Rupees 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 No	Name of Seller / Received By	Amount	Cheque/ DD No	Date	Name of Bank	Paid By
1	Yogesh Kumar	1,64,75,000	000003	06.01.2011	Kotak	Hora
2	Sanjog Kumar	1,64,75,000	000005	06.01.2011	Mahindra Bank	Realtors Pvt Ltd
	Total	3,29,50,000				

Yogesh

Sanjog



28687

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 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.

yogesh

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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"


YOGESH KUMAR



SANJOG KUMAR

Signed and Accepted by the "VENDEE" through


1-Col (Retd) Sanjay Sharma


2-Shri Sandeep Kumar Gupta

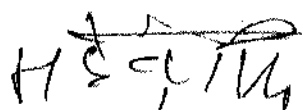
Signed and Accepted by the "CONFIRMING PARTY No. 1"
through-



Shri Virender Singh

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


Shri Dinesh Kumar

WITNESSES:


1. Mahender Singh S/o Mrs. Beni
Vill. Bonyrda Gurgaon


2. Shri Rakesh Goel
Vill. Kankarua Gurgaon



पुनर्विचार

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गुणवत्ता का जाँचनी वकी इन्काल प्रिक्की तयसीन मतपुव हे।

[illegible]

इस उद्देश के लिए आसानी के उपबन्धों के साथ नहीं हो सका।

150-1-11
Cheney

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5

STATE BANK OF INDIA

Sl. No.

GSR / 001 : 274394

RECEIPT

STATE BANK OF INDIA

गुरुगोबिंद / M.R. Gurgaon

Branch/Code No. 01565

Code No.

Received a sum of Rs. 16,69,800/-

(Rupees) Sixteen lac, sixty nine thousand eight hundred only

from Smt. / Shri Hora Realtors (P) Ltd

s/o, d/o, w/o N. A -

residing at N. Delhi for credit to Government of Haryana account towards Stamp Duty.

Date:

Place:

7 JAN 2011
GURGAON

(Signatures of Authorised Officer)

Token No. 9504
Hall No. 1
Date 12/04/11

28694

SALE DEED

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

Sale Deed
Bhangrola
13 Kanal 7.17 Marla (1.6698 acres)
Agricultural
3,33,96,000/-
16,69,800/-
GSR / 001 : 274394 dated 07.01.2011
SBI Mehrauli Road, Gurgaon

Dhan Singh

प्रलेख न: 28694

दिनांक 12/01/2011

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर भाँगरोला	स्थित भाँगरोला
भवन का विवरण		
भूमि का विवरण		
चाही	1 Acre 5 Kanal 7.17 Marla	
धन संबंधी विवरण		
राशि 33,396,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 1,669,800.00 रुपये	
स्टैम्प की राशि 1,669,800.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: Sandeep Gupta adv

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

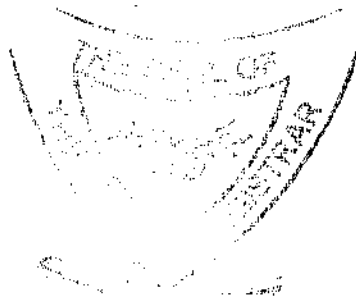
हस्ताक्षर प्रस्तुतकर्ता *Dhan Singh*

श्री Dhan Singh

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा
पुडुगोवा

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru- Sanjiv Sharma, Sandeep Kumar Gupta क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों के समक्ष सुनिश्चित किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी 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 हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 12/01/2011



उप/संयुक्त पंजीयन अधिकारी
गुडगांवा
पुडुगोवा

28699

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 Home 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 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".

