

14.67
20/4/06

4/4

SC-5A

S.No. 2391

Date. 27/3/06

CERTIFIED UNDER SECTION 42 OF THE INDIAN STAMP ACT, 1889

that Stamp Duty of the amount of Rs. 9238400 - (Rupees Ninety Two

Lac Thirty Eight thousand four hundred +)

M/S GARLAND Estate Pvt Ltd Gurgaon through
has been levied on this document and paid by M/s Siddhivimayale

Burel con (B) Ltd. Gurgaon.

Through vide Treasury Challan No. 6

Dated 27/3/06 for Deeded. 153973312 -



Joint/Gurgaon/38

Deficiency Rs. 10/- Received
V.R. No. 1010 Date 20/4/06

S. R. Gurgaon

- | | | | |
|----|--------------------------------|---|--|
| 1. | Type of Deed | : | Sale Deed |
| 2. | Village / City Name & Code | : | Nangli Umarpur, Tehsil & District, Gurgaon, Haryana |
| 3. | Segment / Block Name & Code | : | Gurgaon (Haryana) |
| 4. | Unit Land (Sq. Yrds. / Mtrs.) | : | 123 Kanal 2.506 Marla |
| 5. | Type of Property | : | Agricultural |
| 6. | Transaction Value | : | Rs. 15,39,73,312/- (Rupees Fifteen Crore Thirty Nine Lac Seventy Three Thousand Three Hundred and Twelve only) |
| 7. | Stamp Duty | : | Rs. 92,38,400/- (Rupees Ninety Two Lac Thirty Eight Thousand Four Hundred only) |
| 8. | Stamp No. & Date | : | 2391 dated 27-3-2006 |

Adiga

Djay Aggarwal

प्रलेख नः 1467

दिनांक 20/04/2006

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांव	गांव/शहर नंगली उमरपुर	स्थित नंगली उमरपुर
भवन का विवरण		
भूमि का विवरण		
चाही	15 Acre 3 Kanal 2.5 Marla	
धन संबंधी विवरण		
राशि 153,973,312.00 रुपये	स्टाम्प ड्यूटी की राशि 9,238,410.00 रुपये	
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: H.R.Khatana Adv.

यह प्रलेख आज दिनांक 20/04/2006 दिन गुरुवार समय बजे श्री/श्रीमती/कुमारी A.T.Properties पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी N-49 F/F Connaught Place New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Ashish Mittal

Ajay Aggarwal

उप/संयुक्त पंजीयन अधिकारी

गुडगांव

श्री A.T.Properties Pvt.Ltd. thru Ashish Mittal(OTHER), Ajay Aggarwal

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru:- Hawa Singh 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 H.R.Khatana पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv.GGn व श्री/श्रीमती/कुमारी Tika Ram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Namberdar Wazirabad GGn ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता 20 रूप में पायते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 20/04/2006



Ashish Mittal
उप/संयुक्त पंजीयन अधिकारी
गुडगांव

This Sale Deed is executed at Gurgaon, on this _____ day of April, 2006 by :-

- (1) **A. T. Properties Private Limited**, a company incorporated under the Companies Act, 1956 having its registered office situated at N-49, 1st Floor, Connaught Place, New Delhi-110001 through its Authorised Signatory Mr. Ashish Mittal S/o Sh. V.P. Mittal of N-49, 1st Floor, Connaught Place, New Delhi-110001 (hereinafter called the 'Vendor') of the FIRST PART;
- (2) **Ajay Aggarwal S/o Shri N. K. Aggarwal R/o 12/22, East Punjabi Bagh, New Delhi-110001** (hereinafter called the 'Vendor') of the SECOND PART;

IN FAVOUR OF

M/s Garland Estates Pvt. Ltd., a Private limited company duly incorporated under the Companies Act, 1956, having its registered office at 1396, HBC, Sector-31, Gurgaon through its Authorized Representative Mr. Hawa Singh S/o Sh. Kirori Mal R/o Hira Nagar, Gurgaon, hereinafter called "THE VENDEE".

The expression of the terms the 'VENDOR or VENDORS' and the 'VENDEE' wherever they occur in the body of this Sale Deed, shall mean and include their legal heirs, successors, legal representatives, administrators, executors, transferee(s), beneficiary(ies), legatees(s), probatee(s), nominees and assignee(s).

Whereas the VENDOR of the First Part is the lawful, sole, absolute and recorded owner to the extent of 1/8 share (i.e. 03 Kanal 19 Marla) in agricultural land bearing Khewat No. 89, Khatoni No.122, Mustatil No. 20 Kila No.7(8-0), 8/1(5-0), 13(8-0), 14/1 (2-11), 18(8-0) measuring 31 Kanal 11 Marla, and

(A.T. Properties)

Ajay Aggarwal

Reg. No.	Reg. Year	Book No.
1467	2006-2007	1



विक्रेता

क्रेता

गवाह

विक्रेता

Ashish Mittal

[Signature]

Ajay Aggarwal

[Signature]

क्रेता

Thru:- Hawn Singh

[Signature]

गवाह :- H.R.Khatana

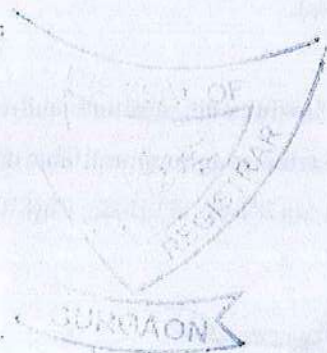
Tika Ram

[Signature]

