

STATE BANK OF INDIA

Sl. No. 665512

GSR / 001 : 2013-03-01

RECEIPT

Mehrauli Road, Gurgaon (01565)

STATE BANK OF INDIA

Code No.

Received a sum of Rs. 50,75,000/-

(Rupees Fifty Lacs Seventy Five Thousand only — x —)

— x — JPS CONSTRUCTWELL — only)

from Shri M/s Action Const. Pvt. Ltd

s/o, d/o, w/o

residing at

New E Delta for credit to Government of Haryana

account towards Stamp Duty.

Date :

13 MAR 2013

Place :

GURGAON

(Signatures of Authorised Officer)

SALE DEED

MANESAR

: Agricultural Land

: Naharpur Kasan

: Tehsil Manesar/District Gurgaon

: 16 Kanal 16 Marla

: Rs. 10,14,34,445

: Rs. 50,75,000

: GSR/001...665512/13.03.2013/ SBI Gurgaon

Type Of Property

Village/City Name

Tehsil/District

Units Land

Transaction Value

Stamp Duty

Stamp No./Date

Opera House Exports LLP.

Director

प्रलेख नः 2645

दिनांक 13/03/2013

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील Manesar	गांव/शहर नाहरपुर कासन	स्थित नाहरपुर कासन
	भवन का विवरण	
	भूमि का विवरण	
चाही	2 Acre 16 Marla	
	धन संबंधी विवरण	
राशि 101,434,445.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 5,075,000.00 रुपये	
स्टाम्प की राशि 5,075,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये

रुपये

Drafted By: Parvinder Yadav Adv

यह प्रलेख आज दिनांक 13/03/2013 दिन बुधवार समय 5:05:00PM बजे श्री/श्रीमती/कुमारी में ओपेत हाऊस एक्सपोर्ट प्लॉट/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी 1408A/2 गली-13 गोविन्दपुरी दिल्ली द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



उप/संयुक्त पंजीयन अधिकारी
Manesar मानेसर

श्री में, ओपेत हाऊस एक्सपोर्ट लि. thru तरफ से-सुशील कुमार(OTHER)

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी तरफ से-प्रमोद कुमार अग्रवाल क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0:00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी नवीन जैन पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी वकील गुडागाव व श्री/श्रीमती/कुमारी मखन गंग पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी श्री रघु गंग निवासी बी-29 उत्तम नगर दिल्ली ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 13/03/2013

उप/संयुक्त पंजीयन अधिकारी
संयुक्त सब रजिस्ट्रार
Manesar मानेसर

This Sale Deed is made at Gurgaon on this day of March 2013 between **M/s Opera House Exports Ltd. having its Registered Office at 1408 A/2, Gali No.13, Govindpuri, New Delhi-110019** through its **Authorised Signatory-Sh. Sushil Kumar** Director of the Company vide Board Resolution Dated _____ hereinafter collectively called the "Vendor" which expression shall unless repugnant to the context and meaning hereof mean and include their heirs, Legal representatives, administrators, executors and assignees etc. of the One Part.

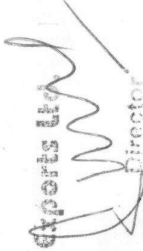
AND

M/s Action Constructwell Private Ltd. having its Registered Office at D-5, Udyog Nagar, Main Rohtak Road, New Delhi through its **Authorised Signatory-Shri Pramod Kumar Agarwal S/o Shri Shankar Lal Agarwal** vide Resolution dated 29th Jaunary 2013 hereinafter called the "Vendee" which expression shall unless repugnant to the context and meaning hereof mean and include their heirs, Legal representatives, administrators, executors and assignees etc. of the Other Part.

