

Sale of Immoveable Properties



Indian-Non Judicial Stamp  
Haryana Government



Date: 11/10/2019

Certificate No. GOK2019J2627

GRN No. 58453622



Stamp Duty Paid: ₹ 170040000

Penalty: ₹ 0

BLZMCDM

Seller / First Party Detail

Name: Anant Raj Limited

H.No/Floor: Cp1

Sector/Ward: 8

LandMark: Int manesar

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone: 000

Others: Etc



Buyer / Second Party Detail

Name: Avarna Projects Lip

H.No/Floor: H55

Sector/Ward: Cp

LandMark: Connaught circus

City/Village: New delhi

District: Delhi

State: Delhi

Phone: 000

Purpose: Sale Deed

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

This stamp paper forms an integral part of the Sale Deed dated 14<sup>th</sup> October 2019 executed by Anant Raj Limited, Rose Realty Private Limited, Hamara Realty Private Limited, North South Properties Private Limited, Excellent Inframart Private Limited, Glaze Properties Private Limited, Four Constructions Private Limited, Sovereign Buildwell Private Limited, Sartaj Developers & Promoters Private Limited, Four Star Realty Private Limited and Alka Gupta in favour of Avarna Projects LLP.

FOR ANANT RAJ LIMITED

AUTHORISED SIGNATORY

FOR NORTH SOUTH PROPERTIES PVT LTD

AUTHORISED SIGNATORY

FOR EXCELLENT INFRAMART PVT LTD

AUTHORISED SIGNATORY

FOR HAMARA REALTY PVT LTD

AUTHORISED SIGNATORY

FOR SOVEREIGN BUILDWELL PVT LTD

AUTHORISED SIGNATORY

FOR FOUR STAR REALTY PVT LTD

AUTHORISED SIGNATORY

FOR ROSE REALTY PVT LTD

AUTHORISED SIGNATORY

FOR SARTAJ DEVELOPERS & PROMOTERS PVT LTD

FOR FOUR CONSTRUCTION PVT LTD

AUTHORISED SIGNATORY

FOR SARTAJ DEVELOPERS & PROMOTERS PVT LTD  
AUTHORISED SIGNATORY



## SALE DEED

<b>Type of Deed</b>	:	Sale Deed
<b>Plot Nos.</b>	:	Plots bearing nos. 1, 2, 2a, 3, 4 & 5, 6, 7, 6a, 6b, 6c, 7a, 7b & 7c, 8, 8a, 9a, 9b & 10, 11, 12, 14 & 15, 16, 17, 19, 20 & 20a, 18, 18a, 20b, 24a, 24b & 24c, 25, 25a, 26 & 26a, 34, 36, 38, 39, 40, 41, 42, 42a, 42b, 45, 46, 47, 48, 49 & 50, 54, 60, 61, 62 & 63, 64, 67, 68b, 68a, 68, 69, 72, 73, 74, 77, 79 & 80, 84, 87, 88 & 89 in Pocket A, Plots bearing nos. 1, 2, 3, 4, 5, 6 & 7, 8, 9 & 10, 11, 12, 12a & 14 in Pocket D, Plots bearing nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 12a, 14, 15, 16, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 11, 19, 31, 32, 33, 34, 35 & 36, 37, 38, 39, 40, 41, 42, 43 & 44, 45 in Pocket H, Plots bearing nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12a, 14, 15, 16, 17, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30, 18 & 24 in Pocket G, Plots bearing nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12a, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 in Pocket G2.
<b>Society</b>	:	Anant Raj Estate
<b>Sector</b>	:	Sector 63A, Gurugram
<b>Type of Property</b>	:	Residential Plots in Plotted Colony
<b>Area</b>	:	68243 Sq. Yards
<b>Transaction Value</b>	:	Rs. 3,40,07,70,480/-
<b>Stamp duty</b>	:	Rs. 17,00,40,000/-
<b>Registration Charges</b>	:	Rs. 50,005/-
<b>GRN No.</b>	:	0058456502
<b>Stamp Certificate No. &amp; Date</b>	:	G0K2019J2627/11-10-2019
<b>GRN No.</b>	:	58453622
<b>Stamp Certificate Issued By</b>	:	Indian - Non Judicial Stamp Haryana Govt.
<b>Commercial or residential</b>	:	Residential
<b>Execution Date</b>	:	14 <sup>th</sup> October, 2019

This Sale Deed ("Sale Deed") is made and executed at Gurugram, on this 14<sup>th</sup> 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, Gurugram, Haryana, (CIN: 145400HR1985PLC021622 and PAN No. AABCA3972B), acting through its

For ANANT RAJ LIMITED

FOR ROSE REALTY PVT LTD

FOR HAMARU REALTY PVT LTD

Authorised Signatory

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

FOR NORTH SOUTH PROPERTIES PVT. LTD

FOR EXCELLENT INFRA MART PVT. LTD

For Glaze Properties Private Limited

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

Authorised Signatory

FOR FOUR CONSTRUCTION PVT LTD

FOR SOVEREIGN BUILDWELL PVT. LTD

For Four Star Realty Pvt. Ltd.

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

Authorised Signatory



Reg. No.

Reg. Year

Book No.

11491

2019-2020

1



विक्रेता



प्रेता



गवाह

*[Handwritten signatures of the vendors and witnesses]*

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Amit Sarin OTHER Anant Raj Ltd, thru Anjani Kumar Prashar OTHER Rose Realty Pvt. Ltd, thru OTHER Hamara Realty Pvt. Ltd, thru OTHER North South Properties Pvt. Ltd, thru OTHER Excellent Inframart Pvt. Ltd, thru OTHER Glaze Properties Pvt. Ltd, thru COURT GUARDIAN Four Construction Pvt. Ltd, thru Anil Maini OTHER Sovereign Buildwell Pvt. Ltd, thru OTHER Sartaj Developers and Promoters Pvt. Ltd, thru OTHER FourStar Realty Pvt. Ltd, thru Aman Sarin SPA Atika Gupta

प्रेता :- thru Thru-Aman Sarin OTHER thru Thru-Manoj Fikarwal OTHER thru Thru-Karat Thazhathetil Jithendran OTHER Avarna Projects LLP

गवाह 1 :- Parveen Kumar

गवाह 2 :- Pankaj Kumar Gupta

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11491 आज दिनांक 14-10-2019 को बही नं 1 जिल्द नं 51 के पृष्ठ नं 86.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1416 के पृष्ठ संख्या 17 से 20 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 14-10-2019

उप/संयुक्त पंजीयन अधिकारी (दिल्लीरावाद)

authorized representative; Mr. Amit Sarin (Aadhar No. 588754203432), duly authorized *vide* a board resolution dated 28<sup>th</sup> 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 (Aadhar No. 570335257399), duly authorized *vide* a board resolution dated 7<sup>th</sup> 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 (Aadhar No. 570335257399), duly authorized *vide* a board resolution dated 7<sup>th</sup> 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 7<sup>th</sup> 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. Anjani Kumar Prashar (Aadhar No. 570335257399), duly authorized *vide* a board resolution dated 7<sup>th</sup> October 2019 (hereinafter referred to as "Owner-5", which expression shall unless it be repugnant to the

FOR ANANT RAJ LIMITED  
AUTHORIZED SIGNATORY

FOR ROSE REALTY PVT LTD  
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FOR HAMARA REALTY PVT LTD  
AUTHORIZED SIGNATORY

FOR NORTH SOUTH PROPERTIES PVT LTD  
AUTHORIZED SIGNATORY

FOR EXCELLENT INFRAMART PVT LTD  
AUTHORIZED SIGNATORY

FOR FOUR CONSTRUCTION PVT LTD  
AUTHORIZED SIGNATORY

FOR SOVEREIGN BUILDWELL PVT LTD  
AUTHORIZED SIGNATORY

FOR FOUR STATE REALTY PVT LTD  
AUTHORIZED SIGNATORY

Page 1 of 89

FOR SAKHI CONSTRUCTION PRIVATE LTD  
AUTHORIZED SIGNATORY



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 H-65, Connaught Circus, New Delhi-110001 (CIN: U45200DL2007PTC161190 and PAN No. AACCG8937B, acting through its authorized representative; Mr. Anjani Kumar Prashar (Aadhar No. 570335257399), duly authorized *vide* a board resolution dated 7<sup>th</sup> 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 7<sup>th</sup> 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, Connaught Circus, New Delhi-110001 (CIN: U45400DL2007PTC162514 and PAN No. AAKCS9112J), acting through its authorized representative; Mr. Anil Maini (Aadhar No. 251247479902), duly authorized *vide* a board resolution dated 7<sup>th</sup> 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 7<sup>th</sup> 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);

FOR ANANT RAJ LIMITED

FOR ROSE REALTY PVT LTD

FOR HAMARA REALTY PVT LTD

AUTHORISED SIGNATORY

AUTH. SIGNATORY

FOR NORTH SOUTH PROPERTIES PVT. LTD

FOR EXCELLENT INFAMART PVT LTD

For Glaze Properties Private Limited

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

Authorized Signatory

FOR FOUR CONSTRUCTION PVT. LTD.

FOR SOVEREIGN BUILDWELL PVT. LTD

For Four Star Realty Pvt. Ltd.

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

Authorized Signatory

AND

**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 vide a board resolution dated 7<sup>th</sup> 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 Kailash Part - II, New Delhi - 110049 as her authorized representative, duly authorized vide Special Power of Attorney dated 19<sup>th</sup> October 2011 (hereinafter referred to as "Owner-11", which expression shall unless it be repugnant to the context or meaning thereof be 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: 9<sup>th</sup> 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-1", "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:**

FOR ANANT RAJ LIMITED

Authorized Signatory

FOR ROSE REALTY PVT. LTD.

AUTHORISED SIGNATORY

FOR HAMARA REALTY PVT. LTD.

AUTHORISED SIGNATORY

FOR NORTH SOUTHERN PROPERTIES PVT. LTD.

AUTHORISED SIGNATORY

FOR EXCELLENT INFAMART PVT. LTD.

AUTHORISED SIGNATORY

FOR GLAZE PROPERTIES PRIVATE LIMITED

Authorized Signatory

FOR FOUR CONSTRUCTION PVT. LTD.

AUTHORISED SIGNATORY

FOR SOVEREIGN BUILDERS PVT. LTD.

AUTHORISED SIGNATORY

For Four Star Realty Pvt. Ltd.

Authorized Signatory

FOR SOUTHERN PROPERTIES PVT. LTD.

AUTHORISED 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), Kadarapur (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 Encumbrance (defined hereinafter), with absolute and unhindered possessory rights and entitlements. 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 28<sup>th</sup> December, 2011 ("**License-I**"), in respect of lands measuring 802 Kanal 02 Marla i.e. 100.262 acres out of the Total Lands. The said License-I was renewed up-to 27<sup>th</sup> December 2019 by and under a renewal letter permission dated 12<sup>th</sup> June 2019 bearing no. 13942 issued by DGTCP;
- (b) License bearing no. 71 of 2014 dated 31<sup>st</sup> July, 2014 ("**License-II**"), 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 28<sup>th</sup> July, 2024 by and under a memo dated 4<sup>th</sup> October, 2019 bearing no. LC-2543-P-JE (VA-2019)/24896 issued by DGTCP;

FOR ANANT RAJ LIMITED

Authorised Signatory

FOR ROSE REALTY PVT LTD

AUTHORISED SIGNATORY

FOR HAMARA REALTY PVT LTD

AUTHORISED SIGNATORY

FOR NORTH SOUTH PROPERTIES PVT. LTD

AUTHORISED SIGNATORY

FOR EXCELLENT PROPERTY PVT LTD

FOR GLAZE PROPERTIES PRIVATE LIMITED

Authorised Signatory

FOR GLAZE PROPERTIES PRIVATE LIMITED

Authorised Signatory

FOR FOUR CONSTRUCTION PVT LTD

AUTHORISED SIGNATORY

FOR SOVEREIGN BUILDWELL PVT LTD

AUTHORISED SIGNATORY

FOR POKIT SUE REALTY PVT. LTD.

Authorised Signatory



(c) License bearing no. 104 of 2019 dated 7<sup>th</sup> 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 6<sup>th</sup> 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 4<sup>th</sup> October, 2019 and 7<sup>th</sup> September, 2019, respectively. The approved Zoning Plan is attached as **Schedule-IV** hereto.

**AND WHEREAS** the Sellers 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 28<sup>th</sup> 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 28<sup>th</sup> June, 2019 relating to the Subject Plots, pursuant to which Sellers have offered to sell and convey the Subject Plots free from any Encumbrances, 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 Marla ("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:

AMARAJ LIMITED  
FOR ROSE REALTY PVT LTD  
FOR HAMARA REALTY PVT LTD  
FOR NORTH SOUTH PROPERTIES PVT LTD  
FOR EXCELLENT INFRAMART PVT LTD  
For Glaze Properties Private Limited  
FOR FOUR CONSTRUCTION PVT LTD  
FOR FOUR STAR REALTY PVT LTD  
Page 6 of 89  
FOR FOUR STAR REALTY PVT LTD

- (a) **"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) **"Buyer'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 stilt 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 decree 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 by 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;

FOR HANRAJ LIMITED

AUTHORISED SIGNATORY

FOR ROSE REALTY PVT. LTD

AUTHORISED SIGNATORY

FOR HAMARA REALTY PVT. LTD

AUTHORISED SIGNATORY

FOR NORTH EQUITY PROPERTIES PVT. LTD

AUTHORISED SIGNATORY

FOR EXCELLENT INFRASTRUCTURE PVT. LTD

AUTHORISED SIGNATORY

For Glaze Properties Private Limited

AUTHORISED SIGNATORY

FOR TILAK CONSTRUCTION PVT. LTD

AUTHORISED SIGNATORY

FOR SOVEREIGN BUILDERS PVT. LTD

AUTHORISED SIGNATORY

For Four Star Realty Pvt. Ltd.