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1,467 आज दिनांक 20/04/2006 को बही नः 1 जिल्द नः 8,475 प्रष्ठ नः 189 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 1,099 के प्रष्ठ सख्या 16 से 17 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा में सामने किये हैं।

दिनांक 20/04/2006



[Signature]
उप/संयुक्त पंजीयन अधिकारी
गडगांवा

further to the extent of 1/8 share (i.e. 0 Kanal 10 Marla) in agricultural land bearing Khewat No.76, Khatoni No. 109, Mustatil No. 5 Kila No. 22(4-2) measuring 4 Kanal 2 Marla, and

further to the extent of 1/8 share (i.e. 01 Kanal 09 Marla) in agricultural land bearing Khewat No.77, Khatoni No. 105, Mustatil No. 7, Kila No. 5/3(3-12), Mustatil No. 16 Kila No. 9(8-0) total measuring 11 Kanal 12 Marla, and

further to the extent of 46/2434 share (i.e. 02 Kanal 06 Marla) in agricultural land bearing Khewat No.11, Khatoni No. 12, Mustatil No. 2, Kila No. 11(8-0), 20(8-0), 21/1(4-0), Mustatil No. 8, Kila No. 23(8-0), 24(8-0), 25(8-0), Mustatil No. 12, Kila No. 2/2(4-0), 6/1(4-0), 7/1(3-12), 8/1(4-0), 9/1(4-0), Mustatil No. 13 Kila No. 10/1(4-0), 11/2(2-16), 12(8-0), 13/1(1-4), 18(7-2), 23(8-0), 24(8-0), Mustatil No. 20, Kila No. 3(8-0), 4(8-0), 8/2(3-0), total area measuring 121 Kanal 14 Marla, and

further to the extent of 1/8 share (i.e. 01 Kanal 0 Marla) in Khewat No. 7, Khatoni No. 8, Mustatil No. 2, Kila No. 25/2(3-0), Mustatil No. 3, Kila No. 21/1(5-0) measuring 8 Kanal 0 Marla, and

further to the extent of 9/160 share (i.e. 02 Kanal 12 Marla) in Khewat No. 23 & 24, Khatoni No. 23, 24 & 25, Mustatil No. 02 Kila No. 14(2-11), 17/1(6-12), Mustatil No. 10 Kila No. 16(6-10), Mustatil No. 9 Kila No. 18(8-0), 19/1(5-0), 20(8-0), Mustatil No. 12 Kila No. 12(8-0), 13/1(2-0), total area measuring 46 Kanal 13 Marla, and

further to the extent of 7/90 share (i.e. 07 Kanal 19 Marla) in Khewat No. 69, Khatoni No. 102, Mustatil No. 7 Kila No. 11(8-0), 12(8-0), 13(8-0), 14(8-0), 17(8-0), 18(8-0), 19(8-0), 20(8-0), 21(8-0), 22(8-0), 23(8-0), 24(7-10), 26(0-10), Mustatil No. 14 Kila No. 1/1(6-4), total area measuring 102 Kanal 4 Marla, and






further to the extent of 36/5562 share (i.e. **01 Kanal 16 Marla**) in Khewat No. 38 Khatoni No. 42 to 51, Mustatil No. 8, Kila No. 3/1 Min (0-3), Mustatil No. 15 Kila No. 23 Min (4-0), Mustatil No. 18, Kila No. 3(8-0) Mustatil No. 7 Kila No. 3/1(3-16), Mustatil No. 20 Kila No. 1(8-0), Mustatil No. 8 Kila No. 3/1 Min (0-2), Mustatil No. 15 Kila No. 18(7-2), 23 Min (4-0), Mustatil No. 20 Kila No. 2(8-0), Mustatil No. 15 Kila No. 19(7-2), 22(8-0), Mustatil No. 18 Kila No. 2 (8-0), Mustatil No. 20 Kila No. 10(8-0) Mustatil No. 13 Kila No. 20(7-2), 21(8-0), 22(8-0), Mustatil No. 15 Kila No. 20(7-2), 21(8-0), Mustatil No. 18 Kila No. 1(8-0), 9(8-0), 10 (8-0), Mustatil No. 21 Kila No. 5/2(6-13), Mustatil No. 7 Kila No. 1(8-0), 10(8-0), Mustatil No. 8 Kila No. 4/2(2-0), Mustatil No. 15, Kila No. 16(7-2), 17(7-2), 24(8-0), 25/1(3-8), Mustatil No. 18, Kila No. 4(8-0), 7(8-0), 8(8-0), Mustatil No. 20 Kila No. 9(8-0), 11(8-0), 12(8-0), 19/1(7-12), Mustatil No. 21 Kila No. 15(8-0), Mustatil No. 7 Kila No. 2(8-0), 9(8-0), Mustatil No. 8 Kila No. 5(8-0), Mustatil No. 7 Kila No. 3/2(3-16) area measuring 278 Kanal 2 Marla (in column of ownership) and

further to the extent of 1/40 share (i.e. **00 Kanal 12 Marla**) in Khewat No. 38 Khatoni No. 50, Mustatil No. 7 Kila No. 2(8-0), 9(8-0), Mustatil No. 8 Kila No. 5(8-0) measuring 24 Kanal and to the extent of 1/10 share (i.e. **00 Kanal 15 Marla**) in Khewat No. 38, Khatoni No. 43 & 51, Mustatil No. 7, Kila No. 3/1(3-16), 3/2(3-16), area measuring 7 Kanal 12 Marla (in the column of Khanakast), and

further to the extent of 1231/24340 share (i.e. **06 Kanal 03 Marla**) in Khewat no.11, Khatoni No. 12 Mustatil No. 2 Kila No. 11(8-0), 20(8-0), 21/1(4-0) Mustatil No. 8 Kila No. 23(8-0), 24(8-0), 25(8-0), Mustatil No. 12 Kila No. 2/2(4-0), 6/1(4-0), 7/1(3-12), 8/1(4-0), 9/1(4-0), Mustatil No. 13, Kila No. 10/1(4-0), 11/2(2-16), 12(8-0), 13/1(1-4), 18(7-2), 23(8-0), 24(8-0) Mustatil No. 20 Kila no. 3(8-0), 4(8-0), 8/2(3-0), total area measuring 121 Kanal 14 Marla, and

(A) B. S. M.

