

23469

Sr.No. 2249-

Dated 14-01-2008

Certified Under Section 42 of the Indian Stamp Act, 1889, that Stamp Duty of the amount of Rs. 74,57,070 (Rupees Seventy four lac - fifty Seven thousand & Seven only) has been levied on this document and paid by M/s Reach Promoters Pvt Ltd New Delhi. vide Treasury challan No. 2909 - dated 14.1.08 for S.D. 1242 84375 -

## SALE DEED

- 1 Type of Deed
2. Village/city Name & Code
3. Land Measuring
4. Transaction Value
5. Stamp duty
6. Stamp Certificate No. & Date
7. Execution Date

Sale Deed  
Badshahpur, Gurgaon  
24 kanal 11 marla  
Rs. 12,42,84,375/- Cum  
Rs. 74,57,070/-  
2249/14.01.2008  
17.01.2008

REASONING OFFICER  
CUM COLLECTOR  
GURGAON

Treasury Officer  
Collector Gurgaon  
14-1-08

THIS Deed of Sale is executed at Gurgaon on this 17<sup>th</sup> day of January, 2008 BETWEEN **Raj Kumar - Om Parkash - Khushi Ram - Damodar Lal - Anand Swaroop - Rajinder Prasad - Jagannath - Narsingh Das** son of Sh. Ram Kishan Das adopted son of Sh. Nangaram all in equal share in 4/5 share and **Ashok Kumar - Ajay Kumar - Sanjeev Kumar - Tarun Kumar** sons of Sh. Jai Narain equal share in 4/50 share & **Mohit** son of Sh. Sat Parkash son of Sh. Jai Narain 1/50 share all resident of V.P.O. Badshahpur, Tehsil & District Gurgaon Self and **Shanti Devi** widow of Ramji Das son of Sh. Ram Kishan R/o V.P.O. Badshahpur, Tehsil & Distt. Gurgaon 1/10 share through her General Power of Attorney Holder **Mrs. Anita Gupta W/o Sh. Ashok Gupta R/o D-246, Sarvodya Enclave, New Delhi -110017**, vide GPA Vasika No. 322 dated 12.03.1999 registered in the office of Sub-Registrar Hauz Khas, New Delhi, the said GPA is valid upto

*(Signatures)*  
Anita Gupta  
Raj Kumar  
Om Parkash  
Khushi Ram  
Damodar Lal  
Anand Swaroop  
Rajinder Prasad  
Jagannath  
Narsingh Das  
Ashok Kumar  
Ajay Kumar  
Sanjeev Kumar  
Tarun Kumar  
Mohit  
Shanti Devi  
Mrs. Anita Gupta



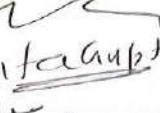
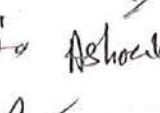
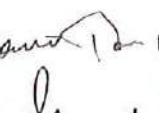
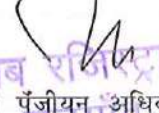
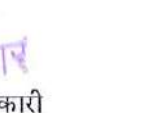

प्रलेख नः 23469

दिनांक 17/01/2008

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर बादशाहपुर	स्थित बादशाहपुर
भवन का विवरण		
भूमि का विवरण		
चाही	3 Acre 11 Marla	
धन संबंधी विवरण		
राशि 124,284,375.00 रुपये	स्टाम्प ड्यूटी की राशि 7,457,070.00 रुपये	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: H.R.Khatana, Adv.

यह प्रलेख आज दिनांक 17/01/2008 दिन गुरुवार समय बजे श्री/श्रीमती/कुमारी Raj Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Ram Kishan Das निवासी Badshahpur, Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता            
उप/संयुक्त पंजीयन अधिकारी गुडगांवा

श्री Ashok Kumar, Raj Kumar, Anita gupta, Ajay Kumar, Om Parkash, Sanjeev Kumar -- Mohit, Khushi Ram, Damodar Lal, Tarun Kumar, Anand Swaroop, Rajinder Prasad, Jagannath, Narsingh Das

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी thru:- Harinder Singh Hora क्रेताहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुधकर 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. Gurgaon व श्री/श्रीमती/कुमारी Jagdish Parsad Yadav पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी S.L.Yadav निवासी 91, Princess Park Hostel, N.Delhi साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 17/01/2008

उप/संयुक्त पंजीयन अधिकारी गुडगांवा



the date and the executant is still alive, hereinafter collectively called the "**VENDOR**" (which expression shall unless repugnant to the context and meaning hereof mean and include their heirs, representatives, administrators, executors and assignees etc.) of the **ONE PART**.