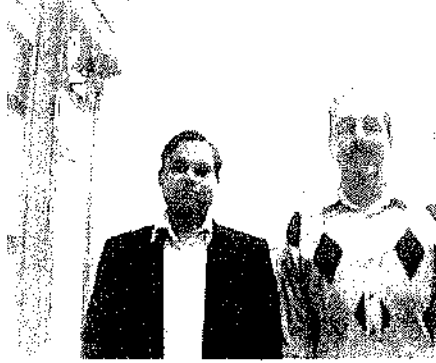
WHEREAS the VENDOR is the absolute owner and in actual physical, vacant and peaceful possession of land falling in **Khawat/Khata No 188/274**, Rectangle No 21, Kila No 16/2 (2-0), 17/2 (4-0), 24 (9-0), Rectangle No 22, Kila No 4 (6-0), 7 (3-12), 8 (8-0), Rectangle No 23, Kila No 6 min (2-12) fields / area measuring 35 Kanal 4 Marla to the extent of 1/12 share i.e. **2 Kanal 18.67 Marla** AND **Khawat/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 / area measuring 41 Kanal 14 Marla to the extent of 1/4 share i.e. **10 Kanal 8.5 Marla**, TOTAL AREA OF BOTH KHAWATS 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")

Dhan Singh

Reg. No. 28694 Reg. Year 2010-2011 Book No. 1



विक्रेता



क्रेता



गवाह

विक्रेता

Dhan Singh

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Thru- Sampv Sharma, Sandeep Kumar Gupta

Sandeep Kumar Gupta

गवाह 1:- Bhagwan

Bhagwan

गवाह 2:- Mahender Singh

Mahender Singh

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 28,694 आज दिनांक 12/01/2011 को बही न: 1 जिल्द न: 9,753 के पृष्ठ न: 140 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 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 है ।

दिनांक 12/01/2011

उप/सहायक पंचायत अधिकारी
गडगावा
महाराष्ट्र
मुद्रांक

28694

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 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 3,33,96,000/- (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 VENDEE had made the following payments to the VENDOR as earnest money:

Sl No	Name of Seller / Received By	Amount	Cheque No	Date	Name of Bank	Paid By
1	Dhan Singh	33,39,500	116/37	01.11.2010	ICICI Bank	Flora Realtors Pvt Ltd

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

Dhan Singh



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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, 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:

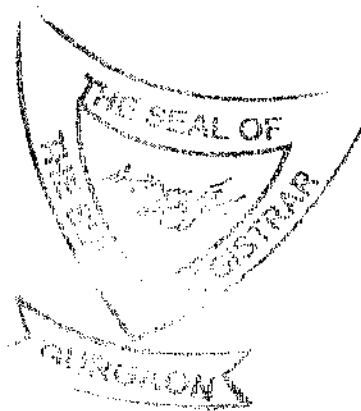
- a. the 'VENDOR' is the owner in physical, vacant and peaceful possession of the said Land along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land.
- b. the 'CONFIRMING PARTIES' had executed said Agreement to purchase the said Land 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 188/274**, 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

WHEREAS 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.

Dhan Singh



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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 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 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 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 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:

Sl No	Name of Seller / Received By	Amount	Cheque/ DD No	Date	Name of Bank	Paid By
1	Dhan Singh	3,00,06,500	000014	06.01.2011	Kolak Mahindra Bank	Hora Realtors Pvt Ltd

Dhan Singh

125.

1. *Phragmites* (common)

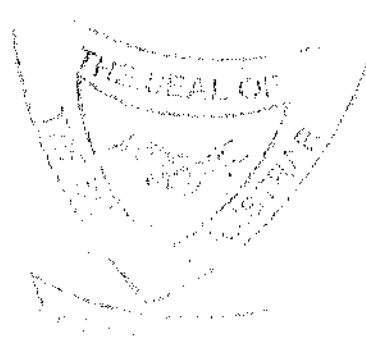
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The VENDOR hereby acknowledge the receipt of the total sale consideration of Rs 3,33,96,000/- (Rupees Three Crores Thirty Three Lacs Ninety Six Thousand Only). The VENDOR and the CONFIRMING PARTIES hereby confirm that nothing is due from the VENDEE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