AUTHORISED SIGNATORY



- (g) "Said Block-Lands" shall mean the lands comprising the Said Blocks and aggregating to 47.54 Acres i.e. 380 Kanal 6.5 Marla, in accordance with the Zoning Plan which is Schedule-IV herein;
- (h) "Subject Plots" shall mean the 191 (One Hundred and Ninety-One) plots in the Said Blocks of the project on the Total Lands 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-I	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-I	Recital E(a)
License-II	Recital E(b)
License-III	Recital E(c)
Other Documents	Clause 11.1(a)
Other Owners	Recital A
Total Consideration	Clause 4.2
Total Lands	Recital A

*[Signature]*  
AUTHORISED SIGNATORY

FOR SIGHT ONLY

FOR AMUNTI RAJ LIMITED

*[Signature]*  
AUTHORISED SIGNATORY

FOR ROSE REALTY PVT LTD

*[Signature]*  
AUTHORISED SIGNATORY

FOR HANDEL REALTY PVT LTD

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FOR NORTH SOUTH PROPERTIES PVT LTD

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FOR EXCELLENT RAMART PVT LTD

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FOR STAR PROPERTIES PVT LTD

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FOR FOUR CONSTRUCTION PVT LTD

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FOR SOVEREIGN BUILDWELL PVT LTD

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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, modification, 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 Clause or Schedule or Annexure is to such Clause 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 merely 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;
- (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;
- (i) 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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- (j) "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 ejusdem 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, easements, 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 FSI").

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For Glaze Properties Private Limited  
Authorized Signatory

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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-Eight Thousand Nine Hundred and Twenty Seven Only) ("Additional Consideration-I") 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 manner that the total FSI sanctioned on Subject Plots in Block G-2 and A contains a minimum of 153714 square feet of aggregate FSI over and above Additional FSI 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 Consideration-II") 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 under:

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FOR FOUR CONSTRUCTION PVT LTD  
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FOR FOUR STAR REALTY PVT LTD  
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S. No	Milestone	Payment out of Base Consideration	Payment out of Additional Consideration
I.	Amounts paid simultaneously with the execution of the Agreement to Sell.	<p>An amount equivalent to 35,60,00,000/- (Rupees Thirty Five Crore Sixty Lakh Only) has been paid by the Buyer to ARL in the following manner;</p> <p>(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 28<sup>th</sup> June, 2019 drawn on HDFC Bank, simultaneously with the execution of the Agreement to Sell stated above;</p> <p>(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 have been extended as a loan by ARL to the Buyer in accordance with Clause 6 herein below;</p> <p>(c) An amount of Rs.</p>	Nil

  
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FOR EXCELLENT VIKRAMART PVT. LTD.

For Glaze Properties Private Limited

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FOR FOUR CONSTRUCTION PVT. LTD.

FOR SOVEREIGN BUILDERS PVT. LTD.

For Four Star Realty Pvt. Ltd.

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S. No	Milestone	Payment out of Base Consideration	Payment out of Additional Consideration
		40,000/- (Rupees Forty Thousand Only) has been paid by way of cheque bearing no. <u>000003</u> dated - <u>14-10-2015</u> drawn on <u>HDFC Bank</u> ;  (d) An amount of Rs. 35,60,000/- (Rupees 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 authorities.	
2.	Amounts paid by Buyer to ARL Simultaneously with execution and registration of this Sale Deed.	An amount equivalent to Rs. 122,22,93,413 /- (Rupees 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>000004</u> dated - <u>14-10-2015</u> drawn on <u>HDFC Bank</u> ;

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FOR EXCELLENT INFRAMART PVT. LTD

For Glaze Properties Private Limited

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S. No	Milestone	Payment out of Base Consideration	Payment out of Additional Consideration
		way of cheque bearing NO. 000004 dated 10-10-2015 drawn on HDFC Bank.	simultaneously with the execution and registration of this Sale Deed;
		(b) An amount of Rs. 61,11,46,707/- (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 in accordance with Clause 6 herein below;	(b) An amount of Rs. 17,85,85,109/- (Rupees 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;
		(c) An amount of Rs. 1,22,22,934/- (Rupees One Crore Twenty Two Lakh Twenty Two Thousand Nine Hundred and Thirty Four Only) has been deducted as tax deduction at source, which shall be deposited by the Buyer with the income tax authorities;	(c) An amount of Rs. 35,71,702/- (Rupees Thirty Five Lakh Seventy One Thousand Seven Hundred and Two Only) has been deducted as tax deduction at source, which shall be deposited by the Buyer with the income tax authorities;
			ARL admits and 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

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For Ganga Properties Private Limited

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FOR SOVEREIGN BUILDWELL PVT. LTD

For Four Star Realty Pvt. Ltd.

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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 Block D, H & part of Block G (as per Buyer's requirement) with Additional FSI.	Nil	<p>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;</p> <p>(a) An amount of Rs. 5,28,21,663/- (Rupees Five Crore Twenty Eight Lakh Twenty One Thousand Six Hundred and Sixty Three Only) shall be paid by way of cheque / Demand Draft/RTGS;</p> <p>(b) An amount of Rs. 5,38,99,655/- (Rupees Five Crore Thirty Eight Lakh Ninety Nine Thousand Six Hundred Fifty Five Only) shall be deemed to have been.</p>

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S. No	Milestone	Payment out of Base Consideration	Payment out of Additional Consideration
			<p>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;</p> <p>(c) An amount of Rs. 10,77,993/- (Rupees 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;</p>
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.	<p>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:</p> <p>(a) An amount of Rs. 15,46,72,754/- (Rupees Fifteen Crore</p>	<p>An amount of Rs. 22,03,37,573/- (Rupees Twenty Two Crore Three Lakh Thirty Seven Thousand Five Hundred and Seventy Three Only) out of the Additional Consideration shall be paid by the Buyer to ARL in the following manner:</p> <p>(a) An amount of Rs. 10,79,65,411/- (Rupees Ten Crore Seventy Nine Lakh Sixty Five</p>

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S. No	Milestone	Payment out of Base Consideration	Payment out of Additional Consideration
		Forty Six Lakh Seventy Two Thousand Seven Hundred and Fifty Four Only) shall be paid by way of Cheque/ Demand Draft/RTGS;	Thousand Four Hundred and Eleven Only) shall be paid by way of Cheque / Demand Draft/RTGS bearing no.
		(b) An amount of Rs. 15,78,29,341/- (Rupees Fifteen Crore Seventy Eight Lakh Twenty Nine Thousand Three Hundred and Forty One Only ) shall be 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 in accordance with Clause 6 above, simultaneously with the payment of amounts under Pt. 4 (a) above;	(b) An amount of Rs. 11,01,68,786/- (Rupees Eleven Crore One Lakh Sixty Eight Thousand Seven Hundred and Eighty Six 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. 31,56,588 /- (Rupees Thirty One Lakh Fifty Six Thousand Five Hundred and Eighty Eight Only) shall be deducted as tax deduction at source, which shall be	(c) An amount of Rs. 22,03,376/- (Rupees Twenty Two Lakh Three Thousand Three Hundred and Seventy Six 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;

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S. No	Milestone	Payment out of Base Consideration	Payment out of Additional Consideration
		deposited by the Buyer with the income tax authorities.	
5.	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.	<p>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:</p> <p>(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 way of Cheque / Demand Draft/RTGS;</p> <p>(b) An amount of Rs. 10,52,19,561/- (Rupees Ten Crore Fifty Two Lakh Nineteen Thousand Five Hundred and Sixty One Only) shall be deemed to have been paid to ARL by the Buyer, and further deemed to have been extended by ARL as a</p>	<p>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:</p> <p>(a) An amount of Rs. 7,19,76,940/- (Rupees Seven Crore Nineteen Lakh Seventy Six Thousand Nine Hundred and Forty Only) shall be paid by way of Cheque / Demand Draft/RTGS;</p> <p>(b) An amount of Rs. 7,34,45,857/- (Rupees Seven Crore Thirty Four Lakh Forty Five 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 (ii) above, and further deemed to have been extended as a loan by ARL to the Buyer in</p>

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FOR SOVEREIGN BUILDWELL PVT LTD

FOR FOUR STAR REALTY PVT. LTD.

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S. No	Milestone	Payment out of Base Consideration	Payment out of Additional Consideration
		loan to the Buyer in accordance with Clause 6 above, simultaneously with the payment of amounts under pt. 5 (a) above;	accordance with Clause 6 herein below;  (c) An amount of Rs. 14,68,918/- (Rupees Fourteen Lakh Sixty Eight Thousand Nine Hundred and Eighteen Only) shall be deducted as tax deduction at source, simultaneously with payment of the amount under pt. 5 (i) above, which shall be deposited by the Buyer with the income tax authorities.
6.	To be paid by Buyer to ARL within 15 (fifteen) working days from the expiry of 1 (one) year from the execution of this Sale Deed.	Nil	An amount of Rs. 26,90,00,345/- (Rupees Twenty Six Crore Ninety Lakh Three Hundred and Forty Five Only) shall be paid out of the Additional Consideration in the following manner;  (a) An amount of Rs. 13,18,10,168/- (Rupees Thirteen Crore Eighteen Lakh Ten Thousand One Hundred and Sixty Eight Only) shall be paid by the Buyer;  (b) An amount of Rs.

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S. No	Milestone	Payment out of Base Consideration	Payment out of Additional Consideration
			<p>Five Hundred and Seventy Seven Only) shall be paid by way of Cheque / Demand Draft/RTGS.</p> <p>(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;</p> <p>(c) An amount of Rs. 3,45,522/- (Rupees Three Lakh Forty Five Thousand Five Hundred 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.</p>
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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For Glass Properties Private Limited

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S. No	Milestone	Payment out of Base Consideration	Payment out of Additional Consideration
	days from sanction of the building plan for Block-A.		<p>Twenty Seven Thousand Nine Hundred and Twelve Only) shall be paid in the following manner;</p> <p>(a) An amount of Rs. 7,87,07,677/- (Rupees Seven Crore Eighty Seven Lakh Seven Thousand Six Hundred and Seventy Seven Only) shall be paid by way of Cheque / Demand Draft/RTGS.</p> <p>(b) An amount of Rs. 8,03,13,956/- (Rupees Eight Crore Three Lakh Thirteen Thousand Nine Hundred and Fifty Six 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;</p> <p>(c) An amount of Rs. 16,06,279/- (Rupees Sixteen Lakh Six Thousand Two Hundred and Seventy Nine Only) shall be deducted as tax deduction at source,</p>

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FOR NORTH SOUTHERN ESTATES PVT. LTD.

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- (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 procure (complete in all respects and to the complete satisfaction of the Buyer) all stated in pt. (a) below on or before 30<sup>th</sup> November, 2019, all stated in pt. (b) below on or before 5<sup>th</sup> December, 2019 and all stated in pt. (c) & (d) below, on or before 30<sup>th</sup> 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 revised 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 completion of each of the Conditions Subsequent-I and Conditions Subsequent-II.

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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).

- 8.4 It is clarified that the Buyer shall provide to ARL the building plan drawings along with all 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 Subsequent-I 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 already 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:

- (a) For Block D & H & Part G out of the Said Blocks as per the timelines stated in Clauses 8.1 & 8.2:

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- (b) For all other Blocks out of the Said Blocks, within 60 (Sixty) days of the Buyer calling 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.

- 9.3 **CP-Services and Part Completion Certificate** - The Parties herein agree and understand that 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 launch 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 ARL 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.
- 9.4 **Water supply** - The Sellers shall ensure that water supply from Haryana Urban Development 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 earlier.
- 9.5 **Development by Buyer on Said Block-Lands** - The Sellers shall ensure that the Blocks D, H 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 30 (thirty) days prior to the launch of the Project on each of Block-G2 and Block-A, respectively.
- 9.6 Some of the obligations and undertakings of the Sellers as stated above are to be completed by the Sellers pursuant to the execution and registration of the Sale Deeds and some even after

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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 smooth operation and functioning of the common areas and facilities.

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10.5 **Maintenance of Common Areas and Services** – Within 15 (fifteen) days from the execution of 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.

10.6 The buyers / allottees of units in the Buyer's Project, shall have access to all common areas and facilities in the entire project on the Total Lands.

10.7 The Sellers agree and undertake that any and all costs and obligations that may arise related to the validity 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 be 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.

10.8 ARL has made EDC/IDC payments as per stipulated schedule and it is agreed between the Parties 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;

- (a) The EDC/IDC Reimbursement Amount shall be proportionately allocated to each of the 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;
- (c) Every part of the Floor Reimbursement Amount collected from collection made towards each of the units / floors in the manner stated above, shall be paid to ARL, on a quarterly basis;

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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 raise 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 entire delay period.

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- 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 / 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 buyer / 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 / customers of the Subject Plot / unit constructed thereon. The Buyer and the 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

11.1 Each of the Parties hereby represents, warrants and undertakes to the other Party that:

- (a) 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 hereunder or pursuant hereto (the "Other Documents"),
- (b) 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 notice or lapse of time or both will constitute) a default under, any instrument, contract or other agreement to which it is a party or by which it is bound; (ii)

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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 bankruptcy, 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 bankruptcy, 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 Buyer, 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 Encumbrances or charges or impediments or mortgages in respect of or over the Subject Plots and/ or the Said Block-Lands. All past mortgages, Encumbrances, 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) 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;
- (d) 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;
- (e) 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, 1961.

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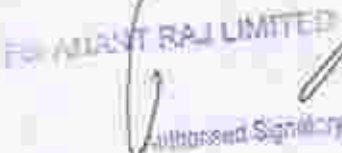
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- (f) The Sellers have obtained Forest and Aravalli No Objection Certificate for the Total Lands;
- (g) The Land Owners or ARL have not executed any power of attorney(s) or any other document / contract / agreement or any other authority, oral or otherwise 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, actual 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.
- (l) 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;
- (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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- (p) No part of the Subject Plots or the Said Block is affected by a subsisting contract for sale or other disposition of any interest in it.
- (q) There are no arrangement(s) for sale or alienation of the Subject Plots in any manner whatsoever or any part thereof with any other person(s) nor are there any subsisting power 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;
- (s) There is no EWS unit or community centre or school or any community facility to be developed on any portion of the Said-Block Lands, other than as shown in the layout plan which is Schedule-IV herein.
- (t) There are no litigations or disputes or proceedings in any court of law or tribunal or arbitration or any lis-pendens, nor is there any attachment, prohibitory order or injunction on Said Block-Lands.
- (u) There are no prohibitory orders or restrictive orders or otherwise passed by any 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.
- (v) The Sellers have paid up to the date hereof, all due taxes and other charges including any 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;
- (w) 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;
- (x) The Said Block-Lands have been demarcated and surveyed;
- (y) No proceedings are pending under the Urban Land (Ceiling and Regulation) Act, 1976 with respect to the Total Lands or any part thereof nor the Urban Land Ceiling authorities

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have not sought 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.

