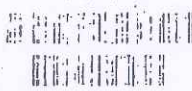


 <b>Ministry of Judicial Stamp</b> <b>Haryana Government</b>		Date: 12/10/2018
Certificate No. E0L2016J1105 GRN No. 21089364		Stamp Duty Paid: ₹ 10 Penalty: ₹ 0 Recorder:
<b><u>Deponent</u></b>		
Name: Mukesh Sonof Harish H.No/Floor: Nil City/Village: Faridabad Phone: 9877196528	Sector/Ward: Nil District: Faridabad	Landmark: Nil State: Haryana
Purpose: CERTIFIED COPY to be submitted at Sr office		

EXP-5

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 Sub Registrar  
 FARIDABAD

ATTESTED  
 For Sub Registrar  
 Faridabad

13 OCT 2018

For VATIKA LIMITED

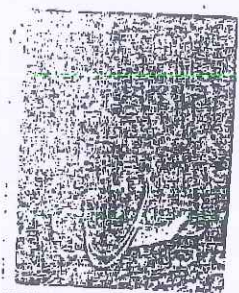
  
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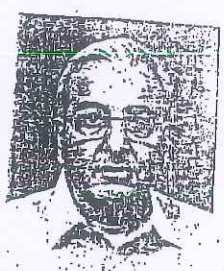
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Valid - 5/6/2011



