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Type of Property	10	Residential Plots	in Plotted Colony		
Area	8	68243 Sq. Vards			
Transaction Value	and a	Rs. 3,40,07,70,48			
Stamp duty		Rs. 17,00,40,000/	5.		
Registration Charges	8	Rs. 50,005/-			
GRN No.	18	0058456502			
Stamp Certificate No.	2.	G0K2019J2627/1	1-10-2019		
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Commercial or residential	3	Residential			14
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SALE DEED

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This Sale Deed ("Sale Deed") is made and executed at Gurugram, on this 14th day of October, 2019-

BY.

ANANT RAJ LIMITED (formerly known as Anant Raj Industries Limited), a company registered under the Companies Act. 1956; having its registered office at Plot No. CP-1, Sector-8, IMT Manesar, Gurugeram, Haryana, (CIN, 1.45400HR198SPLC021622 and PAN No. AABCA3972B), acting through its

FORANAST RAJUMIT FOR HAMADU FOR ROSEF 170 Authoraed Small, Asr. AUTHORISED SIGNATORY FOR NORTH SOUTH For Glaza Properties T LTB FOR EXCELLENT !! LTD. od AUDHORIGED SIGNATORY AUTEOR NATORY FOR SOVEREIGN BUILDER LTD FOR FOUR CONSTRUCTION LTD For Four Stor 7 AUTHORISED SIGNATORY AUTHORI 0.910 MATORY Authoritized Signatury



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And :- thru Thru-Aman SarinOTHER.thru Thru-Manoj FilkariwaluOTHER Inru Thru-Karat Thazhathatil JithendranOTHERAvilma Projects LLP

is fithour नवाह 1 := Parveen Kumar गवाह 2 :- Parikaj Kumar Gupta प्रसाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रलाक 11491 आज दिनाक 14-10-2019 को बही ने 1 जिल्द न 51 के पृष्ठ न 86.75 पर किया सथा तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द न 1416 के पृष्ठ राख्यां 17 से 20 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने इस्ताक्षर/निशान अंगूठा मेरे सामजे किये है |

दिनाक 14-10-2019

उपासयुंक्त पंजीयज अधिकारी(राजीराबाद)

100.0

authorized representative: Mr. Amit Sarin (Aadhar No. \$887\$4203432), duly authorized vide a board resolution dated 28th June, 2019 (hereinafter referred to as "Owner-1" / "ARL", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest and permitted assigns);

AND

ROSE REALTY PRIVATE LIMITED, a company registered under the Companies Act, 1956, having its registered office at H-65, Connaught Circus, New Delhi-110001 (CIN U45200DL2007PTC161168 and PAN No, AADCR6660H), acting through its authorized representative; Mr. Anjani Kumar Prashar (Andhar No. 570335257399), duly authorized vide a board resolution dated 7th October 2019 (hereinafter referred to as "Owner-2", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest and permitted assigns);

AND

HAMARA REALTY PRIVATE LIMITED, a company registered under the Companies Act, 1956, having its registered office at H-65, Connaught Circus, New Delhi-110001 (CIN: U4500DL2007PTC161907 and PAN No. AABCH8969F), acting through its authorized representative; Mr. Anjani Kumar Prashar (Andhar No. 570335257399), duly authorized vide a board resolution dated 7th October 2019 (hereinafter referred to as "Owner-3", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest and permitted assigns);

AND

NORTH-SOUTH PROPERTIES PRIVATE LIMITED, a company registered under the Companies Act, 1956, having its registered office at H-65, Connaught Circus, New Delhi-110001 (CIN U45400DL2007PTC161941 and PAN No. AACCN5630J, acting through its authorized representative: Mr. Anjani Kumar Prashar (Aadhar No. 570335257399), duly authorized vide a board resolution dated 7th October 2019 (hereinafter referred to as "Owner-4", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest and permitted assigns);

AND

EXCELLENT INFRAMART PRIVATE LIMITED, a company registered under the Companies Act, 1956, having its registered office at H-65, Connaught Circus, New Delhi-110001 (CIN: U70109DL2009PTC197058 and PAN No. AACCE3065C, acting through its authorized representative; Mr. Aniani Kumar Prashas Asthar No. 570335257399), duly authorized vide a board resolution dated Tth October 2019 (horeinafter operred to as "Owner-5", which expression shall unless it be repugnant to the

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context or meaning thereof be deemed to mean and include its successors in interest and permitted assigns);

AND

GLAZE PROPERTIES PRIVATE LIMITED, a company registered under the Companies Act, 1956, having its registered office at 14-65, Connaught Circus, New Delhi-110001 (CIN U45200DL2007PTC161190 and PAN No. AACCG8937B, acting through its authorized representative; Mr. Anjani Kumar Prashar (Aadhur No. 570335257399), duly authorized vide a board resolution dated 7th October 2019 (hereinafter referred to as "Owner-6", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest and permitted assigns);

AND

FOUR CONSTRUCTION PRIVATE LIMITED, a company registered under the Companies Act, 1956, having its registered office at H-65, Connaught Circus, New Delhi-110001 (CIN: U45200DL2006PTC153157 and PAN No. AABCF0206F), acting through its authorized representative: Mr. Anjani Kumar Prashar (Aadhar No. 570335257399), duly authorized vide a board resolution dated 7th October 2019 (hereinafter referred to as "Owner-7", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest and permitted assigns);

AND

SOVEREIGN BUILDWELL PRIVATE LIMITED, a company registered under the Companies Act, 1956, having its registered office at H-65, Commught Circus, New Delhi-110001 (CIN: U45400DL2007PTC162514 and PAN No. AAKCS9112D, acting through its authorized representative; Mr. Anil Maini (Aadhar No. 251247479902), duly authorized vide a board resolution dated 7th October, 2019 (hereinafter referred to as "Owner-8", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest and permitted assigns);

AND

SARTAJ DEVELOPERS & PROMOTERS PRIVATE LIMITED, a company registered under the Companies Act, having its registered office at H-65, Connaught Circus, New Delhi-110001 (CIN: U45400DL2007PTC162680 and PAN No. AALCS2226G), acting through its authorized representative; Mr. Anjani Kumar Prashar (Aadhar No. 570335257399), duly authorized vide a board resolution dated 7th October 2019 (hereinafter referred to as "Owner-9", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest and permitted assigns):

assigns); FOR HAMAS ROSERE 110 OH AND A RAJ LIMPTE AUTHORISED EIGMATORY FOR EXCELLENT IN EXCAMART PUT UTD FOR NORTH SOUTH ASSAERTIES OT LTD Glaza Propert nited AUTHORISED SIGNATOR" AUTHORISED CIGNATO S HH HHT FOR SOVEREIGN ROSSANDER PUT. LTD FREU COST For Four's at yealty I .teE A CHARGE AND ATCRY AUTEORUS SIGNATORY Amonted Signatory

FOUR STAR REALTY PRIVATE LIMITED, a company registered under the Companies Act, 1956, having its registered office at Shiv Sushil Bhawan, D-219, Vivek Vihar-I, New Delhi-110095 (CIN U45400DL2007PTC164818 and PAN No. AABCF1167H), acting through its authorized representative; Mr. Anjani Kumar Prashar (Aadhar No. 570335257399), duly authorized *vale* a board resolution dated 7th October 2019 (hereinafter referred to as "Owner-10", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest and permitted assigns);

AND

Mr. Aman Sarin, son of Shri Ashok Sarin representing ALKA GUPTA, wife of Ranjan Gupta, resident of W-40, Greater Knilash Part – II, New Delhi – 110049 as her authorized representative duly authorized vide Special Power of Attorney dated 19th October 2011 (hereinafter referred to as "Owner-11", which expression shall unless it be repugnant to the context or meaning thereof he deemed to mean and include her legal heirs, successors in interest and permitted assigns);

IN FAVOUR OF

AVARNA PROJECTS LLP, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at H-65, Connaught Circus, New Delhi-110001 (LLPIN: AAP-6767 and PAN: ABPFA2911A), acting through its authorized representative(s), Mr. Karat Thazhathetil Jithendran (Aadhar No. 647797597458) and Mr. Manoj Fitkariwala (Aadhar No. 409570826981) and Mr. Aman Sarin (Aadhar No. 427551251726), duly authorized vide partners consent & resolution dated; 9th October, 2019, which is a joint venture entity of Birla Estates Private Limited and ARL (hereinafter referred to as the "Buyer", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest and permitted assigns);

("Owner-I", "Owner-2" to "Owner-9" are the wholly owned subsidiaries of ARL and along with "Owner-10" and "Owner-11", are hereinafter collectively referred to as the "Land Owners" / "ARL Group" / "Sellers"); and

('ARL Group' / the 'Sellers' and the 'Buyer' are hereinafter individually referred to as a "Party" and collectively as the "Parties").

WHEREAS ALL THE SELLERS HAVE JOINTLY AND SEVERALLY REPRESENTED TO THE BUYER THAT: AMANT SALUMPT FOR HAMADA I FOR ROSE R 1 Lithenneed Signatory AUTHORISED SHE AUTHUIDSED SIGNATORY DERTIES R FOR NORTH SOUTHLY T.1.10 FOR EXCELLENT IN PRAMART P LTD or Glaze Properties Private Lingtod AUTHORISED SIGNATORY AUTHORISED SIGNATOR" Signation FOR FOUR CONSTRUC TION 9/T LTD FOR SOVEREIGN BURADON & LATO For Four Star Realty F 2.5 AUTHORIGED SIGNATORY ALCOID ROM DEMATCIRY Authorized Signatory

- A. Land Owners and certain other land owners ("Other Owners") listed in Schedule-I herein are the absolute owners of a contiguous freehold parcel of land ad-measuring 110,0875 Acres, situated at Villages; Ullahawas (Hb. No. 83), Kadarpur (Hb. No. 84) & Maidawas (Hb. No. 85), in Sector 63A, Gurgaon Manesar Urban Complex, District Gurgaon, Haryana ("Total Lands"). The Total Lands are more particularly described in Schedule-II hereto;
- B. Land Owners and the Other Owners have entered into Development Agreements with ARL for development and construction of residential project over the Total Lands. The said Development Agreements are detailed in Schedule-III hereto and are collectively referred herein as "ARL-Development Agreements".
- C. Land Owners and the Other Owners have received the entire consideration and benefit they were entitled to receive under the ARL-Development Agreements from ARL. Under ARL-Development Agreements, ARL is entitled to receive in its own name all consideration relating to the sale / transfer of any construction / development on the Total Lands. Since, the entire benefit and consideration relating to Total Lands has already been paid by ARL to the Land Owners and Other Owners, therefore, ARL is solely entitled to receive any consideration for sale / transfer of the Total Lands or part thereof or plots therein or any benefit /entitlement thereto.
- D. The Land Owners are vested with absolute ownership and clear and marketable title on the Said Block-Lands (defined hereinafter) and the Subject Plots (defined hereinafter), free from any Encombrance (defined hereinafter), with absolute and unhindered possessory rights and ontitlements. The Land Owners are recorded as the owners and in possession of their respective portions out of the Said Block-Lands in all government records including the Record of Rights (Jamabandi).
- E. The Director General, Town and Country Planning, Haryana, Chandigarh ("DGTCP") has granted following licenses under Haryana Development of Regulation of Urban Areas Act, 1975 and the Rules 1976 for development of plotted colony on lands forming part of the Total Lands;
 - (a) License bearing no. 119 of 2011 dated 28th December, 2011 ("License-I"), in respect of lands measuring 802 Kanal 02 Maria i.e. 100.262 acres out of the Total Lands. The said License-I was renewed up-to 27th December 2019 by and under a renewal letter permission dated 12th June 2019 bearing no. 13942 issued by DGTCP;
 - (b) License bearing no. 71 of 2014 dated 31^a July, 2014 ("License-IF"), in respect of lands measuring 62 Kanal 18 Marla i.e. 7.8625 acres out of the Total Lands. The said License-II has been renewed up-to 28th July, 2024 by and under a memo dated 4th October, 2019bearing no. LC-2543-P-JE (VA-2019)/24896 issued by DGTCP;

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- (c) License bearing no. 104 of 2019 dated 7th September, 2019 ("License-III"), in respect of lands measuring 20 Kanal 13 Marla i.e. 2.08125 acres out of the Total Lands. The said License-III is valid up-to 6th September, 2024.
- F. In the manner stated above, the Total Lands are already granted licence for development of residential plotted colony by DGTCP. A combined zoning plan and layout plan for all of the above stated License-I, License-II and License-III has been approved by DGTCP vide memos dated 4th October, 2019 and 7th September, 2019, respectively. The approved Zoning Plan is attached as Schedule-IV hereito.

AND WHEREAS the Seliers have agreed, inter-alia, to sell, transfer and convey 191 (One Hundred and Ninety-One) plots ("Subject Plots") in Block A, D, G, G2 and H ("Said Blocks") of the project on the Total Lands, of different dimensions and sizes, aggregating to 68243 square yards, to the Buyer and the Buyer has agreed to purchase and acquire the same. The Subject Plots are more particularly described in Schedule-V herein and are demarcated / identified in the zoning plan that is Schedule-VI hereto. This Sale Deed is being executed in furtherance to the Agreement to Sell dated 28th June, 2019 ("Agreement to Sell") executed between the Sellers and the Buyer, and this Sale Deed supersedes the Agreement to Sell in totality.

AND WHEREAS the Sellers hereby confirm that they have complied with all the conditions precedent as contained in the said Agreement to Sell dated 28th June, 2019 relating to the Subject Plots, pursuant to which Sellers have offered to sell and convey the Subject Plots free from any Encombrances, to the Buyer herein, for consideration as stated in Clause 4 herein.

AND WHEREAS the Sellers have represented that the lands comprised in the Said Blocks aggregate to 47.54 Acres i.e. 380 Kanal 6.5 Maria ("Said Block-Lands"). The Said Block-Lands out of the Total Lands, are described in Schedule-VII hereto. The Sellers have represented that the Land Owners are the absolute owners, with clear and marketable title to the Said Block-Lands. The respective shareholding of all the Land Owners in the Said Block-Lands and the mutations / title deeds under which such ownership was acquired are detailed in Schedule-VIII herein.

AND WHEREAS the Sellers and the Buyer are entering into this Sale Deed to effect immediate, absolute, unconditional and irrevocable sale, transfer and conveyance of the Subject Plots (together with all rights, estate, easements, privileges, appurtenances and benefits thereto) from the Sellers to the Buyer.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AND THIS SALE DEED WITNESSETH AS UNDER:-

1. Definitions -

1.1 In this Sale Deed, the following words shall have the meanings as assigned to them herein below:

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- "Additional Consideration" shall mean collectively the Additional Consideration-I and Additional Consideration-II;
- (b) "Applicable Law(s)" shall mean any statute, law, regulation, ordinance, rule, judgment, notification, rule of common law, order, decree, bye-law, government approval, directive, guideline, requirement or other governmental restriction, or any similar form of decision of, or determination by, or any interpretation, policy or administration, having the force of law of any of the foregoing, by any authority having jurisdiction over the matter in question, whether in effect as of the date of this Sale Deed or thereafter;
- (c) "Bayer's Project" shall mean construction and development of floor wise houses and villas (if villas are agreed to be developed between the Parties in writing) on the Subject Plots, with each of the Said Blocks being a gated community being promoted and developed by the Buyer, except the maintenance services of common areas and amenities to be provided by ARL in accordance with the Maintenance Agreement (as defined hereinafter), which the Parties shall sign within 15 (Fifteen) days from the execution hereof;
- (d) "CP-Services" shall mean and include all the services and amenities that are required to be completed for grant of completion certificates for the Said Blocks, as described in Schedule-IX herein with (a) construction of basement plus still plus four dwelling units /floors, (b) a population density of 18 (Eighteen) persons per plot, and (c) as per the service plan estimate approvals. It is clarified that a completion certificate for each of the Said Blocks shall tantamount to a part completion certificate for a part of the project on the Total Lands;
- (e) "Encumbrance(s)" shall mean any disputes, litigation, easement rights, attachment in the degree of any court, attachment (of the Income Tax Department or any other departments of any governmental authority(ies) or of any other person or entity), threatened litigation, acquisition, requisition, or any kind of attachment, restriction of use, lien, court injunction, will, trust, exchange, lease, legal flaws, claims, partition, unauthorized occupancy, power of attorney, memorandum of understanding, development agreement, joint venture agreement or agreement of any nature whatsoever or any other legal-impediment, mortgage, pledge, equitable interest, assignment hy way of security, conditional sales contract, hypothecation, right of other persons, security interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, charge, commitment, restriction or limitation of any nature;

 (f) "Said Blocks" shall mean Blocks A, D, G, G2 and H of the project on the Total Lands comprising the Subject Plots;

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- "Said Block-Lands" shall mean the lands comprising the Said Blocks and aggregating to (g) 47.54 Acres i.e. 380 Kanal 6.5 Marla, in accordance with the Zoning Plan which is Schedule-IV herein;
- "Subject Plots" shall mean the 191 (One Hundred and Ninety-One) plots in the Said (6) Blocks of the project on the Total Linds of different dimensions and sizes, aggregating to 68243 Square Yards as listed in Schedule-V herein.
- 1.2 In addition to the above definitions, the following terms shall have the respective meanings given to them in the corresponding recitals, clauses or Schedules of this Sale Deed as stated below:

Defined Term	Clause
Additional Consideration	Clause 4.2
Additional Consideration-I	Clause 4.2
Additional Consideration-II	Clause 4,2
Additional FSI	Clause 4.2
ARL-Development Agreements	Recital B
Balance Consideration	Clause 4.6
Balance Consideration-1	Clause 4.6 (4)
Balance Consideration-II	Clause 4.6 (5)
Base Consideration	Clause 4.1
Base FSI	Clause 4.1
Conditions Subsequent	Clause 8.2
Conditions Subsequent-I	Clause 8.1
Conditions Subsequent-II	Clause 8.2
DGTCP	Recital E
EDC/ IDC Reimbursement Amount	Clause 10.8
Floor Reimbursement Amount	Clause 10.8(a)
HUDA	Clause 9,4
License-T	Recital E(a)
License-II	Recital E(b)
License-III	Recital E(c)
Other Documents	Chause 11_1(a)
Other Owners	Recital A
Total Consideration	Clause 4.2
Fets Lands	Recital A

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2 Interpretation -

- 2.1 In this Sale Deed, unless the contrary intention appears, any reference to any statute or statutory provision shall include:
 - (a) all subordinate legislation made from time to time under that statute or statutory provision (whether or not amended, modified, re-enacted or consolidated);
 - (b) such provision as from time to time amended, modified, re-enacted or consolidated (whether before or after the date of this Sale Deed) to the extent such amendment, musdification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Sale Deed and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced;
 - (c) any reference to the singular shall include the plural and vice-versa;
 - (d) any reference herein to any Chause or Schedule or Annexure is to such Clause of or Schedule to or Annexure to this Sale Deed. The Schedules and Annexure to this Sale Deed shall form an integral part of this Sale Deed;
 - (e) references to this Sale Deed or any other agreement shall be construed as references to this Sale Deed or that other agreement as amended, varied, novated, supplemented or replaced from time to time;
 - (f) the expression "this Clause" shall, unless followed by reference to a specific provision, be deemed to refer to the entire section (not merchy the sub section, paragraph or other provision) in which the expression occurs;
 - (g) each of the representations and warranties provided in this Sale Deed is independent of other representations and warranties and unless the contrary is expressly stated, no Clause in this Sale Deed limits the extent or application of another Clause or any part thereof;

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(h) any reference to books, files, records or other information or any of them means books, files, records or other information or any of them in any form or in whatever medium, held including paper, electronically stored data, magnetic media, film and microfilm;

 headings to Clauses, parts and paragraphs of Schedules and Schedules are for convenience only and do not affect the interpretation of this Sale Deed;

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- "in writing" includes any communication made by letter, fax or e-mail;
- (k) the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;
- (l) references to a person (or to a word importing a person) shall be construed so as to include individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal personality);
- (m) where a wider construction is possible, the words "other" and "otherwise" shall not be construed ejustem generis with any foregoing words;
- (n) all the recitals to this Sale Deed shall form an integral and operative part of this Sale Deed as if the same were set out and incorporated verbatim in the operative part and to be interpreted, construed and read accordingly.