- (2) 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;
- (au) 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 amalgamation 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;
- (c) 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.

### 12. Indemnity

Notwithstanding the rights and remedies stated in this Sale Deed and any other remedy available under law, (a) Land Owner and ARL (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 indemnified 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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FOR ROSE REALTY PVT. LTD.

FOR KAMATE REALTY PVT. LTD.

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FOR EXCELLENT INFRAMART PVT. LTD.

For Glaze Properties Private Limited

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For Four Star Realty Pvt. Ltd.

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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.

### 13 Waiver

- 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

- 14.1 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@anantrajlimited.com

#### If to Buyer:

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

### 15 Remedy

- 15.1 Without prejudice to any other rights and remedies that either Party may have at law or in equity or otherwise, the Parties hereunder agree that:

- (a) The Buyer shall have a right of specific performance against the Sellers to require the Sellers to comply with all of their obligations, covenants and commitments to be undertaken under this Deed:

Authorised Signatory

Authorised Signatory

Authorised Signatory

FOR NORTH SOUTH PROPERTIES PVT. LTD.

FOR EXCELLENT INFRA MART PVT. LTD.

For Glaze Properties Private Limited

Authorised Signatory

Authorised Signatory

Authorised Signatory

FOR FOUR CONSTRUCTION PVT. LTD.

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Authorised Signatory

Authorised Signatory

Authorised Signatory



- (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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FOR ANANT RAJ LIMITED  
  
Authorised Signatory

FOR ROSE REALTY PVT LTD  
  
AUTHORISED SIGNATORY

FOR HAMARA REALTY PVT LTD  
  
AUTHORISED SIGNATORY

FOR NORTH SOUTH PROPERTIES PVT LTD  
  
AUTHORISED SIGNATORY

FOR EXCELLENT INFRAMART PVT LTD  
  
AUTHORISED SIGNATORY

FOR GLAZA PROPERTIES PRIVATE LIMITED  
  
AUTHORISED SIGNATORY

FOR FOUR CONSTRUCTION PVT LTD  
  
AUTHORISED SIGNATORY

FOR SOVEREIGN BUILDWELL PVT LTD  
  
AUTHORISED SIGNATORY

FOR FOUR STAR REALTY PVT LTD  
  
AUTHORISED SIGNATORY

FOR SAKTA DULAL CHANDRA PVT LTD  
  
AUTHORISED SIGNATORY

## 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 Chand,
9. Rajender
10. Parhlad

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FOR ADARSH REAL ESTATE LIMITED  
AUTHORISED SIGNATORY

FOR ROSE REALTY PVT. LTD  
AUTHORISED SIGNATORY

FOR HAMARA REALTY PVT. LTD  
AUTHORISED SIGNATORY

FOR NORTH CITY PROPERTIES PVT. LTD  
AUTHORISED SIGNATORY

FOR EXCELLENT INFRASTRUCTURE PVT. LTD  
AUTHORISED SIGNATORY

FOR KANSAR PROPERTIES PRIVATE LIMITED  
AUTHORISED SIGNATORY

FOR FOUR CONSTRUCTION PVT. LTD  
AUTHORISED SIGNATORY

FOR SOVEREIGN BUILDWELL PVT. LTD  
AUTHORISED SIGNATORY

FOR FOUR STAR REALTY PVT. LTD  
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FOR SURAJ CLUSTER DEVELOPERS PVT. LTD  
AUTHORISED SIGNATORY



## SCHEDULE-II

### DESCRIPTION OF TOTAL LANDS

Following lands ad-measuring i.e. 880 Kanal 14 Marla i.e. 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:

Rectangle No.	Kila No.	Area	
		Kanal	Marla
Village Kadarpur			
14	10	6	2
	11/2/2	4	11
11	21	8	0
12	25/2	0	9
14	5	8	0
	6/1	3	12
	15/1	6	9
15	1/1	5	8
	10/2	7	4
	11/1/1	5	16
14	12/2/2	6	9
	13/1/1	5	6
14	1/2/2	1	4
	2/2/2	2	0
	3/2	2	0
	4/1/2	1	1
	4/2	1	18
	8/2	7	13
	9	8	0
12	23/3	1	3
	24	7	4
12	15/2	2	19
	16	8	0
	25/1	7	11
11	11/2	5	11

FOR SARDAI CONSULTANCY & SERVICES PVT. LTD.

AUTHORISED SIGNATORY

FOR ANANT RAJ LIMITED

FOR ROSE REALTY PVT. LTD.

FOR HAMARA REALTY PVT. LTD.

FOR NORTH SOUTH PROPERTIES PVT. LTD.

FOR EXCELLENT INFAMART PVT. LTD.

For Glaze Properties Private Limited

FOR FOUR CONSTRUCTION PVT. LTD.

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Rectangle No.	Kila No.	Area	
		Kanal	Marla
	20	8	0
12	17/2	4	0
14	13/2/1	0	6
12	18/1/2	0	8
11	10/2	2	17
	11/1	1	15
12	23/2/1	0	10
14	2/1/1	0	10
	1/1/1	1	10
12	23/2/2	4	1
14	2/1/2	3	10
	1/1/2	0	7
	1/2/1	1	2
	2/2/1	2	0
	3/1	6	0
	4/1/1	4	13
11	8/2	4	8
	12/2	3	11
	13/1	4	0
11	8/1/2	0	4
	9/2/1/1	0	4.5
	22/1	2	0
15	9/1	5	4
	12/1/2	4	4
16	11/1/1	4	15
	26/1	0	7
16	1/2/1/1	0	6
	10/2/1	1	4
15	5/2	2	0
	6/1	5	19
	15/2/1/2	1	15
4	12/1	2	2
	13/1/1	2	2
	13/2/1	1	14

FOR ROSE REALTY PVT. LTD.  
  
 AUTHORIZED SIGNATORY

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FOR ROSE REALTY PVT. LTD.

FOR HAMARA REALTY PVT. LTD.

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FOR ROSE REALTY PVT. LTD.

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Rectangle No.	Kila No.	Area	
		Kanal	Marla
10	23	9	12
16	3	8	0
	4	3	0
	7/1	0	15
	8/1	0	13
16	7/2/2/1	1	14
	7/2/1/1	3	1.5
	14/1/2/2	3	4.5
16	8/2/1	3	11
	9/1/1	2	2.5
10	9	6	3
	10/1	5	16
	11/2/3	2	4
	12/1	4	4
	19/2/1/1	2	8
	20/1/1	0	1
16	2/2	2	16
	2/1/2	3	4
10	1/2	4	1
16	8/2/2/1/1	1	7
10	12/2	2	14
	18	3	19
	19/1	3	16
	22/2	6	0
14	21/2	2	9
29	1/1	3	0
	7/2/1	0	5
	14/2	2	13
	15/1	2	2
	7/2/2	0	8
	14/1	4	11
	7/1/1	5	13
14	25/2	0	18
29	4/2	3	0

FOR SARVA... PVT LTD

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FOR ROSE REALTY PVT LTD

AUTHORIZED SIGNATORY

FOR HAMARA REALTY PVT LTD

AUTHORIZED SIGNATORY

FOR NORTH SOUTH PROPERTIES PVT LTD

AUTHORIZED SIGNATORY

FOR EXCELLENT INFOMART PVT LTD

AUTHORIZED SIGNATORY

FOR GLAZE PROPERTIES PRIVATE LIMITED

AUTHORIZED SIGNATORY

FOR FOUR CONSTRUCTION PVT LTD

AUTHORIZED SIGNATORY

FOR SOVEREIGN BUILDWELL PVT LTD

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FOR FORT STATE REALTY PVT LTD

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Rectangle No.	Kila No.	Area	
		Kanal	Marla
	5/1	4	0
	1/2	5	0
	2	8	0
	8/2/2	1	16
	9/1	5	4
14	23/3	0	11
	22/2	3	13
	22/3	3	5
	23/2	2	8
29	3/1	1	7
	3/2	6	7
	8/1/1	1	7
	8/1/2	2	0
14	11/3	0	15
	19/2	7	16
	20/1/2	6	0
	22/1	1	2
	23/1	0	7
29	9/2	2	16
	10	8	0
14	18/3/2/2	3	0
14	23/4	3	12
11	4/2	0	18
14	24	8	0
	20/2	2	1
	21/1	5	11
	11/2/1	0	13
13	16/2	3	8
29	17/1	5	14
29	15/2	5	10
28	11/1/2	0	6
	11/2	0	15
	11/3/1	0	15
	11/3/2	4	3

For ANANT RAJ LIMITED

For ROSE REALTY PVT LTD

For HAMARA REALTY PVT LTD

Authorized Signatory

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

FOR NORTH SOUTH ENTERPRISES PVT. LTD

FOR EXCELLENT INFRA MARY PVT. LTD

FOR EXCELLENT INFRA MARY PVT. LTD

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

FOR FOUR CONSTRUCTION PVT LTD

FOR SOVEREIGN BONDWELL PVT. LTD

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FOR SARTA PVT. LTD



Rectangle No.	Kila No.	Area	
		Kanal	Marla
	9	8	0
	10	8	0
	11/1/1	1	12
29	6	8	0
11	6/2/2	0	4
	6/2/1	6	0
	7	8	0
	14	8	0
	15/1	1	16
10	11/1/2	0	15
	11/2/1	1	3
	20/1/3	3	7
16	12/1/2	4	17
15	17/2/2	0	19
	18/2	7	16
	19/1/2	4	17
	23/1	5	16
	17/1/2/1	5	6
	16/2	7	18
	17/1/2/2	0	18
	25/1	6	18
	19/2/2	2	18
	20/2/2	3	10
	21/1	3	16
28	1	8	0
	2/1	3	16
29	5/2	4	0
14	16	8	0
	25/1	7	2
15	20/3/2	1	15
16	19	8	0
	20	8	0
	22/2/1	6	0
15	22	8	0

FOR SHRI ANANT RAO PROPERTIES PVT. LTD.

AUTHORIZED SIGNATORY

For ANANT RAJ LIMITED

FOR ROSE REALTY PVT. LTD.

FOR HAMARA REALTY PVT. LTD.

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FOR NORTH RIVER PROPERTIES PVT. LTD.

FOR ECOLLEND PROPERTIES PVT. LTD.

For Glaze Properties Private Limited

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FOR SOVEREIGN BUILDWELL PVT. LTD.

For Four Seasons Pvt. Ltd.

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Rectangle No.	Kila No.	Area	
		Kanal	Marla
15	25/2	1	2
16	21	8	0
	22/1	0	8
28	5	8	0
15	26	1	2
29	3/3	0	7
	4/1	5	0
28	3/2	5	13
	4	7	0
15	23/3	1	13
	24/2/2	2	18
	24/1	4	10
15	23/2	0	4
28	2/2	3	19
	3/1	1	18
15	1/5	2	3
	2 Min	1	7
	9/2	2	16
	10/1	0	16
	11/1/2	0	13
	12/1/1	2	5
15	21/2	4	4
4	12/2	3	10
	13/1/2	2	2
	13/2/2	1	14
15	20/1/2	2	11
Total		684	18
Village Ullahawas			
40	20	6	18
	21/1	2	2
39	24/2	2	12
	25	8	0
40	21/1/1	0	8
39	14	8	0

FOR SARTALU

AUTHORISED SIGNATORY

FOR ANANT RAJ LIMITED

AUTHORISED SIGNATORY

FOR ROSE REALTY PVT LTD

AUTHORISED SIGNATORY

FOR HAMARA REALTY PVT LTD

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FOR NORTH SOUTH PROPERTIES PVT. LTD

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FOR EXCELLENT INFAMART PVT. LTD

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FOR CLASS PROPERTIES PVT. LTD

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FOR FOUR CONSTRUCTION PVT LTD

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For Four Star Realty Pvt. Ltd.

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Rectangle No.	Kila No.	Area	
		Kanal	Marla
39	15	8	0
39	6	8	0
	16	8	0
39	7	8	0
	8/1	4	0
	8/3	3	0
	13	8	0
	17/1/1	3	2
	18/1	3	6
	4/3	3	3
42	4/3/1	0	18
	4/4	1	9
	5	5	12
	6	1	16
	11	8	0
40	12/1	1	8
38	17/2	1	4
	18/1 Min	3	2
38	25/1	2	13
	25/2	4	15
38	24/1	0	16
42	10/2	3	7
	11/1	3	11
43	24	8	0
46	4/1/2	5	16
38	24/2	7	4
43	14/2/2	5	2
	15/1	2	16
	16/1	2	16
	17/1	5	2
43	15/2	5	4
38	13/2	2	19
38	7/1/2	0	8
	7/2	1	17

FOR SATELITE PVT. LTD.  
 AUTHORIZED SIGNATORY

FOR ANANT RAJ LIMITED

FOR ROSE REALTY PVT LTD

FOR HAMARA REALTY PVT LTD

FOR NORTH STAR PROPERTIES PVT. LTD.

FOR EXCELLENT INFAMART PVT. LTD.

For Glass Properties Private Limited

FOR FOUR CONSTRUCTION PVT LTD

FOR SOVEREIGN DEVELOPERS PVT LTD

For Four Star Realty Pvt. Ltd.