PPNo. A-3323267  
Valid - 16/6/2017



PPNo. F-2982520  
Valid - 11/5/2015



E-557461  
Valid - 18/6/2013



DLNo. P0812001267371  
D- 29/10/2011



PPNo. B-5897830  
Valid - 8/10/2011



PPNo. E-7101145  
Valid - 30/12/2013

SALE DEED FOR RS. 8,10,65,613/-

STAMP ALREADY  
PASTED

Anand Singh

/ name

/ name

R.R. Baur

Madhu Baur

Tanuj Baur

ATTESTED

or Sub Registrar.  
Fardabad

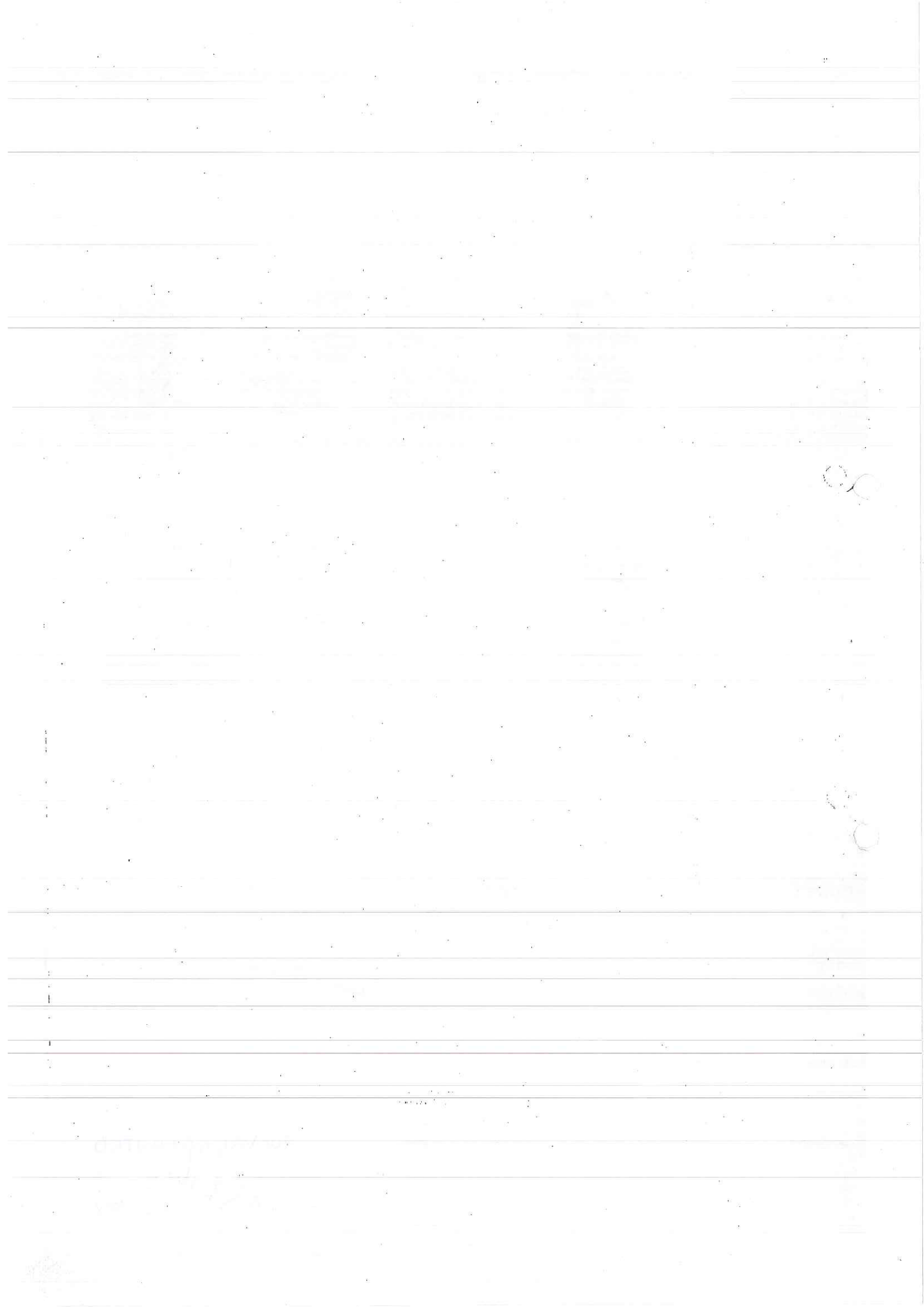
For VATIKA LIMITED

*[Signature]*

Authorised Signatory

17 OCT 2016





TYPE OF DOCUMENT  
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UNIT LAND

TYPE OF PRO  
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Sub Registrar  
FARIDABAD

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For VATIN LIMITED

Authorised Signatory

Sub Registrar  
FARIDABAD

20-5-05

Anand Singh

Madhu Bawa RRBawa

19-5-05

Advocates  
Court Faridabad

Sub Registrar  
FARIDABAD

20-5-05





(2)

TYPE OF DEED	: SALE DEED
VILLAGE/CITY NAME	: SARAI KHWAJA
SEGMENT/BLOCK NAME	: FARIDABAD
UNIT LAND	: 38995 SQUARE YARDS (APPROX.) (64 KANALS & 9 MARLA)
TYPE OF PROPERTY	: BUILT UP PROPERTY
COVERED AREA	: 28574 SQUARE FEET (APPROX.)
TRANSACTION VALUE	: RS.8,10,65,613/-
STAMP DUTY	: RS.64,85,100/-
STAMP NO.	: SERIAL NO. I, CHALLAN NO. 37 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-83, New Friends Colony (First Floor), New Delhi-110065, and
  5. Mr. Gaurav Bawa, son of Late Anoop Singh Bawa, residing at A-40, New Friends Colony (First Floor), 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*