3. Sale of the Subject Plots -

- 3.1. The Sellers hereby, unconditionally, irrevocably and forever, sell, transfer, convey and assign the Subject Plots and rights, estate, casements, privileges, appurtenances and benefits thereto and all of their respective rights, interest and titles in the Subject Plots, to the Buyer, and the Buyer acquires the same from the Sellers, free from all Encumbrances into or upon the same and every part of the Subject Plots.
- 3.2. The Sellers have handed over legal, physical and vacant possession of the Subject Plots to the Buyer, and the Buyer hereby acknowledges the receipt of the same from the Seller, simultaneously with the execution of this Sale Deed.

4. Consideration -

4.1 Base Consideration - The entire, all inclusive, full and final sale consideration payable by the Buyer to the Sellers, for sale, transfer and conveyance of the Subject Plots (including the lands underlying the same) and towards all obligations, representations, undertakings and covenants of the Sellers herein, has been agreed between the Parties to be Rs. 2,10,43,91,217/- (Rupees Two Hundred and Ten Crore Forty-Three Lakh Ninety-One Thousand Two Hundred and Seventeen Only) ("Base Consideration"). The Parties have agreed to the Base Consideration, based on the understanding that aggregate base FSI permissible to be developed on all the Subject Plots currently is 756705 Square Feet ("Base ESI").

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4.2 Additional Consideration - The Sellers have agreed to obtain additional FSI for the Subject Plots in each of the Said Blocks over and above the Base FSI, with a minimum aggregate additional FSI of 369428 ("Additional FSI") on all the Subject Plots. The Buyer has agreed to pay an additional consideration of Rs. 1.02,73,78,927/- (Rupees One Hundred and Two Crore Seventy-Three Lakh Seventy-Flight Thousand Nine Hundred and Twenty Seven Only) ("Additional Consideration-F") to the Sellers, contingent on the event that the Sellers obtain permission and sanction for development of the said additional FSI over and above the Base FSI for development on the Subject Plots in the manner stated herein below. It is further agreed that in the event the Sellers are able to obtain permission and sanction for construction on Subject Plots in Block G2 and A, in such number that the total FSI sanctioned on Subject Plots in Block G2 and Block A, then a further additional consideration of Rs. 26,90.00,345 (Rupees Twenty-Six Crore Ninety Lakh Three Hundred and Forty-Five Only) ("Additional FSI shall be paid by the Buyer to ARL;

('Additional Consideration-I' and 'Additional Consideration-II' are hereinafter collectively referred to as the "Additional Consideration"); and

('Base Consideration' and 'Additional Consideration' are collectively referred to as the "Total Consideration" and thereby Total Consideration being Rs. 3.40,07,70,490 (Rupees Three Hundred and Forty Crore Seven Lacs Seventy Thousand Four Hundred and Ninety Only).

- 4.3 It is agreed and clarified that in no circumstance the Buyer shall be liable to pay any consideration value to the Sellers' ARL over and above the Total Consideration.
- 4.4 The Land Owners have represented and warranted that in furtherance to ARL-Development Agreements, ARL is solely entitled to receive the said Total Consideration. The Land Owners expressly agree, confirm and warrant that no further amounts or consideration in any manner is payable to the Land Owners for the sale, transfer and conveyance of the Subject Plots to the Buyer and for the entire transaction stated herein. Therefore, the entire Total Consideration shall be paid to ARL.
- 4.5 It is agreed that the Base Consideration and Additional Consideration shall be paid post deducting applicable Tax Deduction at Source (TDS) and the Buyer shall deposit the same with the competent authorities within the timelines stipulated under the Applicable Laws and handover TDS certificates to ARL, as required under Applicable Law.

4.6 The Base Consideration and Additional Consideration shall be paid by the Buyer to the Seller as

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S, Payment out of Base Payment out of Additional Milestone Consideration Consideration Na NII Es: paid An amount equivalent to Amounts: 35,60,00,000- (Rupces simultaneously with the execution of the Thirty Five Crore Sixty Agreement to Sell. Lakh Only) has been paid by the Buyer to ARL, in the following manner; (a) An amount of Rs. 17,44,00,000/-(Rupees Seventeen Crore Forty Four Lakh Only) has been paid by way of cheque no. 640779 dated 28th June, 2019 drawn on HDFC Bank, simultaneously with the execution of the Agreement to Sell stated above: (b) An amount of Rs. 17,80.00.000/-(Rupees Seventeen Crore Eighty Lakh Only) is deemed to have been paid to ARL by the Buyer, and further deemed to 寢 have been extended as a loan by ARL to the Buyer in accordance with Clause herein 6 below. amount of Rs. (c) An, - ANANTRAJILMITED TEALTY BYT LTD FOR ROSE RIZALTY BY FORHAMARY UTD. AUTSTILISED SIGNATORY Renterence Stonakory 신데클럽 GNATORY 8 ROTERTE) PUT LTL FOR NORTH-SCU For Glaze Properties Private Limited FOR EXCELLENT X SRAMAFT VT.LTD SIGNAL ALC HORIS AL THINK & Signalory A31-1-7 FOR FOUR CONSTRUCTION N PVT-LTD FOR SOVEREIGN ENGLISH FOR SOVEREIGN ENGLISH For Four State Ltd. AUTHORISED 起GNATER? (CHATORY AUTHORIS 200 Signitory

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			40,000/- (Rupees Forty Thousand Only) has been paid by way of cheque bearing no. <u>0000 3</u> dated - <u>10-10-2010</u> drawn on <u>WDFć Borok</u> ;	
			(d) An amount of Rs. 35,60,000/- (Rupces Thirty Five Lakh Sixty Thousand Only) has been deducted as tax deduction at source, which shall be deposited by the Buyer with the income tax mutherities	
	2.	Amounts paid by Buyer to ARL Simultaneously with execution and registration of this Sale Deed.	authorities. An amount equivalent to Rs. 122.22,93,413 /- (Rupers One Hundred Twenty Two Crore Twenty Two Lakh Ninety Three Thousand Four Hundred and Thirteen Only) has been paid by the Buyer to ARL, in the following manner: (a) An amount of Rs. 59,89,23,772/- (Rupees Fifty Nine Crore Eighty Nine Lakh Twenty Three Thousand Seven Hundred and Seventy Two Only) has been paid by	An amount of Rs. 35,71,70,218/- (Rupees Thirty Five Crore Seventy One Lakh Seventy Thousand Two Hundred and Eighteen Only) has been paid by the Buyer to ARL simultaneously in the following manner; (a) An amount of Rs. 17,50,13,407/- (Rupees Seventeen Crore Fifty Lakh Thirteen Thousand Four Hundred and Seven Only) has been paid by way of cheque bearing no. <u>6000004</u> dated - <u>142-10-2015</u> drawn on HDF-L Fourk
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	S. B	filestone	Payment out of Base Consideration	Payment out of Additional Consideration	
			way of cheque bearing no. <u>DODOOM</u> dated + <u>10-10-2015</u> drawn on <u>UDFC Bash</u> :	simultaneously with the execution and registration of this Sale Deed; (b) An amount of Rs.	
			b) An amount of Rs. 61,11,46,7077- (Rupees Sixty One Crore Eleven Lakh Forty Six Thousand Seven Hundred and Seven Only) is deemed to have been paid to ARL by the Buyer, and further deemed to have been extended by ARL as a loan to the Buyer	17,85,85,109/- (Rupers Seventeen Crore Eight Five Lakh Eighty Five Thousand One Hundred and Nine Only) is deemed to have been paid to ARL by the Buyer, and further deemed to have been extended as a loan by ARL to the Buyer in accordance with Clause 6 herein below;	
	5	5	in accordance with Clause 6 herein below; c) An amount of Rs.	(c) An amount of Rs. 35,71,702/- (Rupers Thirty Five Lakh Seventy One Thousand Seven	
			(Rupees One Crore Twenty Two Lakh Twenty Two	Hundred and Two Only) has been deducted as tax deduction at source, which shall be deposited	
8 S			Thousand Nine Hundred and Thirty Four Only) has been deducted as tax	by the Buyer with the income tax authorities; ARL admits and	$\bigcap_{i,j}$
		-7	deduction at source, which shall be deposited by the Buyer with the income tax authorities;	acknowledges to have received a consideration amount of Rs. 35,71,70,218/- (Rupees Thirty Five Crore Seventy One Lakh Seventy Thousand Two Hundred and Eighteen Only) out of the	M
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	S. No	Milestone	Payment out of Base Consideration	Payment out of Additional Consideration
			In the manner stated above, the Sellers have received an amount of Rs. 122.22,93,413 /- (Rupees One Hundred Twenty Two Crore Twenty Two Lakh Ninety Three Thousand Four Hundred and Thirteen Only) out of the Base Consideration, receipt whereof the Sellers hereby admit and acknowledge,	Additional Consideration in the manner stated above.
	3.	Amounts to be paid by the Buyer to the Seller within 15 (fifteen) working days of the sanction of the building plans in respect of the Subject Plots in	Nil	An amount of Rs. 10,77,99,311/- (Rupees Ten Crore Seventy Seven Lakh Ninety Nine Thousand Three Hundred and Eleven Only) out of the Additional Consideration shall be paid by the Buyer to ARL;
		Block D, H & part of Block G (as per Buyer's requirement) with Additional FSI.		 (a) An amount of Rs. 5,28,21,663/- (Rapers Five Crore Twenty Eight Lakh Twenty One Thousand Six Hundred and Sixty Three Only) shall be paid by way of cheque / Demand Draft/RTGS; (b) An amount of Rs. 5,38,99,655/- (Rupers Five Crore Thirty Eight Lakh Ninety Nine Thousand Six Hundred Fifty Five Only) shall be deemed to have been
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	1.1	s.	Milestone	Payment out of Base	Payment out of Additional	
		No	MERCHORE	Consideration	Consideration	
					paid to ARL by the Buyer simultaneously with payment of the amount under Clause pt. 3 (i) above, and further deemed to have been extended as a loan by ARL to the Buyer in accordance with Clause 6 herein below;	
					(c) An amount of Rs. 10,77,993/- (Rupces Ten Lakh Seventy Seven Thousand Nine Hundred and Ninety Three Only) shall be deducted as tax deduction at source, simultaneously with payment of the amount under Clause 3 (i) above, which shall be deposited by the Buyer with the income tax authorities;	
		4;	To be paid by Buyer to ARL within 15 working days of Sellers completing and achieving Conditions Subsequent-1 (as defined hereinafter) in accordance with the terms herein, irrespective of the timelines stated in Clause 8.1 herein.	An amount of Rs. 31,56,58,683 /- (Rupees Thirty One Crore Fifty Six Lakh Fifty Eight Thousand Six Hundred and Eighty Three Only) ("Balance Consideration-F") shall be paid by the Buyer to ARL, in the following manner: (a) An amount of Rs. 15,46,72,754/- (Rupees Fifteen Crore		RULATION CONTRACTORY UN
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	S. No	Milestone	Payment out of Base Consideration	Payment out of Additional Consideration
1.2			deposited by the Buyer with the income tax authorities,	
	3,	Amounts to be paid by the Buyer to ARL within 15 (fifteen) working days of Sellers completing and achieving Conditions Subsequent-2 (as defined hereinafter) in accordance with the terms herein.	An amount of Rs. 21,04,39,122/- (Rupees Twenty One Crore Four Lakh Thirty Nine Thousand One Hundred and Twenty Two Only) ("Balance Consideration-II") shall be paid by the Buyer to ARL, in the following manner:	An amount of Rs. 14,68,91,715/- (Rupees Fourteen Crore Sixty Eight Lakh Ninety One Thousand Seven Hundred and Fifteen Only) out of the Additional Consideration shall be paid by the Buyer to ARL, in the following manner: (a) An amount of Rs. 7,19,76,940/- (Rupees
			 (a) An amount of Rs. 10,31,15,170/- (Rupees Ten Crore Thirty One Lakh Fifteen Thousand One Hundred and Seventy Only) shall be paid by 	Seven Crore Nineteen Lakh Seventy Six Thousand Nine Hundred and Forty Only) shall be paid by wny of Cheque / Demand Draft/RTGS;
			 (b) An amount of Rs. 10,52,19,561/- 	(b) An amount of Rs. 7,34,45,857/- (Rupees Seven Crore Thirty Four Lakh Forty Five Thousand Eight Hundred ≘
5 3			(Rupees Ten Crore Fifty Two Lakh Nineteen Thousand Five Hundred and Sixty One Only) shall be deemed to have	Thousand Eight Hundred and Fifty Seven Only) shall be deemed to have been paid to ARL by the Buyer simultaneously with payment of the amount under Clause 5
			be deemed to have been paid to ARL by the Buyer, and further deemed to have been extended by ARL as a	(ii) above, and further deemed to have been extended as a loan by ARL to the Buyer in R HAMACH SPLITY PVT LTD
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	Milestone	Payment out of Base Consideration	Payment out of Additional Consideration	
6	To be paid by Buyer to ARL within 15 (fifteen) working days from the expiry of 1 (one) year from	Ioan to the Buyer in accordance with Clause 6 above, simultaneously with the payment of amounts under pt. 5 (a) above; (c) An amount of Rs. 21,04,391/- (Rupees Twenty One Lakh Four Thousand Three Hundred and Ninety One Only) shall be deducted as tax deducted as tax deducted as tax deducted by the Buyer with the income tax authorities.		AUTOPRES MANAGEMENT
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	S. No	Milestone	Payment out of Base Consideration	Payment out of Additional Consideration
				Five Hundred and Seventy Seven Only) shall be paid by way of Cheque / Demand Draft/RTGS.
				 (b) An amount of Rs. 1,72,76,099/- (Rupees One Crore Seventy Two Lakh Seventy Six Thousand and Ninety Nine Only) shall be deemed to have been paid to ARL by the Buyer simultaneously with payment of the amount under pt. 4 (i) above, and further deemed to have been extended as a loan by ARL to the Buyer in accordance with Clause 6 herein below: (c) An amount of Rs. 3,45,522/- (Rupees Three Lakh Forty Five Thousand Five Hindred and Twenty Two Only) shall be deducted as tax deduction at source, simultaneously with payment of the amount under Clause 4 (i) above, which shall be deposited by the Buyer with the income tax authorities.
	8.	To be paid by Buyer to ARL within 15 (fifteen) working	Nil	An amount of Rs. 16,06,27,912/- (Rupees Sixteen Crore Six Lakh
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C		S .	Milestone	Payment out of Base	Payment out of Additional	
	53	No	days from sanction	Consideration	Consideration Twenty Seven Thousand	
			of the building plan		Nine Hundred and Twelve	
			for Block-A.		Only) shall be paid in the following manner;	
	11				tonowing manner,	
	- 26				(a) An amount of Rs.	
					7,87,07,677/- (Rupees Seven Crore Eighty	
	- 21				Seven Lakh Seven	
			10.		Thousand Six Hundred and Seventy Seven Only)	
1. A. A.	1.1	- L.			shall be paid by way of	
					Cheque / Demand Draft/RTGS.	
		\mathbf{x}			Martinel government	
					(b) An amount of Rs. 8,03,13,956/- (Rupees	
					Hight Crore Three Lakh	
					Thirteen Thousand Nine Hundred and Fifty Six	
	2.				Only) shall be deemed to	
1 A A	- 1 E				have been paid to ARL by	
	- N. S. J				the Buyer simultaneously with payment of the	
	- 90				amount under pt 4 (i)	
					above, and further deemed to have been	
		I			extended as a loan by	
					ARL to the Buyer in accordance with Clause 6	
					herein below;	
1 A A	- 24				(c) An amount of Rs.	Dirit. Di Matory
1971					16,06,279/- (Rupees	and the second
					Sixteen Lakh Six Thousand Two Hundred	
					and Seventy Nine Only)	
1.1					shall be deducted as tax deduction at source,	201V
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S.	Milestone	Payment out of Base	Payment out of Additional
No		Consideration	Consideration
			simultaneously with payment of the amount under Clause 4 (i) above, which shall be deposited by the Buyer with the income tax authorities.