**AND**

**M/s Reach Promoters Pvt. Ltd.**, having its office at 410, Ambadeep Building, 14, K. G. Marg, New Delhi – 110001 through its authorised signatory **Mr. Harinder Singh Hora S/o Sh. K.J. Singh**, hereinafter called the "**VENDEE**" (which expression shall unless repugnant to the context and meaning hereof mean and include its legal representatives, administrators, executors and assignees etc.) of the **OTHER PART**.

WHEREAS the **VENDOR** are the absolute owner in possession as per their share mentioned hereinabove and are lawfully seized of **Land comprise in Khewat/Khata No.1475/1606, Rect. No.132, Killa No.2/2(6-0), 10min north (3-9), 26(0-2), 27(1-0), field 4, measuring 10 kanal 11 marla and Khewat/Khata No.1078/1189, Rect. No.123, Killa No.22(4-19), Rect. No.132, Killa No.2/1(1-1), field 2, measuring 6 kanal 0 marla salam and Khewat/Khata No.732/804, Rect. No.132, Killa No.1(8-0), field 1 measuring 8 kanal 0 marla salam by this way total land out of both Khewat/Khata measuring 24 kanal 11 marla, situated in the revenue estates of Village Badshahpur, Tehsil & District Gurgaon by way of Fard Jamabandi for the year 2005-2006 and badar No.4, (hereinafter referred to as the "said Land"), the copy of the same are attached herewith.**

**Definition and interpretation**

In this deed :

- the '**VENDOR**' means the real owner of the said Land as per their share mentioned in revenue records.
- the '**Land**' means **Land comprise in Khewat/Khata No.1475/1606, Rect. No.132, Killa No.2/2(6-0), 10min north (3-9), 26(0-2), 27(1-0), field 4, measuring 10 kanal 11 marla and Khewat/Khata No.1078/1189, Rect. No.123, Killa No.22(4-19), Rect. No.132, Killa No.2/1(1-1), field 2, measuring 6 kanal 0 marla salam and Khewat/Khata No.732/804, Rect. No.132, Killa No.1(8-0), field 1 measuring 8 kanal 0 marla salam by this way total land out of both Khewat/Khata measuring 24 kanal 11 marla, situated in the revenue estates of Village Badshahpur, Tehsil & District Gurgaon.**

*Amrita Gupta* *31/05/2017* *Harinder Singh* *Amrita Gupta*  
*Rajkumar Singh, Killa Badshahpur*  
*Ashtoriam*  
*Amrita Gupta*  
*Rm - 2*  
*Amrita*

Reg. No. 23469 Reg. Year 2007-2008 Book No. 1



विक्रेता



क्रेता



गवाह



विक्रेता

विक्रेता  
 Khushi Ram, Narsingh Das, Jagannath, Damodar  
 Lal, Ashok Kumar, Sanjeev Kumar  
 Om Parkash, Rajinder Prasad, Sanjeev Kumar  
 Mohit, Ajay Kumar, Raj Kumar  
 Anand Swaroop, Tarun Kumar, Anita gupta

क्रेता  
 thru:- Harinder Singh Hora

गवाह 1:- H.R.Khatana गवाह 2:- Jagdish Parsad Yadav



- c. words importing the masculine gender include the feminine and the neuter and vice versa.
- d. words importing the singular include the plural and vice versa.
- e. references to persons include bodies corporate and vice versa.
- f. save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- g. save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- h. possession means actual vacant, peaceful and physical possession of the property.

**AND WHEREAS THE VENDOR AFFIRMED, REPRESENTED, ASSURED AND MADE THE VENDEE BELIEVE THAT THE SAID LAND :-**

- i) is a good, clear and legally marketable property owned and possessed by the VENDOR having full right to transfer, sell, convey and/or deal with the same in whatsoever unrestricted manner.
- ii) is free from any charge or encumbrance such as sell, Will, exchange, mortgage, gift, lien, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute in court, acquisition etc.
- iii) is not subject to any notification or scheme for acquisition and/or requisition of any authority under any law.
- iv) is not subject to any dues, outstanding claims, demands, penalties etc. for any services, provided by any Government and /or local authority and / or toward any other statutory dues and / or that under the law of the said land.
- v) does not have any cattle live stock, raising of grass on the said land and was purely an agricultural land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
- vi) was not been notified under the provisions of the Land Acquisition Act, 1894, either for the planned development of Gurgaon or for any other purposes and is not situated within the Urbanised limits of Gurgaon.

