

S. No. 1771 Date 10/11/06
Certified under Stamp Act
1859, 3088.3125 -
(R) Three Carore Eight lac Eighty three thousand one hundred
has by Twenty five of
(P) M/s A. A. Lijah Real Estates Pvt Ltd. N. 99
Thru
Vide
Sale Deed 514718750 -

(3)

(10)

TREASURY OFFICER
CUM COLLECTOR
GURGAON

SALE DEED

Deficiency Rs. 20/-
V.R. No. 13990 Date 13/11/06

AUDITED

Stamp Auditor

1. Type of Deed : Sale Deed
2. Village/City Name & Code : Maidawas (Gurgaon)
3. Unit Land : 117 Kanal 13 Marla
4. Type of Property :
5. Transaction Value : 51,47,18,750/-
6. Stamp Duty : 3,08,83,125/-
7. Stamp No. & Date : 1771 dt. 10/11-06
8. No. of words :
9. Stamp Vendor :

THIS Deed is made at Gurgaon on this 15 day of Nov, 2006

BETWEEN Mr. Dharampal son of Late Sh. Parsa Ram resident of Village C-2/8, DLF Phae-I, Gurgaon through Power of Attorney M/s Tarun Aggarwal Properties Private Limited, N-99, 1st Floor, Connaught Place, New Delhi vide Power of Attorney Vasika No. 126 dated 14/11-06, registered in the office of Registrar, Gurgaon, the said GPA is valid upto date and the executants is still alive, hereinafter called the "VENDOR" (which expression shall unless repugnant to the context and meaning hereof mean and include his heirs, legal representatives, administrators, executors and assignees etc.) of the ONE PART.

Signature

AND

प्रलेख नः 16708

दिनांक 13/11/2006

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर मैदावास	स्थित मैदावास
भवन का विवरण		
भूमि का विवरण		
चाही	14 Acre 5 Kanal 13 Marla	
धन संबंधी विवरण		
राशि 514,718,750.00 रुपये	स्टाम्प ड्यूटी की राशि 30,883,140.00	
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	रजिस्ट्रेशन शुल्क 2.00 रुपये	

Drafted By: H.R.Khatana, Adv.

यह प्रलेख आज दिनांक 13/11/2006 दिन सोमवार समय बजे श्री/श्रीमती/कुमारी Dharampal
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Parsa Ram निवासी C-2/8, dlf-I, Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता


श्री Dharampal

उप/संयुक्त पंजीयन अधिकारी

गुडगांवा

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी thru:- Jasmer Singh क्रेताहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष रिक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।
दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी H.R.Khatana पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon
व श्री/श्रीमती/कुमारी M.P.Choudhary पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Shiv Lal निवासी VPO Mandi, N.Delhi ने की।
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 13/11/2006

उप/संयुक्त पंजीयन अधिकारी

गुडगांवा

M/S AALIYAH REAL ESTATES PRIVATE LIMITED, P-39, Basement NDSE Part – II, New Delhi-49 THROUGH Shri A.B. Bhattacharya S/o Shri M.N. Bhattacharya, Flat No. 101/B, Block A/2/B, Paschim Vihar, New Delhi – 110063 hereinafter called the “**VENDEE**” (which expression shall unless repugnant to the context and meaning hereof mean and include its respective heirs, legal representatives, administrators, executors and assignees etc.) of the **OTHER PART**.