*Rishi Bawa*

*Madhu Bawa*

*Tanuj Bawa*

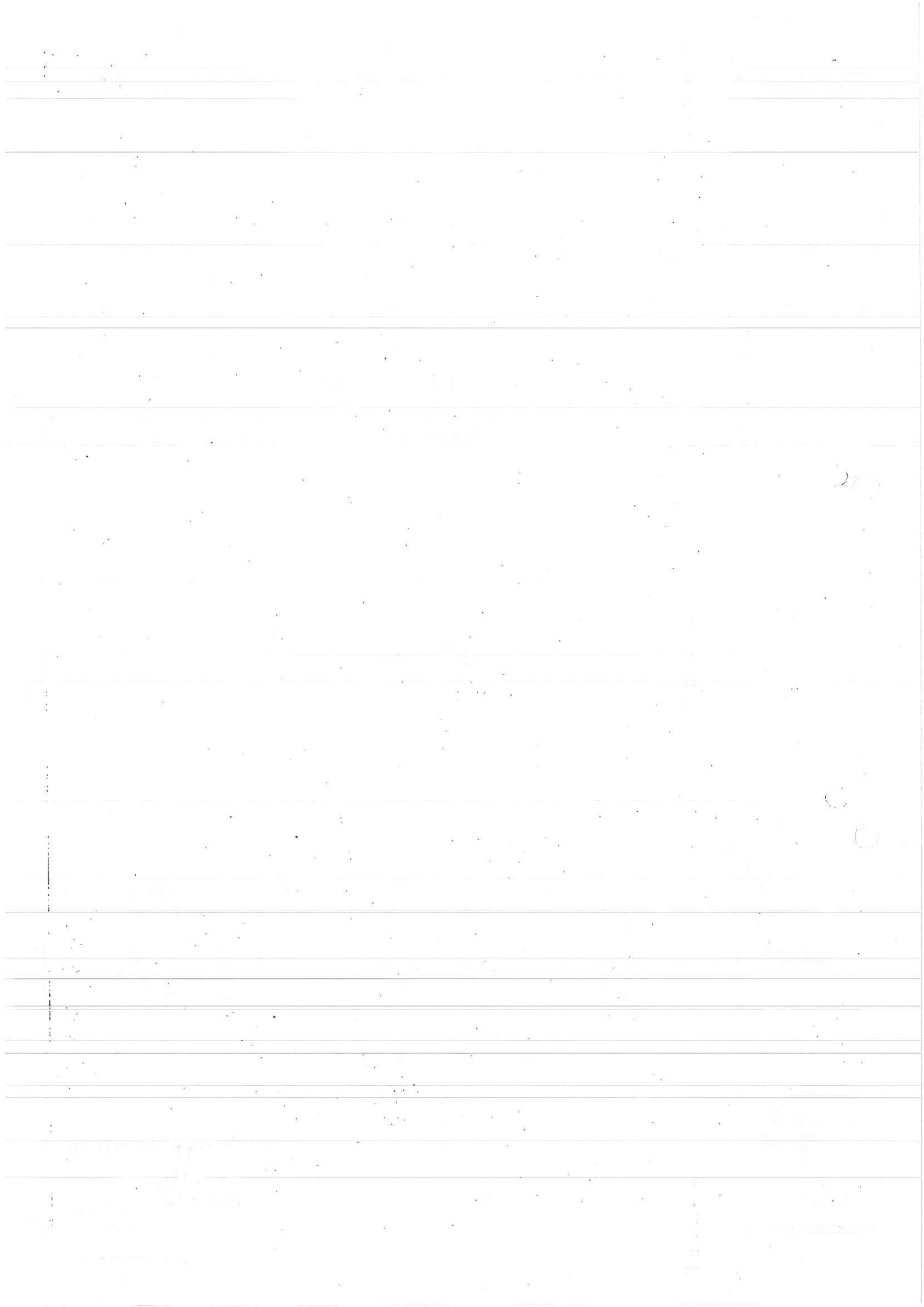
*Gaurav Bawa*

**ATTESTED**

For Sub Registrar,  
Faridabad

For VATIKA LIMITED

Authorised Signatory





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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 representatives, administrators, executors, beneficiary(ies), legatee(s), probate (s), nominees and assignee(s).

Whereas M/s Bawa Milkha Singh & Son HUF, through its Karta Mr. Dan 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. Dan 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 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.R. Bawa