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Rectangle No.	Kila No.	Area	
		Kanal	Marla
	14	7	7
	17/1	6	16
40	12/2	1	0
38	16/2	0	12
39	8/2	1	0
Total		187	1
Village Maidawas			
	16	1	11
46	17/1	7	4
Total		8	15
Grand Total		884	14
		110.0875 Acres	

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FOR ALIST RAJ LIMITED

FOR ROSE REALTY PVT LTD

FOR HAMAR REALTY PVT LTD

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AUTHORISED SIGNATORY

FOR NORTH STAR

STATIES PVT LTD

FOR SURESH REALTY PVT LTD

FOR SURESH REALTY PVT LTD

PRUDENTIAL LIMITED

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

FOR FOUR CONSTRUCTION PVT LTD

FOR SOVEREIGN BUILDWELL PVT LTD

For Four Star Realty PVT Ltd

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

FOR SURESH

STATIES PVT LTD

AUTHORISED SIGNATORY



### SCHEDULE-III

#### LIST OF ARL-DEVELOPMENT AGREEMENTS

1. 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;
2. Collaboration Agreement dated 28th September 2011 executed by Usha Gehlaut wife of Chandar Prakash Gehlaut in favour of ARL;
3. Collaboration Agreement dated 28th September 2011 executed by Alka Gupta wife of Ranjan Gupta in favour of ARL;
4. Collaboration Agreement dated 21st June 2012 executed by Kausar Leasing Limited in favour of ARL, registered as Document No. 5282 dated 24<sup>th</sup> January 2014; and
5. Collaboration Agreement dated 21st July 2012 executed by Asha Rani wife of Babu Ram in favour of ARL; and
6. Collaboration Agreement dated 3<sup>rd</sup> October 2013 executed by Balraj, Devichand, Rajender, Prahlad all sons of Sukhvir in favor of Anant Raj Limited, resgitered as Document No. 2836 dated 3<sup>rd</sup> October 2013.

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FOR ANANT RAJ LIMITED

AUTHORISED SIGNATORY

FOR ROSE REALTY PVT. LTD.

AUTHORISED SIGNATORY

FOR HAMARA REALTY PVT. LTD.

AUTHORISED SIGNATORY

FOR NORTH SOUTH PROPERTIES PVT. LTD.

AUTHORISED SIGNATORY

FOR EXCELLENT INFRAMART PVT. LTD.

AUTHORISED SIGNATORY

FOR GLAZE PROPERTIES PRIVATE LIMITED

AUTHORISED SIGNATORY

FOR FOUR STAR REALTY PVT. LTD.

AUTHORISED SIGNATORY

FOR SOVEREIGN BUILDWELL PVT. LTD.

AUTHORISED SIGNATORY

FOR FOUR STAR REALTY PVT. LTD.

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FOR SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD.

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# SCHEDULE-V

## SUBJECT PLOTS

DEMARICATION & FAR STATEMENT FOR THE PLOTS IN PLOTTED COLONY MEASURING 330.00 SQRS ACRES IN KANDARPUR GLIRGAON-AS PER APPROVED LAYOUT										
POCKET	S.NO	FAR	DESCRIPTION					PLOT NO	NO. OF PLOTS	TOTAL AREA
							(SQMT)			(SQMT)
POCKET-A	1	A	36.41	X	14.88		542.294	1	1	543.56
	1/2		0.17	X	14.88		1.258			
	TOTAL						543.56			
	2	A	36.59	X	14.88		544.8251	2	1	546.02
	3/2		0.16	X	14.88		1.191			
	TOTAL						546.0			
	3	A	36.75	X	14.88		547.3075	2a	1	548.47
	1/2		0.17	X	14.88		1.258			
	TOTAL						548.5			
	4	A	17.33	X	34.57		599.0981	3	1	629.35
	1/2		2.33	X	8.71		10.14715			
	2		6.63	X	2.33		20.1074			
	TOTAL						629.4			
	5	A	17.34	X	36.82		638.4588	4 & 5	2	1277.26
	1		17.34	X	0.02		0.1734			

For Four Star Realty Pvt. Ltd.  
 AUTHORIZED SIGNATORY

For Four Star Realty Pvt. Ltd.  
 AUTHORIZED SIGNATORY

For ADARSH RAJ LIMITED

For ROSE REALTY PVT. LTD.

For HAMARA REALTY PVT. LTD.

For NORTH SOUTH PROPERTIES PVT. LTD.

For EXCELLENT INFRA MART PVT. LTD.

For Glaze Properties Private Limited

For FOUR CORNERS CONSTRUCTION PVT. LTD.

For SOVEREIGN BUILDWELL PVT. LTD.

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REMARKS IN & FURTHER STATEMENT FOR THE PLOTS IN PLOTTED COLONY MEASURING 110.20575 ACRES IN KANDUPUR, GARGAON AS PER APPROVED LAYOUT

SNO	TYPE	DESCRIPTION							PLOT NO	NO OF PLOTS	TOTAL AREA
		1	2	3	4	5	6	7			
		TOTAL							838.8		
6	A			18.14	X	36.80		667.552	6	1	667.73
		1	2								
				18.14	X	0.02		0.1814			
		TOTAL							667.73		
7	A			17.51	X	27.86		487.6286	7	1	488.00
		1	2								
				17.51	X	0.02		0.1751			
		TOTAL							488.00		
8	A			10.78	X	23.20		750.10	58,68,00,7 a,7b & 7c	4	1500.58
9	A			12.08	X	30.10		353.6	88a	2	727.22
13	A			12.08	X	30.10		861.903	9a,9b & 10	3	1091.73
14	A			12.36	X	28.00		346.08	11	1	346.08
15	A			12	X	28.00		396	12,14 & 15	3	1008
16	A			12	X	25.00		300	16,17,19,2 0 & 20a	5	1500
17	A			10	X	23.40		234	18	1	234
18	A			10	X	23.40		234	18a	1	234
19	A			12	X	18.35		220.2	20b	1	220.2
20	A			11.82	X	27.01		318.9841	24a,24b & 24c	3	956.96
21	A			10.82	X	18.77		197.1404	25	1	197.1404
22	A			10.82	X	25.50		275.91	25a,26 & 26a	3	837.73
24	A			13.4	X	26.51		355.602	34	1	397.84

Mr. [Signature]

5

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FOR HUMANITY REALTY PVT LTD

FOR NORTH SUDAN: [info@nss-pvt.com](mailto:info@nss-pvt.com)

FOR EXCELLENT OFFER, MARTIN LTD.

For Glaze Properties Private Limited

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**FIG. 5.**

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DEMARCATION & FAR STATEMENT FOR ALL PLOTS IN PLOTTED GCH ONLY MEASURING 110.20575 ACRES IN KALANDUR, GURGAON AS PER APPROVED LAYOUT

Sl. No.	Plot No.	Description	Plot No.	No. of Plots	Total Area
1	1	3.47	3.47	1	3.47
2	2	3.47	3.47	1	3.47
		TOTAL			397.836
25	A	14	30.00	420	420
26	A	10.8	25.00	269.875	1619.24
27		10.81	25.00	270.1	270.1
28	A	12	22.46	269.52	269.52
29	A	10	20.00	200	1000
30	A	13.65	28.00	381.64	381.64
31	A	11.74	17.18	201.6932	201.6932
32	A	11.7	25.00	292.5	877.5
33	A	14	30.00	420	420
34	A	13	30.00	360	360
35	A	11.05	30.00	331.5	
		27.11	1.99	53.95	
		2.89	1.99	2.88	
		TOTAL			388.3244
36	A	13.04	30.00	391.2	2347.2
37	A	12	30.00	360	360
38	A	15	31.23	468.45	936.9
39	A	13.76	31.33	431.1008	1774.43

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**DEMARCATION & FAR STATEMENT FOR R.E. PLOTS IN PLOTTED COLONY MEASURING 110.20575 ACRES IN KADARPUR, GURGAON AS PER APPROVED LAYOUT**

SR. NO.	LAND	IN PLOTTED	DESCRIPTION					PLATT NO.	NO. OF PLOTS	TOTAL AREA	
			TOTAL PLOTS IN POCKET-A						74		
			TOTAL AREA IN POCKET-A							25518.6041	
POCKET-D	1	D		10.88	X	26.19		384.9472	1	1	284.95
	2	D		11.04	X	26.19		289.1376	2,3,4,5,6 & 7	6	1734.83
	3	D		12.42	X	32.43		402.7806	8,9 & 10	3	1208.34
	4	D	1 / 2	11.28	X	31.33		367.8142	11	1	372.20
				0.38	X	31.33		4.39			
				TOTAL			372.20				
	5	D		12.08	X	31.33		378.6564	12,13 & 14	3	1135.40
	TOTAL PLOTS IN POCKET-D						14				
	TOTAL AREA IN POCKET-D								4735.714		
POCKET-H	1	H		11.5	X	21.78		250.47	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,20-30	26	6512.72
	2	H	1 / 2	11.5	X	15.01		172.615	11	1	736.19
				6.77	X	4.22		14.2847			
				6.77	X	7.28		49.2856			
				TOTAL			236.2				

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DEMARKATION & FAR STATEMENT FOR B-1 PLOTS IN PLOTTED COLONY MEASURING 230.20575 ACRES IN PABARPUR, GURGAON-85 PER APPROVED LAYOUT

IF	NO	OF	PL	TS	IN	POCKET	DESCRIPTION	PLLOT NO	NO. OF PLOTS	TOTAL AREA
5340										
4	H						17.43	X	17.43	177.2631
5	H						11.51	X	25.31	291.1181
6	H						11.51	X	25.28	280.9728
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**DEMARCATION & FAR STATEMENT FOR B.E. PLOYSIN PLOTTED COLONY MEASURING 110.72575 ACRES IN FADARPUR GURGAON AS PER APPROVED LAYOUT**

LOT NO.	S.N.O.	DESCRIPTION	PLOT NO.	NO. OF PLOTS	TOTAL AREA
1	1	0.4 X 11.10	1	1	4.44
	2	0.4 X 11.10	2	1	4.44
	3	0.4 X 11.10	3	1	4.44
	4	0.4 X 11.10	4	1	4.44
	5	0.4 X 11.10	5	1	4.44
	6	0.4 X 11.10	6	1	4.44
	7	0.4 X 11.10	7	1	4.44
	8	0.4 X 11.10	8	1	4.44
	9	0.4 X 11.10	9	1	4.44
	10	0.4 X 11.10	10	1	4.44
2	1	11.1 X 24.86	11	1	275.946
	2	11.1 X 24.86	12	1	275.946
	3	11.1 X 24.86	13	1	275.946
	4	11.1 X 24.86	14	1	275.946
	5	11.1 X 24.86	15	1	275.946
	6	11.1 X 24.86	16	1	275.946
	7	11.1 X 24.86	17	1	275.946
	8	11.1 X 24.86	18	1	275.946
	9	11.1 X 24.86	19	1	275.946
	10	11.1 X 24.86	20	1	275.946
3	1	11.1 X 24.86	21	1	275.946
	2	11.1 X 24.86	22	1	275.946
	3	11.1 X 24.86	23	1	275.946
	4	11.1 X 24.86	24	1	275.946
	5	11.1 X 24.86	25	1	275.946
	6	11.1 X 24.86	26	1	275.946
	7	11.1 X 24.86	27	1	275.946
	8	11.1 X 24.86	28	1	275.946
	9	11.1 X 24.86	29	1	275.946
	10	11.1 X 24.86	30	1	275.946
4	1	11.1 X 24.86	31	1	275.946
	2	11.1 X 24.86	32	1	275.946
	3	11.1 X 24.86	33	1	275.946
	4	11.1 X 24.86	34	1	275.946
	5	11.1 X 24.86	35	1	275.946
	6	11.1 X 24.86	36	1	275.946
	7	11.1 X 24.86	37	1	275.946
	8	11.1 X 24.86	38	1	275.946
	9	11.1 X 24.86	39	1	275.946
	10	11.1 X 24.86	40	1	275.946
5	1	11.1 X 24.86	41	1	275.946
	2	11.1 X 24.86	42	1	275.946
	3	11.1 X 24.86	43	1	275.946
	4	11.1 X 24.86	44	1	275.946
	5	11.1 X 24.86	45	1	275.946
	6	11.1 X 24.86	46	1	275.946
	7	11.1 X 24.86	47	1	275.946
	8	11.1 X 24.86	48	1	275.946
	9	11.1 X 24.86	49	1	275.946
	10	11.1 X 24.86	50	1	275.946
6	1	11.1 X 24.86	51	1	275.946
	2	11.1 X 24.86	52	1	275.946
	3	11.1 X 24.86	53	1	275.946
	4	11.1 X 24.86	54	1	275.946
	5	11.1 X 24.86	55	1	275.946
	6	11.1 X 24.86	56	1	275.946
	7	11.1 X 24.86	57	1	275.946
	8	11.1 X 24.86	58	1	275.946
	9	11.1 X 24.86	59	1	275.946
	10	11.1 X 24.86	60	1	275.946
7	1	11.1 X 24.86	61	1	275.946
	2	11.1 X 24.86	62	1	275.946
	3	11.1 X 24.86	63	1	275.946
	4	11.1 X 24.86	64	1	275.946
	5	11.1 X 24.86	65	1	275.946
	6	11.1 X 24.86	66	1	275.946
	7	11.1 X 24.86	67	1	275.946
	8	11.1 X 24.86	68	1	275.946
	9	11.1 X 24.86	69	1	275.946
	10	11.1 X 24.86	70	1	275.946
8	1	11.1 X 24.86	71	1	275.946
	2	11.1 X 24.86	72	1	275.946
	3	11.1 X 24.86	73	1	275.946
	4	11.1 X 24.86	74	1	275.946
	5	11.1 X 24.86	75	1	275.946
	6	11.1 X 24.86	76	1	275.946
	7	11.1 X 24.86	77	1	275.946
	8	11.1 X 24.86	78	1	275.946
	9	11.1 X 24.86	79	1	275.946
	10	11.1 X 24.86	80	1	275.946
9	1	11.1 X 24.86	81	1	275.946
	2	11.1 X 24.86	82	1	275.946
	3	11.1 X 24.86	83	1	275.946
	4	11.1 X 24.86	84	1	275.946
	5	11.1 X 24.86	85	1	275.946
	6	11.1 X 24.86	86	1	275.946
	7	11.1 X 24.86	87	1	275.946
	8	11.1 X 24.86	88	1	275.946
	9	11.1 X 24.86	89	1	275.946
	10	11.1 X 24.86	90	1	275.946
10	1	11.1 X 24.86	91	1	275.946
	2	11.1 X 24.86	92	1	275.946
	3	11.1 X 24.86	93	1	275.946
	4	11.1 X 24.86	94	1	275.946
	5	11.1 X 24.86	95	1	275.946
	6	11.1 X 24.86	96	1	275.946
	7	11.1 X 24.86	97	1	275.946
	8	11.1 X 24.86	98	1	275.946
	9	11.1 X 24.86	99	1	275.946
	10	11.1 X 24.86	100	1	275.946
TOTAL PLOTS AND AREA IN POCKET-62				30	8331.85
TOTALS				191	57069.23