Dhan Singh



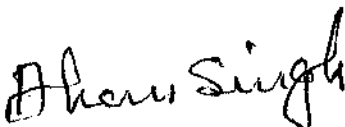
28694

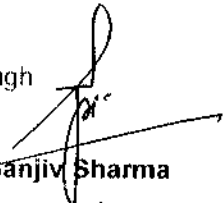
10. Disclaimer
The VENDEE admits;

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"

 DHAN SINGH
Signed and Accepted by the "VENDEE" through


Col (Retd) Sanjiv Sharma


Shri Sandeep Kumar Gupta

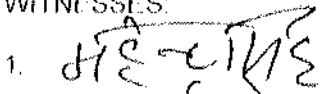
Signed and Accepted by the "CONFIRMING PARTY No. 1" through


Shri Virender Singh

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


Shri Dinesh Kumar

WITNESSES:

1. 

Mahender Singh S/o Munji Ram
Vill Beng Dola Gurdaspur

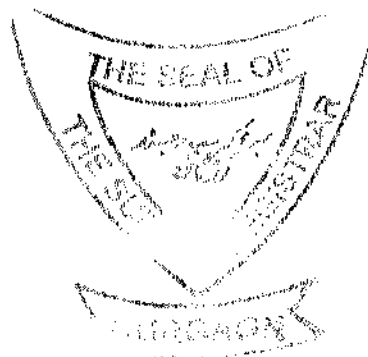
2.



Shri Brajendra Singh
Vill Kankar Gurdaspur

100-100

100-100



रजिस्टर इनकाल

[illegible]

इस जगह से काटिए कि आसानी से जमाबन्दी के साथ नथी हो सके।



Sl. No.

GSR / 001 : 274395

RECEIPT

STATE BANK OF INDIA

श्री ११३ गुडगाँव / M.R., Gurgaon

ब्रॉच/Code No. 01565

Branch

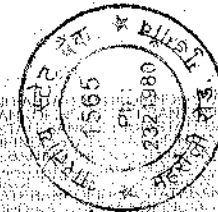
Code No.

Received a sum of Rs. 16,69,800/-

(Rupees Sixteen lac, sixty nine thousand, eight hundred only)

from Smt. / Shri Hara Realtors (P) Ltd

s/o, d/o, w/o N.A.

residing at N. Wehi for credit to Government of Haryana
account towards Stamp Duty.

Date :

Place :

GURGAON

(Signatures of Authorised Officer)

Token No. 9504

Hall No. 1

Date 12.01.11

28668

SALE DEED

- | | |
|----------------------------|-------------------------------------|
| 1. Type of Deed | Sale Deed |
| 2. Village Name | Bhangrola |
| 3. Unit Land | 13 Kanal 717 Marla (1.6698 acres) |
| 4. Type of Land | Agriculture |
| 5. Transaction Value | 3,33,96,000/- |
| 6. Stamp Duty | 16,69,800/- |
| 7. Stamp Serial No. & Date | GSR / 001 : 274395 dated 07.01.2011 |
| 8. Issued by | SBI Mehrauli Road, Gurgaon |

L.T. Omprakash

प्रलेख न: 28698

दिनांक 12/01/2011

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर भांगरौला	स्थित भांगरौला
भवन का विवरण		
भूमि का विवरण		
चाही	1 Acre 5 Kanal 7.17 Marla	
धन संबंधी विवरण		
राशि 33,396,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 1,669,800.00 रुपये	
स्टाम्प की राशि 1,669,800.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रूपये		

Drafted By: Sandeep gupta adv

यह प्रलेख आज दिनांक 12/01/2011 दिन बुधवार समय 1:49:00PM बजे श्री/श्रीमती/कुमारी Om Prakash पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Moolia निवासी Bhangrola Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Om Prakash

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru- Sanjiv Sharma, Sandeep Kumar Gupta क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों के समक्ष स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी 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 हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 12/01/2011

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

28698

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 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 No 188/274**, 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").