Whereas the Vendor was the absolute owner and in actual physical possession of the agricultural Land bearing Khewat No. 93, Khata No. 109, Rect No. 2 Killa No. 21 (7-10), 22(0-18) Rect No. 8 Killa no. 1/2(7-4), 2(5-9), 8/1(0-1), 8/3(1-5), 9(7-4), 10(8-0), 12/1(7-3) total fields 08 and area measuring 44 Kanal 14 Marla, situated in the revenue estate of Village Naharpur Kasan, Tehsil Manesar District Gurgaon.

Whereas out of the above land, land bearing Rect No.2, Killa No. 21 Min(6-1), Rect No. 8, Killa No. 1/2 Min(4-14), 8/1(0-1), 9 Min (3-16), 10(8-0) and 12/1 Min(5-6) total measuring area 27 Kanal 18 Marala was acquired by the State of Haryana for(HUDA and HSIIDC) construction of the road.

Whereas after deducting the area of the acquired land out of the total land, the remaining area of the land falling in Khewat No. 93, Khata No. 109, Rect No. 2, Killa No. 21 Min(1-9), 22(0-18), Rect No. 8, Killa No. 1/2 Min(2-10), 2(5-9), 8/3(1-5), 9 Min(3-8), 12/1 Min(1-17), comes to 16 Kanal 16 Marla situated in the revenue estate Village Naharpur Kasan, Tehsil Manesar, District Gurgaon can be utilized for development herein after called the **"Said Land/ Property"**.

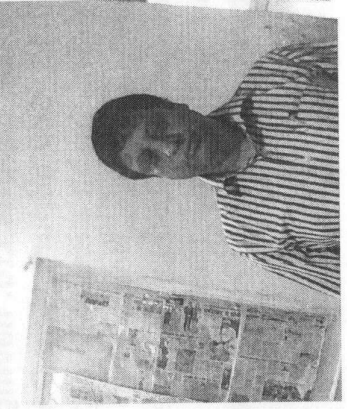
Opera House Exports Ltd.

Director

Reg. No. 2645 Reg. Year 2012-2013 Book No. 1



विक्रेता

तरफ से सुशील कुमार



क्रेता



गवाह

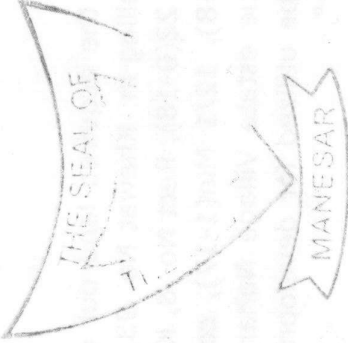
क्रेता
तरफ से प्रमोद कुमार अप्रवाल

गवाह 1:- नवीन जैन गवाह 2:- मखन गार्ग प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,645 आज दिनांक 13/03/2013 को बही नः 1 जिल्द नः 218 के पृष्ठ नः 66 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 65 के पृष्ठ सख्या 21 से 22 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं ।

दिनांक 13/03/2013

उप/सूक्त पंजीयन अधिकारी
संयुक्त सब रजिस्ट्रार
Manesar
मानेसर



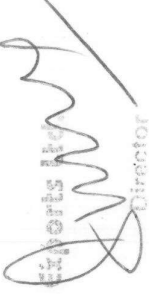
Whereas the Vendor has represented the vendee that it is absolute owner in possession of the said land measuring 16 Kanal 16 Marla which is free from all encumbrances and the vendor is fully competent to sell the same and interested in selling the same.

Whereas believing upon the representation of the vendor, the vendee agreed to purchase the said land hereto and the vendor has agreed to sell the said agricultural land Measuring 16 Kanal 16 Marla on the following terms and conditions:-

Now the parties hereto have mutually agreed and this deed witnesseth as under:

1. That the VENOR has agreed to sell and the Vendee has agreed to purchase the said land/property i.e. land bearing Khewat No. 93, Khata No. 109, Rect No. 2, Killa No. 21 Min(1-9), 22(0-18), Rect No. 8, Killa No. 1/2 Min(2-10), 2(5-9), 8/3(1-5), 9 Min(3-8), 12/1 Min(1-17), comes to 16 Kanal 16 Marla situated in the revenue estate Village Naharpur Kasan, Tehsil Manesar District Gurgaon for a total sale consideration of Rs. 10,14,34,445 (Rupees Ten Crore Fourteen Lacs Thirty Four Thousand Four Hundred Forty Five Only). The vendor has received the entire sale consideration from the Vendee in the following manner:-

- (a) That the Vendor had received a sum of Rupees 20,00,000/- (Twenty lacs only) on 02-04-2010 vide Cheque No. 584484 from the vendee.
- (b) That the Vendor had received a sum of Rupees 25,00,000/- (Rupees Twenty Five lacs Only) on 13-08-2010 vide cheque No. 000576 Through RTGS form the vendee.
- (c) That the Vendor had received a sum of Rupees. 100,00,000/(Rupees One Crore Only) on 29-09-2010 vide cheque No. 721236 Through RTGS from the vendee.
- (d) That the Vendor has received a sum of Rs. 8,69,34,445/- (Rupees Eight Crore Sixty Nine Lakh Thirt Four Thousand Four Hundred and Forty Five Only) Vide PO No. 207585 of ICICI Bank, New Delhi from the vendee.

Opera House Exports Pvt. Ltd.

Director

2. That the said land/property transferred herein is free from all sorts of encumbrances, mortgages, litigations, prior sales, agreement to sell, gift, lease, court decree, court attachments, acquisition etc.
3. That the actual physical possession of the said land/property hereby conveyed has been delivered by the vendor to the Vendee at the spot which has become absolute owner in possession of the same on the spot and shall enjoy all the rights, privileges, passages, appurtenances and possessions etc. and absolute owner in the said land/property without any hindrances, claims, demands by the Vendor or their heirs etc. in any manner.
4. That all the expenses for the stamp duty and registration charges etc. and other incidental charges for this sale deed have been borne and paid by the Vendee.
5. That the taxes, ceases or dues or demands in respect of the said land/property have been paid and cleared by the Vendor upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the Vendee.
6. That original of all the relevant papers including the sale deed in respect of the said land/property have been handed over by the Vendor to the Vendee at the time of execution of this sale deed.

The Vendor Declare and Assure the Vendee

1. That the said land/property hereby conveyed was self purchased Land by the vendor by virtue of documents mentioned hereinabove and that no one else except the Vendor have any rights, claims, interests or concern whatsoever in the said land/property hereby conveyed or on any part thereof.
2. That the said land/property hereby conveyed is free from all sorts of encumbrances, legal flaws, notification, mortgages, court-decree and attachments etc.
3. That the contents of these presents are true and correct, if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the Vendor of their rights to sell the land hereby conveyed or any part thereof and the Vendee suffers any loss then the Vendor shall be liable to make good the losses thus suffered by the Vendee and keep the Vendee saved, harmless and indemnified through their movable and immovable properties against all losses, costs, damages and expenses, occurring thereby to the Vendee.

Opera House Exports Ltd.

Director

4. That the Vendee can get the said land/property mutated/ transferred in its name as its absolute owner in possession in the revenue records of the concerned revenue estate on the basis of this sale deed or its certified true copy.

In Witness Whereof the parties above named have affixed their signatures on this deed of sale on the date month and year written in the presence of the witnesses given below:

Witnesses

1. 
Nandan Jain
Rachapuri
B-29 - Bhopal
Uttam Nagar New Delhi

2. 
Nandan Jain
H.No-3 Gopal Nagar
Gurgaon

Opera House Exports Ltd.

Vendor

M/s Opera House Exports Ltd. its
Authorised Signatory-Sh. Sushil
Kumar

For ACTION CONSTRUCTWELL PVT LTD.

Director/Auth. Sign.

Vendee

M/s Action Constructwell Pvt. Ltd.
through its Authorised Signatory-Sh.
Pramod Kumar Agarwal