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DEMARCATION & AREA STATEMENT FOR ALL PLOTS IN PLOTTED COLONY MEASURING 110.26575 ACRES IN KADARHITU, GARGAON AS PER APPROVED LAYOUT										
Sl. No.	Plot No.	Line	DESCRIPTION					PLOT NO.	NO. OF PLOTS	TOTAL AREA
									PLOTS	SQM
									Total Area in Sqyd.	68243

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# SCHEDULE-VII

## DESCRIPTION OF SAID BLOCK LANDS

Village	Rectangle	Kila No.	Area			Block
			Kanal	Marla	Acres	
Kadarpur	12	23/2/2	4	1	0.50625	A
Kadarpur	14	2/1/2	3	10	0.4375	A
Kadarpur	14	1/1/2	0	7	0.04375	A
Kadarpur	14	1/2/1	1	2	0.1375	A
Kadarpur	14	2/2/1	2	0	0.25	A
Kadarpur	14	3/1	6	0	0.75	A
Kadarpur	14	4/1/1	4	13	0.58125	A
Kadarpur	16	11/1/1	4	15	0.59375	D
Kadarpur	16	26/1	0	7	0.04375	D
Kadarpur	14	10	6	2	0.7625	A
Kadarpur	14	11/2/2	4	11	0.56875	A
Kadarpur	10	23	9	12	1.2	H
Kadarpur	16	3	8	0	1	H
Kadarpur	16	4	3	0	0.375	H
Kadarpur	16	7/1	0	15	0.09375	H
Kadarpur	16	8/1	0	13	0.08125	H
Kadarpur	12	17/2	4	0	0.5	A
Kadarpur	12	18/1/2	0	8	0.05	A
Kadarpur	16	7/2/2/1	1	14	0.2125	H
Kadarpur	16	7/2/1/1	3	1.5	0.384375	H
Kadarpur	16	14/1/2/2	3	4.5	0.403125	H
Kadarpur	11	21	8	0	1	A
Kadarpur	12	25/2	0	9	0.05625	A
Kadarpur	14	5	8	0	1	A
Kadarpur	14	6/1	3	12	0.45	A
Kadarpur	14	15/1	6	9	0.80625	A
Kadarpur	15	1/1	5	8	0.675	A
Kadarpur	15	10/2	7	4	0.9	A
Kadarpur	15	11/1/1	5	16	0.725	A
Kadarpur	16	8/2/1	3	11	0.44375	H
Kadarpur	16	9/1/1	2	2.5	0.265625	H
Kadarpur	10	9	6	3	0.76875	H
Kadarpur	10	10/1	5	16	0.725	H
Kadarpur	10	11/2/3	2	4	0.275	H

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Village	Rectangle	Kila No.	Area			Block
			Kanal	Marla	Acres	
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	1	0.00625	H
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	1	4	0.15	A
Kadarpur	14	2/2/2	2	0	0.25	A
Kadarpur	14	3/2	2	0	0.25	A
Kadarpur	14	4/1/2	1	1	0.13125	A
Kadarpur	14	4/2	1	18	0.2375	A
Kadarpur	14	8/2	7	13	0.95625	A
Kadarpur	14	9	8	0	1	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
Kadarpur	16	10/2/1	1	4	0.15	D
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	A
Kadarpur	12	16	8	0	1	A
Kadarpur	12	25/1	7	11	0.94375	A
Kadarpur	10	12/2	2	14	0.3375	H
Kadarpur	10	18	3	19	0.49375	H
Kadarpur	10	19/1	3	16	0.475	H
Kadarpur	10	22/2	6	0	0.75	H
Kadarpur	11	11/2	5	11	0.69375	A
Kadarpur	11	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	G
Ullahwas	39	15	8	0	1	G
Ullahwas	39	6	8	0	1	G
Ullahwas	39	16	8	0	1	G

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Village	Rectangle	Kila No.	Area			Block
			Kamal	Marla	Acres	
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	0	6	0.0375	A
Kadarpur	11	10/2	2	17	0.35625	A
Kadarpur	11	11/1	1	15	0.21875	A
Kadarpur	10	1/2	4	1	0.50625	H
Kadarpur	4	12/1	2	2	0.2625	G2
Kadarpur	4	13/1/1	2	2	0.2625	G2
Kadarpur	4	13/2/1	1	14	0.2125	G2
Kadarpur	16	8/2/2/1/1	1	7	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	1	G2
Ullahwas	40	12/1	1	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	

For Four Star Realty Pvt. Ltd.

Authorized Signatory

FOR NIT PAJ LIMITED

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FOR HAMARA REALTY PVT. LTD.

FOR HAMARA REALTY PVT. LTD.

Authorized Signatory

AUTHORISED SIGNATORY

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FOR ROSE REALTY PVT. LTD.

FOR NORTH SOUTH PROPERTIES PVT. LTD.

FOR EXCELLENT INFRAMART PVT. LTD.

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For Glaze Properties Private Limited

FOR FULFILL PVT. LTD.

FOR SOVEREIGN BUILDWELL PVT. LTD.

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AUTHORISED SIGNATORY

FOR SARTAJ DEVELOPERS & PROMOTERS PVT. LTD.

AUTHORISED SIGNATORY

# 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 No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
Village: Ullahawas						
40	20	6	18	Four Construction Private Limited	Mutation No. 2106 entered in the Jamabandi (Record of Rights) on 17 <sup>th</sup> February, 2011.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 4070 on 3 <sup>rd</sup> January, 2011 executed by Mukesh wife of Babu Ram in favour of Four Construction Private Limited.
40	21/1/1	0	8	Sartaj Developers and Promoters Private Limited	Mutation No. 2076 entered in the Jamabandi (Record of Rights) on 29 <sup>th</sup> October, 2010.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2483 on 27 <sup>th</sup> September, 2010 executed by Rampal Yadav, Rambir Yadav sons of Sri Krishan Yadav in favour of Sartaj Developers and Promoters Private Limited.
40	21/1/2	1	14	Four Construction Private Limited	Mutation No. 2106 entered in the Jamabandi (Record of Rights) on 17 <sup>th</sup> February, 2011.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 4070 on 3 <sup>rd</sup> January, 2011 executed by Mukesh wife of Babu Ram in favour of Four Construction Private Limited.

FOR FOUR STAR REALTY PVT. LTD.

FOR SOVEREIGN BUILDWELL PVT. LTD.

FOR FOUR CONSTRUCTION PVT. LTD.

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FOR ANANT RAJ LIMITED  
 FOR HAMARA REALTY PVT. LTD.  
 FOR EXCELLENT INFRA MART PVT. LTD.  
 FOR ROSE REALTY PVT. LTD.  
 FOR NORTH SOUTH PROPERTIES PVT. LTD.  
 FOR GLASS BLOCKS PVT. LTD.



Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
39	24/2	2	12	Sartaj Developers and Promoters Private Limited	Mutation No. 2076 entered in the Jamabandi (Record of Rights) on 29 <sup>th</sup> October, 2010.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2483 on 27 <sup>th</sup> September, 2010 executed by Rampal Yadav, Rambir Yadav sons of Sri Krishan Yadav in favour of Sartaj Developers and Promoters Private Limited.
39	25	8	0	Sartaj Developers and Promoters Private Limited	Mutation No. 2076 entered in the Jamabandi (Record of Rights) on 29 <sup>th</sup> October, 2010.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2483 on 27 <sup>th</sup> September, 2010 executed by Rampal Yadav, Rambir Yadav sons of Sri Krishan Yadav in favour of Sartaj Developers and Promoters Private Limited.
39	14	8	0	Sartaj Developers and Promoters Private Limited (1/3 share); and Glaze Properties Private Limited (2/3 share)	Mutation No. 2076 entered in the Jamabandi (Record of Rights) on 29 <sup>th</sup> October, 2010; and  Mutation No. 2097 entered in the Jamabandi (Record of Rights) on 17 <sup>th</sup> January, 2011.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2483 on 27 <sup>th</sup> September, 2010 executed by Rampal Yadav, Rambir Yadav sons of Sri Krishan Yadav in favour of Sartaj Developers and Promoters Private Limited.  Sale Deed registered with the jurisdictional Sub-

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FOR SOVEREIGN BUILDWELL PVT. LTD.

FOR FOUR CONSTRUCTION PVT. LTD.

FOR ANANTRAU LIMITED

FOR ROSE REALTY PVT. LTD.

FOR EXCELLENCE IN REALTY PVT. LTD.

FOR ROSE REALTY PVT. LTD.

FOR NORTH SOUTH CONCEPTS PVT. LTD.

For Glaze Properties Private Limited

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Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Maria			
						Registrar as Document No. 3261 on 19 <sup>th</sup> November, 2010 executed by Mahamaya Export Private Limited in favour of Glaze Properties Private Limited.
				Glaze Properties Private Limited (1/3 share); Four Construction Private Limited (1/3 share); and Sartaj Developers and Promoters Private Limited (1/3 share)	Mutation No. 2076 entered in the Jamabandi (Record of Rights) on 29 <sup>th</sup> October, 2010; Mutation No. 2097 entered in the Jamabandi (Record of Rights) on 17 <sup>th</sup> January, 2011; and Mutation No. 2109 entered in the Jamabandi (Record of Rights) on 4 <sup>th</sup> March, 2011.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2483 on 27 <sup>th</sup> September, 2010 executed by Rampal Yadav, Rambir Yadav sons of Sri Krishan Yadav in favour of Sartaj Developers and Promoters Private Limited.  Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 3261 on 19 <sup>th</sup> November, 2010 executed by Mahamaya Export Private Limited in favour of Glaze Properties Private Limited.  Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 5167 on 21 <sup>st</sup> February, 2011 executed by Ramrati wife of Atar Singh in favour of Four Construction Private

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FOR SARTAJ DEVELOPERS & PROMOTERS PVT. LTD.

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FOR SOVEREIGN BUILDWELL PVT. LTD.

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FOR FOUR CONSTRUCTION PVT. LTD.

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FOR RAJ LIMITED

FOR ROSE REALTY PVT. LTD.

FOR EXCELLENT INFRASTRUCTURE PVT. LTD.

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AUTHORISED SIGNATORY

FOR HAMMER REALTY PVT. LTD.

FOR NORTH SOUTH REALTIES PVT. LTD.

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For Glaze Properties Private Limited


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Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
						Limited.
39	6	8	0	Sartaj Developers and Promoters Private Limited (1/3 share); and Four Construction Private Limited (2/3 share).	Mutation No. 2076 entered in the Jamabandi (Record of Rights) on 29 <sup>th</sup> October, 2010; and Mutation No. 2109 entered in the Jamabandi (Record of Rights) on 4 <sup>th</sup> March, 2011.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2483 on 27 <sup>th</sup> September, 2010 executed by Rampal Yadav, Rambir Yadav sons of Sri Krishan Yadav in favour of Sartaj Developers and Promoters Private Limited; and Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 5167 on 21 <sup>st</sup> February, 2011 executed by Ramrati wife of Atar Singh in favour of Four Construction Private Limited.
	16	8	0			
39	7	8	0	Sartaj Developers and Promoters Private Limited (1/2 share); and Hamara Realty Private Limited (1/2 share).	Mutation No. 2128 entered in the Jamabandi (Record of Rights) on 24 <sup>th</sup> August, 2011.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2483 on 27 <sup>th</sup> September, 2010 executed by Rampal Yadav, Rambir Yadav sons of Sri Krishan Yadav in favour of Sartaj Developers and Promoters Private Limited; and Sale Deed registered with the jurisdictional Sub-
	8/1	4	0			
	8/3	3	0			
	13	8	0			
	17/1/1	3	2			
	18/1	3	6			

FOR SOVEREIGN BUILDWELL PVT. LTD.  
  
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FOR FOUR CONSTRUCTION PVT. LTD.  
  
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FOR ROSE REALTY PVT. LTD.  
  
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FOR ROSE REALTY PVT. LTD.  
  
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FOR EXCELLENT INTERIORS PVT. LTD.  
  
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Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
						Registrar as Document No. 2683 on 13 <sup>th</sup> October, 2010 executed by Mahender Singh son of Sukhpal in favour of Hamara Realty Private Limited.
	11	8	0	Four Construction Private Limited	Mutation No. 2145 entered in the Jamabandi (Record of Rights) on 11 <sup>th</sup> May, 2012.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 4070 on 3 <sup>rd</sup> January, 2011 executed by Mukesh wife of Babu Ram in favour of Four Construction Private Limited; and
	12/1	1	8			Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 3670 on 14 <sup>th</sup> December, 2010 executed by Rajo Devi wife of Chandr Singh in favour of Four Construction Private Limited.
	12/2	1	0	Four Star Realty Private Limited	Mutation No. 2289 entered in the Jamabandi (Record of Rights) on 12 <sup>th</sup> February 2016.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 3148 dated 20 <sup>th</sup> January 2016 executed by Shivraj Kumari wife of Krishan Kumar in favour of Four Star Realty Private Limited.