Reg. No.
28698

Reg. Year
2010-2011

Book No.
1



विक्रेता



क्रेता



गवाह

विक्रेता

Om Prakash

क्रेता

Thru- Sanjiv Sharma, Sandeep Kumar Gupta

गवाह 1:- Bhagwan

गवाह 2:- Mahender Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 28,698 आज दिनांक 12/01/2011 को बही नः 1 जिल्द नः 9,753 के पृष्ठ नः 140 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 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 है ।

दिनांक 12/01/2011

उप/सहायक पंजीयन अधिकारी
गडगावा
सदर मजिस्ट्रेट
गडगावा

28698

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 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 3,33,96,000/-** (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 VENDEE had made the following payments to the VENDOR as earnest money.

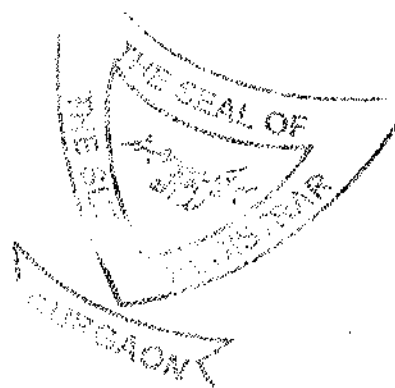
Sr No	Name of Seller / Received By	Amount	Cheque No.	Date	Name of Bank	Paid By
1	Om Prakash	33,39,500	116738	01.11.2010	ICICI Bank	Hora Realtors Pvt Ltd

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.



L. J. 1 Omprakash



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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, 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.
- i. Possession means actual vacant, peaceful and physical possession of the Land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHEREAS 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.



1.7/10/2010



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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.

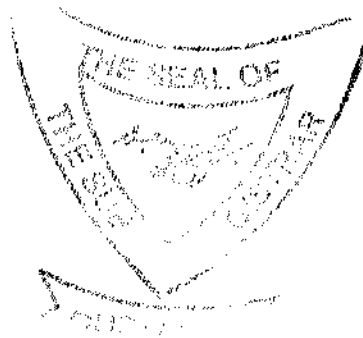
NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-

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 188/274**, 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 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:

Sl No	Name of Seller / Received By	Amount	Cheque/ DD No	Date	Name of Bank	Paid By
1	Om Prakash	3,00,06,500	000012	06.01.2011	Kotak Mahindra Bank	Hora Realtors Pvt Ltd



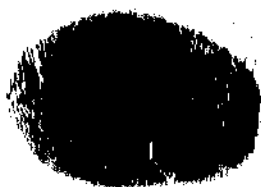
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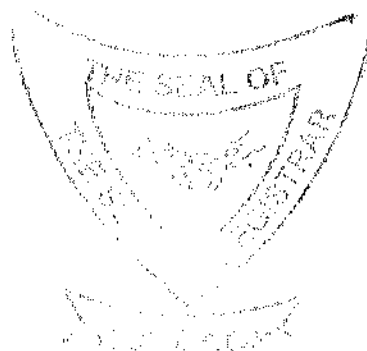
28698

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 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.



L. J. I. Omprakash



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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"

OM PRAKASH



Signed and Accepted by the "VENDEE" through

1-Col (Retd) Sanjiv Sharma

2-Shri Sandeep Kumar Gupta

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

Shri Virender Singh

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

Shri Dinesh Kumar

WITNESSES:

1.

Mahender Singh S/o Mansi Devi
C/o Bhangra Chauraha

2.

Shri Bhayram Singh
Kishan vill.
Bhangra Chauraha



21/12/22 27/12/22

[illegible]

一、修訂《中華書局出版圖書目錄》

Chana Singh
17-1-2011

W. H. R.

7

STATE BANK OF INDIA

Sl. No.
GSR / 001 : 274445

RECEIPT

भारतीय स्टेट बैंक / S. B. I.
महरोली रोड, गुडगांव / M. R. Gurgaon
कोड/Code No. 01565

STATE BANK OF INDIA

Branch

Code No.