WHEREAS the **VENDOR** is the absolute owner and in actual physical possession of Agriculture Land Comprised in Khewat No. 269 Khata No. 319 Min, Rect. No. 46, Kila No. 1(8-0), 10(8-0), 11(8-0) land measuring 24 Kanal 0 Marla to the extent of 63/960 share which becomes 1 Kanal 11.5 Marla and Rect. No. 46, Kila No. 20/1(6-18) land measuring 6 Kanal 18 Marla to the extent of 21/276 share which becomes to 0 Kanal 10.5 Marla & Khewat No. 385 Khata No. 477, Rect. No. 24, Kila no. 6/1(4-0), 15/2(4-0) & Rect. No. 25, Kila No. 10/2(2-16), 11/1/1(1-3) land measuring 11 Kanal 19 Marla Salim, Khewat No. 386 Khata No. 478, 479, 480, 481, Rect. No. 23, Kila No. 16/1(6-0) & Rect. No. 24, Kila No. 16/1(7-16), 16/2(0-4), 17/1(0-4), 17/2(7-16), 18/1(2-4), 18/2(5-16), 19/2(6-0), 20/1(5-4), 20/2(2-16), land measuring 44 Kanal 0 Marla to the extent of 293/1760 share which becomes 7 Kanal 7 Marla, Khewat No. 387 Khata No. 482, Rect. No. 23, Kila No. 16/2(2-0), land measuring 2 Kanal 0 Marla to the extent of 1/6 share which becomes 0 Kanal 7 Marla & Khewat No. 399, Khata No. 494, Rect. No. 28, Kila No. 11(8-0) & Rect. No. 29, Kila No. 6(8-0), 15(8-0), land measuring 24 Kanal 0 Marla Salim & Khewat No. 400 Khata No. 495, Rect. No. 28, Kila No. 12(8-0) land measuring 8 Kanal 0 Marla to the extent of 1/2 share which becomes to 4 Kanal 0 Marla, Khewat No. 383 Khata No. 475, Rect. No. 24, Kila No. 6/2(4-0), 15/1(4-0) land measuring 8 Kanal 0 Marla Salim & Khewat No. 384 Khata No. 476 Rect. No. 24, Kila No. 14/2(4-0),

प्रलेख न: 16962

दिनांक 15/11/2006

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर मैदावास	स्थित मैदावास
भवन का विवरण		
भूमि का विवरण		
चाही	14 Acre 5 Kanal 13 Marla	
धन संबंधी विवरण		
राशि 514,718,750.00 रुपये	स्टाम्प ड्यूटी की राशि 30,883,140.00	
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	रैस्टिंग शुल्क 2.00 रुपये	

Drafted By: H.R.Khatana, Adv.

यह प्रलेख आज दिनांक 15/11/2006 दिन बुधवार समय बजे श्री/श्रीमती/कुमारी Dharampal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Parsa Ram निवासी C-2/8, dlf-I, Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



श्री Dharampal

उप/सयुक्त पंजीयन अधिकारी

गुडगांवा

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

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी M.P.Chaudhary पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Shiv Lal निवासी VPO Mandi, मे. D. श्री/श्रीमती/कुमारी H.R.Khatana पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon ने की।