FOR FOUR CONSTRUCTION PVT LTD

FOR FOUR STAR REALTY PVT LTD

FOR HAMARA REALTY PVT LTD

FOR NORTH CENTRAL REALTY PVT LTD

For Glaze Properties Private Limited

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Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
39	8/2	1	0	Hamara Realty Private Limited	Mutation No. 2231 recorded in Jamabandi (Record of Rights) on 2 <sup>nd</sup> December, 2013.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2683 on 13 <sup>th</sup> October, 2010 executed by Mahender Singh son of Sukhpal in favour of Hamara Realty Private Limited.
Village: Maidawas						
46	16	1	11	Rose Realty Private Limited	Mutation No. 3041 entered in the Jamabandi (Record of Rights) on 5 <sup>th</sup> August, 2011.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 22086 on 4 <sup>th</sup> January, 2010 and 8525 on 29 <sup>th</sup> June, 2011 executed by Savitri Devi daughter of Panna Lal in favour of Rose Realty Private Limited.
Village: Kadarpur						
15	5/2	2	0	Rose Realty Private Limited (78/224 share), Glaze Properties Private Limited (146/224 share).	Mutation No. 2874 entered in the Jamabandi (Record of Rights) on 2 <sup>nd</sup> November, 2011.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2091 on 1 <sup>st</sup> September, 2010 executed by Jai Prakash son of Ram Sarup in favour of Rose Realty Private Limited; and
	6/1	5	19			
	15/2/1/2	1	15			
	1/2/1/1	0	6			
16	10/2		4			Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 3267 on 19 <sup>th</sup> November, 2010 executed

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FOR ROSE REALTY PVT. LTD.

FOR NORTH SOUTH PROPERTIES PVT. LTD.

FOR EXCELLENT INFOMART PVT. LTD.

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Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
12	23/2/1	0	10	Sovereign Buildwell Private Limited (3/14 share); and Four Construction Private Limited (11/14 share).	Mutation No. 3206 entered in the Jamabandi (Record of Rights) on 19 <sup>th</sup> March, 2013.	by Braham Prakash, Joginder, Satpal, Satya Prakash, Narender sons of Pyarelal in favour of Glaze Properties Private Limited.
14	2/1/1	0	10		Mutation No. 3207 entered in the Jamabandi (Record of Rights) on 19 <sup>th</sup> March, 2013.	Sale Deed registered with the jurisdictional sub-registrar as Document No. 6617 on 4 <sup>th</sup> March, 2013 executed by Satish Nagar son of Chandi Ram in favour of Sovereign Buildwell Private Limited; and  Sale Deed registered with the jurisdictional sub-registrar as Document No. 6587 on 1 <sup>st</sup> March, 2013 executed by Shish Ram son of Manglu, Phool Singh son of Sarupa and Jeet Singh son of Ved Ram in favour of Four Construction Private Limited.
12	23/2/2	4	1	Rose Realty Private Limited	Mutation No. 2788 entered in the Jamabandi (Record of Rights) on 23 <sup>rd</sup> March, 2011.	Sale Deed registered with the jurisdictional sub-registrar as Document No. 3210 on 16 <sup>th</sup> September, 2010 executed by Shish Ram son of Manglu, Phool Singh son of Sarupa, Satish Nagar son of Chandi Ram, Jeet
14	2/1/2		10			

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FOR FOUR CONSTRUCTION PVT. LTD.

FOR PRAGATI REALTY PVT. LTD.

FOR NORTH SOUTH PROPERTIES PVT. LTD.

FOR EXCELLENT INFRA PVT. LTD.

FOR GLAZE PROPERTIES PRIVATE LIMITED

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Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
						Singh son of Ved Ram in favour of Rose Realty Private Limited.
16	2/2	2	16	Hamara Realty Private Limited	Mutation No. 2624 entered in the Jamabandi (Record of Rights) on 3 <sup>rd</sup> October, 2010.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2428 on 22 <sup>nd</sup> September, 2010 executed by Vinni Kaur wife of Lavinder Jeet Singh and Lavinder Jeet Singh son of Gurbaksh Singh in favour of Hamara Realty Private Limited.
12	23/3	1	3	Rose Realty	Mutation No.	Sale Deed registered with

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FOR ROSE REALTY PVT LTD  
  
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FOR EXCELLENCE REALTY PVT LTD  
  
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FOR MANOJ REALTY PVT LTD  
  
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FOR NORMAN REALTY PVT LTD  
  
 AUTHORIZED SIGNATORY

FOR GLAZA PROPERTIES PRIVATE LIMITED  
  
 AUTHORIZED SIGNATORY

FOR FOUR CONSTRUCTION PVT LTD  
  
 AUTHORIZED SIGNATORY

FOR SOVEREIGN BUILDWELL PVT LTD  
  
 AUTHORIZED SIGNATORY

For Four Star Realty Pvt. Ltd  
  
 Authorized Signatory

FOR SARITA DEVELOPERS & PROMOTERS PVT LTD  
  
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Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
	24	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 <sup>th</sup> January, 2011;  Mutation No. 3715 entered in the Jamabandi (Record of Rights) on 30 <sup>th</sup> March, 2018; and  Mutation No. 3719 entered in the Jamabandi (Record of Rights) on 15 <sup>th</sup> March, 2019.	the jurisdictional Sub-Registrar as Document No. 4147 on 6 <sup>th</sup> January, 2011 executed by Shimla devi wife of Satish in favour of Glaze Properties Private Limited;  Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 3209 on 16 <sup>th</sup> November, 2010 executed by Satish Nagar son of Chandi Ram, Phool Singh son of Sarupa, Shish Ram son of Mangtu in favour of Rose Realty Private Limited; and  Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 12264 on 29 <sup>th</sup> January, 2019.
11	10/2 11/1	2 1	17 15	North South Properties Private Limited	Mutation No. 3105 entered in the Jamabandi (Record of Rights) on 11 <sup>th</sup> May, 2012.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2578 on 5 <sup>th</sup> October, 2010 executed by Jangli son of Gheesa and Vimla, Shimla daughters of Kishan Lal in favour of North South Properties Private Limited.
14	12/2 2	6	9	North South Properties	Mutation No. 2706 entered in	Sale Deed registered with the jurisdictional Sub-

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FOR FOUR STAR REALTY PVT. LTD.

FOR FOUR CONSTRUCTION PVT. LTD.

FOR ANANT RAJ LIMITED

FOR ROSE REALTY PVT. LTD.

FOR EXCELLENT INFRAMART PVT. LTD.

FOR HANISHA REALTY PVT. LTD.

FOR NORTH SOUTH PROPERTIES PVT. LTD.

FOR GLAZE PROPERTIES PRIVATE LIMITED

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Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
	13/1/1	5	6	Private Limited	the Jamabandi (Record of Rights) on 5 <sup>th</sup> January, 2011.	Registrar as Document No. 2484 on 27 <sup>th</sup> 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.
	10	6	2	Rose Realty Private Limited	Mutation No. 2648 entered in the Jamabandi (Record of Rights) on 29 <sup>th</sup> October, 2010; and	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2563 on 4 <sup>th</sup> October, 2010 executed by Lakhi son of Shiv Narayan in favour of Rose Realty Private Limited; and
	11/2/2	4	11		Mutation No. 2885 entered in the Jamabandi (Record of Rights) on 24 <sup>th</sup> November, 2011.	Exchange Deed registered with the jurisdictional Sub-Registrar as Document No. 5792 on 15 <sup>th</sup> November, 2011 executed by Rose Realty Private Limited and Lakhi son of Shiv Narayan.
14	1/2/2	1	4	Excellent Inframart Private Limited (236/476 share); and Rose Realty Private Limited (240/476	Mutation No. 2869 entered in the Jamabandi (Record of Rights) on 22 <sup>nd</sup> September, 2011.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 837 on 21 <sup>st</sup> May, 2010 executed by Raj Kumar son of Sheesh Ram in favour of Excellent Inframart Private Limited;
	2/2/2	2	0			
	3/2	2	0			
	4/1/2	1	1			
	4/2	1	18			
	8/2	7	13			
	9	8	0			

Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
				share)		Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 924 on 28 <sup>th</sup> May, 2010 executed by Parveen Kumar (son), Sarla, Anita, Sunita, Shiksha (daughters), Kamlesh (widow) of Nathi in favour of Excellent Inframart Private Limited.
						Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 836 on 21 <sup>st</sup> May, 2010 executed by Dharmender son of Sheesh Ram in favour of Excellent Inframart Private Limited;
						Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 980 on 3 <sup>rd</sup> June, 2010 executed by Sukhvir son of Adiya Ram in favour of Excellent Inframart Private Limited;
						Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2499 on 28 <sup>th</sup> September, 2010 executed by Ranvir, Fateh Singh sons of Hari Chand in

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 For Four Star Realty Pvt. Ltd.  
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Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
						favour of Rose Realty Private Limited; and  Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2546 on 1 <sup>st</sup> October, 2010 executed by Chet Ram son of Harbaksh in favour of Rose Realty Private Limited.
14	13/2/1	0	6	Glaze Properties Private Limited	Mutation No. 3123 entered in the Jamabandi (Record of Rights) on 23 <sup>rd</sup> July, 2012.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 3594 on 10 <sup>th</sup> December, 2010 executed by Brahmpal son of Chote in favour of Glaze Properties Private Limited.
12	17/2	4	0	Glaze Properties Private Limited	Mutation No. 2795 entered in the Jamabandi (Record of Rights) on 26 <sup>th</sup> March, 2011.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 3597 on 10 <sup>th</sup> December, 2010 executed by Yad Ram, Veer Singh, Bachan Singh, Atar Singh sons of Shobha Ram in favour of Glaze Properties Private Limited.
14	18/1/2	0	8			
	1/1/1	1	10	Sovereign Buildwell Private Limited (3/14 share);	Mutation No. 3206 entered in the Jamabandi (Record of Rights) on 19 <sup>th</sup>	Sale Deed registered with the jurisdictional sub-registrar as Document No. 6587 on 1 <sup>st</sup> March, 2013 executed by Shish Ram

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FOR FOUR CONSTRUCTION PVT. LTD.

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FOR SARTHA INVESTMENTS & PROPERTIES PVT. LTD.

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FOR ANANT RAJ LIMITED

FOR HAMARA REALTY PVT. LTD.

FOR EXCELLENT INFAMART PVT. LTD.

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FOR ROSE REALTY PVT. LTD.

FOR NORTH SOUTHERN ESTATES PVT. LTD.

FOR Glaze Properties Private Limited

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Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
				and Four Construction Private Limited (11/14 share).	March, 2013; and Mutation No. 3207 entered in the Jamabandi (Record of Rights) on 19 <sup>th</sup> 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 <sup>th</sup> March, 2013 executed by Satish Nagar son of Chandi Ram in favour of Sovereign Buildwell Private Limited,
	1/1/2	0	7	Rose Realty Private Limited	Mutation No. 2788 entered in the Jamabandi (Record of Rights) on 23 <sup>rd</sup> March, 2011	Sale Deed registered with the jurisdictional sub-registrar as Document No. 3210 on 16 <sup>th</sup> 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.
	1/2/1	1	2			
	2/2/1	2	0			
	3/1	6	0			
4	4/1/1	4	13	Four Construction Private Limited	Mutation No. 2693 entered in the Jamabandi (Record of Rights) on 5 <sup>th</sup> January, 2011	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 3671 on 14 <sup>th</sup> December, 2010 executed by Rajo wife of Chander Singh in favour of Four Construction Private
	12/1	2	2			
	13/1/1	2	2			
	13/2/1	1	14			



Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
						Limited.
10	12/1	4	4	Hamara Realty Private Limited	Mutation No. 2623 entered in the Jamabandi (Record of Rights) on 3 <sup>rd</sup> December, 2010	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2376 on 20 <sup>th</sup> September, 2010 executed by Amrit Pal Singh son of Sardar, Inderjeet Kaur wife of Amrit Pal Singh in favour of Hamara Realty Private Limited.
10	19/2/1/1	2	8	Hamara Realty Private Limited	Mutation No. 2623 entered in the Jamabandi (Record of Rights) on 3 <sup>rd</sup> December, 2010	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2376 on 20 <sup>th</sup> September, 2010 executed by Amrit Pal Singh son of Sardar, Inderjeet Kaur wife of Amrit Pal Singh in favour of Hamara Realty Private Limited.
10	10/1	5	16	Hamara Realty Private Limited	Mutation No. 2623 entered in the Jamabandi (Record of Rights) on 3 <sup>rd</sup> December, 2010	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2376 on 20 <sup>th</sup> September, 2010 executed by Amrit Pal Singh son of Sardar, Inderjeet Kaur wife of Amrit Pal Singh in favour of Hamara Realty Private Limited.
	11/2/3	2	4			
	20/1/1	0	1			

FOR SOVEREIGN BUILDWELL PVT. LTD. For Four Star Realty Pvt. Ltd.  
FOR FOUR CONSTRUCTION PVT. LTD.

FOR ROSE REALTY PVT. LTD.

FOR HAMARA REALTY PVT. LTD.

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FOR HAMARA REALTY PVT. LTD.

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FOR NORTH SOUTHERN DEVELOPMENTS PVT. LTD.

FOR NORTH SOUTHERN DEVELOPMENTS PVT. LTD.

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FOR EXCELLENCE REALTY PVT. LTD.

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FOR GLAM PROPERTIES PRIVATE LIMITED

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Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
10	9	6	3	Hamara Realty Private Limited	Mutation No. 2623 entered in the Jamabandi (Record of Rights) on 3 <sup>rd</sup> December, 2010	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2376 on 20 <sup>th</sup> September, 2010 executed by Amrit Pal Singh son of Sardar, Inderjeet Kaur wife of Amrit Pal Singh in favour of Hamara Realty Private Limited.
10	12/2	2	14	Four Construction Private Limited (1/6 share); Hamara Realty Private Limited (1/6 share); and North South Properties Private Limited (140/209 share).	Mutation No. 2625 entered in the Jamabandi (Record of Rights) on 3 <sup>rd</sup> December, 2010.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2336 on 17 <sup>th</sup> 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;
	18	3	19		Mutation No. 2704 entered in the Jamabandi (Record of Rights) on 3 <sup>rd</sup> December, 2010	
	19/1	3	16		Mutation No. 2756 entered in the Jamabandi (Record of Rights) on 17 <sup>th</sup> February, 2011	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2945 on 28 <sup>th</sup> 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

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FOR FOUR CONSTRUCTION PVT LTD

FOR ANANT RAJ LIMITED

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FOR HAMARA REALTY PVT LTD

FOR NORTH SOUTH PROPERTIES PVT. LTD

FOR EXCELLENT INFRA MART PVT. LTD

FOR GLASS PROPERTIES PRIVATE LIMITED

FOR SOVEREIGN BUILDWELL PVT. LTD

FOR SARVA DEVELOPERS & CONSULTANTS PVT. LTD.



Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
						No. 4718 on 2 <sup>nd</sup> February, 2011 executed by Madan Malhotra son of Harish Chand in favour of Four Construction Private Limited.
10	22/2	6	0	North South Properties Private Limited (161/240 share); Hamara Realty Private Limited (1/6 share); and Four Construction Private Limited (1/6 share).	<p>Mutation No. 2625 entered in the Jamabandi (Record of Rights) on 3<sup>rd</sup> December, 2010;</p> <p>Mutation No. 2704 entered in the Jamabandi (Record of Rights) on 3<sup>rd</sup> December, 2010; and</p> <p>Mutation No. 2756 entered in the Jamabandi (Record of Rights) on 17<sup>th</sup> February, 2011.</p>	<p>Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2336 on 17<sup>th</sup> September, 2010 executed by Vijay Pal, Manim Singh, Ashok Kumar, Mohan Pal (sons), Manju, Kavita (daughters), Vidhya (widow) of Rati Ram in favour of North South Properties Private Limited;</p> <p>Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2945 on 28<sup>th</sup> October, 2010 executed by Ram Nath, Som Nath, Sukh Raj sons of Ramjilal in favour of Hamara Realty Private Limited; and</p> <p>Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 4718 on 2<sup>nd</sup> February, 2011 executed by Madan Malhotra son of Harish Chand in favour of Four</p>

For Four Star Realty Pvt. Ltd.

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 FOR NORTH SOUTH PROPERTIES PVT. LTD.  
 AUTHORIZED SIGNATORY  
 FOR SOVEREIGN BUILDING PVT. LTD.  
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FOR EXCELLENT INFRA MART PVT. LTD.  
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 For Glaze Properties Private Limited  
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 FOR FOUR CONSTRUCTION PVT. LTD.  
 AUTHORIZED SIGNATORY

FOR SAKTI SIGNITERS & PROMOTERS PVT. LTD.  
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Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
						Construction Private Limited.
16	2/1/2	3	4	Hamara Realty Private Limited	Mutation No. 2624 entered in the Jamabandi (Record of Rights) on 3 <sup>rd</sup> October, 2010.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2428 on 22 <sup>nd</sup> September, 2010 executed by Vinni Kaur wife of Lavinder Jeet Singh and Lavinder Jeet Singh son of Gurbaksh Singh in favour of Hamara Realty Private Limited.
16	8/2/1	3	11	Hamara Realty Private Limited	Mutation No. 2834 entered in the Jamabandi (Record of Rights) on 13 <sup>th</sup> July, 2011.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2428 on 22 <sup>nd</sup> September, 2010 executed by Vinni Kaur wife of Lavinder Jeet Singh and Lavinder Jeet Singh son of Gurbaksh Singh in favour of Hamara Realty Private Limited.
16	9/1/1	2	2.5	Hamara Realty Private Limited		
16	11/1/1	4	15	Rose Realty Private Limited	Mutation No. 2616 entered in the Jamabandi (Record of Rights) on 3 <sup>rd</sup> October, 2010.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2480 on 27 <sup>th</sup> September, 2010 executed by Gabdu, Dharmi sons of Mishri in favour of Rose Realty Private Limited.
16	26/1	0	7	Rose Realty Private Limited		
10	23	9	12	Anantraj Industries	Mutation No. 2619 entered in	Sale Deed registered with the jurisdictional Sub-
16	3	8	0	Anantraj Industries		



Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
	4	3	0	Limited	the Jamabandi (Record of Rights) on 3 <sup>rd</sup> October, 2010.	Registrar as Document No. 2294 on 16 <sup>th</sup> September, 2010 executed by Rammath, Som Nath, Sukhraj sons of Ramjilal in favour of Anantraj Industries Limited.
	7/1	0	15			
	8/1	0	13			
	7/2/2/1	1	14	Glaze Properties Private Limited	Mutation No. 2723 entered in the Jamabandi (Record of Rights) on 8 <sup>th</sup> January, 2011; and  Mutation No. 2856 entered in the Jamabandi (Record of Rights) on 19 <sup>th</sup> August, 2011.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 3819 on 21 <sup>st</sup> December, 2010 executed 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 <sup>th</sup> August, 2011 between Glaze Properties Private Limited and Ram Kishan son of Bhikki and Vir Singh son of Bhikki.
	7/2/1/1	3	1.5			
	14/1/2/2	3	4.5			
11	21	8	0	The following is the current owner of land comprised in Rectangle No. 11 Killa No. 21 (8-0), Rectangle	Mutation No. 2631 entered in the Jamabandi (Record of Rights) on 24 <sup>th</sup> October, 2010;	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2492 on 28 <sup>th</sup> September, 2010 executed by Balraj son of Sukhbir, Devi Chand son of Sukhbir, Rajender son of Sukhbir, Pehladi son of
12	25/2	0	9			
15	1/1	5	8			
12	15/2	2	19			
	16	8	0		Mutation No. 2699 entered in	
	25/1	7	11			

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FOR EXCELLENT IN RAMART PVT. LTD.

FOR HAMARA REALTY PVT. LTD.

FOR ROSE REALTY PVT. LTD. FOR NORTH SOUTH PROPERTIES PVT. LTD.

FOR GLAZE PROPERTIES PRIVATE LIMITED

Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
				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)	the Jamabandi (Record of Rights) on 5 <sup>th</sup> January, 2011;	Sukhbir, Sukhbir son of Daulat Ram in favour of Hamara Realty Private Limited;
				Hamara Realty Private Limited	Mutation No. 2786 entered in the Jamabandi (Record of Rights) on 23 <sup>rd</sup> March, 2011;	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 3598 on 10 <sup>th</sup> December, 2010 executed by Sheela wife of Jeet Singh in favour of Glaze Properties Private Limited;
				AND	Mutation No. 2787 entered in the Jamabandi (Record of Rights) on 23 <sup>rd</sup> March, 2011;	
				The following are the current owners of land comprised in Rectangle No. 12 Killa No. 16 (8-0), 25/1 (7-11), 15/2 (2-19)	Mutation No. 2800 entered in the Jamabandi (Record of Rights) on 19 <sup>th</sup> May, 2011;	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2979 on 29 <sup>th</sup> October, 2010 executed by Sarup Chand, Mehar Chand, Hari Chand, Gyan Chand, Prakash Chand sons of Chote in favour of North South Properties Private Limited;
				North South Properties Private Limited (1591/2882 share)	Mutation No. 2855 entered in the Jamabandi (Record of Rights) on 19 <sup>th</sup> August, 2011;	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 3801 on 20 <sup>th</sup> December, 2010 executed Hukum Chand son of Data Ram, Baljit son of Hukum Singh, Jagpal son of Hukum Singh in favour of Glaze Properties Private Limited;
				Alka Gupta wife of Ranjan Gupta (20/2882)		

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For Four Star Realty Pvt. Ltd.

FOR SOVEREIGN BUILDWELL PVT. LTD.

FOR FOUR CONSTRUCTION PVT LTD

FOR ANANT RAJ LIMITED

FOR HAMARA REALTY PVT. LTD.

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For Glaze Properties Private Limited

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Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
				share) Glaze Properties Private Limited (953/2882 share) Four Construction Private Limited (318/2882 share)		Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 378 on 26 <sup>th</sup> 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 Document No. 3083 on 4 <sup>th</sup> August, 2011 executed by Tara Chand son of Chote in favour of Four Construction Private Limited.
14	5 6/1 15/1	8 3 6	0 12 9	Hamara Realty Private Limited	Mutation No. 2631 entered in the Jamabandi (Record of Rights) on 24 <sup>th</sup> October, 2010.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2492 on 28 <sup>th</sup> September, 2010 executed by Balraj son of Sukhbir, Devi Chand son of Sukhbir, Rajender son of Sukhbir, Pehlad son of Sukhbir, Sukhbir son of Daulat Ram in favour of Hamara Realty Private Limited.
15	10/2	7	4			
11	11/2 20	5 8	11 0	Four Construction Private Limited	Mutation No. 2910 entered in the Jamabandi (Record of Rights) on 12 <sup>th</sup>	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 6719 on 30 <sup>th</sup> December, 2011 executed

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Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
					January, 2012.	by Tara Chand son of Chhote in favour of Four Construction Private Limited.
16	8/2/2/ 1/1	1	7	Anant Raj Limited	Mutation No. 3314 entered in the Jamabandi (Record of Rights) on 18 <sup>th</sup> June, 2014.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 6075 on 4 <sup>th</sup> March, 2014 executed by Asha Rani widow of Bara Ram in favour of Anant Raj Limited.
10	1/2	4	1	Hamara Realty Private Limited	Mutation No. 2623 entered in the Jamabandi (Record of Rights) on 3 <sup>rd</sup> December, 2010; and  Mutation No. 2704 entered in the Jamabandi (Record of Rights) on 5 <sup>th</sup> January, 2011.	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2376 on 20 <sup>th</sup> September, 2010 executed by Amrit Pal Singh son of Sardar, Inderjeet Kaur wife of Amrit Pal Singh in favour of Hamara Realty Private Limited; and  Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2945 on 28 <sup>th</sup> October, 2010 executed by Ram Nath, Som Nath, Sukh Raj sons of Ramjilal in favour of Hamara Realty Private Limited.
4	12/2 13/1/ 2	3 2	10 2	Four Star Realty Private	Mutation No. 3430 entered in the Jamabandi	Sale Deed registered with the jurisdictional Sub-Registrar as Document



Rectangle No.	Killa No.	Area		Current Land Owner	Relevant Mutation	Title Documents
		Kanal	Marla			
				Limited	(Record of Rights) on 12 <sup>th</sup> February, 2016.	No. 3146 dated 20 <sup>th</sup> January, 2016 executed by Shivraj Kumari wife of Krishan Kumar in favour of Four Star Realty Private Limited.
4	13/2/2	1	14	Four Star Realty Private Limited	Mutation No. 3430 entered in the Jamabandi (Record of Rights) on 12 <sup>th</sup> February, 2016	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 3146 dated 20 <sup>th</sup> January, 2016 executed by Shivraj Kumari wife of Krishan Kumar in favour of Four Star Realty Private Limited.
	11/1/1	5	16	Hamara Realty Private Limited	Mutation No. 2631 has been entered in the Jamabandi (Record of Rights) on 24 <sup>th</sup> October;	Sale Deed registered with the jurisdictional Sub-Registrar as Document No. 2492 on 28 <sup>th</sup> September, 2010 executed by Balraj son of Sukhbir, Devi Chand son of Sukhbir, Rajender son of Sukhbir, Pehlad son of Sukhbir, Sukhbir son of Daulat Ram in favour of Hamara Realty Private Limited;
Total				Kanal	Marla	Acres
				379	16.5	47.478125

For Four Star Realty Pvt. Ltd.

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15

THE ANANT REAL ESTATE LIMITED FOR NORTH SIDE

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FOR EXCELLENT INFOMART PVT LTD

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For Glaze Properties Private Limited

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FOR FOUR CONSTRUCTION PVT LTD

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FOR SARVA DEVELOPERS & PROMOTERS PVT LTD

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## SCHEDULE-IX

### LIST OF CP SERVICES

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

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

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FOR FOUR CONSTRUCTION PVT. LTD.  
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For Glaze Properties Private Limited  
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FOR SAKHDEV LOTS & PROMOTERS PVT. LTD.  
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FOR SOUTH EAST INFRA PVT. LTD.  
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## SCHEDULE-X

### LIST OF APPROVALS

1. Revised Layout plan for 110.0875 Acres (obtained).
2. Forest and Aravalli NOC for additional 11.44 Acres (obtained).
3. Revised Zoning approval for the Subject Plots with basement + stilt + four floors basis population of 4 dwelling units per plot (obtained).
4. 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.
7. 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.
9. 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.
11. 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.
12. All renewals of licenses as per Clause 10.7. All amendments in project approvals as required from time to time.

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FOR EXCELLENT INFRA MART PVT. LTD.  
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FOR SATYA DEVELOPERS & PROMOTERS PVT. LTD.  
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FOR HAMATA REALTY PVT. LTD.  
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# SCHEDULE XI COMPUTATION OF EDC/IDC

DEMARCATION & FAR STATEMENT FOR B.E. PLOTS IN PLOTTED COLONY MEASURING 110.20525 ACRES IN KADAMPUR, GURGAON-AS PER APPROVED LAYOUT													
POCKET	S.NO.	TYPE	DESCRIPTION				PLOT NO.	NO. OF PLOTS	TOTAL AREA	TOTAL AREA	EDC / IDC Rate	EDC/ IDC cost	
						(SQMT)			(SQMT)	(SQYD)			
POCKET-A	1	A	36.42	X	14.89	543.234	1	1	543.56	650.10	5000.00	3250485.51	
		1/2	0.17	X	14.89	1.266							
		TOTAL				543.56							
	2	A	30.39	X	14.89	544.8251	2	1	546.02	653.04	5000.00	2265177.47	
		1/2	0.16	X	14.89	1.191							
		TOTAL				546.00							
	3	A	36.75	X	14.89	547.2075	2a	1	548.47	655.97	5000.00	2279869.44	
		1/2	0.17	X	14.89	1.266							
		TOTAL				548.5							
	4	A	12.33	X	34.57	599.0981	3	1	629.35	752.71	5000.00	2763531.84	
		1/2	2.33	X	8.71	10.14715							
			8.65	X	2.33	20.1079							
		TOTAL				629.4							
	5	A	17.34	X	36.82	638.4588	4 & 5	2	1277.26	1527.61	5000.00	7638041.11	
		1/2	17.34	X	0.02	0.1734							
		TOTAL				638.6							
	6	A	18.14	X	36.80	667.552	6	1	667.73	798.61	5000.00	3003085.73	
		1/2	18.14	X	0.02	0.1814							
		TOTAL				667.7							
	7	A	17.51	X	27.86	487.8386	7	1	488.00	583.65	5000.00	2018263.13	
		1/2	17.51	X	0.02	0.1751							
		TOTAL				488.00							
POCKET-B	8	A	10.78	X	23.20	250.10	8a, 8b, 7a & 7c	8	1500.58	1794.09	5000.00	2973444.88	
	9	A	12.08	X	30.10	363.6							
	10	A	12.08	X	30.10	363.608							
	11	A	12.08	X	30.10	363.608	8c		0.00	0.00	0.00	0.00	
		1/2	0.01	X	30.10	0.4515							
		TOTAL				364.0595							
	12	A	12.08	X	30.10	363.909	9		0.00	0.00	0.00	0.00	
	13	A	12.08	X	30.10	363.909	9a, 9b & 10	3	1091.73	1305.71	5000.00	6528527.46	
	14	A	12.36	X	28.00	346.08	11	1	346.08	413.91168	5000.00	2069358.40	

