

23469

A-9.

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 Lacs - fifty Seven - thousand & Seventy 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. 124284375 -

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 - Collector Gurgaon
Rs. 74,57,070/-
2249/14.01.2008
17.01.2008

REACH PROMOTERS

CHARTERED

Treasury Officer 14-1-08

THIS Deed of Sale is executed at Gurgaon on this 17th 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

Anita Gupta

Raj Kumar

Ashok Kumar

Khushi Ram

Damodar Lal

Anand Swaroop



प्रलेख नः 23469

दिनांक 17/01/2008

| | | |
|---|---|-----------------|
| <u>डीड संबंधी विवरण</u> | | |
| डीड का नाम SALE OUTSIDE MC AREA | | |
| तहसील/सब-तहसील गुडगाँवा | गाँव/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

Anita Gupta

Raj Kumar

Ashok Kumar

Om Parkash

Sanjeev Kumar

Mohit

Khushi Ram

Damodar Lal

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 विक्रेता श्री/श्रीमती/कुमारी thru:- Harinder Singh Hora ब्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुधक समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि ब्रेता 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

सब रजिस्ट्रार
उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा



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 :

- a. the **'VENDOR'** means the real owner of the said Land as per their share mentioned in revenue records.
- b. 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.

~~U~~ Anita Gupta 30 Bais 1971
Rajkumar Singh, Ashok Kumar
Bhaiya, Anand Kumar, Anand Kumar

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



विक्रेता



क्रेता



गवाह



विक्रेता

विक्रेता
 Khushi Ram Khushi Ram Narsingh Das Narsingh Das Jagannath Jagannath Damodar

Lal Lal Ashok Kumar Ashok Kumar

Parkash Parkash Rajinder Prasad Rajinder Prasad Sanjeev Kumar Sanjeev Kumar

Wahit Wahit Ajay Kumar Ajay Kumar Raj Kumar Raj Kumar

Anand Swaroop Anand Swaroop Tarun Kumar Tarun Kumar Anita gupta Anita gupta

क्रेता
Om Parkash

thru:- Harinder Singh Hora

गवाह 1:- H.R.Khatana

गवाह 2:- Jagdish Parsad Yadav



- 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 | Lumanda | 87616593071 | Omanale |
| Raj Kumar Mangla | Amal | Kumar | Amal | Anita Gupta |
| Gurpreet Singh | Rm 11 | Ashokan | D. Nigle | |
| Vijay Kant | Amal | | Amal | Amal |

| 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 भरे सामने किये हैं।

दिनांक 17/01/2008

उप/संयुक्त सहायक अधिकारी
गडगाँवा
गुड़गाँव

THIRSEN OF
GUDGAON



- 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.

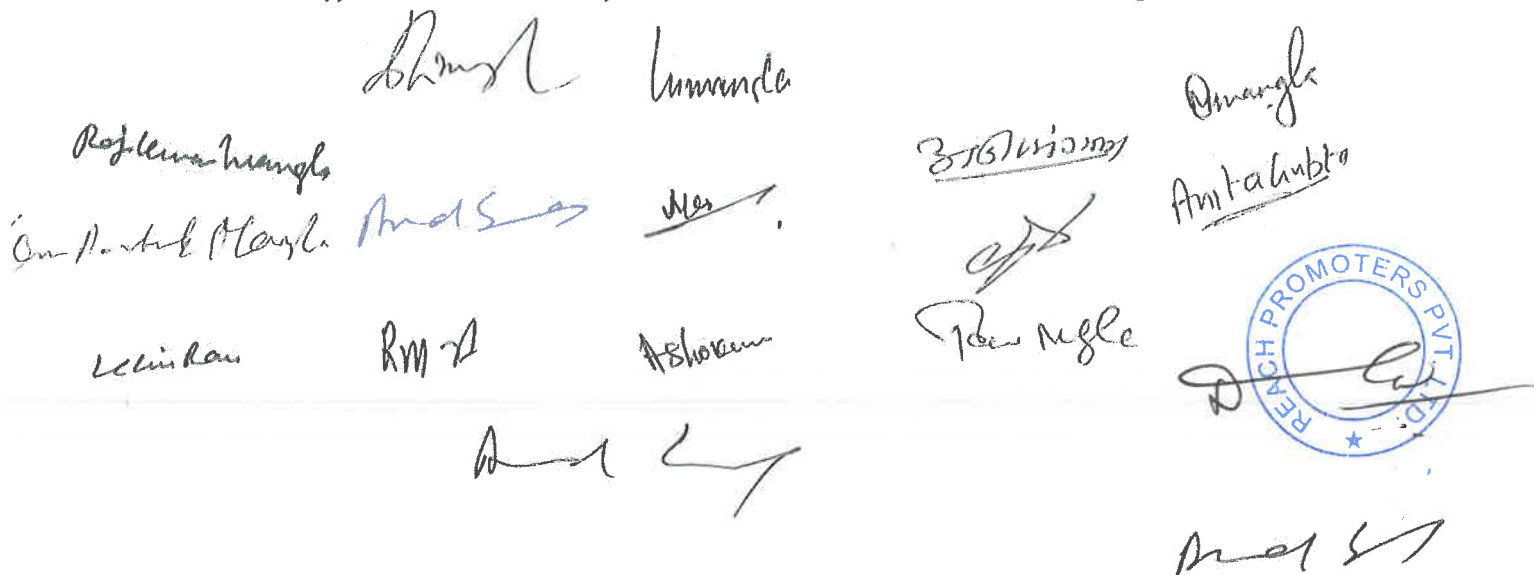
The Vendor has handed over the following documents in original in respect of the said land to the vendee :-