("Balance Consideration-I" and 'Balance Consideration-II' are collectively referred to herein as the "Balance Consideration").

5. FSI Cost – It has been agreed between the Parties that the purchase cost of the Additional FSI i.e. 369428 square feet that is to be procured by the Sellers as per Clause 4.2 above, shall be solely borne by the Sellers, and the Total Consideration is inclusive of such costs. However, it is also agreed that in the event the purchase of Additional FSI entails mandatory acquisition of any FSI over and above 369428 square feet, then the Buyer shall pay the statutory costs for acquisition of such FSI over and above 369428 square feet. It is clarified that the statutory cost of the FSI over and above the Additional FSI i.e. 369428 square feet (as allocated to each of the Said Blocks), shall be borne and paid by the Boyer. Apart from the statutory cost for purchase of such FSI over and above Additional FSI i.e. 369428 square feet, the Buyer shall also pay the Additional FSI over and above Additional FSI i.e. 369428 square feet, the Buyer shall also pay the Additional FSI over and above Additional FSI i.e. 369428 square feet, the Buyer shall also pay the Additional FSI over and above Additional FSI i.e. 369428 square feet, the Buyer shall also pay the Additional FSI over and above Additional FSI i.e. 369428 square feet, the Buyer shall also pay the Additional FSI over and above Additional FSI i.e. 369428 square feet, the Buyer shall also pay the Additional FSI over and above Additional FSI i.e. 369428 square feet, the Buyer shall also pay the Additional Consideration-II in accordance with Clause 4.2 above.

6. Deemed Consideration and Buyer entity -

- 6.1 The Land Owners and ARL understand that the Buyer is a joint venture entity of Birla Estates Private Limited and ARL. Under the relevant contracts / documents, ARL has agreed to extend a loan equivalent to 50% (fifty percent) of, each of the Base Consideration and Additional Consideration, to the Buyer. Therefore, the following is agreed about payment of Base Consideration and Additional Consideration, by the Buyer to ARL;
 - (a) An amount equivalent to 50% (fifty percent) of each of the Base Consideration and each of the Additional Consideration, shall be actually paid by the Buyer to ARL, at such stages and tranches as stated in this Sale Deed, to discharge the obligation of payment of the Base Consideration and Additional Consideration. Such amount shall be paid by the Buyer after deducting applicable TDS to 100% (hundred percent) of the Base Consideration and Additional Consideration, if any,

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(b) Remaining 50% (fifty percent) of each of the Base Consideration and Additional Consideration, shall be deemed to have been paid by the Buyer to ARL, and thereafter deemed to have been reversed / extended by ARL to the Buyer as an unsecured loan jit

8 FOR HAMARI O ANAST RAJEIMITE FOR ROSE P Interaction in the AUTRO AUTHORISEN ORY thate Upmet For Glaza Propurses 1110 FOR NORTH 2 Signatur-GNATORY Page 23 of 89 SOVEREVENTE PVT LTD LTD) FOR FOUR CONS For Four Star iffty Pr AUTHORISED SUGNATORY AUTHOR NO SIGNATORY Accession Sic

the capacity of a partner of the Buyer (LLP) as per the terms and conditions detailed under the LLP Re-constitution Deed. On such deemed payment, the liability of the Buyer under this Sale Deed, shall stand fully discharged to the extent of such deemed payment

- 6.2 In light of the above, every time a portion / tranche of consideration is to be paid by the Buyer to ARL under this Sale Deed, only 50% (fifty percent) of such portion / tranche shall be actually transferred by the Buyer to ARL after deducting TDS applicable to 100% (hundred percent) of the said tranche, and the remaining 50% (fifty percent) shall be deemed to be paid by the Buyer to ARL, and thereafter extended by ARL as a loan to the Buyer in the capacity of a partner of the Buyer (LLP) as per terms of Clause 6.1 above. It is also agreed and understood that such loan by ARL to the Buyer in capacity of its partner and the provisions in respect thereof, such as repayment of loan, interest thereon, it being an unsecured loan etc., are not the subject matter or related to the rights and entitlements of the Parties under this Sale Deed. It is clarified that the same are subject matter of separate understandings / agreements between ARL, Buyer and other partners of the Buyer (LLP), under separate agreements /contracts.
- Title / ownership vesting and transfer it is clarified that title / ownership to the Subject Plots Ŧ. and all rights, easements, privileges, appurtenances and benefits thereto, stands conveyed/ transferred to the Buyer absolutely, irrevocably and forever upon execution and registration of this Sale Deed, without any lien or Encumbrance, irrespective of the fact that the Balance Consideration and Additional Consideration are to be paid after the execution and registration of this Sale Deed. Therefore, the Sellers shall have an absolute right to require the Buyer to pay the Balance Consideration in the manner stated in this Sale Deed, upon the same becoming due and payable in terms of this Sale Deed. It is further agreed that Additional Consideration is payable to ARL contingent upon ARL obtaining the sanction and permission to develop the Additional FSI in addition to the Base FSI on the Subject Plots. Once the said contingency is achieved, ARL shall have an absolute right to require the Buyer to pay the Additional Consideration in the manner stated herein. Further, in the event of any delay by the Buyer in payment of the Balance Consideration and / or the Additional Consideration (if and when payable), the Buyer shall be liable to pay interest at the rate of 12% per annum, as pre-estimated liquidated damages, for the entire delay period on the outstanding due amounts, as set forth in Clause 10.15 herein.

Conditions Subsequent to Sale Deed –

8.1 The Sellers hereby jointly and severally agree and undertake to complete, achieve and procure (complete in all respects and to the complete satisfaction of the Buyer) all stated in pt. (a) below on or before 15th Neventeer, 2019 and all stated in pt. (b) below on or before 5th December, 2019, at their own cost and expense (except for the statutory fee for building plan approval);

OR ROSE 9 FOR HAMAS THE O CONTRACT STORES AUTHORISED SIGNATIONY AUTHO ENATORY Wate Limited FOR NURTH DOU Glaza Properties EXCELLEN INFRAMAS PVT: TD St Statestory SIGNATORY AUTHORISED SIGNATORY FOR SOVEREICH BUILDY FOR FOUR C Four Star Resity Page 24 (689 SHERATARY HE NCHISES ISNATORY

- (a) To lay down and complete all the CP-Services relating only to Blocks-D & H out of the Said Blocks and apply for grant of completion certificate to the relevant government authority for the Said Blocks;
- (b) Obtaining necessary approvals, as per Applicable Law, for construction / development of the Buyer's Project and complete the RERA registration process for Blocks-D & H out of the Said Blocks, in accordance with Clause 8.3 herein;

(the above are hereinafter collectively referred to as "Conditions Subsequent-I").

- 8.2 The Sellers hereby jointly and severally agree and undertake to complete, achieve and procare (complete in all respects and to the complete satisfaction of the Buyer) all stated in pt. (a) below on or before 30th November, 2019, all stated in pt. (b) below on or before 5th December, 2019 and all stated in pt. (c) & (d) below, on or before 30th January, 2020, at their own cost and expense:
 - (a) To lay down and complete all the CP-Services relating only to Block-G out of the Said Blocks and apply for grant of completion certificate to the relevant government authority for the said Block-G;
 - (b) Obtaining necessary approvals, as per Applicable Law, for construction / development of the Buyer's Project and complete the RERA registration process for such part of Block-G (as is required by the Buyer).
 - (c) Ensure completion of 60-meter access road dividing sectors 63/63A and sector 64 to serve as primary access to Pocket A of the Total Lands;
 - (d) Obtain the revised environment impact assessment clearance approval, based on the nevised layout plan as approved by DTCP;

(hereinafter collectively referred to as "Conditions Subsequent-II");

(all the above 'Conditions Subsequent-I' and 'Conditions Subsequent-II' are together referred to as the "Conditions Subsequent").

8.3 The Sellers shall upon completion of each of the Conditions Subsequent-I and Conditions Subsequent-II, in all respects, inform the Buyer in writing along with all necessary documents and information enabling the Buyer to review and satisfy itself of the compliance of the Conditions Subsequent-I and Conditions Subsequent-II by the Sellers. The Buyer will provide its inputs with regard to compliance of each of the Conditions Subsequent-I and Conditions Subsequent-II within 10 (ten), working days from receiving documents and information from the Sellers with regard to compliance of each of the Conditions Subsequent-I and Conditions

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Subsequent-II. Any deficiency identified in compliance of the Conditions Subsequent by the Buyer, shall be cured and rectified by the Sellers within the overall timelines agreed herein for completing each of the Conditions Subsequent-I and Conditions Subsequent-II, extended by such time as taken by Buyer in informing the deficiency (if any).

It is clarified that the Buyer shall provide to ARL the building plan drawings along with all 8.4 relevant attachments (if any), for Blocks - D and H and part of Block G (as per Buyer's requirement) out of the Said Blocks within 20 (twenty) days of the execution hereof, and shall provide all information and documents for the purposes of RERA registration within 10 (ten) days of sanction of the building plans for the said Blocks - D and H and part of Block G (as per Buyer's requirement), and the Sellers / ARL shall comply with the Conditions Subeseuent-1 within the timelines stated in Clause 8.1 above. In the event the Buyer delays in providing the information / documents required for RERA registration, then the timelines for ARL for obtaining all approvals and completion of RERA registration process for the said Block-D and Block-H, in accordance with Clause 8.1, shall stand extended with the time of delay made by the Buyer in providing the said drawings. It is also agreed that ARL shall get the building plan drawings for Blocks - D & H approved from relevant Authority within 15 (fifteen) days from receiving the building plan drawings from the Buyer. Further, it is also agreed that ARL shall get the building plan drawings for Block G or part thereof approved from the relevant Authority within 15 (fifteen) days from receiving the building plan drawings from the Buyer.

9. Other obligations of ARL -

- 9.1 High Tension Electric Line There is an existing high-tension electric line passing through Block-A out of the Said Blocks. The Parties herein have agreed that the Sellers shall ensure that the said high tension electric line is shifted underground as per the conditions set forth in the corresponding license. As per the said understanding between the Parties herein, the Sellers have aiready obtained an in-principle approval for shifting of the said high tension electric line. The Sellers agree, covenant, undertake and assure that the entire process of physically shifting of the high-tension electric line underground, shall be completed by the Sellers in all respects, at their own costs and expenses within 90 days from the execution hereof.
- 9.2 Approvals up-to RERA Registration- The Parties herein agree and understand that the Buyer is acquiring the Subject Plots, with the intent to develop the Buyer's Project on the Subject Plots. Accordingly, for development of the Buyer's Project, various construction / development approvals and sanctions shall be required. The Sellers agree to procure the said approvals that are required and are detailed in Schedule-X herein (as per the drawings and submissions provided by the Buyers) in the following manner:

For Block Doc It & Part G out of the Said Blocks as per the timelines stated in Clauses (a) 8.1 & 8.2; AMANT RALLIMIT FOR ROSE PAUL FOR MARA LTO AUTHORIDED SIGNATORY Sectores -AUTRIKISEDS NATURY dist FOR EXCELLENT INFRAMART PUT LTD TUT FOR NORTH SO AUTHORISED SUGNATORY THEFT LOED SIGNATORY For Four Star Reality Pvt. FOR SOVEREIGN REPORTED FOR FOUR CONSTRUCTION PX Athonic Somatory AUTHORISED SIT AUTHORISSO SHEMATORY

For all other Blocks out of the Said Blocks, within 60 (Sixty) days of the Bayer calling (Ъ) upon and requiring the Sellers to obtain the same and providing the building plan drawing for such Block out of the Said Blocks.

It is understood between the Parties that the statutory cost of obtaining Building Plan Approval shall be borne by the Buyer. It is clarified that the cost of purchase of FSI shall be as per Clause 5 hereinabove. It is further agreed between the Parties that the Building Plan drawings shall be prepared with optimum utilization of both the Base FSI and Additional FSI for Blocks - D & H & Part G out of the Said Blocks. It is also agreed that Building Plan drawings shall be prepared with optimum utilization of 153714 square feet of aggregate FSI over and above Base and Additional FSI in Block G2 and Block A out of the Said Blocks.

- CP-Services and Part Completion Certificate The Parties herein agree and understand that 9.3 the Buyer has agreed to acquire the Subject Plots, subject to a clear representation and warranty by the Sellers that the CP-Services for each of the Said Blocks shall be completed by ARL at their own costs and expenses, prior to Launch of the Buyer's Project on each of the Said Blocks. It is agreed that the Buyer shall intimate its intention to faunch of Buyer's Project in a particular Block. (other than for Block D, Block H and part of Block G (as per Buyer's requirement), timelines for which are as stated herein above in Clause 8.1 and 8.2) to ARI, in writing, at-least 9 (nine) months prior to the date of proposed launch. It is further agreed that the application for completion certificate for each of the Said Blocks shall be made by the Sellers to the relevant government authority after completing the CP-Services for the Said Block at-least 5 (five) months prior to the period when the Buyer intends to launch its project. All cost and expense of laying down CP-Services and applying for and obtaining the completion certificate, shall be borne and paid by ARL, and Buyer shall have no obligation in this regard.
- Water supply The Sellers shall ensure that water supply from Haryana Urban Development 9.4 Authority ("HUDA") is available and operational on the site for the Said Blocks, prior to applying for the Occupation Certificate for the floors constructed on the Subject Plots by the Buyer or within 18 (eighteen) months from the launch of each of the Said Block, whichever is carlier.
- Development by Buyer on Said Block-Lands The Sellers shall ensure that the Blocks D_i II 9.5 and G out of the Said Blocks are free from any obstructions to develop, on or before the date of first launch of the Project on Blocks-D, H and G, Further, the Sellers shall ensure that the Block-G2 and Block-A out of the Said Blocks are free from any obstructions to develop, on or before JU (thirty) days prior to the launch of the Project on each of Block-G2 and Block-A, respectively.

Some of the obligations and undertakings of the Sellers as stated above are to be completed by 9.6

the Sellers pursuant to the execution and registration of the Sale Deeds and some even after FORROSERVALT FOR HAMARA AUTHORISED HERATORY ALLHOUSOF ST ALCOH NATORY PVT LTB FOR EXCELLENT FOR NORTH SOL CIT Claze Propert 出居出 AUTH SA TO SIZ VAT. SED SIGNATORY Page 27 of 89 For Four Stan Realty Pu LTD 00 TIGE014

payment of the entire Consideration payable under the Sale Deed. It is agreed and understood that the Buyer has agreed to the same based on the representations and warranties of the Sellers that the Sellers shall ensure timely and complete compliance of the said obligations and undertakings.

10. Agreed Terms

10.1 Branding and marketing -

- (a) The Parties agree that the Buyer shall have the exclusive right / entitlement to develop and construct on the Subject Plots and market, brand and control, each of the above stated Blocks as the Buyer's Project, which is a gated community project being developed by the Buyer or its transferees / assigns. The Seller agrees that any concern or dispute raised by the current or future buyers of other plots in Block-A (which are not covered in the Subject Plots), with regard to the said Block A being branded and used as a gated community project of the Buyer shall be solved by the Sellers at their own cost and expenses.
- (b) The Buyer's Project shall be promoted under the brand name as decided by Buyer alone and logos as nominated by the Buyer shall appear in the Marketing and sales collateral.
- 10.2 Title and License risk The Land Owners and ARL shall, at their own cost and expense, (i) settle all disputes, claims, demands, suits, complaints, litigation etc, which may be raised, filed or created in relation to title or possession of the Land Owners or ARL to the Subject Plots and Said Blocks and (ii) rectify any default by the Land Owners and / or ARL of breach of any representation, warranty or covenant of the Land Owner or ARL under the Agreement to Sell and this Sale Deed and (iii) rectify any default or breach by the Land owners or ARL to the terms and conditions of the Licenses or any breach of applicable law relating to the entire Total Lands.
- 10.3 Step-in The Buyer shall be entitled (but not obligated) to step-in and undertake, at the cost and expense of ARL, any covenant, role or obligation of ARL and / or the Land Owners under this Sale Deed, including to settle any third party claim in relation to title and / or possession of the Subject Plot and Said Blocks or if any defect emerges on title of the Land Owners at any point of time.
- 10.4 Association of Buyers- The Buyer herein shall be entitled to create an association of apartment buyers by formulating a society of such apartment buyers, whether separately for each of the Block with the Buyer or a common association of all such blocks with the Buyer. The Buyer shall be entitled to call upon the Sellers for creating and ensuring binding contracts between (i) the said association formulated by the Buyer and (ii) the association of buyers for the plots in the remaining Total Lands, for importh operation and functioning of the common areas and facilities.