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

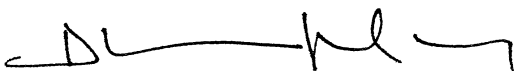
दिनांक 15/11/2006



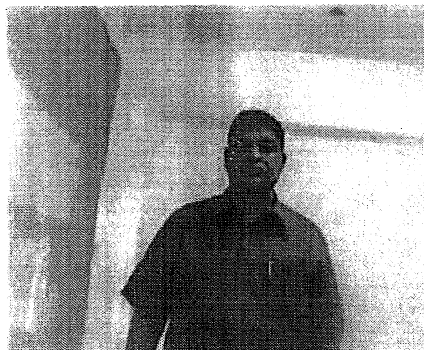
उप/सयुक्त पंजीयन अधिकारी

गुडगांवा

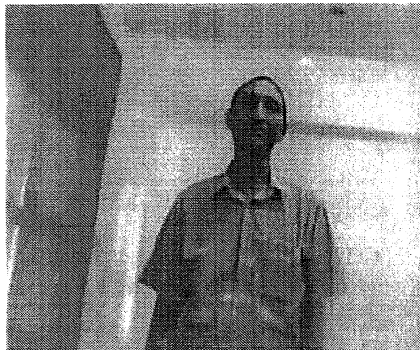
7(8-0), land measuring 12 Kanal 0 Marla Salim & Khewat No. 386 Khata No. 478, 479, 480, 481, Rect. No. 23, Kila No. 16/1(6-0), Rect. No. 24, Kila No. 16/1(7-16), 16/2(0-4), 17/1(0-4), 17/2(7-16), 18/1(2-4), 18/2(5-16), 19/2(6-0), 20/1(5-4), 20/2(2-16) land measuring 44 Kanal 0 Marla to the extent of 293/1760 share which becomes to 7 Kanal 6 Marla & Khewat No. 387 Khata No. 482, Rect. No. 23, Kila No. 16/2(2-0), land measuring 2 Kanal 0 Marla to the extent of 1/6 share which becomes 0 Kanal 7 Marla & Khewat No. 351 Khata No. 425, Rect. No. 27, Kila No. 1(8-0), 10(8-0), Rect. No. 28, Kila No. 6(8-0), land measuring 24 Kanal 0 Marla to the extent of 2/9 share which becomes 5 Kanal 7 Marla & Khewat No. 343 Khata No. 416, Rect. No. 27, Kila No. 11/1(7-12), Rect. No. 28, Kila No. 16(8-0), 25(8-0), Rect. No. 45, Kila No. 5(8-0), land measuring 31 Kanal 12 Marla to the extent of 1/9 share which becomes 3 Kanal 10 Marla & Khewat No. 345 Khata No. 418 Rect. No. 27, Kila No. 3(8-0), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8(8-0), 9(8-0), 12(8-0), 13(8-0), 14(8-0), 15(8-0) land measuring 88 Kanal 0 Marla to the extent of 4/99 share which becomes 3 Kanal 11 Marla & Khewat No. 398 Khata No. 493, Rect. No. 28 Kila No. 10(8-0), 19(8-0), 20(8-0) & Rect. No. 20 Kila No. 16(8-0), land measuring 32 Kanal 0 Marla to the extent of 1/2 share which becomes to 16 Kanal 0 Marla & Khewat No. 471 Khata No. 573, Rect. No. 29 Kila No. 2/2(0-7), 2/1/2(1-0), 7/1(5-0), 7/2(3-0) 8/1(5-0) 9/1(2-18), 9/2(4-10), 12/1(7-4), 13(8-0), 14(8-0), land measuring 47 Kanal 10 Marla to the extent of 160/950 share which becomes 8 Kanal 0 Marla & Khewat No. 383 Khata No. 475 Rect. No. 25 Kila No. 10/1(1-17), 11/1/2(2-0) land measuring 3 Kanal 17 Marla Salim thus total land measuring 117 Kanal 13 Marla land situated in the revenue estate of Village Maidawas, Tehsil Gurgaon, District Gurgaon (Haryana) (hereinafter called the said **LAND**).



Reg. No.	Reg. Year	Book No.
16962	2006-2007	1



विक्रेता



क्रेता



गवाह

विक्रेता
Dharampal [Signature]

क्रेता
thru: - Jasmer Singh [Signature]

गवाह 1:- M.P. Chaudhary [Signature] गवाह 2:- H.R. Khatana [Signature]

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 16,962 आज दिनांक 15/11/2006 को बही न: 1 जिल्द न: 8,490 के पृष्ठ न: 1 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 1,325 के पृष्ठ सख्या 25 से 26 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 15/11/2006

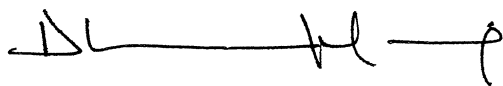
[Signature]
उप/संयुक्त पंजीयन अधिकारी
गडगांवा

AND WHEREAS the VENDOR hereto have agreed to sell agricultural land measuring area 117 Kanal 13 Marla and the VENDEE has agreed to purchase the same on the following terms and conditions:-

Definition and interpretation

In this deed:

- a. the 'VENDOR' includes the real owner of the said property.
- b. the 'Property' means Agriculture Land Comprised in Khewat No. 269 Khata No. 319 Min, Rect. No. 46, Kila No. 1(8-0), 10(8-0), 11(8-0) land measuring 24 Kanal 0 Marla to the extent of 63/960 share which becomes 1 Kanal 11.5 Marla and Rect. No. 46, Kila No. 20/1(6-18) land measuring 6 Kanal 18 Marla to the extent of 21/276 share which becomes to 0 Kanal 10.5 Marla & Khewat No. 385 Khata No. 477, Rect. No. 24, Kila no. 6/1(4-0), 15/2(4-0) & Rect. No. 25, Kila No. 10/2(2-16), 11/1/1(1-3) land measuring 11 Kanal 19 Marla Salim, Khewat No. 386 Khata No. 478, 479, 480, 481, Rect. No. 23, Kila No. 16/1(6-0) & Rect. No. 24, Kila No. 16/1(7-16), 16/2(0-4), 17/1(0-4), 17/2(7-16), 18/1(2-4), 18/2(5-16), 19/2(6-0), 20/1(5-4), 20/2(2-16), land measuring 44 Kanal 0 Marla to the extent of 293/1760 share which becomes 7 Kanal 7 Marla, Khewat No. 387 Khata No. 482, Rect. No. 23, Kila No. 16/2(2-0), land measuring 2 Kanal 0 Marla to the extent of 1/6 share which becomes 0 Kanal 7 Marla & Khewat No. 399, Khata No. 494, Rect. No. 28, Kila No. 11(8-0) & Rect. No. 29, Kila No. 6(8-0), 15(8-0), land measuring 24 Kanal 0 Marla Salim & Khewat No. 400 Khata No. 495, Rect. No. 28, Kila No. 12(8-0) land measuring 8 Kanal 0 Marla to the extent of 1/2 share which becomes to 4 Kanal 0 Marla, Khewat No. 383 Khata No. 475, Rect. No. 24, Kila No. 6/2(4-0), 15/1(4-0) land measuring 8 Kanal 0 Marla Salim &



Khewat No. 384 Khata No. 476 Rect. No. 24, Kila No. 14/2(4-0), 7(8-0), land measuring 12 Kanal 0 Marla Salim & Khewat No. 386 Khata No. 478, 479, 480, 481, Rect. No. 23, Kila No. 16/1(6-0), Rect. No. 24, Kila No. 16/1(7-16), 16/2(0-4), 17/1(0-4), 17/2(7-16), 18/1(2-4), 18/2(5-16), 19/2(6-0), 20/1(5-4), 20/2(2-16) land measuring 44 Kanal 0 Marla to the extent of 293/1760 share which becomes to 7 Kanal 6 Marla & Khewat No. 387 Khata No. 482, Rect. No. 23, Kila No. 16/2(2-0), land measuring 2 Kanal 0 Marla to the extent of 1/6 share which becomes 0 Kanal 7 Marla & Khewat No. 351 Khata No. 425, Rect. No. 27, Kila No. 1(8-0), 10(8-0), Rect. No. 28, Kila No. 6(8-0), land measuring 24 Kanal 0 Marla to the extent of 2/9 share which becomes 5 Kanal 7 Marla & Khewat No. 343 Khata No. 416, Rect. No. 27, Kila No. 11/1(7-12), Rect. No. 28, Kila No. 16(8-0), 25(8-0), Rect. No. 45, Kila No. 5(8-0), land measuring 31 Kanal 12 Marla to the extent of 1/9 share which becomes 3 Kanal 10 Marla & Khewat No. 345 Khata No. 418 Rect. No. 27, Kila No. 3(8-0), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8(8-0), 9(8-0), 12(8-0), 13(8-0), 14(8-0), 15(8-0) land measuring 88 Kanal 0 Marla to the extent of 4/99 share which becomes 3 Kanal 11 Marla & Khewat No. 398 Khata No. 493, Rect. No. 28 Kila No. 10(8-0), 19(8-0), 20(8-0) & Rect. No. 20 Kila No. 16(8-0), land measuring 32 Kanal 0 Marla to the extent of 1/2 share which becomes to 16 Kanal 0 Marla & Khewat No. 471 Khata No. 573, Rect. No. 29 Kila No. 2/2(0-7), 2/1/2(1-0), 7/1(5-0), 7/2(3-0) 8/1(5-0) 9/1(2-18), 9/2(4-10), 12/1(7-4), 13(8-0), 14(8-0), land measuring 47 Kanal 10 Marla to the extent of 160/950 share which becomes 8 Kanal 0 Marla & Khewat No. 383 Khata No. 475 Rect. No. 25 Kila No. 10/1(1-17), 11/1/2(2-0) land measuring 3 Kanal 17 Marla Salim thus total land measuring 117 Kanal 13 Marla land situated in the revenue estate of Village Maidawas, Tehsil Gurgaon, District Gurgaon (Haryana).