Received a sum of Rs. 16,69,800/-

(Rupees Sixteen lac, Sixty nine thousand eight hundred only)

from Smt. / Shri Hota Realtors (P) Ltd

s/o, d/o, w/o N.A.

residing at D. Delhi for credit to Government of Haryana
account towards Stamp Duty.

Date :

Place :

GURGAON

(Signatures of Authorised Officer)

GURGAON

Token No. 9504
Hall No. 1
Date 12/01/11

SALE DEED

- | | |
|----------------------------|-------------------------------------|
| 1. Type of Deed | Sale Deed |
| 2. Village Name | Bhangrola |
| 3. Unit Land | 13 Kanal 7/17 Marla (1.6698 acres) |
| 4. Type of Land | Agriculture |
| 5. Transaction Value | 3,33,96,000/- |
| 6. Stamp Duty | 16,69,800/- |
| 7. Stamp Serial No. & Date | GSR / 001 : 274445 dated 07.01.2011 |
| 8. Issued by | SBI Mehrauli Road, Gurgaon |

Gshwar Singh Beruhel

Ramkumar

Lila Rao

प्रलेख न: 28701

दिनांक 12/01/2011

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर भांगरौला	स्थित भांगरौला
भवन का विवरण		
भूमि का विवरण		
चाही	1 Acre 5 Kanal 7.17 Marla	
धन संबंधी विवरण		
राशि 33,396,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 1,669,800.00 रुपये	
स्टाम्प की राशि 1,669,800.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: Sandeep gupta adv

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

Ishwar Singh Ramkishan
हस्ताक्षर प्रस्तुतकर्ता

Babu Lal Lihu Ram

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा
मुख्य अधिकारी

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

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Thru- Sanjiv Sharma, Sandeep Kumar Gupta क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी 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 ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 12/01/2011

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा
मुख्य अधिकारी

28701

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, 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 & 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

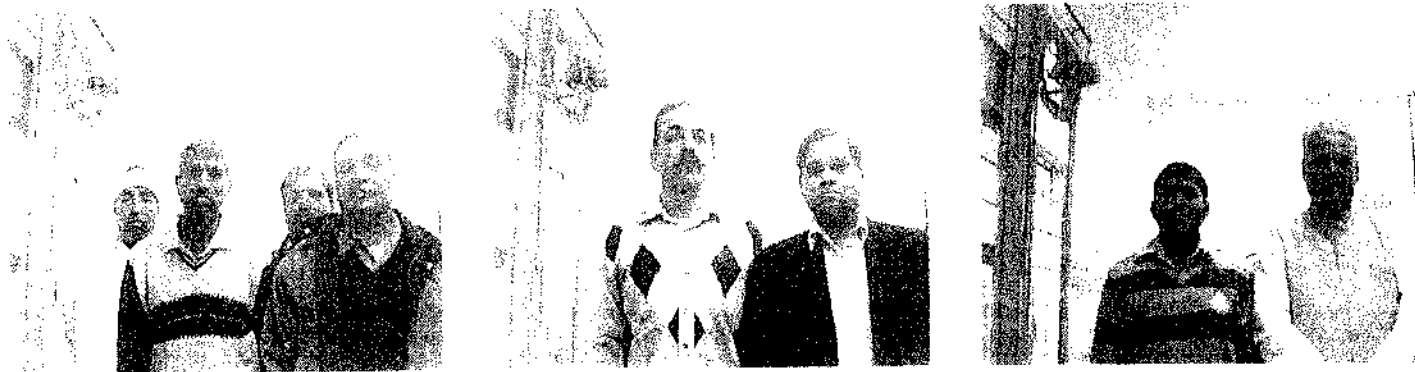
M/S HORA REALTORS PRIVATE LIMITED, a company duly incorporated under the Companies Act, 1956, having its registered office at 1 E, Jhandewalan Extension, Naaz Cinema Complex, New Delhi-110055 (PAN-AABCH8737K), acting through its authorised signatory, Col (Retd) Sanjiv Sharma, Chief Manager, DLF Home Developers Ltd and Mr Sandeep Kumar Gupta, Sr Officer (Legal) DLF Home Developers Ltd, duly authorised vide Board Resolution, dated 22nd 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 No 188/274**, 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 / 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 / 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