*Amal Kumar*

*31/03/2011*

*Amange*

*Raj Kumar Vange*

*Amal Kumar*

*Amal Kumar*

*Amal Kumar*

*Amal Kumar*

*Amal Kumar*

*Amal Kumar*

*Amal Kumar*

*Amal Kumar*

*Amal Kumar*

*Amal Kumar*

*Amal Kumar*

*Amal Kumar*

Reg. No.	Reg. Year	Book No.
23469	2007-2008	1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 23,469 आज दिनांक 17/01/2008 को बही न: 1 जिल्द न: 9,753 के पृष्ठ न: 141 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 832 के पृष्ठ सख्या 54 से 55 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 17/01/2008

उप/संयुक्त/सहायक अधिकारी  
सब रजिस्ट्रार  
गुडगाँव



- vii) was not subject of any execution of any prior agreement to sale, mortgage, transfer, assignment, encumbrances by the VENDOR in favour of any other person prior to the date of this sale deed, and
- viii) That the said Land hereby conveyed is in the absolute and specific ownership of the Vendors by virtue of the Revenue Records mentioned hereinabove and that no one else except the Vendors have any right, title, claim, interest and/or concern whatsoever in the said Land hereby conveyed or any part thereof. The transaction/ transfer of said Land is within the knowledge of all family members of the Vendors.

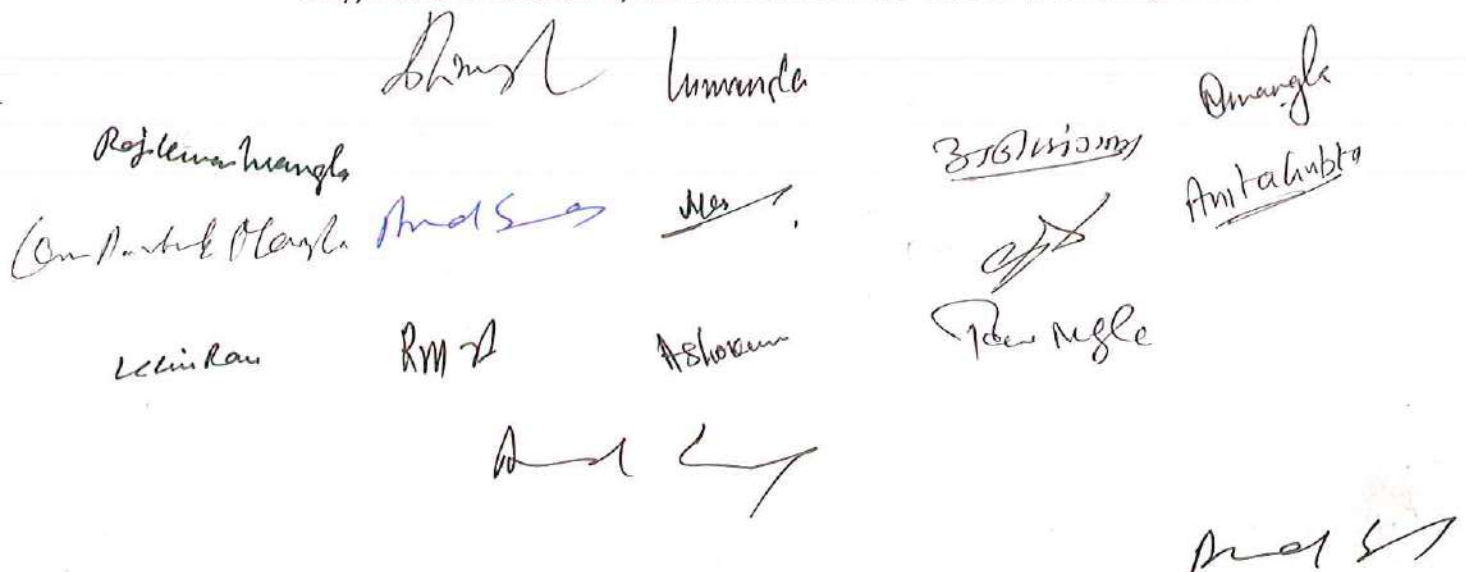
The Vendor has handed over the following documents in original in respect of the said land to the vendee :-

- i) Certified copy of the Jamabandi for the year 2005-2006
- i) Copy of Fard Badar No.4

Whereas the Vendor for their personal needs, requirements and commitments have decided to the sell the above said land without any pressure, coercion with consent of their family members, for a total sale consideration of Rs.12,42,84,375/- (Rupees Twelve Crore Forty Two Lac Eighty Four Thousand Three Hundred Seventy Five Only) and the VENDEE has agreed to purchase the same.