Madhu Bawa

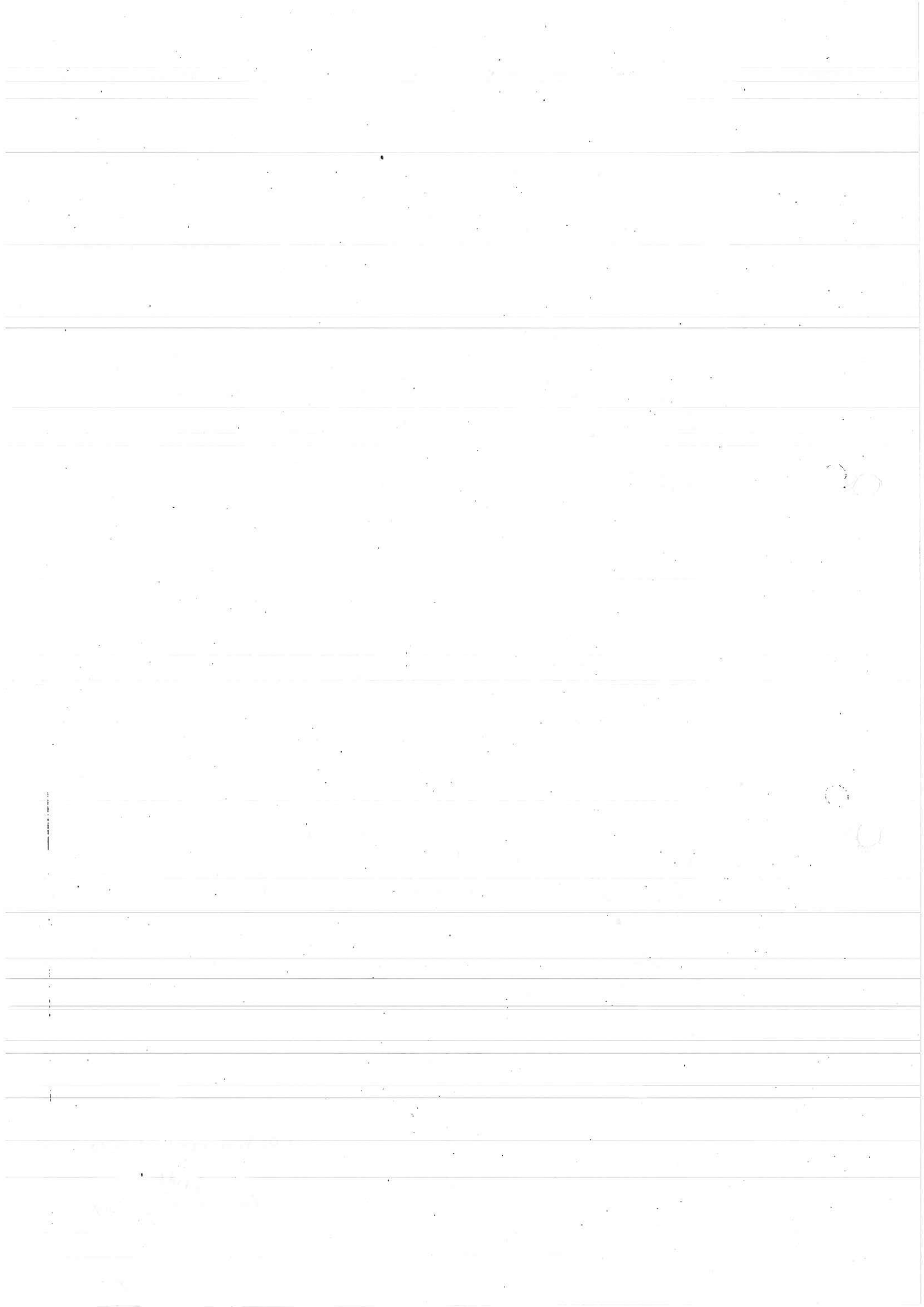
Tanuj Bawa

ATTESTED

For Sub Registrar  
Faridabad

For VATIKA LIMITED

Authorised Signatory





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And Whereas the VENDOR has offered and agreed to sell part of the entire Property namely 38995 sq. yds. approx. having 28574 sq. ft. built-up area out of the entire Property. The Property sold under the 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 38995 square yards approximately, (having built-up area measuring about 28574 square feet approximately), situated at Tehsil and District Faridabad, (Haryana), comprised in Mustatil No. 13, Killa Nos. 19 and

