
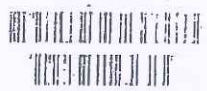

**Indian-Non Judicial Stamp**  
**Haryana Government**


Date: 12/10/2016

Certificate No. E012-KJ1102  
 GRN No. 21080364


  
**Deponent**

Name: Mukesh Sonof Harish  
 H.No/Floor : Nil  
 City/Village : Faridabad  
 Phone : 987 196528

Sector/Ward : Nil  
 District : Faridabad

Landmark : Nil  
 State : Haryana

Stamp Duty Paid ₹ 10  
 Penalty ₹ 0  
(Rs. Stamp Duty)



Purpose : CERTIFIED COPY to be submitted at Sr office

EXF4


ADD FBD.

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 Sub Registrar  
 FARIDABAD

ATTESTED

For Sub Registrar  
Faridabad

For VATIKA LIMITED

  
 Authorised Signatory

13 OCT 2016



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संख्या एक

दस्तावेजों की तारीख

की तारीख

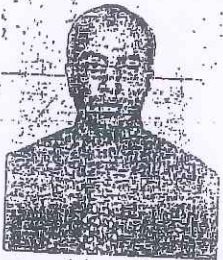


PPNo. B-5113839  
Valid - 5/6/2011

PPNo. A-3323267  
Valid 18/6/2017

PPNo. F-2932530  
Valid 1/5/2015

PPNo. G-551  
Valid - 18/6/



D.LNo. P0810200126737  
Dt 29/10/2011

PPNo. B-5897830  
Valid 8/10/2011

SALE DEED FOR RS. 1,90,00,000/-

PPNo. E-7701145  
Dt - 30/12/2013

S. K. Singh

Anand Singh

1/10/11

1/10/13

R.R. Baur

Madhu Baur

Om Prakash

For VATIKA LIMITED

Authorised Signatory

ATTESTED

For Sub Registrar  
Panchsari

3 OCT 2016



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Sub Registrar  
FARIDABAD

~~बेवासा~~  
दान सिंह बाबा

१. नाम : राजीव चव्हाण  
 २. पता : ...  
 ३. विवरण : ...  
 ४. दिनांक : ...  
 ५. हस्ताक्षर : ...  
 ६. संकेत : ...  
 ७. संख्या : ...  
 ८. दिनांक : ...  
 ९. हस्ताक्षर : ...  
 १०. संकेत : ...

For VATIKA LIMITED

Authorized Signatory

Sub Registrar  
FARUHANAF

Salvi

दानीष्ट बाप

12-12-1007

Anand Singh Rana

**Dr. A. Sharma**  
Advocate  
District Court Faridkot

सिद्धार्थ कृष्ण भट्टा व पि  
छात्रे अमृतस्य हस्तगतं गद्य .

Sud. Register  
P. 1111

18. Nachher Bewe

R. L. Bair

*Carroll*

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D. J. J. J.



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PROPERTY NO.	: 12/3, DELHI, MATHURA ROAD, FARIDABAD.
TYPE OF DEED.	: SALE DEED
VILLAGE/CITY NAME	: SARAI KHWAJA
SEGMENT/BLOCK NAME	: FARIDABAD
UNIT LAND	: 3570 SQUARE YARDS (APPROX.) (5 KANALS & 18 MARLA)
TYPE OF PROPERTY	: INDUSTRIAL
COVERED AREA	: 886.22 SQUARE FEET (APPROX.)
TRANSACTION VALUE	: RS.1,90,00,000/-
STAMP DUTY	: RS.15,20,000/-
STAMP NO.	: SERIAL NO. II, CHALLAN NO. 38 A,
STAMP ISSUE DATE	: 12.04.2005
STAMP ISSUED BY	: TREASURY OFFICER CUM COLLECTOR, FARIDABAD

This SALE DEED is executed at Faridabad (Haryana) on this 20 day of MAY. 2005 by M/s Bawa Milkha Singh & Son, HUF, 14 Barakhamba Road, New Delhi-110001, through its Karta Dan Singh Bawa, son of Late Bawa Milkha Singh, resident of Apartment 403-A, Beverly Park-I, DLF City, Phase-II, Gurgaon-122002, hereinafter called the "THE VENDOR".

AND

1. Mr. Anand Singh Bawa, son of Mr. Dan Singh Bawa, resident of 6, Poorvi Marg (First Floor), Vasant Vihar, New Delhi-110057,
2. Mrs. Madhu Bawa, widow of Late Anoop Singh Bawa,
3. Mr. Rishi Bawa and
4. Mr. Tanuj Bawa both sons of Late Anoop Singh Bawa, residing at C-683, (First Floor), New Friends Colony, New Delhi-110065, and
5. Mr. Gaurav Bawa, son of Late Anoop Singh Bawa, resident of A-40, (First Floor), New Friends Colony, New Delhi-110065,

hereinafter referred to as the "CONFIRMING PARTY"

IN FAVOUR OF

M/s Hind Enterprises Private Limited, a Private Limited Company, duly incorporated under the Companies Act 1956, having its registered office at 1515, First Floor, Wazir Nagar, Kotla, New Delhi-110003, through its Director Mr. Raj Kumar Sahni, duly authorized vide Board Resolution passed in the Meeting of the Board of Directors held on 12.04.2005, hereinafter called "THE VENDEE".