N. G. D. S. M.



further to the extent of 1/10 share (i.e. **07 Kanal 19 Marla**) in Khewat No. 25 Khatoni No. 27, Mustatil No. 2 Kila No. 16(8-16), 17/2(1-8), Mustatil No. 8 Kila No. 20/2(1-0), Mustatil No. 9 Kila No. 8(8-0), 9(8-0), 10(7-0), 11(8-0), 12(8-0), 13(8-0), 16(8-0), 17/2(6-4), 19/2(3-0), Mustatil No. 10, Kila No. 15(4-2) total area measuring 79 Kanal 10 Marla, and

further to the extent of 75/55620 share (i.e. **00 Kanal 07 Marla**) in Khewat No.38 Khata No. 42 to 51, Mustatil No. 8 Kila No. 3/1 Min (0-3), Mustatil No. 15 Kila No. 23 Min darmayan (4-0), Mustatil No. 18 Kila No. 3(8-0) Mustatil No. 7 Kila No. 3/1(3-16), Mustatil No. 20 Kila No. 1(8-0), Mustatil No. 8 Kila No. 3/1 Min (0-2), Mustatil No. 15 Killa no. 18 (7-2), 23 Min (4-0), Mustatil No. 20 Kila No. 2(8-0), Mustatil No. 15 Kila No. 19(7-2), 22(8-0), Mustatil no. 18 Kila No. 2(8-0), Mustatil no. 20 Kila no. 10(8-0), Mustatil no. 13 Kila no. 20(7-2), 21(8-0), 22(8-0), Mustatil no. 15 Kila no. 20(7-2), 21(8-0), Mustatil no. 18 Kila no. 1(8-0), 9(8-0), 10(8-0), Mustatil no. 21 Kila no. 5/2(6-13), Mustatil no. 7 Kila no. 1(8-0), 10(8-0), Mustatil no. 8 Kila no. 4/2(2-0), Mustatil no. 15, Kila no. 16(7-2), 17(7-2), 24(8-0), 25/1(3-8), Mustatil no. 18, Kila No. 4(8-0), 7(8-0), 8(8-0), Mustatil no. 20 Kila no. 9(8-0), 11(8-0), 12(8-0), 19/1(7-12), Mustatil no. 21 Kila no. 15(8-0), Mustatil no. 7 Kila no. 2(8-0), 9(8-0), Mustatil no. 8 Kila no. 5(8-0), Mustatil no. 7 Kila no. 3/2(3-16), area measuring 278 Kanal 2 Marla (in the column of ownership), and

further to the extent of 1/80 share (i.e. **00 Kanal 04 Marla**) in Khewat no. 37 Khatoni no. 39 Mustatil no. 7, Kila no. 8(8-0), Mustatil no. 8 Kila no. 3/2(0-3), 4/1 Min (2-0), Mustatil no. 21 Kila no. 6(8-0) area measuring 18 Kanal 01 Marla and to the extent of 1/40 share (i.e. **00 Kanal 05 Marla**) in Khewat no. 38 Khatoni no. 44, Mustatil no. 20 Kila no. 1(8-0) (in the column of khanakast), and

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further to the extent of 1/10 share (i.e. **00 Kanal 07 Marla**) in Khewat no. 79 Khatoni no. 112 Mustatil no. 9 Kila no. 3/2(3-8), area measuring 3 Kanal 8 Marla, and

further to the extent of 1/120 share (i.e. **00 Kanal 08 Marla**) in Khewat no. 70 Khatoni no. 103, Mustatil no. 13 Kila no. 7(6-16), 14(7-12), 15(2-4), 17(7-2), Mustatil no. 14 Kila no. 1/2(1-16), 2(8-0), 10(8-0), 11(6-11) area measuring 48 Kanal 01 Marla, and

and further to the extent of 1/10 share (i.e. **00 Kanal 05 Marla**) in Khewat no. 29, Khatoni no. 31, Mustatil No. 14, Kila no. 4/2(2-9), area measuring 02 Kanal 09 Marla, and

and further to the extent of 1/10 share (i.e. **00 Kanal 01 Marla**) in Khewat no. 27 Khatoni no. 29, Mustatil no. 14 Kila no. 4/3(0-11), area measuring 0 Kanal 11 Marla, and