*Anand Singh*

*RR Bawa*

*Maalhu Bawa*

*Gurj Bawa*

ATTESTED

For Sub  
For

For VATIKA LIMITED

*[Signature]*  
Authorised Signatory





(5)

west (6-12), 20 (8-0), 21 (8-0), 22 min west (6-12), Mustatil No. 14 Killa Nos. 16 (8-0), 17 (5-5), 24 (4-15), 25 (8-0), 14 (5-15), 15/1 (3-10), total admeasuring 64 Kanals and 9 Marlas, in the Revenue Estate of Village Sarai Khawaja, 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.8,10,65,613/- (Rupees Eight Crores, Ten Lacs Sixty Five Thousand Six Hundred and Thirteen 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. 8,10,65,613/- (Rupees Eight Crores, Ten Lacs Sixty Five Thousand Six Hundred and Thirteen 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, admeasuring 38995 square yards approximately, (having built-up area measuring about 28574 square feet approximately), situated at Tehsil and District Faridabad, (Haryana), comprised in Mustatil No. 13 Killa Nos. 19 min west (6-12), 20 (8-0), 21 (8-0), 22 min west (6-12), Mustatil No. 14 Killa Nos. 16 (8-0), 17 (5-5), 24 (4-15), 25 (8-0), 14 (5-15), 15/1 (3-10), total admeasuring 64 Kanals and 9 Marlas, 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.