*Anand Singh Bawa*

*RR Bawa*

*Madhu Bawa*

*Tanuj Bawa*

ATTESTED

For Sub Registrar  
Faridabad

For VATIKA LIMITED  
*[Signature]*  
Authorised Signatory



(3)

The expression of the terms the 'VENDOR', the 'CONFIRMING PARTY' and the 'VENDEE' wherever they occur in the body of this Sale Deed, shall mean and include them, their legal heirs, successors, legal administrators, executors, beneficiary(ies), legatee(s), probate (s), nominees and assignee(s).

Whereas M/s Bawa Milkha Singh & Son HUF, through its Karta Mr. Dana Singh Bawa purchased the Agricultural plot of Land measuring 70 Kanals and 7 Marla (equivalent to 42565 square yards approximately) out of Mustatil No. 13 Killa Nos. 19 (8-0), 20 (8-0), 21 (8-0), 22 (8-0), 18/2 (3-2), Mustatil No. 14 Killa Nos. 16 (8-0), 17 (5-5), 24 (4-15), 25 (8-0), 14 (5-15), 15/1 (3-10), situated in the Revenue Estate of Village Sarai Khawaja, Tehsil and District Faridabad, Haryana, from Mr. Lakhi, Mr. Kehar and Mr. Phool Singh all sons of Mr. Bhulli, resident of Village Lakarpur Tehsil Ballabhgarh, District Gurgaon (Punjab), vide Sale Deed duly registered as Vasika No. 674, Additional Book No. I, Jild No. 147, Safa No. 82, dated 14.08.1960, in the office of the Sub-Registrar, Ballabhgarh, (Haryana), (hereinafter referred to as the said Plot of Land).

And Whereas the said M/s Bawa Milkha Singh & Son HUF, consists of Mr. Dana Singh Bawa, Mr. Anand Singh Bawa, Mrs. Madhu Bawa, widow of late Mr. Anoop Singh Bawa, Mr. Rishi Bawa, Mr. Tanuj Bawa, and Mr. Gaurav Bawa, as its members, (the CONFIRMING PARTY herein).

And Whereas on 27<sup>th</sup> February 1965, approval of Building Plans were communicated for construction of an Industrial Premises on the said Plot of Land and thereafter the said M/s Bawa Milkha Singh & Son HUF, constructed an industrial shed and buildings thereon in accordance with the sanctioned plans. (The above said Land and the Building thereon alongwith the right of easement and other rights, appurtenant thereto, with all right, title and interest and easements, privileges and with all fittings, fixtures, connections, structure standing thereon, shall be collectively referred to as the "THE ENTIRE PROPERTY").

And Whereas in the manner aforesaid, the VENDOR became the sole, absolute and exclusive owner of the entire Property which is the exclusive property of the VENDOR and the VENDOR has full right, absolute authority to sell, dispose off and transfer the entire Property in whole or in parts and none else except the VENDOR has right, title or interest over the same.

Anand Singh Bawa

R B Bawa

Madhu Bawa

Tanuj Bawa

ATTESTED

For VATIKA LIMITED

Authorised Signatory



And Whereas the VENDOR has offered and agreed to sell part of the entire Property namely 3570 sq. yds. approx. having 886.22 sq. ft. built-up area out of entire Property. The property sold under this sale deed is referred to as the said Property hereinafter.

- a) That the said Property is free from all liens, mortgages, charges and encumbrances and lis-pendens and there is no notice of attachment, acquisition or requisition or notices thereto, relating to the said Property.
- b) That the VENDOR is the sole, absolute and exclusive owner of the said Property and has good and marketable title thereto and none else other than the VENDOR has any interest, share, right, title thereto.
- c) That there are no outstanding government due or dues of any local authority.
- d) That the VENDOR has not entered into any Agreement with any other person(s) or with any bank(s) or financial institution for the sale of the said Property or any part thereof.
- e) That there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring and vesting the absolute title in the said property, in favour of the VENDEE.
- f) That there is no notice of default or breach on the part of the VENDOR or its predecessors in interest of any provisions of law in respect of the said Property.

On the basis, inter-alia of the aforesaid representations and assurances, the VENDEE has agreed to purchase the said Property from the VENDOR free from all encumbrances, in terms hereunder.