- 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 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 numerous handwritten signatures and initials. On the left, there are signatures that appear to be 'Rajendra Mangla', 'Om Prakash Mangla', 'Lalendra', 'RM A', and 'Ashokan'. In the center, there are signatures for 'Lumanda', 'Mes', and 'Ashokan'. On the right, there are signatures for 'Omangla', 'Antalubto', 'Rajendra', and 'Rajendra'. At the bottom right, there is a circular blue stamp for 'REACH PROMOTERS PVT. LTD.' with a star in the center. Below the stamp, there is a signature that looks like 'Rajendra' and another signature 'Rajendra' at the very bottom.

| 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
 Anand Swaroop
 Khushi Ram
 Damodar Lal
 Anand Swaroop
 Rajinder Prasad
 Narsingh Das
 Jagannath
 Shanti Devi
 Ashok Kumar
 Ajay Kumar
 Sanjeev Kumar
 Tarun Kumar
 Mohit
 Raj Kumar
 Om Parkash
 Anand Swaroop
 Khushi Ram
 Damodar Lal
 Anand Swaroop
 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 H Singh
Om Parkash
Khushi Ram
RM-12
Ashwani
Amrita Guleri
Amrita Guleri
Amrita Guleri

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.

[Signature]

[Signature]

[Signature]

Raj Kumar Mangla
~ Pardeep Choudhary

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]



[Signature]

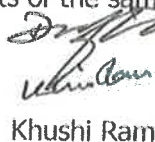
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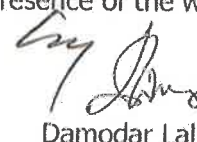
11. The VENDOR hereby agrees and undertakes to do all such acts, things and deeds which under law required in any manner whatsoever, in future including steps to be taken as the VENDOR for mutation in the revenue records and shall not object to the mutation of the said Land in favour of the VENDEE, in 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

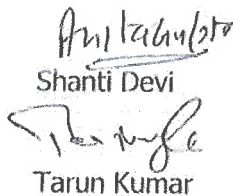
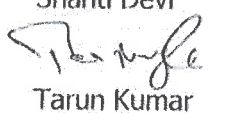
Hem Ram Khatana
Advocate
Distt Courts, Gurgaon

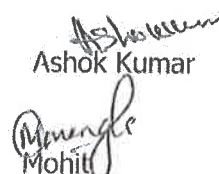
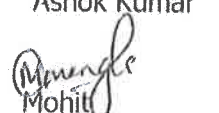

Anand Swaroop


Rajinder Prasad

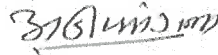

Jagannath


Narsingh Das


Shanti Devi

Tarun Kumar


Ashok Kumar

Mohit

VENDOR

Ajay Kumar


Sanjeev Kumar



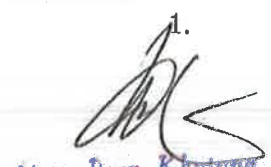

FOR & ON BEHALF OF VENDEE
(M/s Reach Promoters Pvt. Ltd.,)

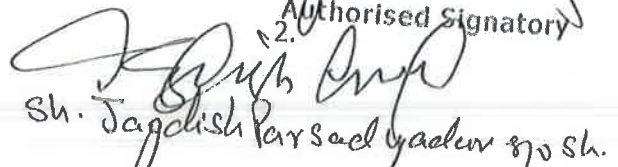
For Reach Promoters, Pvt. Ltd.