and further to the extent of 1/640 share (i.e. **00 Kanal 0.7 Marla**) in Khewat no. 37 Khatoni no. 39 to 41 Mustatil no. 7, Kila no. 8(8-0), Mustatil no. 8 Kila no. 3/2(0-3), 4/1 Min (2-0), 4/1 Min (2-0), 4/1 Min (2-0), Mustatil no. 21 Kila no. 6(8-0) area measuring 22 Kanal 03 Marla, and further to the extent of 1/300 share (i.e. **00 Kanal 1.573 Marla**) in Khewat no. 58 Khatoni no. 91, Mustatil no. 19 Kila no. 8(8-0), 9(8-0), 10(7-12), area measuring 23 Kanal 12 Marla, and further to the extent of 1/640 share (i.e. **00 Kanal 8.7 Marla**) in Khewat no. 38 Khatoni no. 42 to 51, Mustatil no. 8 Kila no. 3/1 Min (0-3), Mustatil No. 15 Kila no. 23 Min (4-0) Mustatil No. 18 Kila no. 3(8-0), Mustatil no. 7 Kila no. 3/1(3-16), Mustatil No. 20 Kila no. 1(8-0), Mustatil no. 8 Kila no. 3/1 Min (0-2), Mustatil no. 15 Kila no. 18 (7-2), 23 Min (4-0), Mustatil no. 20 Kila no. 2(8-0), Mustatil no. 15 Kila no. 19(7-2), 22 (8-0), Mustatil no. 18 Kila No. 2(8-0), Mustail No. 20 Kila no. 10(8-0), Mustatil no. 15 Kila no. 20(7-2), 21(8-0), Mustatil no. 13 Kila no. 20(7-2), 21(8-0), 22(8-0), Mustatil no. 18 Kila no. 1(8-0), 9(8-0), 10(8-0), Mustatil no. 21 Kila no. 5/2(6-13), Mustatil no. 7 Kila no. 1(8-0), 10(8-0), Mustatil no. 8 Kila no. 4/2(2-0), Mustatil no. 15 Kila no. 16(7-2), 17(7-2), 24(8-0), 25/1(3-8), Mustatil no. 18 Kila No.

Amir

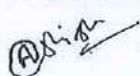
Hay Aggarwal



4(8-0), 7(8-0), 8(8-0), Mustatil no. 20, Kila no. 9(8-0), 11(8-0), 12(8-0), 19/1(7-12), Mustatil no. 21 Kila no. 15(8-0), Mustatil no. 7 Kila no. 2(8-0), 9(8-0), Mustatil no. 8 Kila no. 5(8-0), Mustatil no. 7, Kila no. 3/2(3-16), area measuring 278 Kanal 2 Marla, out of it only land measuring **0 Kanal 4.273 Marla**, and

and further to the extent of 1/200 share (i.e. 00 Kanal 2.36 Marla) in Khewat no. 58 Khatoni no. 91, Mustatil no. 19 Kila no. 8(8-0), 9(8-0), 10(7-12) area measuring 23 Kanal 12 Marla and to the extent of 3/1280 share (i.e. 00 Kanal 01 Marla) in Khewat no. 37, Khatoni no. 39, 40 & 41, Mustatil no. 7 Kila no. 8(8-0), Mustatil no. 8 Kila no. 3/2(0-3), 4/1 Min (2-0), 4/1 Min (2-0), 4/1 Min (2-0), Mustatil no. 21 Kila no. 6(8-0), area measuring 22 Kanal 03, Salim and to the extent of 3/1280 share (i.e. 00 Kanal 13 Marla out of which only 5.9 Marla) in Khewat no. 38 Khatoni no. 42 to 51, Mustatil no. 8 Kila no. 3/1 Min (0-3), Mustatil No. 15 Kila no. 23 Min (4-0) Mustatil No. 18 Kila no. 3(8-0), Mustatil no. 7, Kila no. 3/1(3-16), Mustatil no. 20, Kila no. 1(8-0), Mustatil no. 8 Kila no. 3/1 Min (0-2), Mustatil no. 15 Kila no. 18(7-2), 23 Min (4-0), Mustatil no. 20 Kila no. 2(8-0), Mustatil no. 15 Kila no. 19(7-2), 22(8-0), Mustatil no. 18 Kila No. 2(8-0), Mustatil no. 20 Kila no. 10(8-0), Mustatil no. 15 Kila no. 20(7-2), 21(8-0), Mustatil no. 13 Kila no. 20(7-2), 21(8-0), 22(8-0), Mustatil No. 18 Kila no. 1(8-0), 9(8-0), 10(8-0), Mustatil no. 21 Kila no. 5/2(6-13), Mustatil no. 7 Kila no. 1(8-0), 10(8-0), Mustatil no. 8 Kila no. 4/2(2-0), Mustatil no. 15, Kila no. 16(7-2), 17(7-2), 24(8-0), 25/1(3-8), Mustatil no. 18, Kila No. 4(8-0), 7(8-0), 8(8-0), Mustatil no. 20 Kila no. 9(8-0), 11(8-0), 12(8-0), 19/1(7-12), Mustatil no. 21 Kila no. 15(8-0), Mustatil no. 7 Kila no. 2(8-0), 9(8-0), Mustatil no. 8 Kila no. 5(8-0), Mustatil no. 7 Kila no. 3/2(3-16), area measuring 278 Kanal 2 Marla, thus total land measuring **0 Kanal 9.26 Marla**, and

and further to the extent of 1/10 share (i.e. **00 Kanal 16 Marla**) in Khewat no. 53 Khatoni no. 86, Mustatil no. 19, Kila no. 15(8-0) area measuring 8 Kanal 0 Marla and to the extent of 755/9720 share (i.e. **00 Kanal 13 Marla**) in Khewat no. 55, Khatoni no. 88, Mustatil no. 19 Kila no. 14(7-11), 13/2(0-11), area measuring 8 Kanal 2 Marla, and







further to extent of 1/10 share (i.e. **02 Kanal 16 Marla**) in Khewat no.30 khatoni no. 32, Mustatil no.15 Kila no.3/1(4-0), 9(8-0), 12(8-0), Mustatil no. 14 Kila no. 14(8-0), area measuring 28 Kanal 0 Marla, and