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- Maintenance of Common Areas and Services Within 15 (fifteen) days from the execution of 10.5 this Sale Deed, the Parties shall execute a Maintenance Agreement for the maintenance of the common areas and services by ARL. The Parties agree to comply with the terms of the said Maintenance Agreement.
- The buyers / allottees of units in the Buyer's Project, shall have access to all common areas and 10.6 facilities in the entire project on the Total Lands.
- The Sellers agree and undertake that any and all costs and obligations that may arise related to the 10.7validity of the Licenses and related to all the approvals / sanctions that the Sellers had obtained for the development/ construction on the Total Lands or Subject Plots, shall at all-time he borne by the Sellers. It is clarified that the obligation of ARL to obtain renewal of license shall only be till such time that Completion Certificate for the total Project under the Total Lands is not obtained.
- ARL has made EDC/IDC payments as per stipulated schedule and it is agreed between the Parties 10.8 that ARL shall make all future EDC/IDC payments (including any delayed or penal interest) for the Total Lands as per stipulated schedules and demands of the relevant authority. Buyer shall reimburse to ARL all the principle EDC/IDC payments along with the standard interest payable (but without any penal interest) to the department proportionate to the Subject Plots calculated basis not more than 110.0875 Acres of Total Lands ("EDC/IDC Reimbursement Amount"), in the following manner:
 - The EDC/IDC Reimbursement Amount shall be proportionately allocated to each of the (a) Subject Plots, in proportion to the area of the said plot as against the total aggregate area of all of the Subject Plots. The amount so allocated to each of the Subject Plot shall be further proportionately divided on each of the floors / units constructed on the Subject Plots based on the Saleable Area of such floors ("Floor Reimbursement Amount") computation of which shall be as set forth in Schedule-XI hereto;

(b)

- The Buyer shall ensure that as and when a unit/floor in the Buyer's Project is sold, the Floor Reimbursement Amount allocated to such unit/floor is proportionately divided amongst installments in such manner that the said amount for each unit / floor is collected on or before collection of 50% (fifty percent) of the Net Sales Revenue for such unit /floor;
- Every part of the Floor Reimbursement Amount collected from collection made towards (c) each of the units / figors in the manner stated above, shall be paid to ARL, on a quarterly

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- (d) Nothing shall prevent the Buyer to at its discretion make a pre-payment of the EDC / IDC stated above even before the same are collected from the customers.
- 10.9 The Sellers shall continue to comply with all of their obligations under the Licenses and applicable law for the entire Total Lands, in such manner that no impediment arises on the development, construction (including obtaining the completion certificate), sale, marketing and completion of the Subject Plots.
- 10.10 The Land Owners and ARL shall extend all cooperation and do all such acts and deeds that may be required to give effect to the provisions of this Sale Deed, including, providing all such assistance to the Buyer as may be reasonably required from time to time for the purpose of carrying out the transactions contemplated hereby. The Land Owners and ARL further agree to execute, as may be required by the Buyer from time to time, all applications, affidavits, plans or other documents and shall also extend all cooperation and assistance for the development, completion and disposal of the construction / development by the Buyer on the Subject Plots. The Land Owners and ARL shall furnish all such relevant information, as the Buyer may request from time to time.
- 10.11 In the event Land Owners and/or ARL receive any communication, correspondence, notice, demand etc. of any nature whatsoever from any Government Authority, that may directly or indirectly be related to the Subject / Said Blocks, it shall within 7 (Seven) days of receipt of the said communication, correspondence, notice, demand, share it with the Buyer herein.
- 10.12 ARL represents and confirms that the Other Owners have received the entire consideration under the ARL-Development Agreements, for their respective land parcels / share in the Total Lands, and therefore the Other Owners have no right or entitlement of any nature to object to or mise a challenge of any nature to the transaction and sale of the Subject Plots as agreed herein.
- 10.13 Tax liabilities The Parties shall be responsible to bear their respective liabilities for income tax.

10.14

Joint and several obligations - All liabilities, obligations, responsibilities and covenants of the Land Owners or ARL under this Sale Deed shall be deemed as joint and several liabilities, obligations, responsibilities and covenants of the Land Owners and ARL.

10.15 Delay interest- It is agreed that in the event the Buyer delays / defaults in payment of any part of the Consideration from the timelines as stated herein, then without prejudice to the right of the Seller to recover the said amount from the Buyer, the Buyer shall be liable to pay an interest @ 12% percent per annum, on the amount in default reduced by sum as per Clause 6.1(b), for the entire delay period. Such interest shall be paid on a monthly basis by the Buyer to the Seller for

the entite delay period, a FORMANDOTATIO FOR ROSE REAL NT RALLING AUTHOR 1111229 ATORY For Claze Properties Efficiates Lar FOR NORTH -FOR EXCELLENT I RVT LTD T.LTD SIGNATORY AUTR. FOR FOUR CONSTRUCTION P Page 30 04 89 LTD For Four Star Wealty Pvt. AUTHORISES SIGNATORY

- 10.16 Additional Plots In the event the Parties intend to undertake any further transaction for any more plots, the same shall be dealt with separately and shall not form part of this transaction I Sale Deed.
- 10.17 Supersede It is agreed between the Parties, that if there is a conflict in any of the terms or clauses of this Sale Deed and the Agreement to Sell, the provisions or clauses of this Sale Deed shall prevail.
- 10.18 Road- The Sellers agree to construct and develop one, 24 meter wide road as demarcated in Schedule-IV herein, on a best effort basis.
- 10.19 Club Membership ARL is developing a club as part of the Project. ARL hereby allocates and grants 784 (Seven Hundred Eight Four Only) transferable life family memberships of the said club to the Buyer herein. The Base Consideration is inclusive of all charges payable towards allocation and grant of such life family memberships to the Buyer / Subject Plots, including club membership charges. It is further agreed that Buyer shall be entitled to transfer the said life family memberships of the club, without requirement of any further payments or consent from the Sellers, to any bayer / purchaser of the Subject Plots / units constructed therein, at such terms / conditions as may be deemed fit and appropriate by the Buyer, and at such costs / charges as the Buyer deems fit to collect from the said transferee shall be bound by the club rules and regulations, as formed by ARL or any operation / maintenance agency relating to the same.
- 11 Representations and Warranties of the Parties

(a)

(b)

- 11.1 Each of the Parties hereby represents, warrants and undertakes to the other Party that:
 - It has the full power and authority to enter into, execute and deliver this Sale Deed and any other deeds, documents or agreements, consents, contemplated hereander or pursuant hereto (the "Other Documents").

The execution and delivery of this Sale Deed and Other Documents and the performance of the transaction contemplated herein and under Other Documents has been duly authorised by its directors/ shareholders (as required under applicable law) and all necessary corporate or other action of the Party; the execution, delivery and performance of this Sale Deed or any Other Document by such Party and the consummation of the transaction contemplated hereunder or under any Other Document shall not: (i) conflict with or result in any breach or violation of any of the terms and conditions of, or constitute (or with protice or lapse of time or both will constitute) a default under, any instrument, context or other agreement to which it is a party or by which it is bound; (ii)

RAJ LIMITE FOR POSE REA FOR HAMARA I Hickself 3 -; AUTHORIS FOR NORTH SOUTH 5 FOR EXCELLENT INFRAMAR For Glaza Propertia Pill/289 1111 he AL FIORISED SIGNATORY ALTHO 22 BRENATORY. T LTD FOR FOUR CON FOR SOVERERS BUILD VE LEVI (III) For Four Star R. AH Page 31 SNATORY **公日下转**5 AST NORSEE AMERICA ST

violate any order, judgment or decree against, or binding upon it or upon its respective securities, properties or businesses;

(c) Each Party represents that there exists no event, act, omission, notice, claim, dispute, proceeding, and/or litigation which may result in or lead to bankruptey, liquidation, winding up of the Party. Each Party represents that on obtaining knowledge of the aforesaid event, act, omission, notice, claim, dispute, proceeding or litigation, it shall inform the other Party in writing within 7 (Seven) days of obtaining such knowledge. Further, each Party represents that it shall do all such acts as are necessary to avoid bankruptey, liquidation, and/or winding up of the Party. For the avoidance of doubt, the representations and warranties mentioned in this Sale Deed shall continue to be in force and effect till the completion of the Buyer's Project and shall survive thereafter.

11.2 The Land Owners and ARL jointly and severally represent and warrant to the Boyer, as on the date of this Sale Deed as under;

- (a) The Land Owners are vested with clear and marketable title to the Subject Plots and the Said Block-Lands.
- (b) There are no subsisting Encombrances or charges or impediments or mortgages in respect of or over the Subject Plots and/ or the Said Block-Lands. All past mortgages, Encombrances, charges and liens on the Subject Plots and the underlying lands stand unconditionally released. ARL undertakes that all compliances relating to modification/ vacation/ satisfaction of charges and form filings with the Registrar of Companies to reflect that the Subject Plots are unconditionally free of mortgage, shall be completed to the satisfaction of the Buyer within 30 (thirty) days from the execution hereof

(c)

(d)

(e)

- The Sellers have obtained the licence and zoning of Additional Land to License-I by issuance of a License by DGTCP for development of residential plotted colony on the Additional Land;
- The Sellers have obtained the approval of zoning and layout plan which is Schedule-IV hereto from DGTCP, which is the final approved zoning and layout plan for the Total Lands and is true and accurate;
- The Sellers have obtained a certification from the auditors of ARL that the Subject Plots / lands are reflected as Stock in trade in the books and accounts of ARL. Accordingly, there is no requirement to obtain certification under Section 281 of the Income Tax Act,

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- (f) The Sellers have obtained Forest and Aravalli No Objection Certificate for the Total Lands;
- (g) The Land Owners or ARL have not executed any power of attorney(s) or any other document / contract / agreement or any other authority, oral or otherwise empowering any third person(s) to transfer or dispose of the Subject Plots or any portion of the Said Block-Lands.
- (h) There is no Income Tax or GST or any other tax liability of the Land Owners or ARL, which in any manner may lead to a demand, claim, assessment, enquiry or attachment relating to the Total Lands or any part thereof including the Subject Plots and the Said Block-Lands.
- (i) There are no pathways, nallas, canals, high tension, low tension wires, gas pipelines etc. passing through the Said Block, except as already disclosed herein this Sale Deed. The Said Block or any portion thereof, is not affected by any notification for reservations, acquisition etc. by the Government or any other local authorities.
- (j) The Sellers are the absolute owners of the Said Block-Lands and have a good, clear and marketable title which is free from any kind of encumbrances, third party agreements, suits, mortgages, acquisition proceedings initiated or notified and there are no attachment orders of any kind nor have the Sellers been notified of any such attachment order under any state or central statutes.
- (k) The Sellers are in full, free, vacant, peaceful, notual physical and unhindered possession, use, occupation and enjoyment of the Said Block-Lands. No other person or entity has any right, title or interest in or in any part of the same, or is entitled to the possession, occupation, use or control of whole or any part of the same.
 - There is nothing that prevents the Sellers from dealing with and disposing off / selling/ transferring/ conveying the Subject Plot;
- (m) Description of the Total Lands, Said Block-Lands and the Subject Plots as provided herein is true and accurate.
- (n) Each of the Blocks, is respectively one contiguous block of land;

(E)

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DATE (VERVS/3D)

(o) The Land Owners and/ or ARL have neither done nor been party to any act whereby its rights, titles or interests (of whatever description) in or over or in relation to Subject Plots and / or the Said Block-Lands, may be prejudicially impacted in any manner;

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- No part of the Subject Plots or the Said Block is affected by a subsisting contract for sale (p) or other disposition of any interest in it.
- There are no arrangement(s) for sale or alienation of the Subject Plots in any manner (q)whatsoever or any part thereof with any other person(s) nor are there any subsisting nower of attorneys or any other authority, oral or otherwise;
- (r) There are no notices or proceedings from Central Government and/ or State Government or any other local body or statutory authority including revenue officers or collector or under the relevant municipal act or land acquisition act or town planning act or land revenue code or government ordinance, order, notification in relation to the Said Block-Lands or any part thereof;
- There is no EWS unit or community centre or school or any community facility to be (s)developed on any portion of the Said-Block Lands, other than as shown in the layout plan which is Schedule-IV herein.
- There are no litigations or disputes or proceedings in any court of law or tribunal or (t) arbitration or any lis-pendens, nor is there any attachment, prohibitory order or injunction on Said Block-Lands_
- There are no prohibitory orders or restrictive orders or otherwise passed by any (a) competent authority including the Central or State Government or revenue & statutory authorities or the collector or by any court of law or before any tribunal or before any statutory authorities or before any arbitrator or before any labour court.
- The Sellers have paid up-to the date hereof, all due taxes and other charges including any (1) rates, duties, cesses, levies, water charges, electricity charges, External Development Charges, Internal Development Charge or any other amount payable to any authority in respect of the Said Block-Lands, if any;
 - There is no temple, mosque, church or any other place of worship on the Said Block Lands other than as approved in the layout and Zoning plan. No part of the Said Block-Lands is dedicated orally or in writing to religious or charitable uses or used as a place of worship:
- The Said Block-Lands have been demarcated and surveyed; (x)

(w)

No proceedings are pending under the Urban Land (Ceiling and Regulation) Act, 1976 (y)with respect to the Total Lands or any part thereof nor the Urban Land Ceiling authorities


have not sough possession of any part of the Total Lands (actual or symbolic) and no part of the Total Lands have been handed over to the authorities under the said Act

- (z) All approvals, permissions, sanctions and licenses in respect of the Total Lands are valid and subsisting and no event has occurred which can lead to the termination and revocation of the same;
- (aa) ARL represents, warrants, confirms and covenants that (i) the development rights of ARL to the Total Lands and the ownership of the Land Owners and Other Owners to the Total Lands, shall not be transferred out of ARL and Land Owners / Other Owners, respectively in any manner whatsoever, pursuant to any corporate restructuring of any kind or manner of ARL or any of the Land Owner entities or Other Owners entities, including or merger scheme or annalgamation and demerger scheme; (ii) ARL shall ensure compliance of all Applicable Laws in relation to preparation of any such scheme of amalgamation and demerger, merger, etc. and shall ensure all compliances in its implementation as well; and (iii) ARL agrees, undertakes and covenants to indemnify and keep indemnified the Buyer against any claims arising in connection thereto.

11.3 The Buyer represents and warrants to ARL as under;

- (a) No order has been made by a court of competent jurisdiction and no resolution has been passed for its winding up or for a provisional liquidator or receiver to be appointed in respect of its assets;
- (b) No order has been made by a court of competent jurisdiction or arbitral tribunal which prohibits the Buyer from entering into and executing this Sale Deed nor it is restricted by any agreement executed by the Buyer;
 - The funds proposed to be utilized by it for the purpose of consummation of this transaction have been / shall be earned / arranged by it through valid and legal means.

Indemnity

(c)

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Notwithstanding the rights and remedies stated in this Sale Deed and any other remedy available under hav, (a) Land Owner and ARI. (jointly) and (b) the Buyer, do hereby indemnify and agree to keep each other fully indemnified from and against all actions, suits, judgment, forfeitures, proceedings, misrepresentation, claims, demands, liabilities, losses, costs and expenses (including costs of defense, settlement and attorneys' fees) or damages which may arise or occur or be taken or sought against the indsemnified Party and its representatives in connection with breach of any of the terms and conditions covenants and/or undertakings of this Sale Deed or any of the

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representations, warranties, statements, of a Party are found to be false under this Sale Deed, whether prior to or after the execution and registration of the Sale Deed.

Waiver 13

13.1 All waivers under this Sale Deed must be in writing, and failure at any time to require the other Party's performance of any obligation under this Sale Deed shall not affect the right subsequently to require performance of that obligation. No waiver by a Party of any breach of any provision of this Sale Deed or of a failure or failures by the other Party to perform any provision of this Sale Deed shall be construed or shall operate as a waiver of any continuing or succeeding breach of such provision or a waiver or modification of such provision or as a waiver in respect of any other or further failure whether of a like or different character.

14 Notices

141 Unless otherwise stated, all notices, approvals, instructions and other communications for the purposes of this Sale Deed or the contemplated transaction shall be given in writing by personal delivery or by email or by sending the same by speed post/registered post addressed to the Party concerned at the address stated below, or any other address subsequently notified to the other Party:

If to the Land Owners, ARL and the Sellers:

Address:	H-65 Connaught Circus, New Delhi
Attention:	Mr. Amit Sarin
E-mail:	amit@anuntrajlimited.com

If to Buyer:

Address:	Level 8, Birla Aurora, Annie Besant Road, Worli, Mumbai
Attention:	Mr. Ravi Porwal
Email:	ravi.porwal@birlaestates.com

Remedy

35

- Without prejudice to any other rights and remedies that either Party may have at law or in equity 15.1 or otherwise, the Parties hereunder agree that;
 - The Buyer shall have a right of specific performance against the Sellers to require the (a) Sellers to comply with all of their obligations, covenants and commitments to be undertaken under his Deed;

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- (b) The Seller shall have a right to recover all amounts payable by the Buyer to the Seller in accordance with this Deed.
- 15.2 It is agreed that the Sale Deed is irrevocable in nature

16 Stamp Duty and Registration Charges

16.1 The Parties agree that all charges related to registration of the Sale Deeds including the registration fees and expenses, stamp duty shall be borne by the Buyer.

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SCHEDULE-I

LIST OF OTHER OWNERS

1. Alka Gupta, 2. Tara Chand, 3. Usha Gehlot, 4. Advance Buildcon Private Limited. 5. Kausar Leasing Limited, 6. Asha Rani, 7. Balraj. 8. Devi Chind, 9. Rajender 10. Parhlad (Space intentionally left blank) FOR HAMARA SCALTY PUD 21U 570 JUMITE FORROSER OF ATENT AUTHORISELTSIGNATORY AUTHORISEDISIENATORY Middeneod Spinitery 1-min Pinx24 Post FOR EXCELLENT NERAMARY PVT. LTD FOR NEWSTHEET 11日本 1111 antish пм AUTHORISEZ SIGNATORY SIGNATORY FOR SOVEREIGN BUIL WELL PVT. LTDFor Four Star Posity Per. FOR FOUR CONSTRUCTION PVT LTD dillo AUTHORISED SIGNATORY AUTHORN ED SIGN TORY 11 110 111125 FOR SUPER OF THE T STONATORY Page 38 of 89 Pi.