Ishwar Singh *Babu Lal* *Ramkishan* *Lilu Ram* 2 of 7

Reg. No.	Reg. Year	Book No.
28701	2010-2011	1



विक्रेता

क्रेता

गवाह

विक्रेता Shwar Singh Babul Ram Kishan Ramkishan Lilu Ram Babu
 क्रेता Sanjiv Sharma Sandeep Kumar Gupta
 गवाह 1: Bhawan गवाह 2: Mahender Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 28,701 आज दिनांक 12/01/2011 को बही न: 1 जिल्द न: 9,753 के पृष्ठ न: 140 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 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 है ।

दिनांक 12/01/2011

उप/सहायक पंजीयन अधिकारी
 गडगाँवा



28701

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 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 3,33,96,000/-** (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 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 / Received By	Amount	Cheque No	Date	Name of Bank	Paid By
1	Ishwar Singh	8,34,875	116732	01.11.2010	ICICI Bank	Hora
2	Ram Kishan	8,34,875	116733	01.11.2010	ICICI Bank	Realtors
3	Lila Ram	8,34,875	116734	01.11.2010	ICICI Bank	Private
4	Babul Lal	8,34,875	116736	01.11.2010	ICICI Bank	Limited
	Total	33,39,500				

Ishwar Singh Babul Lal Ram Kishan Lila Ram



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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:

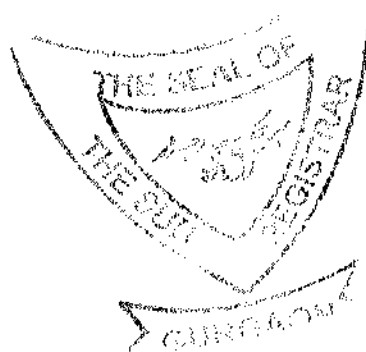
- a. the 'VENDOR' is the owner in physical, vacant and peaceful possession of the said Land along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the said Land.
- b. the 'CONFIRMING PARTIES' had executed said Agreement to purchase the said Land 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 188/274**, 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 KHILWATS 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.
- 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

WHEREAS 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

Gshwari Singh B. B. B. L. Ramdev Singh L. S. R. R.

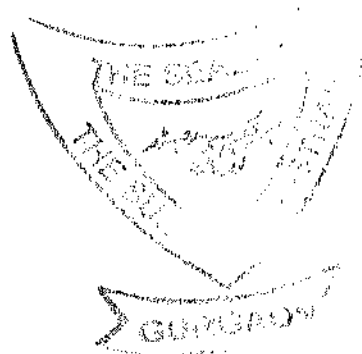


- ii) Is free from any charges or encumbrance such as sell, will, exchange, mortgage, gift line, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition etc.
- iii) Is in the physical, vacant and peaceful possession along with all appurtenances as stated herein above.
- 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 188/274**, 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 & 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/-** (Rupees Three Crores Thirty Three Lacs Ninety Six Thousand Only) from the VENDOR. A sum of Rs **1,00,000/-** (Rupees One Lac 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 2,99,56,500/-** (Rupees Two Crores Ninety Nine Lacs Fifty Six Thousand Five Hundred Only) to the VENDOR in the following manner:

Jshwar Singh Babu Lal Ramkishan Likharam



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Sr No	Name of Seller / Received By	Amount	Cheque/ DD No	Date	Name of Bank	Paid By
1	Ishwar Singh	74,89,125	000006	06.01.2011	Kotak Mahindra	Hora Realtors Private Limited
2	Ram Kishan	74,89,125	000007	06.01.2011		
3	Lilu Ram	74,89,125	000008	06.01.2011		
4	Babu Lal	74,89,125	000009	06.01.2011		
	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 & 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

Ishwar Singh *Babu Lal* *Ram Kishan* *Lilu Ram*



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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 *Ishwar Singh*

RAMKISHAN *Ramkishan*

LILURAM *Liluram*

BABULAL *Babulal*

Signed and Accepted by The "VENDEE" through

1. Col (Rtd) Sanjiv Sharma

2. Shri Sandeep Kumar Gupta

Signed and Accepted by the "CONFIRMING PARTY No. 1" through

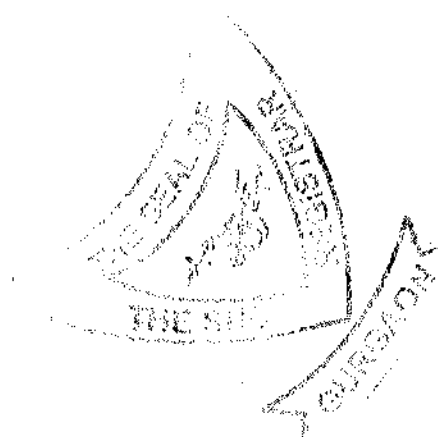
Shri Virender Singh

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

Shri Dinesh Kumar

WITNESSES

mahender Singh Sh. Musi Ram
Shri Bagwan Sh. Sh. Krishna
Shri Kartar Singh
Shri Anand Singh
Shri Dinesh Kumar
Shri Virender Singh
Shri Sandeep Kumar Gupta
Shri Sanjiv Sharma
Shri Ramkishan
Shri Liluram
Shri Babulal
Shri Ishwar Singh



STATE BANK OF INDIA

Sl. No.

GSR / 001 : 274446

RECEIPT

STATE BANK OF INDIA

Branch

Code No.

Received a sum of Rs. 16,69,800/-

(Rupees Sinteen lac, sixty nine thousand eight hundred only)

from Smt. / Shri Hora Realtors (P) Ltd

s/o, d/o, w/o

residing at

account towards Stamp Duty

Date

Place

GURGAON

(Signatures of Authorised Officer)

Token No. 9504

Hall No. 1

Date 12.01.11

Token No. 0000000000

Hall No. 0000000000

Date 00.00.00000000

SALE DEED

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

Sale Deed
Bhangrola
13 Kanal 7.17 Marla (1.6698 acres)
Agricultural
3,33,96,000/-
16,69,800/-
GSR / 001 : 274446 dated 07.01.2011
SBI Mehrauli Road, Gurgaon

प्रलेख नः 29027

दिनांक 14/01/2011

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगावा	गांव/शहर भांगरौला	स्थित भांगरौला
भवन का विवरण		
भूमि का विवरण		
चाही	1 Acre 5 Kanal 7.17 Marla	
धन संबंधी विवरण		
रुपिश 33,396,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि	1,669,800.00 रुपये
स्टाम्प की राशि 1,669,800.00 रुपये	रजिस्ट्रेशन फीस की राशि	15,000.00 रुपये
	पेस्टिंग शुल्क	2.00 रुपये
रूपये		

Drafted By: Sandeep kumar Gupta adv

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

हस्ताक्षर प्रस्तुतकर्ता

श्री Rakesh, Maniram

उप/समय/पंजीयन अधिकारी

गुडगावा

गुडगावा

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru- Sanjiv Sharma, Sandeep Kumar Gupta क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को
वैधता प्रमाणित किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता
को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी 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 नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 14/01/2011

उप/समय/पंजीयन अधिकारी

गुडगावा

गुडगावा

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

BY

RAKESH, MANIRAM SONS OF SHRI RATAN S/O MOOLIA R/O BHANGROLA TEHSIL 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 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-AAIECP3998D), 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