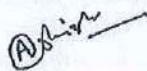
further to the extent of 1/10 share (i.e. **02 Kanal 08 Marla**) in Khewat no. 44 and 73 Khatoni no. 57 and 106, Mustatil no. 6 Kila no. 22(8-0), 23(8-0), Mustatil no. 14 Kila no. 8(8-0), area measuring 24 Kanal 0 Marla

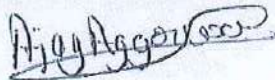
and further to the extent of 1/10 share (i.e. **00 Kanal 16 Marla**) in Khewat no. 72, Khatoni no. 105, Mustatil no.14, Kila no. 7(8-0) area measuring 8 Kanal and to the extent of 1/60 share (i.e. **00 Kanal 08 Marla**) in Khewat no. 59 Khatoni 92, Mustatil no. 19, Kila no. 1(7-12), 2(8-0), Mustatil no. 20 Kila no. 5(8-0), area measuring 23 Kanal 12 Marla, and

further to the extent of 1/10 share (i.e. **01 Kanal 04 Marla**) in Khewat no. 35 Khatoni no. 37 Mustatil no. 7 Kila no. 6/2(4-8), 16(7-12), area measuring 12 kanal 0 marla and to the extent of 1/20 share (i.e. **01 Kanal 04 Marla**) in Khewat no. 38 Khatoni no. 50 Mustatil no. 7, Kila no. 2(8-0), 9(8-0), Mustatil No. 8 Kila no. 5(8-0), area measuring 24 Kanal 0 Marla, and

further to the extent of 1/10 share (i.e. **01 Kanal 17 Marla**) in Khewat no. 36 Khatoni no. 38, Mustatil No. 6 Kila no.14/1(2-16), 21(8-0), Mustatil No. 7 Kila No. 25(7-12) area measuring 18 Kanal 8 Marla and to the extent of 1/30 share (i.e. **00 Kanal 16 Marla**) in Khewat no 39 Khatoni No 52 Mustatil No. 16 Kila no. 11(8-0), 12(7-10), Mustatil no. 15 Kila no. 15(8-0), area measuring 23 Kanal 10 Marla, and

further to the extent of 1/15 share (i.e. **01 Kanal 11 Marla**) in Khewat no. 58 Khatoni no. 91, Mustatil no. 19 Kila no. 10(7-12), 9(8-0), 8(8-0), area measuring 23 Kanal 12 Marla and to the extent of 14/667 share (i.e. **00 Kanal 14 Marla**) in Khewat no. 41 Khatoni no. 54, Mustatil no. 6 Kila no. 24(8-0), Mustatil no. 14 Kila No. 19(2-4), 22(7-3), 23(8-0),







24(8-0), area measuring 33 Kanal 7 Marla and to the extent of 5/120 share (i.e. 01 Kanal 00 Marla) in Khewat no. 33 Khatoni no. 35 Mustatil no. 15 Kila no. 4(8-0), 7(8-0), 8(8-0), area measuring 24 Kanal 0 Marla, and

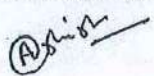
further to the extent of 1/15 share (i.e. 01 Kanal 11 Marla) in Khewat no. 59 Khatoni no. 92, Mustatil no. 19 Kila no. 2(8-0), 1(7-12), Mustatil no. 20 Kila no. 5(8-0), area measuring 23 Kanal 12 Marla, and

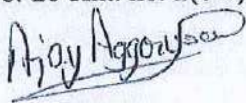
further to the extent of 1/10 share (i.e. 02 Kanal 09 Marla) in Khewat no. 92, Khatoni no. 126 Mustatil no. 14, Kila no. 25(8-0), Mustatil no. 19 Kila no. 5(8-0), 6/1(0-13), 7(8-0) area measuring 24 Kanal 13 Marla, and

further to the extent of 5/120 share (i.e. 01 Kanal 00 Marla) in Khewat no. 33 Khatoni no. 35 Mustatil no. 15 Kila no. 4(8-0), 7(8-0), 8(8-0), area measuring 24 Kanal 0 Marla and to the extent of 1/10 share (i.e. 01 Kanal 16 Marla) in Khewat no. 88 Khatoni no. 121 Mustatil no. 6 Kila no. 4(7-10), 7/2(6-14), 8/1(4-0) area measuring 18 Kanal 4 Marla, and

further to the extent of 29/300 share (i.e. 00 Kanal 15 Marla) in Khewat no. 54 Khatoni no. 87 Mustatil no. 19, Kila no. 17(8-0), area measuring 8 Kanal 0 Marla and to the extent of 29/1800 share (i.e. 00 Kanal 03 Marla) in Khewat no. 55 Khatoni no. 88 Mustatil no. 19 Kila no. 13/2(0-11), 14(7-11), area measuring 8 Kanal 2 Marla, and

further to the extent of 180/60050 share (i.e. 00 Kanal 18 Marla) in Khewat no. 37 Khatoni no. 39, 40 & 41, Mustatil no. 7 Kila no. 8(8-0), Mustatil no. 8 Kila no. 3/2(0-3), 4/1 Min (2-0), 4/1 Min (2-0), 4/1 Min (2-0), Mustatil No. 21 Kila no. 6(8-0), Khewat no. 38 Khatoni no. 42 to 51 Mustatil no. 8 Kila no. 3/1 Min (0-3) Mustatil no. 15 Kila no. 23 Min (4-0), Mustatil no. 18 Kila no. 3(8-0), Mustatil No. 7 Kila no. 3/1(3-16), Mustatil No. 20 Kila No. 1(8-0), Mustatil No. 8 Kila no. 3/1 Min (0-2), Mustatil no. 15 Kila no. 18(7-2), 23 Min(4-0), Mustatil No. 20 Kila no. 2(8-0), Mustatil No. 15 Kila no. 19(7-2),