SCHEDULE-II

DESCRIPTION OF TOTAL LANDS

Following lands ad-measuring i.e. 880 Kanal 14 Marla i.e. 110.0875 Acres, situated at Villagos; Ullahawas (Hb No 83), Kadarpur (Hb No. 84) & Maidawas (Hb No 85), in Sector 63A, Gurgaon Manesar Urban Complex, District Gurgaon, Haryana:

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	12	25/2	0	9
		3	8	0
	14	6/1	3	12
		15/1	6	9
		M	5	8
	15	10/2	7	4
		11/1/1	5	16
	214	12/2/2	6	9
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SCHEDULE-III

LIST OF ARL-DEVELOPMENT AGREEMENTS

- Development Agreement dated 19th January 2012 executed by Four Construction Private Limited, Four Star Realty Private Limited, Excellent Inframart Private Limited, North South Properties Private Limited, Rose Realty Private Limited, Sovereign Buildwell Private Limited, Glaze Properties Private Limited, Hamara Realty, Sartaj Developers and Promoters Limited in favour of ARL;
- Collaboration Agreement dated 28th September 2011 executed by Usha Gehlaut wife of Chandar Prakash Gehlaut in favour of ARL;
- Collaboration Agreement dated 28th September 2011 executed by Alka Gupta wife of Ranjan Gupta in favour of ARL:
- Collaboration Agreement dated 21st June 2012 executed by Kausar Leasing Limited in favour of ARL, registered as Document No. 5282 dated 24th January 2014; and
- Collaboration Agreement dated 21st July 2012 executed by Asha Rani wife of Babu Ram in favour of ARL; and
- Collaboration Agreement dated 3th October 2013 executed by Balraj, Devichand, Rajender, Prahlad all sons of Sukhvir in favor of Anant Raj Limited, resgitered as Document No. 2836 dated 3th October 2013.

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SCHEDULE-V

SUBJECT PLOTS

OF SAMELATION & FAR STATEMENT TO FIRE INCIDENT ADDRESS OF MOLECULAR STATEMENT ADDRESS E 00 k NO.OF 田田田 STIO F TITAL AREA ROB TUTIE LUSCEPTION (SOMI) (SQMT) 587.094 14.84 × 5p.4 × з 11 1.5 1543:56 12 V. 11.25 1.266 ¥) 2 11.57 543.56 TOTAL 544.8251 14.89 ۵. 36.59 X: 2 546.02 3 2 51 14.89 1:191 2 0.16 TETEAL \$46:0 POCKET-A 14.89 547.2075 20 ia, 18.79. 5 £ \mathcal{V}_{1} 548,47 28 1 1265 2 0.17 × 14.85 AROLANE Did O 基本政府 TUTA. Por Pour Star Beaky Por. \$99,0981 X 34.57 17:33 2 Δ Ę 829.35 а 1 1 125140410 10:14715 8.71 3 2.33 20,1074 2:33 1.53 12 629.4 TOTAL **1**叉 444 A 17.39 \mathbf{X} 36.83 5 12/1/26 ž 445: 0.02 (1.1734 Ŧ 17.34 FURS SUP FOR HAMARA ENLTY PUT LTD GR ROSE R MAAD NT RAILIMITE AUTHORISED SUNATORY AUTHORISED Autorine Street of SIGHETCH Bor Glace Properties Proces Linght FOR NORTH SOUTH PROPERTIES 11178 FOR EXCELLENT AFRAMART PVT. LTD alley. AUT STUSED STONATORY WATORY AUTRESASS FOR SOUTH ON SUCLEWELL PUT, LTD FUCTION PVT LTD FOR FOUR COLO? W HER STGNATORY AUTHORISED 41

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FOR NORTH STATUS

- 104

AUTHORIGED SIGNATORY

FOR FOUR CONVETRUCTION PUT LTD

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AUTHORISED HERATORY FOR EXCELLENT INFORMART PUT LTD

FOR St.

AUTHORISED TORATORY

AUTEUNISES SENATORY For Glaze Properties Private Spinited

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DR N

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THRACE AT ON & FAR STATEMENT FOR REPORTED IN DOWN MEASURING INC 20575 ALSOS IN A ADARMIN, GURGAN AS PER #PHBOWED LAYOUT × D 1 R MINOR MINOR K NO E WO CF PLOTE: DESCRIPTION HEATH NOT **LITALAGIA** 74 TOTAL PLOTS IN POCKET A TOTAL AREA IN POCKET-A 25518.6041 n た慶 184 9472 ÷ ÷ 26.19 24 1 284 元 23458 ż B 11/64 х 2619289.1376 \$7 8 1734.83 0 8.9 % 10 3 12.42 × 32.43 402.7306 з 1208.34 21,74 × S1.23 367,8142 0-HXXXII Ţ n. 4 11 3 172.20 078 就知 4.93 × TOTAL 372.20 17,123.8 5 b 12.04 31.85 378.4564 š 1135.40 24 TOTAL PLOTS IN POCKET-D 34 TOTAL AREA IN POCKET-E) 4735:714 YEI. 123458 DV PVI 7,8,9,10.1 W. 21.5 * 178 **第0.47** :26 6512.22 2.128,14.1 5 16 20-30 15.01 27.5 X 172.615 PDOCETH. For Four Stur 3 877 х 4.22 14:2842 £ į, 1 2 4 11. 1.1 735.19 ź 6,22 30 2.28: 45.2556 TISTAL 236.2 - ABANYI KAJ LIMIT ED. FOR HAMPE AT DOT FOR ROSER ALLY PVT. ITD M 3 Althop of Signation AUTHORISED SIGNATORY AUTHOR ATORY FOR NORTH SOUTH PR ERTIES P 1 (3) For Ginze Properties (TUEN Limiten THANK NT (11) E ETS SUULINI ĿЛи 14 NO I PRIMISED SIGNATORY 130 FOR FOUR CONSTRUCTION PUT LTD Page 52 of 89 FOR SOVEREIGN BUILDWELL PVT. LTD OTTO SPOT ETU FOR SAFE HATCHY NITHONS her RISED SIGNATORY AND RY

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Page 55 of 89.

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SCHEDULE-VII

DESCRIPTION OF SAID BLOCK LANDS

Area Village Rectangle Kila No. Block Kanal Maria Acres 23/2/2 Kadamur 4 1 0.50625 12 A Kadarpur 14 2/1/2 ŝ 10 0.4375 A 14 Kadarpur 0 7 1/1/2 0.04375 A 14 Ť 2 Kadarpur 1/2/1 0.1375 Å 14 2 Kndarpur 2/2/1 0 0.25 Å 14 3/1 6 0 0.75 Kadarpur A Kadarpur 14 4/1/1 4 13 0.38125 ٨ 16 4 15 Kadarpur 11/1/1 0.59375 D Kadarpur 0 16 26/1 7 0.04375 D 14 10 6 2 Kadarpur 0.7625 A 11/2/2 Kadarpur 14 4 11 0,56875 A 10 9 12 н Kadarpur 23 1.2 Kadarpur 16 3 8 Ū H 1 SIGNATORY Kadarpur 16 4 3 0 0.375 H 16 7/1 0 15 Н Kadarpur 0.09375 Kadarpur 16 8/1 0 13 0.08125 H 4 12 17/20 A Kadarpar 0.5 12 Ð 8 Kadarpur 18/1/2 0.05 A Kadarpur 16 7/2/2/1 Į. 14 0.2125н 3 1.5 Kadarpur 16 7/2/1/1 0.384375 H Kadarpur 14/1/2/2 3 4.5 0.403125 H 16 Kadarpur 21 8 0 11 A 12 25/2 0 9 0.05625 A Kadarnur 5 8 A 14 6 Kadarpur Ŧ. 14 3 0.45 Kadarpur 6/1 12 A 9 0.80625 Kadarpur 14 15/1 6 Λ 15 1/1 5 8 0.675 A Kadarpur 7 4 15 0.9A Kadarpur 10/25 15 11/1/1 16 0.725 A Kadarpur 3 H Kadarpur 16 8/2/1 11 0.443752 Kadarpur 16 9/1/1 2.5 0.265625 Ħ 10 9 6 H Kadarpur 3 0.76875 5 10 10/1 16 0.725 H Kadarpur 111 WE 300 10 2 4 н Kadarpur 11/2/3 0.275 FOR EXCELLENT IN PRAMART PUT. LTD

IN AMART BALLIME A-57-0-89 OR HAMARA

FOR ROSE REALTY PVT 21

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AUTHORISED SIGNATORY

AUTHORISED PIGNATORY

Glaze Projes Pinale Jumell

AM Signatory

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For Four S.M. FOR SOVEREIGN BUILDWELL PVT. LTD

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FOR FOUR CONSTRUCTOR AT

Ltd.

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Village	Rectangle	Kila No.		Area		Block
A unde.	Rectaugic	IXIDE YON	Kanal	Maria	Acres	Dioti
Kadarpur	10	12/1	4	- 4	0.525	H
Kadarpur	10	19/2/1/1	2	8	0.3	H
Kadarpur	10	20/1/1	0	Ŧ	0.00625	日
Kadarpur	16	2/2	2	16	0.35	H
Kadarpur	16	2/1/2	3	4	0.4	H
Kadarpur	14	12/2/2	6	9	0.80625	A
Kadarpur	14	13/1/1	5	6	0.6625	A
Kadarpur	14	1/2/2	T.	4	0.15	Α
Kadarpur	34	2/2/2	2	0	0.25	Ă
Kadarpur	14	3/2	2	0	0.25	A
Kadarpur	14	4/1/2	1	1	0.13125	A
Kadarpur	14	4/2	Î	18	0.2375	A
Kadarpur	14	8/2	7	13	0.95625	A
Kadarpur	14	9	8	0	đ	A
Kadarpur	15	5/2	2	0	0.25	D
Kadarpur	15	6/1	5	19	0.74375	D
Kadarpur	15	15/2/1/2	1	15	0.21875	D
Kadarpur	16	1/2/1/1	0	6	0.0375	D
Kadarpar	16	10/2/1	1	-4	0.15	Ð
Kadarpur	12	23/3	1	3	0.14375	A
Kadarpur	12	24	7	(4)	0.9	A
Kadarpur	12	15/2	2	19	0.36875	Å
Kadarpur	12	16	8	0	1	A
Kadarpur	12	25/1	7	11	0.94375	A
Kadarpur	10	12/2	Z	14	0.3375	H
Kadarpur	10	18	3	19	0,49375	H
Kadarpur	10	19/1	3	16	0.475	Н
Kadarpur	10	22/2	6	0	0.75	Ĥ
Kadarpur	11	11/2	5	11	0.69375	A
Kadarpur	31	20	8	0	1	A
Ullahwas	40	20	6	18	0.8625	G
Ullahwas	40	21/1	2	2	0.2625	G
Ullahwas	- 39	24/2	2	12	0.325	G
Ullahwas	39	25	8	0	1	G
Ullahwas	40	21/1/1	0	8	0.05	G
Ullahwas	39	14	8	0	1	- O
Ullahwas	39	15	8	0	1	G
Ullahwas	39	6	8	0	al	G
Ullahwas	-39	16	8	0	1 344	G

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For Four Star Rupely Put. D

FOR SOVEREIGN BUILDWELL PVT. LTD.

FOR FOUR CONSTRUCTION PART LED

FOR HAMARA AUTHORISED SIGNATORY

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FOR NORTH L 自为而用

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NED SILVETORY AUTHOR

10.7710	99 S	Kila No.	-	Area		Block
Village	Rectangle	KIBI NO.	Kimal	Maria	Acres	DIOCK
Ullahwas	- 39	7	8	0	1	G
Ullahwas	39	8/1	4	0	0.5	G
Ullahwas	39	8/3	3	0	0.375	G
Ullahwas	39	13	8	0	1	G
Ullahwas	39	17/1/1	3	2	0,3875	G
Ullahwas	39	18/1	3	6	0.4125	G
Maidawas	46	16	1	11	0.19375	.A
Maidawas	46	17/1	7	-4	0.9	A
Kadarpur	14	13/2/1	Ŭ	6	0.0375	Ă
Kadarpur	(11)	10/2	<u>a</u>	17	0.35625	A.
Kadarpur	11	11/1		15	0.21875	A
Kadarpur	10	1/2	- 4	Ĩ.	0.50625	Ĥ
Kadarpur	4	12/1	2	2	0.2625	G2
Kadarpur	4	13/1/1	2	2	0.2625	G2
Kadarpur	4	13/2/1	Ť	14	0.2125	G2
Kadarpur	16	8/2/2/1/1	*	27	0.16875	H
Kadarpur	12	23/2/1	0	10	0.0625	A
Kadarpur	14	2/1/1	0	10	0.0625	A
Kadarpur	14:	1/1/1	1	10	0.1875	A
Ullahwas	40	11	8	0	4	G2
Ullahwas	40	12/I	Î.	8	0,175	G2
Kadarpur	4	12/2	3	10	0.4375	G2
Kadarpur	4	13/1/2	2	2	0.2625	G2
Kadarpur	4	13/2/2	1	14	0.15	G2
Ullahwas	40	12/2	1	0	0.125	G2
Ullahwas	39	8/2	1	0	0,125	G
	Total		380	6.5	47.540625	

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For Glaze Properties Private Limite

For Four Star Rey

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FOR SAR AL BENEATING E FROMOTE ST INT. LTD

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WT LTD

FOR SOVEREIGN BUILDWELL PVT. LTD. NU AUTH SED SIGNATORY

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SCHEDULE-VIII

THE RESPECTIVE SHAREHOLDING OF ALL THE LAND OWNERS IN THE SAID BLOCK LANDS AND THE MUTATIONS / TITLE DEEDS UNDER WHICH SUCH OWNERSHIP WAS ACQUIRED

Rectangle	Killa	A	rea	Current	Relevant	Title Documents
No.	No.	Kanal	Maria	Land Owner	Mutation	The Documents
				Village: Ulla	hawas	
AD	20	6	-18	Four Constructio n Private Limited	Mutation No. 2106 entered in the Jamabandi (Record of Rights) on 17 th February, 2011.	Sale Deed registered with the jurisdictional Sub Registrar as Documen No. 4070 on 3 rd January 2011 executed by Mukeal wife of Babu Ram in favour of Fou Construction Private Limited.
Part Alengeron	21/1/	Ō	8	Sartaj Developers and Promoters Private Limited	Mutation No. 2076 entered in the Jumabandi (Record of Rights) on 29 th October, 2010.	Sale Deed registered with the jurisdictional Sub Registrar as Document No. 2483 on 27 ⁴ September, 2010 executed by Rampal Yadav Rambir Yadav sons of Sr Krishan Yadav in favou of Sartaj Developers and Promoters Private Limited.
ADTANOIS CONTRACTOR	21/1/ 2	1	14	Four Constructio n Private Limited	Mutation No. 2106 entered in the Jamabandi (Record of Rights) on 17 th February, 2011.	the jurisdictional Sub-
AND AUTOR			HALLORS AUTHO DRTH SOUT	RISED SIGNATORY	nutre	AUMART PV). LTD
Alterna	m	114		My		hu

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NO.	No.	Kanal	Marla	Land Owner Sartaj		Title Documents
				Sartaj		
For Four Star Ready Pert 1.01.	24/2	2	12	Developers and Promoters Private Limited	Mutation No. 2076 entered in the Jamabandi (Record of Rights) on 29 th October, 2010.	Sale Deed registered with the jurisdictional Sub- Registrar as Document No. 2483 on 27 th September, 2010 executed by Rampal Yadav, Rambir Yadav sons of Sri Krishan Yadav in favour of Sartaj Developers and Promoters Private Limited.
DVEREIGN SUILDWELL PVT.LTD FOR FOUR STU Mary Construction State	25	8	0	Sartaj Developers and Promoters Private Limited	Mutation No. 2076 entered in the Jamabaodi (Record of Rights) on 29 th October, 2010.	Sale Deed registered with the jurisdictional Sub- Registrar as Document No. 2483 on 27 th September, 2010 executed by Rampal Vadav, Rambir Yadav sons of Sri Krishan Yadav in favour of Sartaj Developers and Promoters Private Limited.
FOR FOUR CONSTRUCTION PUD FUE BU	AUTBE	8 Alseo sig	/	Sartaj Developers and Promoters Private Limited (1/3 share); and Glaze Properties Private Limited (2/3 share)	2076 entered in the Jamabandi (Record of Rights) on 29 th October, 2010; and Mutation No. 2097 entered in the Jamabandi (Record of Rights) on 17 th January, 2011,	Sale Deed registered with the jurisdictional Sub- Registrar as Document No. 2483 on 27 th September, 2010 executed by Rampal Yadav, Rambir Yadav sons of Sti Krishan Yadav in favour of Sartaj Developers and Promoters Private Limited. Sale Deed registered with the jurisdictional Sub-
Vaut	RAJ LIMIT	//F0	6	EALTY PLEE BI OF	89 FOR DATABAS	My
FORTANARE	ETYPE)+	TPD FOR	NORTH SU		T LTD For Glaze Pro	pertus Private Limited



Rectangle	Killa	A	rea	Current	Relevant	Title Documents
No.	No.	Kanal	Maria	Land Owner	Mutation	
	Coprosition of the local distance of the loc		1	Land Owner Glaze Properties Private Limited (1/3 share); Four Constructio n Private Limited (1/3 share); and Sartaj Developers and Promoters Private	Mutation No. 2076 entered in the Jamabandi (Record of Rights) on 29 th October, 2010; Mutation No.	Title DocumentsRegistrar as DocumentNo. 3261 on 19thNovember, 2010 executedby Mahamaya ExportPrivate Limited in favourof Glaze PropertiesPrivate Limited.INSale Deed registered withthe jurisdictional Sub-Registrar as DocumentNo. 2483 on 27thSeptember, 2010 executedby Rampal Yadav,Rambir Yadav sons of SriKrishan Yadav in favourof Sartaj Developers andPromoters PrivateLimited.Sale Deed registered withthe jurisdictional Sub-Registrar as DocumentNo. 2483 on 27thSeptember, 2010 executedby Rampal Yadav,Rambir Yadav sons of SriKrishan Yadav in favourof Sartaj Developers andPromoters PrivateLimited.Sale Deed registered withthe jurisdictional Sub-Registrar as DocumentNo. 3261 on 19th
tar Ra ()	AUT AUT INVELL PI ISED SIG ISED SIG ISED SIG			Private Limited (1/3 share)	2109 entered in the Jamabandi (Record of Rights) on 4 ^m March, 2011.	