**NOW THIS SALE DEED WITNESSETH AS UNDER :**

1. The VENDOR hereby grant, assign, convey, sell and transfer the above said land alongwith all their rights of possessions, ownership, occupancy, titles, claims, interest and whatsoever of any nature in favour of the VENDEE for and in full and final sale consideration of Rs.12,42,84,375/- (Rupees Twelve Crore Forty Two Lac Eighty Four Thousand Three Hundred Seventy Five Only) and the VENDEE becomes the sole and absolute owner of the said land. The full and final sale consideration of Rs.12,42,84,375/- (Rupees Twelve Crore Forty Two Lac Eighty Four Thousand Three Hundred Seventy Five Only) has been received by the VENDOR from the VENDEE in following manner :


  
 The block contains multiple handwritten signatures in various colors (black, blue, red). Some are clearly legible, such as 'Rajkumar Mangla', 'Anand Singh', 'Ashok Kumar', 'Rajendra', 'Anand Singh', 'Rajendra', 'Anand Singh', 'Rajendra', 'Anand Singh'. Others are more stylized or partially obscured.

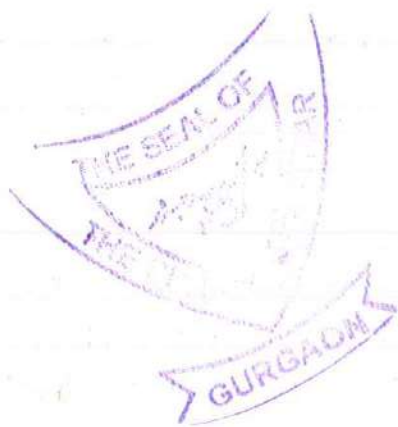




Amount	Ch. No.	Date	Drawn on	In favour of
25,00,000/-	000147	21.11.07	Kotak Mahindra Bank	Shanti Devi
5,00,000/-	000212	21.11.07	Kotak Mahindra Bank	Ashok Kumar
5,00,000/-	000210	21.11.07	Kotak Mahindra Bank	Ajay Kumar
5,00,000/-	000204	21.11.07	Kotak Mahindra Bank	Sanjeev Kumar
5,00,000/-	000206	21.11.07	Kotak Mahindra Bank	Tarun Kumar
5,00,000/-	000208	21.11.07	Kotak Mahindra Bank	Mohit
25,00,000/-	000149	21.11.07	Kotak Mahindra Bank	Raj Kumar
25,00,000/-	000202	21.11.07	Kotak Mahindra Bank	Om Parkash
25,00,000/-	000145	21.11.07	Kotak Mahindra Bank	Khushi Ram
25,00,000/-	000143	21.11.07	Kotak Mahindra Bank	Damodar Lal
25,00,000/-	000141	21.11.07	Kotak Mahindra Bank	Anand Swaroop
25,00,000/-	000135	21.11.07	Kotak Mahindra Bank	Rajinder Prasad
25,00,000/-	000139	21.11.07	Kotak Mahindra Bank	Narsingh Das
25,00,000/-	000137	21.11.07	Kotak Mahindra Bank	Jagannath
19,28,437.50	780501	18.01.08	Punjab & Sind Bank	Shanti Devi
3,85,687.50	780565	18.01.08	Punjab & Sind Bank	Ashok Kumar
3,85,687.50	780503	18.01.08	Punjab & Sind Bank	Ajay Kumar
3,85,687.50	780504	18.01.08	Punjab & Sind Bank	Sanjeev Kumar
3,85,687.50	780505	18.01.08	Punjab & Sind Bank	Tarun Kumar
3,85,687.50	780506	18.01.08	Punjab & Sind Bank	Mohit
19,28,437.50	780507	18.01.08	Punjab & Sind Bank	Raj Kumar
19,28,437.50	780508	18.01.08	Punjab & Sind Bank	Om Parkash