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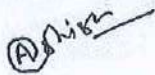


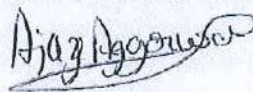
22(8-0), Mustatil no. 18 Kila no. 2(8-0), Mustatil No. 20 Kila no. 10(8-0), Mustatil no. 13 Kila no. 20(7-2), 21(8-0), 22(8-0), Mustatil no. 15 Kila no. 20(7-2), 21(8-0), Mustatil no. 18 Kila no. 1(8-0), 9(8-0), 10(8-0), Mustatil no. 21 Kila no. 5/2(6-13), Mustatil no. 7 Kila No. 1 (8-0), 10(8-0), Mustatil no. 8 Kila no. 4/2(2-0), Mustatil no. 15 Kila no. 16(7-2), 17(7-2), 24(8-0), 25/1(3-8), Mustatil no. 18 Kila no. 4(8-0), 7(8-0), 8(8-0), Mustatil no. 20 Kila no. 9(8-0), 11(8-0), 12(8-0), 19/1(7-12), Mustatil no. 21 Kila no. 15(8-0), Mustatil no. 7 Kila no. 2(8-0), 9(8-0), Mustatil no. 8, Kila No. 5(8-0), Mustatil no. 7 Kila no. 3/2(3-16), total area measuring 300 Kanal 5 Marla ;

all land situated in the Revenue Estate of Village Nangli Umarpur, Tehsil & District Gurgaon (Haryana) vide Jamabandi for the year 2002-2003 and Intekal No. 759, 674, 701, 702, 684, 678, 679, 761, 681, 676, 675, 677, 682, 672, 687, 685, 686, 689, 688, 690, 760, 695, 694, 698, 700, 707, 704, 705, 706, 708, 709.

WHEREAS THE VENDOR OF THE SECOND PART is the lawful, sole, absolute and recorded owner to the extent of 7/45 share (i.e. **15 Kanal 18 Marla**) in Khewat No. 69, Khatoni No. 102, Mustatil No. 7 Kila No. 11(8-0), 12(8-0), 13(8-0), 14(8-0), 17(8-0), 18(8-0), 19(8-0), 20(8-0), 21(8-0), 22(8-0), 23(8-0), 24(7-10), 26(0-10), Mustatil No. 14 Kila No. 1/1(6-4), total area measuring 102 Kanal 4 Marla, and

further to the extent of 103/5562 share (i.e. **05 Kanal 03 Marla**) in Khewat No. 38 Khatoni No. 42 to 51, Mustatil No. 8, Kila No. 3/1 Min (0-3), Mustatil No. 15 Kila No. 23 Min (4-0), Mustatil No. 18, Kila No. 3(8-0) Mustatil No. 7 Kila No. 3/1(3-16), Mustatil No. 20 Kila No. 1(8-0), Mustatil No. 8 Kila No. 3/1 Min (0-2), Mustatil No. 15 Kila No. 18(7-2), 23 Min (4-0), Mustatil No. 20 Kila No. 2(8-0), Mustatil No. 15 Kila No. 19(7-2), 22(8-0), Mustatil No. 18 Kila No. 2 (8-0), Mustatil No. 20 Kila No. 10(8-0) Mustatil No. 13 Kila No. 20(7-2), 21(8-0), 22(8-0), Mustatil No. 15 Kila No. 20(7-2), 21(8-0), Mustatil No. 18 Kila No. 1(8-0), 9(8-0), 10 (8-0), Mustatil No. 21 Kila No. 5/2(6-13), Mustatil No. 7 Kila No. 1(8-0), 10(8-0), Mustatil No. 8 Kila No. 4/2(2-0), Mustatil No. 15, Kila No. 16(7-2), 17(7-2), 24(8-0), 25/1(3-8), Mustatil No. 18, Kila No.







4(8-0), 7(8-0), 8(8-0), Mustatil No. 20 Kila No. 9(8-0), 11(8-0), 12(8-0), 19/1(7-12), Mustatil No. 21 Kila No. 15(8-0), Mustatil No. 7 Kila No. 2(8-0), 9(8-0), Mustatil No. 8 Kila No. 5(8-0), Mustatil No. 7 Kila No. 3/2(3-16) area measuring 278 Kanal 2 Marla (in column of ownership) and

further to the extent of 1/20 share (i.e. **01 Kanal 04 Marla**) in Khewat No. 38 Khatoni No. 50, Mustatil No. 7 Kila No. 2(8-0), 9(8-0), Mustatil No. 8 Kila No. 5(8-0) measuring 24 Kanal and to the extent of 1/5 share (i.e. **01 Kanal 10 Marla**) in Khewat No. 38, Khatoni No. 43 & 51, Mustatil No. 7, Kila No. 3/1(3-16), 3/2(3-16), area measuring 07 Kanal 12 Marla (in the column of Khanakast), and

further to the extent of 1225/12170 share (i.e. **12 Kanal 05 Marla**) in Khewat no.11, Khatoni No. 12 Mustatil No. 2 Kila No. 11(8-0), 20(8-0), 21/1(4-0) Mustatil No. 8 Kila No. 23(8-0), 24(8-0), 25(8-0), Mustatil No. 12 Kila No. 2/2(4-0), 6/1(4-0), 7/1(3-12), 8/1(4-0), 9/1(4-0), Mustatil No. 13, Kila No. 10/1(4-0), 11/2(2-16), 12(8-0), 13/1(1-4), 18(7-2), 23(8-0), 24(8-0) Mustatil No. 20 Kila no. 3(8-0), 4(8-0), 8/2(3-0), total area measuring 121 Kanal 14 Marla, and