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**DEMARICATION & FAR STATEMENT FOR D.E. PLOTS IN PLOTTED COLONY MEASURING 110.30575 ACRES IN KADARPUR, GURGAON-AS PER APPROVED LAYOUT**

POCKET	S.NO.	TYPE	DESCRIPTION				PLOT NO.	NO. OF PLOTS	TOTAL AREA	TOTAL AREA	EDC / IDC Rate	EDC / IDC cost.
	15	A	12	X	28.00	336	12,14 & 15	3	1008	1305.58	5000.00	6077840.00
	16	A	12	X	15.00	360	16,17, 18,20 & 20a	5	1500	1794	5000.00	8570000.00
	17	A	10	X	23.40	234	18	1	234	279.864	5000.00	1399320.00
	18	A	10	X	23.40	234	18a	1	234	279.864	5000.00	1399320.00
	19	A	12	X	18.35	220.2	20b	1	220.2	261.357	5000.00	1316796.00
	20	A	11.81	X	12.01	318.9881	24a,2 4b & 24c	3	956.86	1144.51	5000.00	5722646.51
	21	A	10.82	X	18.22	197.1404	25	1	197.1404	235.779	5000.00	1178899.59
	22	A	10.82	X	25.50	275.91	25a,2 5b & 26a	3	837.73	981.965	5000.00	4949825.40
	23	A	10.64	X	26.44	281.3216						
			1/2		0.02	X	10.64	1	0.1064			
			TOTAL						281.428			
	24	A	13.4	X	26.52	355.502						
			11	X	3.47	38.17						
			1/2		3.47	X	2.40	1	4.164			
			TOTAL						397.836			
	25	A	14	X	30.00	420	36	1	420	502.32	5000.00	2511000.00
	26	A	10.79	X	25.00	269.875	38,39, 40,41, 42,47 &	6	1619.25	1936.07	5000.00	9683115.00
	27		10.81	X	25.00	270.3	42b	1	270.3	323.278	5000.00	1615394.00
	28	A	12	X	22.45	269.52	45	1	269.52	322.345	5000.00	1611729.60
	29	A	10	X	30.00	300	46,47, 48,49 & 50	5	1500	1156	5000.00	5980000.00
			13.63	X	28.00	381.64	54	1	381.64	456.441	5000.00	2282207.50
			11.74	X	17.18	201.6932	60	1	201.6932	241.225	5000.00	1206125.34
			11.7	X	25.00	292.5	61,62 & 63	3	877.5	1049.49	5000.00	5247450.00
	30	A	16	X	30.00	420	64	1	420	502.32	5000.00	2511600.00
			12	X	30.00	360	67	1	360	432.56	5000.00	2152800.00
	31	A	11.05	X	30.00	331.5						
			27.11	X	1.99	53.95						
			1/2		2.88	X	1.99	1	2.88			
			TOTAL						388.3244			
	32	A	13.04	X	30.00	391.2	68a,6 8b,67	6	2347.2	2807.25	5000.00	14036236.00

FOR ANANT RAJ LIMITED FOR HAMARA REALTY PVT.LTD. FOR EXCELLENT INFRAMART PVT.LTD

AUTHORIZED SIGNATORY FOR ROSE REALTY PVT.LTD  
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 AUTHORIZED SIGNATORY FOR GLAZE PROPERTIES PRIVATE LIMITED  
 AUTHORIZED SIGNATORY

**DEMARCATION & FAR STATEMENT FOR B.E. PLOTS IN PLOTTED COLONY MEASURING 110.10575 ACRES IN KADARPUR, GURGAON-AS PER APPROVED LAYOUT**

POCKET	S.NO.	TYPE	DESCRIPTION				PLOT NO.	NO. OF PLOTS	TOTAL AREA	TOTAL AREA	EDC / IDC Rate	EDC / IDC cost	
POCKET-A							1,73,74						
	37	A		22	X	30.00	360	77	1	360	410.56	5000.00	2152800.00
	38	A		15	X	31.23	468.45	29.880	2	936.9	1120.5124	5000.00	562667.00
	39	A		13.76	X	31.11	431.008	84.87, 88.5, 89	4	1728.40	2062.39	5000.00	30111931.14
	TOTAL PLOTS IN POCKET-A								74				
	TOTAL AREA IN POCKET-A									25518.6001	30520.2505		152601252.5180
POCKET-D	1	D		10.88	X	26.19	284.9472	7, 3, 4, 5, 6, 8, 7	1	284.95	340.80	5000.00	1703984.26
	2	D		11.04	X	16.19	285.1376	6, 9, 8, 7	6	1734.83	2074.85	5000.00	10374257.09
	3	D		12.42	X	32.43	402.7806	8, 9, 8, 10	3	1208.54	1445.38	5000.00	7225883.96
	4	D		11.74	X	31.33	367.8142	11	1	372.20	445.15	5000.00	2225758.39
			172	I	0.28	X	31.33						
	TOTAL						372.20						
	5	D		12.08	X	31.33	378.4664	12, 17, 14	2	1135.40	1357.54	5000.00	8789687.22
	TOTAL PLOTS IN POCKET-D								14				
TOTAL AREA IN POCKET-D									4735.714	5663.914		28319570.915	
POCKET-H	1	H		11.5	X	21.78	250.47	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 20	20	6512.22	7788.62	5000.00	38943075.40
	2	H	1/2	I	11.5	X	15.01	172.015	11	136.19	282.48	5000.00	1412388.09
					6.77	X	4.32	14.2847					
					6.77	X	7.28	49.2856					
					TOTAL			236.2					
	3	H		10.17	X	17.43	177.2631	19, 31, 32, 33, 34, 35, 36, 38	7	1240.84	1484.05	5000.00	7420233.37
	4	H		11.51	X	25.31	291.2181	37, 38, 39, 40, 41, 42, 43, 44	8	2330.34	2787.33	5000.00	13936657.90
	5	H		11.51	X	25.28	290.9738	45	1	291.09	348.14	5000.00	1740035.64
			172	I	11.51	X	0.01						
	TOTAL						291						

For POCHE SIGNATURE

FOR SOVEREIGN BUILDWELL PVT. LTD

FOR FOUR CONSTRUCTION PVT LTD

FOR ROSE REALTY PVT LTD  
FOR NORTH SIDE PROPERTIES PVT. LTD  
FOR HAMARA REALTY PVT LTD

FOR EXCELLENT INFAMART PVT. LTD  
For Glaze Properties Private Limited



FOR ROSE REALTY PVT. LTD.

FOR HANARA REALTY PVT. LTD.

FOR EXCELLENT INFRA MART PVT. LTD.

FOR ROSE REALTY PVT. LTD.

FOR HANARA REALTY PVT. LTD.

DEMARCATION & FAR STATEMENT FOR B.E. PLOTS IN PLOTTED COLONY MEASURING 110.20575 ACRES IN KADARPUR, GURGAON-AS PER APPROVED LAYOUT														
POCKET	S.NO.	TYPE	DESCRIPTION					PLOT NO.	NO. OF PLOTS	TOTAL AREA	TOTAL AREA	EDC / IDC Rate	EDC / IDC cost	
	TOTAL PLOTS IN POCKET-H								42					
	TOTAL AREA IN POCKET-H									10616.880	12690.422		53453060.606	
POCKET-G	1	G			11.25	X	23.50	264.4	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30	28	9402.500	3852.300	5000.00	44266950.00
	2	G			11.25	X	20.43	229.8	18,19,20	2	459.675	349.771	5000.00	2748856.50
	TOTAL PLOTS IN POCKET-G								30					
	TOTAL AREA IN POCKET-G									7862.175	3402.071		47015806.500	
POCKET-G2	1	G			11.92	X	25.66	305.9	1,2,3,4,5	5	1529.34	1829.09	5000.00	9145429.28
	2	G			12.13	X	25.66	311.2508	6	1	311.26	372.26	5000.00	1561309.68
	3	G	1/2	(	11.1	X	25.25	280.388	7	1	282.61	338.00	5000.00	1589983.88
					0.4	X	11.10	2.22						
	TOTAL							282.606						
	4	G	1/2	(	11.1	X	24.85	275.946	8	1	278.17	332.84	5000.00	1663437.68
					0.4	X	11.10	2.22						
	TOTAL							278.186						
	5	G	1/2	(	11.1	X	24.45	271.506	9	1	273.73	327.38	5000.00	1636891.48
					0.4	X	11.10	2.22						
TOTAL							273.7							
6	G	1/2	(	11.1	X	24.25	269.175	10	1	269.76	322.63	5000.00	1613151.35	
				0.21	X	5.55	0.58075							
TOTAL							269.8							
7	G			11.1	X	24.25	269.175	11,12,13,14,15,16,17	7	1884.23	2253.53	5000.00	11267865.50	
8	G			11.12	X	24.11	268.1	18	1	268.10	320.85	5000.00	1603257.14	
9	G			11.1	X	24.11	267.6	19,20,21,22,23,24,25	6	1805.73	1920.45	5000.00	9602241.48	
10	G			11.96	X	22.70	272.5	26,27,28,29,30,31	6	1628.95	1948.23	5000.00	9741132.96	

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FOR ROSE REALTY PVT. LTD.

FOR NORTH

For Glaza Properties Private Limited

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DEMARICATION & FAR STATEMENT FOR B.E. PLOTS IN PLOTTED COLONY MEASURING 110.20575 ACRES IN KADARPUR, GURGAON AS PER APPROVED LAYOUT									
POCKET	S.NO.	TYPE	DESCRIPTION	PLOT NO.	NO. OF PLOTS	TOTAL AREA	TOTAL AREA	EDC / IDC Rate	EDC/ IDC Cost
			TOTAL PLOTS AND AREA IN POCKET-G2		30	8331.85	9964.80		49814485.43
			GRAND TOTAL OF PLOTS AND AREA		191	57059.23	68242.84		341214175.97

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

#### SELLERS

FOR ANANT RAJ LIMITED

Anant Raj Limited through its authorized representative; Mr. Amit Sarin

FOR NORTH SOUTH PROPERTIES PVT. LTD

North-South Properties Private Limited through its authorized representative; Mr. Anjani Kumar Prashar

FOR FOUR CONSTRUCTION PVT. LTD

Four Construction Private Limited through its authorized representative; Mr. Anjani Kumar Prashar

For Four Star Realty Pvt. Ltd.

Four Star Realty Private Limited through its authorized representative; Mr. Anjani Kumar Prashar

FOR ROSE REALTY PVT LTD

Rose Realty Private Limited through its authorized representative; Mr. Anjani Kumar Prashar

FOR EXCELLENT INFRAMART PVT. LTD

Excellent Inframart Private Limited through its authorized representative; Mr. Anjani Kumar Prashar

FOR SOVEREIGN BUILDWELL PVT. LTD

Sovereign Buildwell Private Limited through its authorized representative; Mr. Anil Maini

FOR SARTAJ DEVELOPERS & PROMOTERS PVT. LTD

Sartaj Developers & Promoters Private Limited through its authorized representative; Mr. Anjani Kumar Prashar

FOR HAMARA REALTY PVT LTD

Hamara Realty Private Limited through its authorized representative; Mr. Anjani Kumar Prashar

FOR GLAZE PROPERTIES PRIVATE LIMITED

Glaze Properties Private Limited through its authorized representative; Mr. Anjani Kumar Prashar

Mr. Aman Sarin as authorized representative of Mrs. Alka Gupta, wife of Ranjan Gupta.



For AVARNA PROJECTS LLP

BUYER

Authorised Signatory

AVARNA PROJECTS LLP

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

Witnesses:

1.

Pankaj Kumar Gupta

S/o Kailash Prasad .

Plot No 56 & 2<sup>nd</sup> floor

Sector-5 Vaishali Ghazipur U.P

PAN AFMPG 7705D .

ADHAR 6239 6163 1317

2.

Parveen Kumar Angrish  
Advocate  
M.A.L.L.B. HONS.  
Distt. Courts, Gurgaon

DD Code: 0367 **E - CHALLAN** Government of Haryana Original Copy

Valid Upto: 14-10-2019 (Cash)  
05-10-2019 (Chq/DD)

GRN No.: 0058456502 Date: 07 Oct 2019 17:00:29

Office Name: 0367-NAIB TEHSILDAR WAZIRABAD  
Treasury: Gurgaon  
Period: (2019-20) One Time

Head of Account	Amount ₹
0030-03-104-87-51 Posting Fees	5
0030-03-104-88-51 Fees for Registration	50000

PD AcNo: 0

Deduction Amount: ₹ 0

Total/Net Amount: ₹ 50005

₹ Fifty Thousands Five Rupees

**Tenderer's Detail**

GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:-

PAN No:

Tenderer's Name: AVARNA PROJECTS LLP

Address: H 65 Connaught circus New Delhi  
NEWDELHI- 110001

Particulars: Registration, posting fee

Cheque/DD Detail:

*K. J. Jithendran*  
*Manoj K. Karanika*  
Depositor's Signature

**FOR USE IN RECEIVING BANK**

Bank CIN/Ref No: 000150902741267102019

Payment Date: 07/10/2019

Bank: SBI Aggregator

Status: Success

DD Code: 0367 **E - CHALLAN** Government of Haryana AG/ Dept Copy

Valid Upto: 14-10-2019 (Cash)  
08-10-2019 (Chq/DD)

GRN No.: 0058456502 Date: 07 Oct 2019 17:00:29

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\* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.