Raj Kumar Handa  
 Om Parkash  
 Khushi Ram  
 Anand Swaroop  
 Damodar Lal  
 Rajinder Prasad  
 Narsingh Das  
 Jagannath  
 Shanti Devi  
 Ashok Kumar  
 Ajay Kumar  
 Sanjeev Kumar  
 Tarun Kumar  
 Mohit  
 Raj Kumar  
 Om Parkash

Anand Swaroop  
 Damodar Lal  
 Rajinder Prasad  
 Narsingh Das  
 Jagannath  
 Shanti Devi  
 Ashok Kumar  
 Ajay Kumar  
 Sanjeev Kumar  
 Tarun Kumar  
 Mohit  
 Raj Kumar  
 Om Parkash





19,28,437.50	780509	18.01.08	Punjab & Sind Bank	Khushi Ram
19,28,437.50	780510	18.01.08	Punjab & Sind Bank	Damodar Lal
19,28,437.50	780511	18.01.08	Punjab & Sind Bank	Anand Swaroop
19,28,437.50	780512	18.01.08	Punjab & Sind Bank	Rajinder Prasad
19,28,437.50	780566	18.01.08	Punjab & Sind Bank	Narsingh Das
19,28,437.50	780514	18.01.08	Punjab & Sind Bank	Jagannath

80,00,000/-	780531	15.06.08	Punjab & Sind Bank	Shanti Devi
16,00,000/-	780532	15.06.08	Punjab & Sind Bank	Ashok Kumar
16,00,000/-	780533	15.06.08	Punjab & Sind Bank	Ajay Kumar
16,00,000/-	780534	15.06.08	Punjab & Sind Bank	Sanjeev Kumar
16,00,000/-	780535	15.06.08	Punjab & Sind Bank	Tarun Kumar
16,00,000/-	780536	15.06.08	Punjab & Sind Bank	Mohit
80,00,000/-	780537	15.06.08	Punjab & Sind Bank	Raj Kumar
80,00,000/-	780538	15.06.08	Punjab & Sind Bank	Om Parkash
80,00,000/-	780539	15.06.08	Punjab & Sind Bank	Khushi Ram
80,00,000/-	780540	15.06.08	Punjab & Sind Bank	Damodar Lal
80,00,000/-	780541	15.06.08	Punjab & Sind Bank	Anand Swaroop
80,00,000/-	780542	15.06.08	Punjab & Sind Bank	Rajinder Prasad
80,00,000/-	780569	15.06.08	Punjab & Sind Bank	Narsingh Das
80,00,000/-	780544	15.06.08	Punjab & Sind Bank	Jagannath

\* The above cheques are subject to realisation on presentation by the Vendor.

2. That the VENDOR has delivered the actual vacant, physical possession of the said land at the time of execution and registration of this sale deed and the Vendee has taken physical possession of the same without any interference or disturbance on the spot.

Raj Kumar Hagle  
Ganesh Chandra Hagle  
Ravi Bhai

Dhanu  
~~Mel S~~  
RM-R

Lingappa  
~~Kes~~  
Ashwari

Baldev Singh  
CPT  
Bharathi

Anandha  
Anita Guld-9  
Anand S





3. That from this day onwards the VENDEE shall be absolute owner in possession of the land and will be entitled to use and utilize the land in any manner viz. developing and constructing residential / commercial project or any other purpose whatsoever.
4. That the Vendors are selling the said Land with the active knowledge and consent of all other family members. The Vendors confirms that the said sale is in the interest and welfare of the family and for the necessity of the family and any claim or objection by any members of the Vendors would deemed to be illegal, unlawful and unenforceable.
5. That all the taxes, cesses or dues or demands in respect of the said land have been paid and cleared by the Vendors up to the date of execution of this Sale Deed and thereafter it shall be responsibility of the vendee for future taxes etc. and in case any amount is found to be due and payable by the Vendors, the Vendors shall pay the same.
6. The VENDOR shall indemnify the Vendee of any cost, charges, fees, fines, penalties, dues etc. in respect of the said land towards land revenue, local taxes, and any other statutory or other dues, demands, claims, etc. relating to the period upto the date of this sale deed made/raised by the respective creditors either prior to or after the date of this sale deed.
7. The Sale Deed is subject to realisation on presentation of the cheques including post dated cheques dated 15.06.2008 as mentioned herein above in the Sale Deed, by the VENDOR.
8. The VENDOR shall indemnify the VENDEE of any cost, charges, penalties, interest, constraints, disturbances and whatsoever of that nature suffered / to be suffered by the VENDEE out of any defects in the ownership title of the said land.
9. That VENDOR also indemnify the VENDEE and undertakes to refund the full purchase consideration alongwith the stamp duty and other incidental expenses incurred by the VENDEE for any disturbance in occupancy or dispossession of the said land due to falseness or misstatement, either partially or fully, made by the VENDOR in his affirmation in this sale deed.
10. That the Vendors shall and will from time to time and at all times hereinafter upon every reasonable request and at the cost of the Vendee make, do and acknowledge, execute and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, conveyance, matter and things whatsoever for the further, better or more perfectly assuring the said Land together with its appurtenances unto the Vendee in the manner aforesaid.