*Anand Singh Bawa*

*Muni*

*Harinder Singh*

*R.R. Bawa*

*Hardeep Bawa*

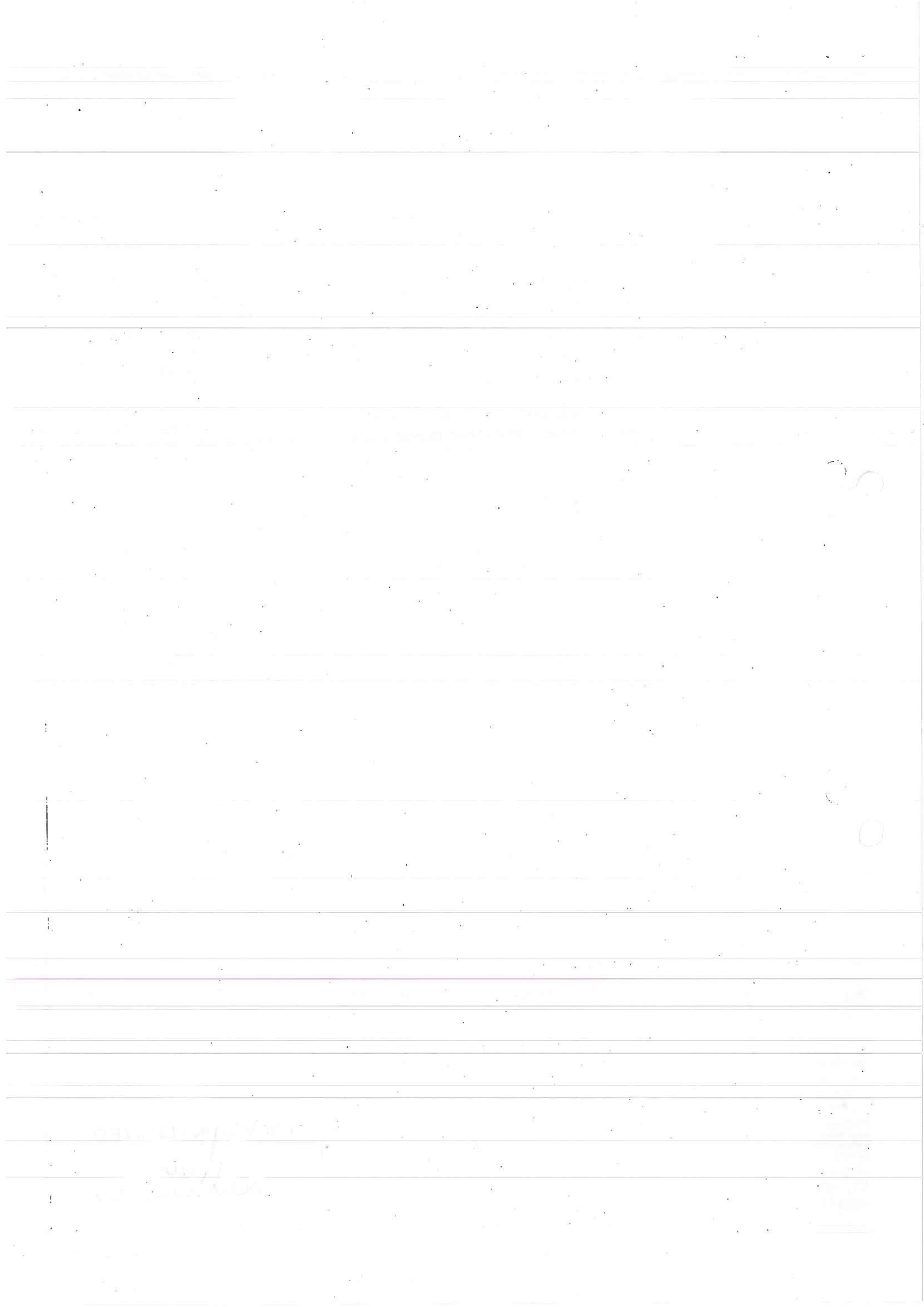
*Omjit Bawa*

**ATTESTED**

For Sd. Registrar,  
Faridabad

**For VATIKA LIMITED**

*[Signature]*  
Authorised Signatory





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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.
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 HISDCL, 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.