And Whereas the VENDOR for the bonafide needs and requirements of the HUF has agreed to irrevocably sell, convey, transfer and assign to the VENDEE and the VENDEE has agreed to purchase the said property, i.e. built-up Property admeasuring 3570 square yards approximately, (having built-up area measuring about 886.22 square feet approximately), situated on Delhi Mathura Road, Tehsil and District Faridabad, (Haryana), comprised in Mustatil No. 13 Killa Nos. 18/2 (3-2), 19 min east (1-8) and 22 min east (1-8), total admeasuring 5 Kanals and 18 Marla, in the Revenue Estate of Village Sarai

*Amrinder Singh Bawa*

*R. Bawa*

*Madhu Bawa*

*Aminder Singh*

ATTESTED

For Sub-Registrar  
Faridabad

For VATIKA LIMITED

Authorised Signatory



⑤

Knawaja, Tehsil and District Faridabad, Haryana, alongwith the ownership rights in the land underneath, with the rights of ownership, possession, easement, privileges and appurtenances, with all fittings, fixtures, connections, structure standing thereon free from all encumbrances, for a total sale consideration of Rs.1,90,00,000/- (Rupees One Crore Ninety Lacs Only).

And Whereas, the VENDOR hereby sells, conveys, transfers and assigns the said Property and every part thereof and all its right, title and interest in the said Property to the VENDEE absolutely and forever for the abovementioned sale consideration on the terms and conditions herein contained.

NOW THIS SALE DEED WITNESSETH AS UNDER :-

1. That in consideration of the sum of Rs.1,90,00,000/- (Rupees One Crore Ninety Lacs Only), which has already been received by the VENDOR, the separate receipt of which is hereby admitted and acknowledged, in full and final settlement, the VENDOR doth hereby sell, convey, transfer, assign the said Property, i.e. Property admeasuring 3570 square yards approximately, (having built-up area measuring about 886.22 square feet approximately), situated at Delhi Mathura Road, Tehsil and District Faridabad, (Haryana), comprised in Mustatil No. 13 Killa Nos. 18/2 (3-2), 19-min-east (1-8) and 22 min east (1-8), total admeasuring 5 Kanals and 18 Marla, in the Revenue Estate of Village Sarai Khawaja, Tehsil and District Faridabad, Haryana, more particularly shown in colour red in the Site-Plan attached hereto, alongwith the ownership rights in the land underneath, with the rights of ownership, possession, easement, privileges and appurtenances, with all fittings, fixtures, connections, structure standing thereon free from all encumbrances unto the VENDEE, absolutely and forever.
2. That the actual peaceful, physical vacant possession of the said Property has been delivered by the VENDOR to the VENDEE, on the spot.
3. That the VENDOR hereby confirms, admits and acknowledges that it has been left with no right, title, interest, claim or lien of any nature whatsoever in the said Property, hereby sold, and the same has become the absolute and exclusive property of the VENDEE and VENDEE shall be at liberty to deal with the same in the manner it likes and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever mean it likes, without any interference, hindrance, demand, objection, claim or interruption by the VENDOR or any person(s) claiming under or through it or in trust for it.

*Man Singh*

*R.R. Bawa*

*Man Singh*

*Madhu Bawa*

*Gurpreet Bawa*

ATTESTED

For Registrar

For VATIKA LIMITED

*Man Singh*  
Authorised Signatory



- (6)
4. That the VENDOR hereby assures the VENDEE that it has neither done nor been party to any act whereby its rights and title to the said property, in any way be impaired or whereby it may be prevented from transferring the said property.
  5. That the VENDOR assures the VENDEE that the said Property is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, 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 property is ever taken away or goes out from the possession of the VENDEE on account of the above, then the VENDOR shall be liable and responsible to indemnify and to make good the loss suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified against all such losses and damages suffered by the VENDEE.
  6. That the VENDEE shall be at liberty to get the said property mutated in its own name in the records of HSDCL, HUDA and/or other concerned authorities on the basis of this Sale Deed or its certified true copy.
  7. That the water and electricity charges and taxes, if any, payable in respect of the said Property, shall be borne and paid by the VENDOR up to the date of handing over the possession to the VENDEE and thereafter the VENDEE will be responsible for the payment of the same.
  8. That the CONFIRMING PARTY hereby confirms this transaction in its entirety and further declares that the CONFIRMING PARTY has been left with no right, title and interest in the said Property and further the CONFIRMING PARTY has signed and executed this Deed in favour of the VENDEE.
  9. That all the relevant documents i.e. Original Sale Deed and Map in respect of the said Property have been handed over by the VENDOR to the VENDEE and the VENDEE has satisfied itself in respect thereof.

Anand Singh

R. B. Saini

Hadhu Bains

Sanjay Bains

ATTESTED

For Sub Registrar  
Faridkot

For VATIKA LIMITED

Authorised Signatory



⑦  
10. That all the expenses of the sale deed viz. 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.

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

WITNESSES:-

1.

*Madhu Bawa*  
*Man Singh*  
*S. Moh*  
*22/12/1960*  
*N. D. Bawa*  
*CONFIRMING PARTY*  
*VENDOR*

2. *Dhruv*

*Dhruv Gupta*  
*D/o O.P. Dhruva*  
*18/21, N.E.A., New Delhi - 60*

*VENDEE*

*M. J. Gupta*  
*Attestor*  
*Chief Court Faridabad*



For VATIKA LIMITED  
*Authorised Signatory*

ATTESTED

For Sub Registrar  
Faridabad

*RM 361*  
*Ramesh Chandra*

*Sub Registrar*  
*Faridabad*  
*24/6/62*