*Rajkumar Mangla*  
*Dr. Parthiv Mehta*  
*Uday Kumar*  
*Sharma*  
*Madan*  
*RM - Me*  
*Ashtorem*  
*3TG/USP/1001*  
*CPX*  
*Dr. Nigle*  
*Amrita Gupta*  
*Madan*



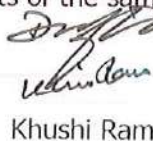


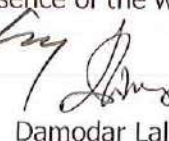
11. The VENDOR hereby agrees and undertakes to do all such acts, things and deeds which under law required in any manner whatsoever, in future including steps to be taken as the VENDOR for mutation in the revenue records and shall not object to the mutation of the said Land in favour of the VENDEE, in the records of the appropriate authority. The VENDEE will also entitled to get sanctioned the mutation of the land mentioned in this sale deed in revenue records in its name.
12. That the VENDOR and its heirs, successors, shall be bound and abide by all the terms and conditions of this sale deed and have left with no rights, titles and interest in the said land and shall never make any claim regarding the said land.
13. All the expenses like stamp duties and registration fees etc. have been borne and paid by the VENDEE.
14. That the Value of the tube-well with electricity connection, trees, wire fencing & construction, if any, in the above said land is included in the above said total sale consideration. The Vendor shall not claim for the same in future and the Vendee has become absolute owner of the same and shall be entitled to use the same in any manner whatsoever.

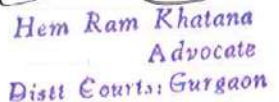
IN WITNESS WHEREOF the parties have executed and signed this Sale Deed at Gurgaon after fully reading and understanding the contents of the same in the presence of the witnesses:

  
Raj Kumar

  
Om Parkash

  
Khushi Ram

  
Damodar Lal

  
Hem Ram Khatana  
Advocate  
Distt Courts, Gurgaon

  
Anand Swaroop

  
Rajinder Prasad

  
Jagannath

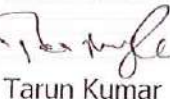
  
Narsingh Das

  
Shanti Devi

  
Ashok Kumar

Ajay Kumar

Sanjeev Kumar

  
Tarun Kumar

  
Mohit

VENDOR

FOR & ON BEHALF OF VENDEE  
(M/s Reach Promoters Pvt. Ltd.,)

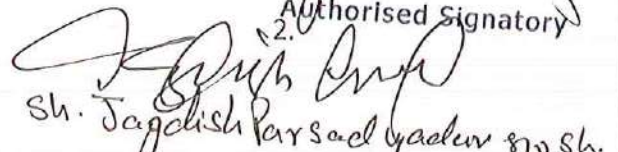
For Reach Promoters, Pvt. Ltd.

Harinder Singh Hora

Authorised Signatory

Witnesses:

  
Hem Ram Khatana  
Advocate  
Distt Courts, Gurgaon

  
Sh. Jagdish Prasad  
S.L. Yadav, 140 91 Princess Park  
Hostel N.D.



वरीका नं० 23469 अति. वही नं० 1  
जिल्द नं० 10327 पृष्ठ नं० 2930 पर  
बतपा दिया गया है नं० 1  
जिल्द नं० 862 पृष्ठ नं० 20  
दिनांक 17/1/08 को दर्ज रजिस्ट्रार  
किया गया।

सब रजिस्ट्रार  
गुड़गाँव

For Reach Promoters Pvt. Ltd.

Authorized Signatory