Anand Singh

Manoj

Manoj

R.B. Bawa

Madhu Bawa

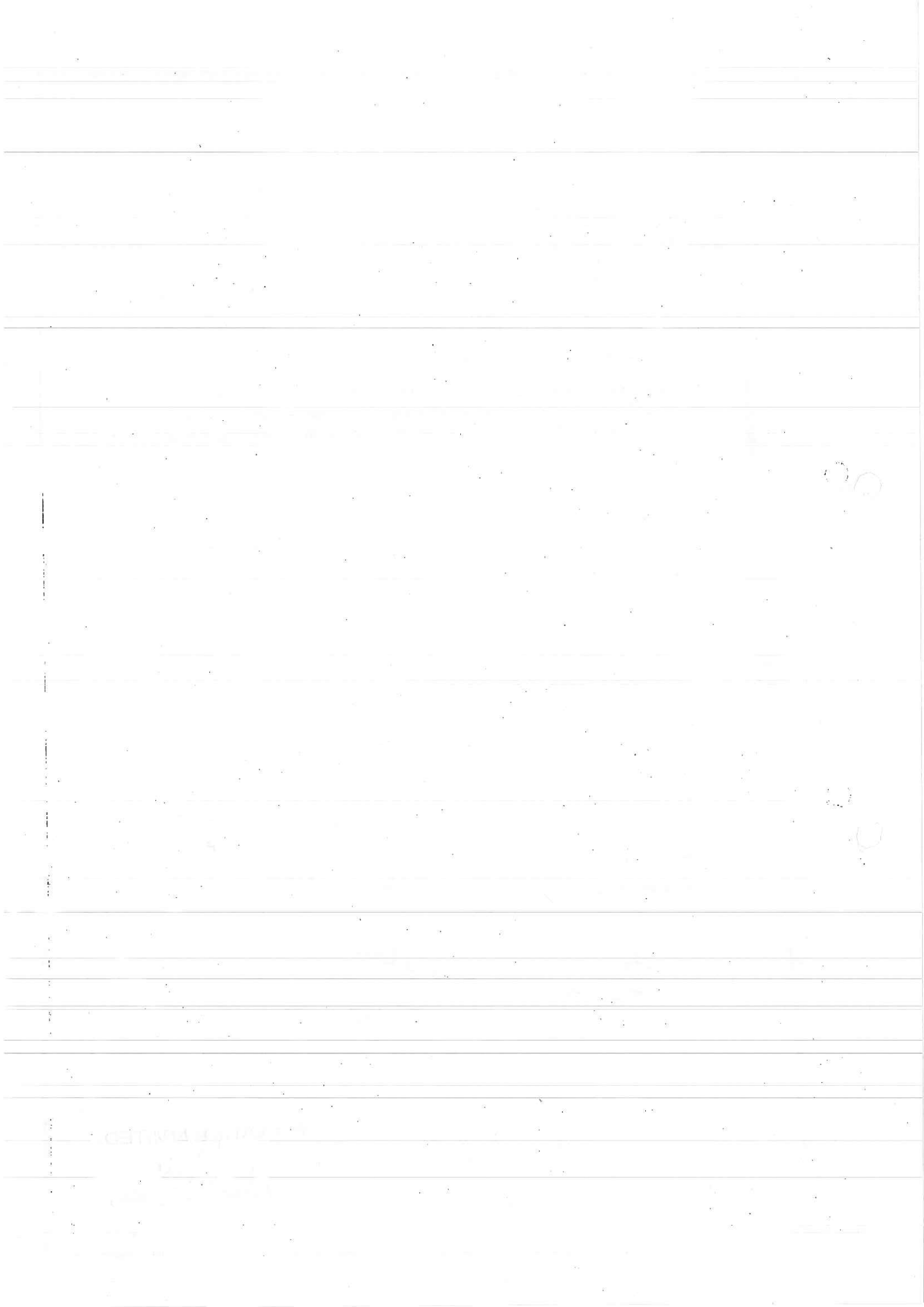
Manoj Bawa

ATTESTED

For [Signature] [Stamp]

For VATIKA LIMITED

[Signature]  
Authorised Signatory





(7)

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 & 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.
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.

*M. Mohd.*  
22.5/21. Part  
Road  
N. Delhi  
D.L. No. P032520023/3969  
Dt 6/5/93

*Man Singh*  
*Man Singh*  
*R. Bawa*  
*Man Singh*

VENDOR.

CONFIRMING PARTY.

*Divya*  
Divya Goyal  
D/o G.O. Divya  
13/21, N.E.A., New Delhi-60

VENDEE.

*S. Sharma*  
Advocate  
District Court Faridabad



For VATIKA LIMITED  
*[Signature]*  
Authorised Signatory

ATTESTED

For Sub Registrar  
Faridabad

RM 360

*[Signature]*  
Legal Document Writer  
Tribal Compound Faridabad  
Post 1-134/9, Faridabad  
Ph. (R) 5282761 (O) 54166





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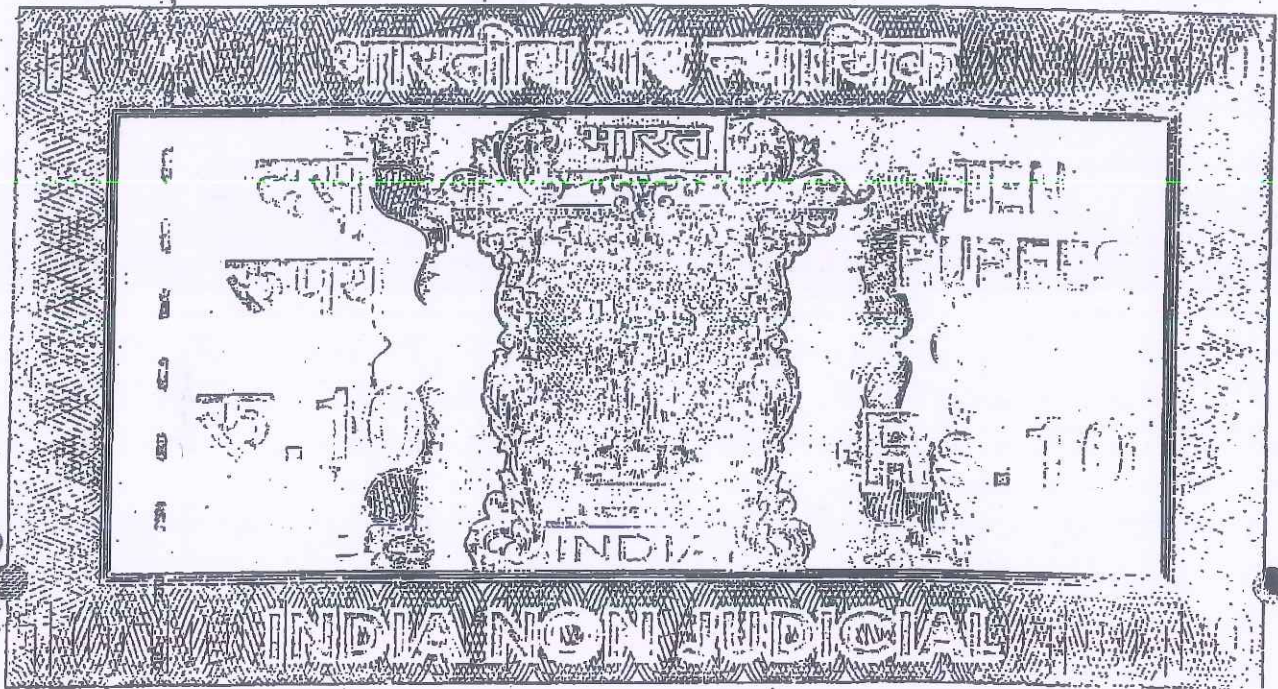
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इस जगह से कहिए कि आसानी से जमाबन्दी के साथ नब्बी हो सके।