further to the extent of 1/5 share (i.e. **15 Kanal 18 Marla**) in Khewat No. 25 Khatoni No. 27, Mustatil No. 2 Kila No. 16(8-16), 17/2(1-8), Mustatil No. 8 Kila No. 20/2(1-0), Mustatil No. 9 Kila No. 8(8-0), 9(8-0), 10(7-0), 11(8-0), 12(8-0), 13(8-0), 16(8-0), 17/2(6-4), 19/2(3-0), Mustatil No. 10, Kila No. 15(4-2) total area measuring 79 Kanal 10 Marla, and

further to the extent of 1/40 share (i.e. **00 Kanal 09 Marla**) in Khewat no. 37 Khatoni no. 39 Mustatil no. 7, Kila no. 8(8-0); Mustatil no. 8 Kila no. 3/2(0-3), 4/1 Min (2-0), Mustatil no. 21 Kila no. 6(8-0) area measuring 18 Kanal 03 Marla and to the extent of 1/20 share (i.e. **00 Kanal 08 Marla**) in Khewat no. 38 Khatoni no. 44, Mustatil no. 20 Kila no. 1(8-0) (in the column of khanakast), and



24 further to the extent of 1/5 share (i.e. 00 Kanal 14 Marla) in Khewat no. 79 Khatoni no. 112 Mustatil no. 9 Kila no. 3/2(3-8), area measuring 3 Kanal 8 Marla, and

25 further to the extent of 1/60 share (i.e. 00 Kanal 16 Marla) in Khewat no. 70 Khatoni no. 103, Mustatil no. 13 Kila no. 7(6-16), 14(7-12), 15(2-4), 17(7-2), Mustatil no. 14 Kila no. 1/2(1-16), 2(8-0), 10(8-0), 11(6-11) area measuring 48 Kanal 01 Marla, and

27 and further to the extent of 1/5 share (i.e. 00 Kanal 10 Marla) in Khewat no. 29, Khatoni no. 31, Mustatil No. 14, Kila no. 4/2(2-9), area measuring 02 Kanal 09 Marla, and

28 and further to the extent of 1/5 share (i.e. 00 Kanal 02 Marla) in Khewat no. 27 Khatoni no. 29, Mustatil no. 14 Kila no. 4/3(0-11), area measuring 0 Kanal 11 Marla, and

29 and further to the extent of 1/128 share (i.e. 00 Kanal 3 Marla) in Khewat no. 37 Khatoni no. 39 to 41 Mustatil no. 7, Kila no. 8(8-0), Mustatil no. 8 Kila no. 3/2(0-3), 4/1 Min (2-0), 4/1 Min (2-0), 4/1 Min (2-0), Mustatil no. 21 Kila no. 6(8-0) area measuring 22 Kanal 03 Marla, and

30 and further to the extent of 1/60 share (i.e. 00 Kanal 9 Marla) in Khewat no. 58 Khatoni no. 91, Mustatil No. 13 Kila No. 16(2-4) and Mustatil no. 19 Kila no. 8(8-0), 9(8-0), 10(7-12) area measuring 25 Kanal 16 Marla and

31 and further to the extent of 1/5 share (i.e. 01 Kanal 12 Marla) in Khewat no. 53 Khatoni no. 86, Mustatil no. 19, Kila no. 15(8-0) area measuring 8 Kanal 0 Marla and to the extent of 25/162 share (i.e. 01 Kanal 05 Marla) in Khewat no. 55, Khatoni no. 88, Mustatil no. 19 Kila no. 14(7-11), 13/2(0-11), area measuring 8 Kanal 2 Marla, and

32 all land situated in the Revenue Estate of Village Nangli Umarpur, Tehsil & District Gurgaon (Haryana) vide Jamabandi for the year 2002-2003 and Intekal No. 679, 761, 681, 676, 675, 677, 682, 672, 687, 685, 686, 689, 688, 690 & 762.

Abin

Ajay Aggarwal



That the aforesaid land stands mutated in the name of the VENDORS and they has full right, absolute authority to sell, dispose off and transfer the aforesaid land in whole or in parts and none else except the VENDORS have any right, title or interest in the same.

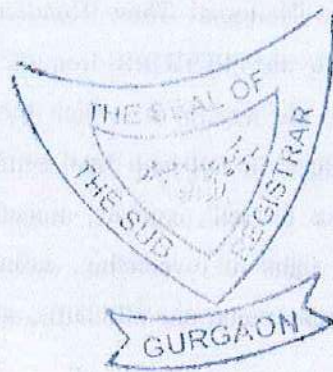
And Whereas the VENDORS have agreed to sell, transfer, convey and assign to the VENDEE and the VENDEE has agreed to purchase the aforesaid agricultural lands with all ownership rights of easements, patent or latent, enjoyed and reputed to be enjoyed in respect of the said lands for a total consideration of Rs. 15,39,73,312/- (Rupees Fifteen Crore Thirty Nine Lac Seventy Three Thousand Three Hundred and Twelve only).