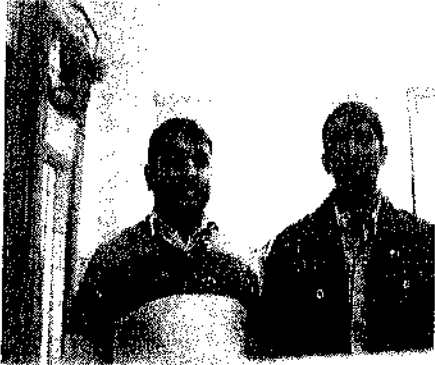
M/S HORA REALTORS PRIVATE LIMITED, a company duly incorporated under the Companies Act, 1956, having its registered office at 1 E, Jhandewalan Extension, Naaz Cinema Complex, New Delhi-110055 (PAN-AABCH8737K), acting through its authorised signatory, Col (Retd) Sanjiv Sharma, Chief Manager, DLF Home Developers Ltd and Mr Sandeep Kumar Gupta, Sr Officer (Legal) DLF Home Developers Ltd, duly authorised vide Board Resolution, dated 22nd 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 No 188/274**, 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").

21-21-07/12
Maniram

Reg. No.	Reg. Year	Book No.
29027	2010-2011	1



विक्रेता

क्रेता

गवाह

विक्रेता Rakesh 21/01/2012 Maniram

क्रेता

Thru- Sanjiv Sharma , Sandeep Kumar Gupta

गवाह 1:- MK chauhan

गवाह 2:- Ram chander

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 29,027 आज दिनांक 14/01/2011 को बही न: 1 जिल्द न: 9,753 के पृष्ठ न: 140 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 832 के पृष्ठ सख्या 52 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुल मेरे सामने किये है ।

दिनांक 14/01/2011

उप/सुर्यवत पंजीसन अधिकारी
गुडगाँव
सब रजिस्ट्रार
गुडगाँव

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 khirwats 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 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 3,33,96,000/- (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 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	Rakesh	16,69,750	116740	01.11.2010	ICICI Bank	Hora Raitors
2	Mani Ram	16,69,750	116742	01.11.2010	ICICI Bank	Pvt Ltd
	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

21/11/2010

Mani Ram



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.
- i. Possession means actual vacant, peaceful and physical possession of the Land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHEREAS 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.

21/10/2010

M. R. R.



- 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 188/274**, 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 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:

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

21/01/21 09:11:12

Mani Ram

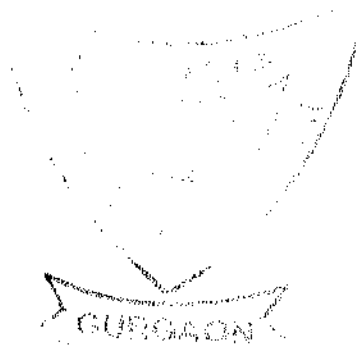
Handwritten signature or mark, possibly reading "S. J. [illegible]" or similar, located in the lower center of the page.

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 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.

21.04.21 3 H/K

Munir Khan



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Disclaimer
The VENDEE 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 VENDOR.

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-Drafted
@Sandeep

Signed and Delivered by The "VENDOR" RAKESH

21/11/2012
RAKESH

MANIRAM

MANIRAM

Signed and Accepted by the "VENDEE" through

1-Col (Retd) Sanjiv Sharma

2-Shri Sandeep Kumar Gupta

Signed and Accepted by the "CONFIRMING PARTY No 1" through-

Shri Dinesh Kumar

Signed and Accepted by the "CONFIRMING PARTY No 2"

Shri Dinesh Kumar

WITNESSES:

1. Mahesh K. Chauhan
Advocate, Gurgaon

2.

Ranchander S/o Ramgiri
R/O - Village Kankola,
Gurgaon



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