No. Kanal Maria Land Owner Mutation Limited. 6 8 0 Sartaj Developers 2076 entered in the jurisdictional Registrar as Doc No. 2483 on September, 2010 exc 1 0 Private on 29 ⁶ October. September, 2010 exc 1 1 1 Share); and Private September, 2010 exc 39 16 8 0 share). Mutation No. 39 16 8 0 share). Mutation No. 39 16 8 0 share). Mutation No. Sale Deed registered in the jurisdictional Registrar as Doc No. 39 16 8 0 share). Mutation No. Sale Deed registered in the jurisdictional Registrar as Doc No. 39 16 8 0 share). Sale Deed registered in the jurisdictional Registrar as Doc No. Sale Deed registered in the jurisdictional Registrar as Doc No. 30 16 8 0 Sartaj Mutation No.	Rectangle	Killa Area			Carreat	Relevant	Title Documents	
6 8 0 Sartaj Developers and Promoters Mutation (Record of Rights) Private on 29 th October, Limited (1/2 2010; and share); and Four Sale Deed registeres the jurisdictional Registrar as Doe No. 2483 on September, 2010 exe by Rampal Y and Sale Deed registeres the jurisdictional Registrar as Doe No. 5167 on February, 2011 39 16 8 0 Mutation No. Sale Deed registeres by Rampal Y and y share); 39 16 8 0 Share) Mutation No. Sale Deed registeres the jurisdictional Registrar as Doe No. 5167 on February, 2011 40 8 0 Share) Mutation No. Sale Deed registeres the jurisdictional Registrar as Doe No. 5167 on February, 2011 7 8 0 Sale Deed registeres the jurisdictional Registrar as Doe No. 5167 on February, 2011 exe the jurisdictional Registrar as Doe No. 5167 on February, 2011 exe the jurisdictional Registrar as Doe No. 2483 on September, 2010 exe the jurisdictional Alta and Sale Deed registeree the jurisdictional Sale Deed registeree the jurisdictional Sale Deed registeree the jurisdictional	No.	No.	Kanal	Marla	Land Owner	Mutation		
Developers and Private Developers and Private 2076 and Promoters entered in the Jamabandi Registrar as Doe No. 2483 on September. 2010 exc by Rampal Y Rambir Yadav sons Krishan Yadav in f of Sartaj Developer Itmited (1/3 2010; and 39 16 8 0 Mutation No. 20% October, Itmited (1/3 2010; and September. 2010 exc by Rampal Y Rambir Yadav sons Krishan Yadav in f of Sartaj Developer Itmited, and 39 16 8 0 Mutation No. 2109 entered in Rights) on 4 th March, 2011. Sale Deed registered the jurisdictional Registrar as Doe No. 5167 on February, 2011 exc by Rampal Y and the Jamabandi Registrar as Doe No. 5167 on February, 2011 exc by Rampal Y and Sale Deed registered the jurisdictional Registrar as Doe No. 5167 on February, 2011 exc by Rampal Y and Registrar as Doe No. 5167 on February, 2011 exc by Rampal Y Rambir Yadav sons Krishan Yadav in 4 of Sartig Developers Private Limited (1/2 share); and Hamara Realty Private Limited (1/2 share). Sale Deed registered the jurisdictional Registrar as Doe No. 2483 on September, 2010 exc by Rampal Y Rambir Yadav sons Krishan Yadav in 4 of Sartig Developer Promoters Promoters							Limited,	
39 16 8 0 Sate Developers and Private 2076 entered in the Jamabandi (Record of Rights) on 29 th October, Share); and Four Watation No. 2483 on No. 2483 on September, 2010 exc by Rampal Y Rambir Yadav sons Krishan Yadav in f of Sartaj Developer he jurisdictional registrar as Doe No. 5167 on February, 2011 exc by Rampal Y Rambir Yadav sons Krishan Yadav in f of Sartaj Developer he jurisdictional Registrar as Doe No. 5167 on February, 2011 exc by Rampal Y Rambir Yadav sons Krishan Yadav in f of Sartaj Developer No. 5167 on February, 2011 exc by Rampal Y Rambir Yadav sons Krishan Yadav in f of Sartaj Developer No. 5167 on February, 2011 exc by Rampal Y Rambir Yadav sons Krishan Yadav in f of Sartaj Developer No. 5167 on February, 2011 exc by Rampal Y Rambir Yadav sons Krishan Yadav in f of Sartaj Developers and Registrar as Doe No. 5167 on February, 2011 exc by Rampal Y Rambir Yadav sons Krishan Yadav in Sale Deed registered in the Jamabandi Registrar as Doe No. 5167 on February, 2011 exc by Rampal Y Rambir Yadav sons Krishan Yadav in f of Sartaj Developer No. 2483 on September, 2010 exc by Rampal Y Rambir Yadav sons Krishan Yadav in f of Sartaj Developer No. 2483 on September, 2010 exc by Rampal Y Rambir Yadav sons Krishan Yadav in f of Sartaj Developer No. 2483 on September, 2010 exc by Rampal Y Rambir Yadav sons Krishan Yadav in f of Sartaj Developer Promoters Private Limited (1/2 share).		ŏ	8	0	Sartai	Mutation No.	Sale Deed registered with	
7 8 0 Sartaj Mutation No. Sale Deed registered the jurisdictional Registrar as Doc No. 2483 on September, 2010 exe by Rampal Y Rambir Yadav sons Krishan Yadav in the of Sartaj Developer Realty 39 13 6 Private Limited (1/2 share); and 2011. Sale Deed registered the jurisdictional Registrar as Doc No. 2483 on September, 2010 exe by Rampal Y Rambir Yadav sons Krishan Yadav in the of Sartaj Developer Promoters 18/1 3 6 Hamara Realty Private Limited (1/2 share). Sale Deed registered the jurisdictional Sale Deed registered the jurisdictional	Stearowy	16	8	o Im-	Developers and Promoters Private Limited (1/3 share); and Four Constructio n Private Limited (2/3 share).	2076 entered in the Jamabandi (Record of Rights) on 29 th October, 2010; and Mutation No. 2109 entered in the Jamabandi (Record of Rights) on 4 th	the jurisdictional Sub Registrar as Documer No. 2483 on 27 September, 2010 execute by Rampal Yaday Rambir Yaday sons of Sa Krishan Yaday in favou of Sartaj Developers an Promoters Privat Limited; and Sale Deed registered with the jurisdictional Sub Registrar as Documer No. 5167 on 21 February, 2011 execute by Ramrati wife of Ata Singh in favour of Fou Construction Privat	
8/3 3 0 and the Jamabandi Registrar as Docu 13 8 0 Promoters Record of Rights) No. 2483 on 17/1/ 3 2 Limited (1/2 Share); and Imited (1/2 Stare); and September, 2010 exc 39 18/1 3 6 Hamara Realty Rambir Yadav sons 18/1 3 6 Hamara Realty Private Imited (1/2 18/1 3 6 Hamara Realty Private Imited (1/2 18/1 3 6 Private Imited (1/2 Startaj Developer 18/1 3 6 Private Imited (1/2 Startaj Developer Private Limited (1/2 Share). Startaj Developer Promoters P 18/1 3 6 Private Imited (1/2 Startaj Developer 18/1 3 6 Private	N.	7				Mutation No.	Sale Deed registered with	
13 8 0 Promoters (Record of Rights) No. 2483 on 17/1/1 3 2 Private on 24th August, September, 2010 exc. 39 1 3 2 Limited (1/2 2011, By Rampal W 39 1 3 6 Hamara Realty Rambir Yadav sons 18/1 3 6 Hamara Private Developer 18/1 3 6 Hamara Sale Developer Private Limited (1/2 share), Sale Deed registered 18/1 3 6 Private Limited, and 19 Private Limited (1/2 Sale Deed registered 10 10 Private Sale Deed registered 10 FOR ROSE (CLUT) Private Sale of Sale Decellent Marrievi LTD 10 Marrielistorial Marrielistorial		8/1	4	0		the Jamabandi (Record of Rights)	Registrar as Document No. 2483 on 27th	
10 0 V 17/1/1 3 2 1 3 2 1 3 2 1 3 2 1 3 2 1 3 1 1 3 1 1 3 1 1 3 1 1 3 1 1 3 1 1 3 1 1 3 1 1 3 1 1 3 1 1 3 1 1 3 1 1 3 1 1 3 1 1 3 1 1 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 <t< td=""><td></td><td></td><td></td><td></td><td></td></t<>								
1 3 2 Limited (1/2 2011, by Rampal N 39 1 3 2 Limited (1/2 2011, by Rampal N 39 39 18/1 3 6 Hamara Realty Promoters P 18/1 3 6 Realty Private Limited, and Sale Deed registered 10 18/1 3 6 Private Sale Deed registered the 10 17 FOR ROSE (STATE) Private 83 of 80 EXCELLENT ENTROMART PVT LTD MART PVT LTD			8	0	Contraction of the second			
18/1 3 6 Hamara Realty Private Limited (1/2 share). Krishan Yadav in to of Sartaj Developer Promoters P Limited; and Sale Deed registered the jurisdictional MART PV1 LTD For ROSE (ELT (2) Page 63 of Structure International MART PV1 LTD	AT OR		ä	2	200000000			
T PAJ LIMITE FOR ROSE REATY P PAULOS OF EXCELLENT NOT CART PV LTD	NK 39	18/1	ca.	6	Hamara Realty Private Limited (1/2		Limited, and	
ALCHARGED STOLEN	11	1	/	C	Page 83 d	So Encertain	the jurisdictional Sub IART PV LTD .	
HAROBE REALTY PUT LTD FOR NORTH STEED PUT, LTD	1				SIGNATORY	AUTHORIS		

No.	No.	Kanal	Marla	and the second sec		Title Documents
			WIRE	Land Owner	Mutation	
						Registrar as Document No. 2683 on 13 th October, 2010 executed by Mahender Singh son of Sukhpal in favour of Hamara Realty Private Limited.
And Share	<u>II</u>	8	0	Four Constructio n Private Limited	Mutation No. 2145 entered in the Jamabandi (Record of Rights) on 11 th May, 2012	Sale Deed registered with the jurisdictional Sub- Registrar as Document No. 4070 on 3 rd January, 2011 executed by Mukesh wife of Babu Ram in
por life.	12/1	4	8			favour of Four Construction Private Limited; and Sale Deed registered with the jurisdictional Sub- Registrar as Document No. 3670 on 14 th December, 2010 executed by Rajo Devi wife of Chandr Singh in favour of Four Construction Private Limited.
ABOLYNDIK (JERENSONLOV	12/2	1	ANTORY O	Four Star Realty Private Limited	Mutation No. 2289 entered in the Jamabandi (Record of Rights) on 12 th February 2016.	Sale Deed registered with the jurisdictional Sub- Registrar as Document No. 3148 dated 20 th January 2016 executed by Shivraj Kumari wife of Krishan Kumar in favour of Four Star Realty Private Limited.
RAILGEAGE			lut of sold All ENGREM Co	\frown	89 ⁵ (Lung pertic Privilo Lunged

	Killa	A	°C2	Current	Relevant	Title Documents
No.	No.	Kanal	Maria	Land Owner	Mutation	
And Security 15	8/2	1	0	Hamara Realty Private Limited	Mutation No. 2231 recorded in Jamabandi (Record of Rights) on 2 nd December, 2013.	Sale Deed registered with the jurisdictional Sub- Registrar as Document No. 2683 on 13 th October, 2010 executed by Mahender Singh son of Sukhpal in favour of Hamara Realty Private Limited.
				Village: Mai	dawas	
	16	1	11	Rose Realty	Mutation No.	Sale Deed registered with
nykk soe to a	17/1	đ	4 /	Private Limited	3041 entered in the Jamabandi (Record of Rights) on 5 th August, 2011.	the jurisdictional Sub- Registrar as Document No. 22086 on 4th January, 2010 and 8525 on 29th June, 2011 executed by Savitri Devi drughter of Panna Lal in favour of Rose Realty Private Limited.
A.				Village: Kad	arpur	
_	5/2	2	0	Rose Realty		Sale Deed registered with
15	6/1	5	19	Private	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	No. 2091 on 1 ³
	15/2/ 1/2	-16	15	LimitedtheJamabandi(78/224(Record ofshare), GlazeRights) on 2 nd PropertiesNovember, 2011.	(Record of	
CHOTAN NATORA	1/2/1/	0	6 Properties November, 2011. by Jai Prak		September, 2010 executed by Jai Prakash son o	
JE .				Private Limited		Ram Sarup in favour o Rose Realty Privat-

e Killa Area Current Relevant							Title Documents
No.	Kanal	Marla	Land Owner	Mutation			
					by Braham Prakasl Joginder, Satpal. Saty Prakash, Narender sons o Pyarelal in favour o Glaze Properties Privat Limited.		
23/2/	0	10	Sovereign Buildwell	Mutation No. 3206 entered in	Sale Deed registered with the jurisdictional sub		
2/1/1	0	10	Private Limited (3/14 share): and Four Constructio n Private Limited (11/14 share).	the Jamabandi (Record of Rights) on 19 th March, 2013. Mutation No. 3207 entered in the Jamabandi (Record of Rights) on 19 th March, 2013.	registrar as Document No 6617 on 4 th March, 201 executed by Satish Naga son of Chandi Ram i favour of Sovereig Buildwell Privat Limited; and Sale Deed registered wit the jurisdictional sub registrar as Document No 6587 on 1 th March, 201 executed by Shish Ran son of Manglu, Photo Singh son of Sarupa an Jeet Singh son of Ve Ram in favour of Fou Construction Privat		
23/2/ 2	4	ĩ	Rose Realty Private Limited	Mutation No. 2788 entered in the Jamabandi	Sale Deed registered wit the jurisdictional sub registrar as Document No		
2/1/2 AUT	57	10 IO ICNATORY IR ROSE 1		(Record of Rights) on 23 rd March, 2011.	3210 on 16 th September 2010 executed by Shish Ram son of Mangh Phool Singh son o Sarupa, Satish Nagar so		
	23/2/ 1 2/1/1 23/2/ 2	23/2/ 0 2/1/1 0 23/2/ 2 4	23/2/ 0 10 2/1/1 0 10 2/1/1 0 10 23/2/ 4 1 23/2/ 4 1 23/2/ 4 1 23/2/ 4 1 23/2/ 4 1 21/2 Ay 10	23/2/ 1 0 10 Sovereign Buildwell Private Limited (3/14 share); and Four Construction n Private Limited (11/14 share). 2/1/1 0 10 2/1/1 0 10 2/1/1 0 10 2/1/1 0 10 2/1/1 0 10 2/1/1 0 10 2/1/1 10 Rose Realty Private Limited 2/1/2 4 1 10 Table 10 Table 10	23/2/ 1 0 10 Sovereign Buildwell Private Limited (3/14 share); and Four Construction n Private Limited (11/14 share). Mutation No. 3206 entered in the Jamabandi (Record of Rights) on 19 th March, 2013. 2/1/1 0 10 Nose Realty Private Limited Mutation No. 3207 entered in the Jamabandi (Record of Rights) on 19 th March, 2013. 2/1/1 0 10 Rose Realty Private Limited Mutation No. 3207 entered in the Jamabandi (Record of Rights) on 19 th March, 2013. 23/2/ 2 4 1 Rose Realty Private Limited Mutation No. 2788 entered in the Jamabandi (Record of Rights) on 23 th March, 2011.		