And Whereas the VENDORS have represented that their title to the said lands is clear and marketable and the same is free from all sorts of encumbrances, charges, liens, claims, prior agreements and except the VENDORS no other person have any right, title or interest in the same in any manner whatsoever and the VENDORS have full power and authority to sell and the same on the terms and conditions appearing hereinafter.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the sum of Rs. 15,39,73,312/- (Rupees Fifteen Crore Thirty Nine Lac Seventy Three Thousand Three Hundred and Twelve only) which has already been received by the VENDORS from the VENDEE as per the details mentioned herein below, the receipt of which the VENDORS hereby admits, confirms and acknowledges, in full and final settlement, the aforesaid VENDORS doth hereby agrees to sell, convey, transfer, assign the said agricultural lands with all the rights of ownership, easement, privileges and appurtenances, from all encumbrances unto the VENDEE, absolutely and forever :-



Cheque No.	in Favour of	Amount (in Rupees)
220858	A. T. Properties Private Limited	1,50,00,000
091806	A. T. Properties Private Limited	2,00,00,000

both dated 21.09.2005 drawn on Bank of India, New Delhi, and

091837	A. T. Properties Private Limited	4,00,00,000
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dated 04.10.2005 drawn on Bank of India, New Delhi, and

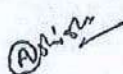
Cheque No.	in Favour of	Amount (in Rupees)
153715	Ajay Aggarwal	2,00,00,000

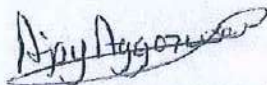
dated 17.11.2005 drawn on Standard Chartered Bank, New Delhi, and

Cheque No.	in Favour of	Amount (in Rupees)
240551	A. T. Properties Private Limited	60,31,625
240554	Ajay Aggarwal	5,29,41,687

both dated 27.03.2006 drawn on Bank of India, New Delhi

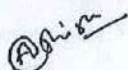
2. That the VENDORS admits that they have been left with no right, title, interest, claim or lien of any nature whatsoever in the said lands, hereby sold, and the same has become the absolute property of the VENDEE, with the right to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatsoever mean its likes, without any demand, objection, claim or interruption by the VENDORS or any person(s) claiming under or in trust for them.

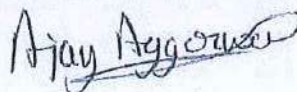






3. That the VENDORS hereby assures the VENDEE they have neither done nor been party to any act whereby their rights and title to the said lands may in any way be impaired or whereby they may be prevented from transferring the said lands.
4. That the VENDORS hereby declares and represents that the said lands are not subject matter of any HUF and that no part of the said lands are owned by any minor.
5. That the VENDORS assures the VENDEE that the said lands is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, Legal Flaw, Claims, Prior Agreement to Sell, Loan, Surety, Security, Lien, Court Injunction, Litigation, Stay Order, Notices, Charges, Family or Religious, Dispute, Acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrances whatsoever, and if it is ever proved otherwise, or if the whole or any part of the said land is ever taken away or goes out from the possession of the VENDEE on account of any legal defect in the ownership and title of the VENDORS then the VENDORS will be liable and responsible to make good the loss suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified against all such loses and damages suffered by the VENDEE.
6. That the VENDORS hereby further covenant with the VENDEE that in case the said lands hereby sold or any part thereof, is lost from the VENDEE on account of any legal defects in the right or title of VENDORS or the possession or quiet enjoyment of the said land by the VENDEE in any way is disturbed on account of some act or omission of the VENDORS or if any one else claims any right, title and interest paramount to the VENDORS, then the VENDORS shall be liable and

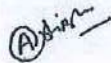


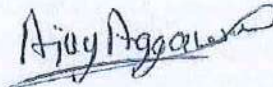




responsible for all the losses, damages, costs and expenses sustained by the VENDEE on account of such third party action.

7. That the VENDEE can get the property mutated in its name in the Revenue Records and other concerned authorities on the basis of this Sale Deed or its certified true copy.
8. That the VENDORS agree and undertake to sign and execute any required documents for transfer of ownership, title of the said property in favour of the VENDEE in the Revenue Records or any other concerned authorities.
9. That the land revenue and other dues and demands of whatsoever nature if any payable in respect of the said property shall be paid by the VENDORS upto the date of execution of sale deed in favour of VENDEE and thereafter, the VENDEE will be responsible for the payment of the same.
10. That the VENDORS have handed over all the relevant documents in original pertaining to the said lands to the VENDEE.
11. That all the expenses of the Sale Deed viz. stamp duty, registration charges etc. have been borne and paid by the VENDEE. The VENDEE shall have the right to collect the original Sale Deed from the office of the Sub-Registrar.
12. That this transaction has taken place at GURGAON and as such Gurgaon Courts shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this Deed.







IN WITNESS WHEREOF, the VENDORS and the VENDEE have signed this SALE DEED at Gurgaon on the date first mentioned above in the presence of the following witnesses.

Drafted by me

Hem Ram Khataua
Advocate
Gurgaon

WITNESSES :

1.

[Signature]
Hem Ram Khataua
Advocate
Gurgaon

VENDORS

Mr. Ashish Mittal
S/o Sh. V.P. Mittal
of N-49, 1st Floor,
Connaught Place, New Delhi-110001

[Signature]
Ajay Aggarwal
S/o Shri N. K. Aggarwal
R/o 12/22, East Punjabi Bagh,
New Delhi-110001

2.

[Signature]
TUKA RAM
NAMBARDAR
Wazirpur (Gurgaon)

VENDEE

[Signature]



संख्या	1467	70-1
लिपि	9156	43-44 पर
पक्षा		1
जिम्मा	7918	142 पर
दिनांक	20-4-06	सिखा
चिह्न		

लिखा
 स. स. स.
 शुद्ध