राष्ट्रपति की जाती है नकल सुनाविक असल है नकल







हरियाणा HARYANA

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Annexure - P-7

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FAKIR NAGAR

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For VATIKA LIMITED

Authorised Signatory

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की तरफ से



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PD No. SS/7505

IX No. P. 818/2001/6221 Vol. 18/6/2012  
Dt 29/10/2011

### SURRENDER OF LEASE HOLD RIGHTS

This DEED is executed at Faridabad (Haryana) on this 20 day of May 2005, by Smt. Savitri Bawa, wife of Sh. Dan Singh Bawa, resident of Apartment 403-A, Beverly Park-I, DLF City, Phase-II, Gurgaon-122002, hereinafter called the "THE FIRST 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 SECOND PARTY".

Whereas the FIRST PARTY is the lessee and in possession of Land comprised in Khewat No.179/162 Khatauni No.222/204, Mustatil No. 14, Killa No. 16 (8-0), 17 (5-5), 24 (4-15), 25 (8-0), admeasuring 26 Kanals, Khewat No.130/163 Khatauni No.224/226, Mustatil No.13 Killa Nos. 18/2 (3-2), 19 (8-0) 20 (8-0), 21 (8-0), 22 (8-0), Mustatil No.14 Killa Nos. 14 (5-15), 15/1 (3-10), total admeasuring 70 Kanals and 7 Marlas, in the Revenue Estate of Village Sarai Khawaja, Tehsil and District Faridabad, Haryana, as per Jamabandi 2000-2001.

The First Party has relinquished, surrendered and abandoned all rights, title and interest in the lease of the said property with possession in favour of the Second Party and now the Second party has become the absolute owner and in possession of the said property.

*For the 2nd party*

For VATIKA LIMITED

Authorized Signatory



दिनांक 20-5-05  
 पृष्ठ संख्या 1927  
 पृष्ठ संख्या 4-5  
 दिनांक 20-5-05  
 पृष्ठ संख्या 1927  
 पृष्ठ संख्या 4-5

सविता खाता

Sub Registrar  
FARIDABAD

Sam. L. Baur,

*(Handwritten notes in Hindi)*

संविदा प्रमाण

प्रमाणित किया जाता है कि...

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Sub Register  
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2 Aug 1951

Handwritten signature and date: 28. 12. 2019

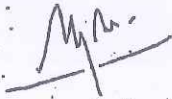
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In witnesses whereof this Surrender of leasehold right is executed at Faridabad,  
on the day, month and year first above mentioned.

Witnesses

1.



S. Mohi

22, S. Mohi, Faridabad

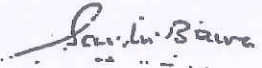
2.

Durga

Durga Gupta

D/o. O.P. Durga

13/21, N.E.A., New Delhi - 60



FIRST PARTY



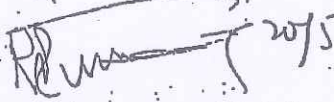
SECOND PARTY



Justice C. V. Ramesh



Rm 362



13/21, N.E.A., New Delhi - 60

For VATIKA LIMITED

Authorised Signatory