Rectangle	Killa Area Current Relevant					Title Documents
No.	No:	Kanal	Maria.	Land Owner	Mutation	
						Singh son of Ved Ram i favour of Rose Realt Private Limited.
3				Hamara Realty Private Limited	Mutation No. 2624 entered in the Jamabandi (Record of Rights) on 3 rd	Sale Deed registered with the jurisdictional Sub- Registrar as Documer No. 2428 on 22 th September, 2010 execute
16	2/2	2	16		October, 2010.	by Vinni Kaur wife o Lavinder Jeet Singh an Lavinder Jeet Singh so of Gurbaksh Singh i favour of Hamara Realt Private Limited.
12	23/3	1	3	Rose Realty	Mutation No.	Sale Deed registered wit
NATURAL PROPERTY OF	m	TORY	FOR NUMER	hre	RATORY	Property Provide United
OUR CONSTAUL	/	LATORY	1 (1)	AUCHOCIE	GNATORY	Authoriter Butmater
	/	_		AUCH (1500		Authorized Patriatics

No:	Killa Area Current Relevant	Title Documents				
	No.	Kanal	Marla	Land Owner	Mutation	
PORTING AND PARTING FOR FOUR STAT CONTY I'VE JUD	24 ABOLIVION TO THE	7	4	Private Limited (34/42 share); and Glaze Properties Private Limited (32/167 share).	2725 entered in the Jamabandi (Record of Rights) on 17 th January, 2011; Mutation No. 3715 entered in the Jamabandi (Record of Rights) on 30 th March, 2018; and Mutation No. 3719 entered in the Jamabandi (Record of Rights) on 15 th March, 2019.	the jurisdictional Sub Registrar as Documen No. 4147 on 6 th Jammiy 2011 executed by Shiml devi wife of Satish in favour of Glaze Propertie Private Limited: Sale Deed registered with the jurisdictional Sub Registrar as Documen No. 3209 on 16 th November, 2010 execute by Satish Nagar son of Chandi Ram, Phool Sing son of Sarupa, Shish Ran son of Mangtu in favou of Rose Realty Privat Limited; and Sale Deed registered with the jurisdictional Sub Registrar as Documen No. 12264 on 29 January, 2019.
10 S	10/2	2	17	North South	Mutation No.	Sale Deed registered with
ANOLYNSTER JOHNONLTH	41/3	Į.	15	Properties Private Limited	3105 entered in the Jamabandi (Record of Rights) on 11 th May, 2012.	the jurisdictional Sul Registrar as Documen No. 2578 on 5 th Octobe 2010 executed by Jang son of Gheesa and Vimil Shimla daughters of Kishan Lal in favour of North South Propertie Private Limited.
5	12/2/	6	. 9	North South Properties	Mutation No. 2706 entered in	Sale Deed registered with the jurisdictional Sul

	Rectangle	Killa	A	nea -	Current	Relevant	Title Documents
	No.	No.	Kanal	Marla	Land Owner	Mutation	
Pres Ind.	st Suranov	13/1/ 1	5	6	Private Limited	the Jamabandi (Record of Rights) on 5 th January, 2011.	Registrar as Document No, 2484 on 27 th September, 2010 executed by Hoshyari Devi widow of Ant Ram, Shishpal, Prakash Chand sons of Ant Ram in favour of North South Properties Private Limited.
For Four Star R alty	Succession of the second se	10	6	2	Rose Realty Private Limited	Mutation No. 2648 entered in the Jamabandi (Record of Rights) on 29 th	Sale Deed registered with the jurisdictional Sub- Registrar as Document No. 2563 on 4 th October, 2010 executed by Lakhi
FUR SOVEREISN BUILDWELL PVT.LID FOR	A 2. 14 The set of the	TUD 711/5	4	11		October, 2010; and Mutation No. 2885 entered in the Jamabandi (Record of Rights) on 24 th November, 2011.	son of Shiv Narayan in favour of Rose Realty Private Limited; and Exchange Deed registered with the jurisdictional Sub-Registrar as
TORY		1/2/2	T.	.4	Excellent	Mutation No.	Sale Deed registered with
SHATORY	E.	2/2/2	2	0	Inframart	2869 entered in	the jurisdictional Sub
	FOR SU	3/2	2	0	Private	the Jamabandi	Registrar as Document No. 837 on 21st May,
		4/1/2	1	T.	Limited	(Record of Rights) on 22 nd	2010 executed by Raj
E S	14	4/2	1	18	(236/476	September, 2011.	Kumar son of Sheesh
SNO		8/2	7	13	share); and Rose Realty		Ram în favour of
FOR FOUR CONSTRUCTION		9 8 0 Private Limited (240/476		Excellent Inframart Private Limited;			
	1	LIMITE		AUTHORIS	Page 69 0	789	My cour
EDRIN	NOBE REALT	P)T LI		RTH SECT.	(april 1	DD For Glaze Prope	mes privato Lingen
	AUTHORISES	STARATO	R¥	AUT)	ORISED SIGNATO	RY	Automation

Rectangle No.
FOR SOVEREIGN BY

Automore

Rectangle	Killa	lla Area Current Relevant					Title Documents
No.	No.	Kanal	Marla	Land Owner	Mutation	This Documents	
Authentred Signatory						favour of Rose Realt, Private Limited; and Sale Deed registered with the jurisdictional Sub Registrar as Documen No. 2546 on 1 st October 2010 executed by Che Ram son of Harbaksh i favour of Rose Realt Private Limited.	
AREASTENATORY 74	13/2/ 1	0	6	Gluze Properties Private Limited	Mutation No. 3123 entered in the Jamabandi (Record of Rights) on 23 rd July, 2012.	Sale Deed registered wit the jurisdictional Sub Registrar as Documer No. 3594 on 10 December, 2010 execute by Brahumpal son of Chote in favour of Glaz Properties Privat Limited.	
(marked	17/2	(4)	0	Glaze Properties Private	Mutation No. 2795 entered in the Jamabandi	Sale Deed registered wit the jurisdictional Sub Registrar as Document	
12 FOR SAT	18/1/ 2	o (h	8 Den 01	Limited	(Record of Rights) on 26 th March, 2011.	No. 3597 on 10 December, 2010 execute by Yad Ram, Veer Sing Bachan Singh, Atar Sing sons of Shobha Ram favour of Glaze Propertie Private Limited.	
CORUNAL CONTRACT OF CONTRACT.	17171		LIGNATOR	YSovereign Buildwell Private	Mutation No. 3206 entered in the Jamabandi (Record of	Sale Deed registered with the jurisdictional sub registrar as Document N 6587 on 1 st March, 201	

-1	Rectangle	Rectangle Killa Area Current			Relevant	Title Documents	
	No.	No.	Kanal	Maria	Land Owner	Mutation	Time Documents
For Four Star Bratty Party and	Authoritad Signatory				and Four Constructio n Private Limited (11/14 share).	March, 2013; and Mutation No. 3207 entered in the Jamnbandi (Record of Rights) on 19 th March, 2013.	son of Manglu, Phool Singh son of Sarupa and Jeet Singh son of Ved Ram in favour of Four Construction Private Limited; and Sale Deed registered with the jurisdictional sub- registrar as Document No. 6617 on 4 th March, 2013 executed by Satish Nagar son of Clandi Ram in favour of Sovereign Buildwell Private Limited,
LTD FOR SOVEREISN BUILD AND LTD	nev	1/1/2 1/2/1 2/2/1 3/1 4/1/1	0 1 2 6		Rose Realty Private Limited	Mutation No. 2788 entered in the Jamabandi (Record of Rights) on 23 rd March, 2011	Sale Deed registered with the jurisdictional sub- registrar as Document No. 3210 on 16 th September, 2010 executed by Shish Ram son of Manglu, Phool Singh son of Sarupa, Satish Nagar son of Chandi Ram, Jeet Singh son of Ved Ram in favour of Rose Realty Private Limited.
The state solution and the	4	12/1 13/1/ 1 13/2/ 1	2	2 14	Constructio n Private Limited	Mutation No. 2693 entered in the Jamabandi (Record of Rights) on 5 th January, 2011	Sale Deed registered with the jurisdictional Sub- Registrar as Document No. 3671 on 14 th December, 2010 executed by Rajo wife of Chander Singh in favour of Four Censtruction Private
ł	R ROSE PLAL	TPV)L	// 	AUTHORI OUTH BOUT	My SED SIGNATORY	BT CAME PICTOR	ED SIGNATORY
Rectangle	Killa	A	nea)	Current	Relevant	Tifle Documents	
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No.	Nö.	Kanal	Marla	Land Owner	Mutation	October Grandwing	
	1.1					Limited.	
Availage personality 10	12/1	4	4	Hamara Realty Private Limited	Mutation No. 2623 entered in the Jamabandi (Record of Rights) on 3 rd December, 2010	Sale Deed registered wit the jurisdictional Sub Registrar as Documen No. 2376 on 20 September, 2010 executed by Amrit Pal Singh son o Sardar, Inderjeet Kau wife of Amrit Pal Sing in favour of Hamar Realty Private Limited.	
Aumopeter 04	19/2/ 1/1	2	8	Hamara Realty Private Limited	Mutation No. 2623 entered in the Jamabandi (Record of Rights) on 3 rd December, 2010	Sale Deed registered with the jurisdictional Sub Registrar as Document No. 2376 on 20 ⁴ September, 2010 executes by Amrit Pal Singh son o Sardar, Inderjeet Kan wife of Amrit Pal Singh in favour of Haman Realty Private Limited.	
ARK	10/1	5	16	Hamara	Mutation No.	Sale Deed registered with	
	11/2/	2	4	Realty	2623 entered in	the jurisdictional Sub	
10	3 20/1/ 1	0	t	Private Limited	the Jamabandi (Record of Rights) on 3 rd December, 2010	Registrar as Documen No. 2376 on 20 ⁴ September, 2010 executed by Amrit Pal Singh son o Sardar, Inderjeet Kau wife of Amrit Pal Singl in favour of Hamar Realty Private Limited.	

Rectan	gle Killa	A	rea 🛛	Current	Relevant	Title Documents
No.	Nó.	Kanal	Maria	Land Owner	Mutation	True Documents
tommode	9	6	(C))	Hamara Realty Private Limited	Mutation No. 2623 entered in the Jamabandi (Record of Rights) on 3 rd December, 2010	Sale Deed registered with the jurisdictional Sub- Registrar as Document No. 2376 on 20 th September, 2010 executed by Amrit Pal Singh son of Sardar, Inderject Kaur wife of Amrit Pal Singh in favour of Hamara Realty Private Limited.
A NA	12/2	2	14	Four	Mutation No.	Sale Deed registered with
HE NE	18	3	19	Constructio	2625 entered in	the jurisdictional Sub-
FOR ROSE REA	19/1 IT RAJ LIM Automes Se (TY P) LIE CTY P) LIE COMMATOR	//	16 OR EXCEL		pratory FOR SERVAL	Registrar as Document No. 2336 on 17 th September, 2010 executed by Vijay Pal, Munim Singh, Ashok Kumar, Mohan Pal (sons), Manju, Kavita (daughters), Vidhya (widow) of Rati Ram in favour of North South Properties Private Limited; Sale Deed registered with the jurisdictional Sub- Registrar as Document No. 2945 on 28 th October, 2010 executed by Ram Nath, Som Nath, Sukh Raj sons of Ramjilal in favour of Hamara Realty Private Limited; and Sale Deed registered with the jurisdictional Sub- Registrar as Document

and the second se	Killa	A	rea	Current	Relevant	Title Documents
No.	No	Kanal	Marla	Land Owner	Mutation	The Documents
						No. 4718 on 2 nd February, 2011 executed by Madam Malhotra son of Harish Chand in favour of Four Construction Private Limited.
IO ROSE REALTY	22/2 AJ LIMI	///		North South Properties Private Limited (161/240 share); Hamara Realty Private Limited (1/6 share); and Four Constructio n Private Limited (1/6 share);	2625 entered in the Jamabandi (Record of Rights) on 3 rd December, 2010; Mutation No. 2704 entered in the Jamabandi (Record of Rights) on 3 rd December, 2010; and Mutation No. 2756 entered in the Jamabandi (Record of Rights) on 17 th February, 2011.	by Vijay Pal, Munim Singh, Ashok Kumar, Mohan Pal (sons), Manju, Kavita (daughters), Vidhya (widow) of Rati Ram in favour of North South Properties Private Limited; Sale Deed registered with
AUTHORIDE A	HILATOR				Liatory '	Registrar as Document No. 4718 on 2 nd February, 2011 executed by Madan Malhotra son of Harish Chand in favour of Four

	Rectangle	Killa	A	rea -	Current	Relevant	Title Documents
	No.	Nö.	Kanal	Marla	Land Owner	Mutation	
6)							Construction Private Limited.
Level & Calify Fyl. Lett.	Accarulity producerry	2/1/2	3	4	Hamara Realfy Private Limited	Mutation No. 2624 entered in the Jamnbandi (Record of Rights) on 3 rd October, 2010.	Sale Deed registered with the jurisdictional Sub- Registrar as Document No. 2428 on 22 nd September, 2010 executed by Vinni Kaur wife of Lavinder Jeet Singh and Lavinder Jeet Singh and Lavinder Jeet Singh in favour of Hamara Realty Private Limited.
		8/2/1	3	11	Hamara	Mutation No.	Sale Deed registered with
gull.	1 am an	9/1/1	2	2.5	Realty Private Limited	2834 entered in the Jamabandi (Record of Rights) on 13 th July, 2011.	the jurisdictional Sub- Registrar as Document No. 2428 on 22 nd September, 2010 executed by Vinni Kaur wife of Lavinder Jeet Singh and Lavinder Jeet Singh and of Gurbaksh Singh in favour of Hamara Realty Private Limited.
	RY	11/1/	#	15	Rose Realty	Mutation No.	Sale Deed registered with
(11)	AUTHORISELLERATORY	26/1	°		Private Limited	2616 entered in the Jamabandi (Record of Rights) on 3 rd October, 2010.	the jurisdictional Sub- Registrar as Document No. 2480 on 27 th September, 2010 executed by Gabdu, Dharmi sons of Mishri in favour of Rose Realty Private Limited.
	10	23		ENTRICO	Anantraj	Mutation No.	Sale Deed registered with the jurisdictional Sub-
,	16 IROSE REACT				EDISIGNATORY	AUTHORIS	MART PUT. LTD

No. 4	1	гед	Current	Relevant	Title Documents
4	Kanul	Marla	Land Owner	Mutation	The Documents
	3	0	Limited	the Jamabandi	Registrar as Document
7/1	0	15		(Record of	No. 2294 on 16 th
8/1	Ø	13		Rights) on 3 ^{et} October, 2010.	September, 2010 executed by Ramnath, Som Nath, Sukhraj sons of Ramjilal in favour of Anantraj Industries Limited.
7/2/2/	Ĩ	14	Glaze	Mutation No.	Sale Deed registered with the jurisdictional Sub-
			and the second sec	and the second s	Registrar as Document
1	3	1.5	Limited	(Record of	No. 3819 on 21 st
41	\subseteq	Haignato	24	2856 entered in the Jamabandi (Record of Rights) on 19 th August, 2011.	by Ram Kishan son of Bhikki, Vir Singh son of Bhikki in favour of Glaze Properties Private Limited; and Exchange Deed registered with the jurisdictional Sub-Registrar as Document No. 3270 on 9 th August, 2011 between Glaze Properties Private Limited and Ram Kishan son of Bhikki and Vir Singh son of Bhikki.
23	8	0	The	Mutation No.	Sale Deed registered with
25/2	0	9	following is	2631 entered in	the jurisdictional Sub-
1/1	101	8	the current owner of land comprised in Rectangle	the Jamabandi (Record of Rights) on 24 th October, 2010;	Registrar as Document No. 2492 on 28 th September, 2010 executed by Balraj son of Sukhbir,
15/2	2	19	No. 11 Killa		Devi Chand son of
16	8	0	No. 21 (8-0),	Mutation No.	Sukhbir, Rajender son of
25/1	3	11	Rectangle	2699 entered in FOR EXCELLENT IN	Sukhbir, Pehlad son of
	7/2/2/ 1 7/2/1/ 1 14/1/ 2/2 14/1/ 2/2 11/1 21 25/2 1/1 15/2	7/2/2/1 1 7/2/2/1/ 3 7/2/2/1/ 3 14/1/ 3 14/1/ 3 14/1/ 3 12/2 3 14/1/ 3 14/1/ 3 14/1/ 3 11/1 3 11/1 5 15/2 2	7/2/2/ 1 14 7/2/1/ 3 1.5 7/2/1/ 3 1.5 14/1/ 3 4.5 14/1/ 3 4.5 14/1/ 3 4.5 14/1/ 3 4.5 14/1/ 3 4.5 14/1/ 3 4.5 14/1/ 3 4.5 14/1/ 3 4.5 14/1/ 3 4.5 15/2 0 9 1/1 5 8 1/1 5 8 15/2 2 19	7/2/2/1/ 1 1 14 Glaze Properties 7/2/1/ 1 3 1.5 Private Limited 14/1/ 2/2 3 4.5 Private 11/1 5 8 Private 11/1 5 8 Private 15/2 2 19 No. 11	8/1 0 13 Glaze Properties Private Limited Mutation No. 7/2/2/ 1 1 14 Glaze Properties Private Limited Mutation No. 7/2/1/ 1 3 1.5 Froperties Private Limited Mutation No. 1 3 1.5 Mutation No. 2723 entered in the January, 2011; and 14/1/ 2/2 3 4.5 Mutation No. 2856 entered in the January, 2011; and 14/1/ 2/2 3 4.5 Mutation No. 2856 entered in the January, 2011; and 14/1/ 2/2 3 4.5 Mutation No. 2856 entered in the January, 2011; 11/1 5 8 0 The following is the current owner of Jand comprised in Rectangle Mutation No. 2631 entered in the Januabandi (Record 0f Rights) on 24 th October, 2010;

Rectangle Killa Area	Current	Relevant	Title Documents
No. No. Kanal Ma	la Land Owner	Mutation	
No. No. Kanal M	la Land Owner No. 12 Killa No. 25/2 (0- 9), Rectangle No. 15 Killa No. 1/1 (5-8), 9/1 (5-4), 11/1/1 (5-16), 12/1/2 (4-4) Hamara Realty Private Limited AND The following are the current owners of land comprised in Rectangle	Mutation the Jamabandi (Record of Rights) on 5 th January, 2011; Mutation No. 2786 entered in the Jamabandi (Record of Rights) on 23 rd March, 2011; Mutation No. 2787 entered in the Jamabandi (Record of Rights) on 23 rd March, 2011; Mutation No. 2800 entered in the Jamabandi (Record of Rights) on 19 th May, 2011; Mutation No. 2855 entered in the Jamabandi (Record of Rights) on 19 th May, 2011; Mutation No. 2855 entered in the Jamabandi (Record of Rights) on 19 th May, 2011;	South Properties Privat Limited; Sale Deed registered with the jurisdictional Sub Registrar as Documer No. 3801 on 20 December, 2010 execute Hukum Chand son of Data Ram, Baljit son of Hukum Singh, Jagpal so of Hukum Singh in favor of Glaze Propertie

	Killa	Áı	ea	Current	Relevant	Title Documents
Rectangle No.	No.	Kanal	Marla	Land Owner	Mutation	THE DOUBLE
Authoritada Signation				share) Glaze Properties Private Limited (953/2882 share) Four Constructio n Private Limited (318/2882 share)		Sale Deed registered with the jurisdictional Sub- Registrar as Document No. 378 on 26 th April. 2011 executed by Sunita wife of Basanta in favour of Alka Gupta wife of Ranjan Gupta; and Sale Deed registered with the jurisdictional Sub- Registrar as Documen No. 3083 on 4 th August 2011 executed by Turi Chand son of Chote in favour of Fou
REAKTORY	5	8	0	Hamara Realty	Mutation No. 2631 entered in	Limited. Sale Deed registered with the jurisdictional Sub
14	6/1	3	12	Private	the Jamabandi	Registrar as Documen
10 14	15/1	6	9	Limited	(Record of	No. 2492 on 28
AUTHURISED STGNATORY	10/2	r G			Rights) on 24 th October, 2010.	September, 2010 executed by Balraj son of Sukhbin Devi Chund son o Sukhbir, Rajender son o Sukhbir, Pehlad son o Sukhbir, Sukhbir son o Daulat Ram in favour o Hamara Realty Privat Limited.
22.22	11/2	5	11	Four	Mutation No.	Sale Deed registered wit
11 II	20	8	0	Constructio n Private Limited	2910 entered in the Jamabandi (Record of	1 St. 1 Sec. 2

Rectangle	Killa	A	ea	Current	Relevant	Title Documents
No.	No.	Kanal	Marla	Land Owner	Mutation	
					January, 2012.	by Tara Chand son of Chhote in favour of Four Construction Private Limited.
Autorophic Sector	8/2/2/ 1/1	1	7	Anant Raj Limited	Mutation No. 3314 entered in the Jamabandi (Record of Rights) on 18 th June, 2014.	Sale Deed registered with the jurisdictional Sub- Registrar as Documen No. 6075 on 4 th March 2014 executed by Ash Rani widow of Baru Ran in favour of Anant Ra Limited.
Aurihorkised alshartory	1/2	4	1 I I I I I I I I I I I I I I I I I I I	Hamara Realty Private Limited	Mutation No. 2623 entered in the Jamabandi (Record of Rights) on 3 rd December, 2010; and Mutation No. 2704 entered in the Jamabandi (Record of Rights) on 5 th Jamuary, 2011.	Sale Deed registered with the jurisdictional Sub Registrar as Documer No. 2376 on 20 September, 2010 execute by Amrit Pal Singh son of Sardar, Inderjeet Kat wife of Amrit Pal Sing in favour of Haman Realty Private Limited and
	12/2	_	10	Four Sta Realty Private	r Mutation No 3430 entered in the Jamaband	the jurisdictional Su

No. K 13/2/ 2	I	Marla 14	Land Owner Limited Four Star Realty Private Limited	Mutation (Record of Rights) on 12 th February, 2016. Mutation No. 3430 entered in the Jamabandi (Record of	No. 3146 dated 20 th January, 2016 executed by Shivraj Kumari wife of Krishan Kumar in favour of Four Star Realty Private Limited. Sale Deed registered with the jurisdictional Sub- Registrar as Document No. 3146 dated 20 th
13/2/	I	14	Four Star Realty Private	Rights) on 12 th February, 2016. Mutation No. 3430 entered in the Jamabandi	January, 2016 executed by Shivraj Kumari wife of Krishan Kumar in favour of Four Star Realty Private Limited. Sale Deed registered with the jurisdictional Sub Registrar as Documen
	I	14	Realty Private	3430 entered in the Jamabandi	the jurisdictional Sub Registrar as Documen
				Rights) on 12 th February, 2016	January, 2016 executed by Shivraj Kumari wife o Krishan Kumar in favou of Four Star Realty Private Limited.
11/11/ 1	5	16	Hamara Realty Private Limited	Jamabandi (Record of	No. 2492 on 28 September, 2010 execute
			Kanal	Maria	Acres
Total		1	220	16.5	47.478125
	in N N	FOR EXCEN		FOR SON	AUTHORISED SIGNATOR
	Tota Tota YPY)LT MATOR YP)TLT	Total	Total Total Total TOTAL FOR NORTH SC FOR EXCENT TOTAL FOR EXCENT TOTAL FOR EXCENT TOTAL	IL/I/I 5 16 IL/I/I 5 16 Total Kanal 379 Total Kanal 379 ILMITE SOR NORTH SC (Spece microleged) ILMITE SOR NORTH SC (Spece microleged) ILMITE FOR EXCELLENT IN FAMILY IN THORNS YPYT LTD FOR EXCELLENT IN FAMILY IN THORNS YPYT LTD For Glass Properties Protections	Realty 2631 has been entered in the Jamabandi (Record of Rights) on 24 th October; 11/1/1 5 16 Total Kanal Maria Total Kanal Maria Total Son NORTH SC (Space micrologically left blank) FOR FOLSE VPVT LTD FOR EXCELLENT IN Frage ST Statut Div FOR SON STRATORY FOR EXCELLENT IN Frage ST Statut Div VPT LTD For Glace Properties Protection of the statut Div

SCHEDULE-IX

LIST OF CP SERVICES

CP Services shall be laid upto each of the Subject Plots, as per applicable norms and shall include:

- electricity supply from DHBVN; (i)
- water supply domestic and flushing, (ii)
- sewerage network; (前)
- drainage / storm water network; (iv)
- WTP including tanks, pumps and other electromechanical equipments with 2 days (x)water storage;
- STP as per NBC population norms; (vi)
- Fire tanks, hydrants etc. complete; (vii)
- Sub-stations including transformers, LT panels, HT panels, feeder pillars, HT and LT (viii) cable networks etc. complete;
- Street lighting: (ix)
- Hume pipes and road crossings as required; (X)
- Irrigation water; (xi)
- Roads as per the layout plan. (XII)

[Space intentionally left blank] For Four Star Regard SAL LINKI FOR NORTH SOUTHING 510 HHA-COULY. AUTHORISED-8 ΰŔΫ FOR ROSE KENETY NAT LTD. FOR EXCELLENT RIFS AUTHORISED S/GNATORY TORY AUTHORNS STOR FOR HAMARA SPALTY PUT LTD TUTD REFOUR CONSTRUCTION P AUTHORISES STENATORY ATORY For Glaze Properties Private L AUTHORS intéo 1.10 FOR SUPPLICE UPT 52 Sud Signatory HALSO/UL CHATCPY Page 82 of 89

SCHEDULE-X

LIST OF APPROVALS

- Revised Layout plan for 110.0875 Acres (obtained).
- 2. Forest and Aravalli NOC for additional 11,44 Acres (obtained).
- Revised Zoning approval for the Subject Plots with basement + stilt + four floors basis population of 4 dwelling units per plot (obtained).
- Revised Service Plan Estimate for total lands i.e. 110.0875 Acres basis population of 18 persons per plot.
- 5. Application filing and Obtainment of part completion certificate of the said blocks.
- 6. Obtainment of Completion Certificate/Part Completion Certificate of Colony.

Revised Environment Impact Assessment Clearance approval for 110.0875 Acres.

8. Building plan approvals for the Subject Plots as per the plans provided by the Buyer.

Revised/amended CTE (Consent to Establish) for the total lands i.e. 110.0875 Acres.

- 10. Township level amended/revised RERA registration of total lands i.e. 110,0875 Acres.
- RERA registration for each block (A, D, G, H, G2). One block may have multiple RERA approvals if required. All approvals / sanctions required in respect of the same shall be obtained.
- All renewals of licenses as per Clause 10.7. All amendments in project approvals as required from time to time.

[Space intentionally left blank] PVT Lip For Four Star Iby Tity F FOR NORTH SOUTH はたえんとしたが AUTHORIE OXSIGNATORY 1 TD FOR EXCELLENT DEFRAMART PVT mo FOR ROSE RE 170 FOO SAMALINE (INC.) Rush AUTHORISED S AUTHORISED SPEATORY ALL THE SIGNATORY FOR HAMILE D LTY P For Glam Properties Private Lim AUTHOR ATORY 5 Signatory FOR SOVEREIUN BUILDWELL PVT. LTD RUCTION PVT LTD FOR FOUR CONS Page 83 0 89 SIGUATORY SIGNATORY

SCHEDULE XI

COMPUTATION OF EDC/IDC

	POCKET	SING	TXPE			p	escri	иоптон			PLOT NO.	NO. OF PLOTS	TOTAL AREA	TOTAL	EDC./ IDC Rate	EDC/ IDC cost
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FOR ROSE PEALTY PUT LTD

AUTHORISED SIGNATORY

AUTHORIS SUCNATORY

Autor Diese summering

For Glaze Property Private Junited

A Signatory

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AUTHORISED SIGNATORY

EDQ/ INC/ IDC TOTAL TOTAL PLOT NO: OF TOC. DESCRIPTION **AREA E**ÖST AREA FLOT POCKET 5.NO. TAPE NO. flate 0,72.7 12 5000.0 2152802-00 4/(0:58 .160 72 ± 350 33.00 0 Х 37 37 A. 112053 9300.0 29.8 \$652667.00 2 935.9 468.45 X 31 23 Ð 35 24 該 2 30 34.87 5000.0 10111931-1 1724.40 2067.3% 4 131,2008 58-5 1375 х 33.318 0 4 30 λ 10 뉟 a Sidn hay 74 TOTAL PLOTS IN POEKET A 152603252. 2551R.6 30520.2 5180 TOTAL AREA IN POCKET-A 001 \$85 \$000.0 1705984 20 340.80 4 104.95 284.5472 T. × 16.13 17 10.88 5 τ Z.3.4 10374257.0 5000.0 Far Polic Star 568 6 1734.81 2074;85 26.15 285,137+ 0 4 8 11/05 2 Ð 7 5000.0 支空器 7225831.76 1208:34 1445 33 U. A02,780F 32,43 0 13 Ð 12.42 ж 10 357.8143 x 31.33 11.74 0-LINGO 5000.0 2225758.39 372-20 645.15 11 10 Ø. 4.39 31.33 Ð 0.28 х n 1 177 372.70 TOTAL 12,12 D BIONNTORY 5000.0 FOR SOVEREKSH SULLINVELL PVT. LTD 1357.54 789687.12 1115.40 68 Ł 378.4664 × 31/33 10 12.08 à 와 14 34 TOTAL PLOTS IN POCKET-D 28319570.3 5663.91 4735 71 TOTAL AREA IN POCKET-D 15 4 4 1.2.3, £.5.6. 7.3.4 38943075. 5000.0 10,12 1788.52 26 6553 22 0 71.78 250.47 -0 115 × H 174,1 t, 4,15,1 5,20 V90 100 30 Sevil. STGNAT 172,015 11.5 х 15,01 50000 14 7847 4.22 1412388.09 6.77. х 1 t 336 29 283.48 э, 111 1/2 0 н ARGENTIORY **FIBED** 49.2856 ß 6.77 X 7.28 POCIET-H 236.2 TOTAL FOR FOUR CONSTRUCTION PYT 19,35, 3000.0 12 12 1484.05 7420233.37 1240.84 32. 177.1631 17.41 0 30,17 :X P н 34.35 \$ 35 SAFTALILEVED 27.22 NOHTDA 39,00. 13936657.9 300000 2330.54 2787.33 41,42 5 201-3181 0 25:31 Q. 11.前 × H 5 438 44 103 200.9738 25.28 11.51 × 5000.0 1740795.64 348.14 201109 1 0.115 #5 0 х 0.02 T 1151 ł ъ 18 1/1 291 TOTAL Page SEGREXCELLENT INFRAMART PVT. LTD 如16月1日前1 ER HAMARA P AL6 21 1hrs AUTHORISED SIGNATORY For Glaze Properties Private Lingled C SHOULATORY 13300TV AUTHORISE VT LTD FOR NORTH SHI FALTYP FORROSE ES-PVT LTD **FIR** m of Signatory ALTHOUSE SUATORY

DEMARCATION & FAR STATEMENT FOR B.E. PLOTS IN PLOTTED COLONY MEASURING \$10,70575 ACRES IN KADARPUIL, GURGAON-AS PER APPROVED LAYOUT

THURS PAR IN DEMARCATION & FAR STATEMENT FOR B.E. PLOTS IN PLOTTED COLONY MEASURING 120.23575 ACRES IN KADARPUR, GURGACH-AS PER APPROPED LAYOUT EDC/ EDC/ IDC NO: OF TOTAL TOTAL 8101 IDC. DESCRIPTION TYPE S.NO. PLOTS AREA coat PODET AREA NO. Hote 67 TOTAL PLOTS IN POCKET-H 63453060.6 12690.4 10610.8 TOTAL AREA IN POCKET-H 06 30 22 1,2.3 458 7,8,9, 21 10,11 12:12 -30 44266950.0 9402.50 8853.19 5000303 14,15, 28 258.4 11.25 ж 23.50 -12-G 10 2 16,17, 0 0 19,70. 0-10000 21,22 23,25, 38,27. 28,25 30 549.771 5000.0 18.8 2748856.50 2 455.675 20.43 225.8 22.25 х 0 ż ġ а 24 201 35 TOTAL PLOTS IN POCKET & 7862.17 47015806 6 9403.35 TIDTAL AREA IN POCKET-G 00 5 Ξī. 5000.0 4,5 9145429-28 1 152034 1829.00 SIGNATOR! ï 15.09 305.9 11.92 п 2 6 FOR SOVEREIGN BUILDWELL PV 900077 126130968 6 a 311.76 572.26 311,7558 Ē. 32/19 ж 25.68 10 ž 280.385 11.1 ж 25.26 8000.0 \$38,00 1589983-88 7 282.61 2.22 1 3 22.20 Ċ 64 ũ, 10 ă 33 1/2 282.505 TUTAL 275,946 111 24.85 20 5000.0 197 50 1662437.68 8 2 278.17 3,22 11.10 ij, ţ 0.4 X 0 £ 4 1/2 278,185 TOTAL 171.50E 11.5 × 24.45 5000.0 1536881.45 377.38 9 н. 273:73 3.22 11.12 3 0.4 x Ŕ. đ £ з POCKET-G2 1/2 D STGNATDRY WILLIN. TOTAL 273.7 AUTHORIDED STOWNTORY FOR FOUR CONSTRUCTION PNY LTD 269.375 24.25 11.1 × 5000.0 1613151.35 26917E 333.68 0 48975 10 1 5.55 х Ġ ł 0.21 ŧł. 1/2 15705 269.8 TOTAL 11.12 11257685.5 \$000.0 124,3 775 51 7 1484.23 269.175 11:1 * 24:25 Ô. 0 ¢ 1,15,1 6.17 SALTH DEPENDED 5000.0 1683257.14 120.65 358.10 18 1 24.11 268.3 χ 10 11.12 p 8 19,71 5000.0 9602241-48 1920.AS 22,23 ŝ 1605.73 257.6 25.11 Q 11.3 х Œ 9 24,25 20,27 5000.0 0741132.56 1848:23 28,20 ĕ 1628.95 272.5 11.96 X 22.75 ΰ E Œ 10 30,31 LTY FURNER OF GOR EXCELLENT INFR SART PVT. LTD EXIR HAMMEN NTRAILMITE 120 60 m AGTINC THREE SIGN / THY AUTHORISED SIGNATORY FOR NORFIL -For Glaza Properties Private Lin FIR ROSE R lied EALTY PL 、白

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POCKET	5.80.	TYPE	DESCRIPTION	PLOT NO.	NO. OF	TOTAL AREA	TOTAL	EDC/ IDC Sate	EDC/ IDC cost
C NORTH I			TOTAL PLOTS AND AREA IN POCKET-52	1.201	aŭ.	8331.85	9964.30	-76410	49824485. 3

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS SALE DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SELLER TILTO FOR HAMARA S OR ROSE DEALTY BUT LTD FOUNDARY RALLIMITE AUTHORISED STR NATORY AUTH Rose Realty Private Emilion / Hamara Private Realty AnanFRaj Limited through 115 Limited through. through its authorized its authorized representative; authorized representative: Mr. representative; Mr. Anjani Mr. Amit Sarin Anjeni Kumar Prashar Kumar Prishar Rit Glama Preperus FOR NORTH SOUTH L: WT 180 FOR EXCELLEN mtéd SIGNATORY Properties Private fed Signatory AUT Excellent Inframart Private Glaze Properties North-South through its: its Limited through: Private Limited through its Limited authorized representative; Mr. authorized representative; Mr. authorized representative; Mr. Anjani Kumur Prashar wait pur Anjani Kumar Prashar Aniani Kumar Prasing PVT LTP FOR SOVEREIG FOR FOUR CONSTRUCTION SIGNATO THATORY Four Construction Private Sovereign Buildwell Private Mr. Aman Sector authorised representative of 抢 through its Limited Limited through . authorized representative; Mr. authorized representative; Mr. Mrs. Alka Gupta . wife of Ranjan Gupta. Anil Maini Anjani Kumm-Prashar FOR SWITH DRYE For Four Star Rocky Pyt-1 Reality Private Sartaj Developers & SIGNATORY Stark Four Promoters Private Limited its. through Limited through its authorized authorised representative; Mr. representative; Mr. Anjani Aniani Kumar Prashar Kumur Prashar Page 88 of 89

For AVARNA PROJECTS LLE Authorised Sign

BUYER

AVARNA PROJECTS LLP through its authorized representative; Mr. K.T Jithendran and Mr. Manoj Fitkariwala and Mr. Aman Sarin

Witnesses:

1.

2.

Parveen Kumar Angrish Advocate

M.A.L.L.B. HONS. Distt. Courts, Gurgaon

Sto Kailath Prasad . PLO+ NO 55 4 2nd Floor Sector-5 Vaishali GAssiabad U.P. PAN AFMPG 7701D. ADHAR 6239 6163 1317

Pankaj Kumas Gupte

Page 89 of 89

E-CHALLAN Dithoidata-Copy	Government of Haryana
DC Code: 936* E+C(ALCHA Government of Haryana Valui Upto: 14-10-2019 (Cash) 05-10-2019 (Chq./DB)	Valid Up/6: 14-10-2015 (Cash) 08-10-2019 (Chq./DD)
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* Note :->Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challen at Verify Challen' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.