Harinder Singh Hora


Authorised Signatory

Witnesses:

1. 
Hem Ram Khatana
Advocate
Distt Courts, Gurgaon

2. 
Sh. Jagdish Prasad
S.L. Yadav, 140/91 Princess Park
Hastel N.D.

23470

Sr. No. 2248 - Dated 14.01.2008

Certified Under Section 42 of the Indian Stamp Act, 1889,

that Stamp Duty of the amount of Rs. 9583320 -

(Rupees Ninety Five Lacs Eighty Three Thousand Three hundred twenty)

has been levied on this document and paid by M/s. Reach Promoters Pvt. Ltd. New Delhi.

vide treasury challan No. 2908 -

Dated 14.1.08 for SD - 159721875 in favour of

SALE DEED

| | | |
|---------------------------------|---|---------------------|
| 1. Type of Deed | : | Sale Deed |
| 2. Village/city Name & Code | : | Badshahpur, Gurgaon |
| 3. Land Measuring | : | 31 kanal 11 marla |
| 4. Transaction Value | : | Rs. 15,97,21,875/- |
| 5. Stamp duty | : | Rs. 95,83,320/- |
| 6. Stamp Certificate No. & Date | : | 2248/14.01.2008 |
| 7. Execution Date | : | 17.01.2008 |

REACH PROMOTERS

GURGAON 14.1.08.

THIS Deed of Sale is executed at Gurgaon on this 17th 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 Smt. 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 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.

Handwritten signatures and stamps at the bottom of the document, including a circular stamp for REACH PROMOTERS PVT. LTD. and various handwritten names and initials.

प्रलेख नः 23470

दिनांक 17/01/2008

| | | |
|---|---|-----------------|
| <u>डीड संबंधी विवरण</u> | | |
| 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 7 Kanal 11 Marla | |
| धन संबंधी विवरण | | |
| राशि 159,721,875.00 रुपये | स्टाम्प ड्यूटी की राशि 9,583,320.00 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 Om Parkash

पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Ram Kishan Das निवासी Badshahpur Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया

गया।
हस्ताक्षर प्रस्तुतकर्ता
उप/संयुक्त पंजीयन अधिकारी
गुडगांव

श्री Jagan Nath, Raj Kumar, Om Parkash, Khushi Ram, Mohit, Damodar Lal, Ajay Kumar, Ashok Kumar, Rajinder Prasad, Narsingh Das, Tarun Kumar, Anand Swaroop, Anita Gupta, Sanjeev Kumar

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Harinder 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.Gurgaon

व श्री/श्रीमती/कुमारी Jagdish Prasad पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी S.L.Yadav निवासी 91 Princes Park Hostel New Delhi ने 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
गुडगांव



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.9(8-0), 10min south (3-9), 11(8-0), 12(8-0), 13(3-2), field 5, measuring 30 kanal 11 marla and Khewat/Khata No.1078/1189, Rect. No.132, Killa No.8(1-0), field 1 measuring 1 kanal 0 marla salam by this way total land out of both Khewat/Khata measuring 31 kanal 11 marla, situated in the revenue estates of Village Badshahpur, Tehsil & District Gurgaon by way of Fard Jamabandi for the year 2005-2006 (hereinafter referred to as the "said Land")**, the copy of the same are attached herewith.

Definition and interpretation

In this deed :

- a. the '**VENDOR**' means the real owner of the said Land as per their share mentioned in revenue records.
- b. the '**Land**' means **Land comprise in Khewat/Khata No.1475/1606, Rect. No.132, Killa No.9(8-0), 10min south(3-9), 11(8-0), 12(8-0), 13(3-2), field 5, measuring 30 kanal 11 marla and Khewat/Khata No.1078/1189, Rect. No.132, Killa No.8(1-0); field 1 measuring 1 kanal 0 marla salam by this way total land out of both Khewat/Khata measuring 31 kanal 11 marla, situated in the revenue estates of Village Badshahpur, Tehsil & District Gurgaon.**
- 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.

And S N. 1.
Rajkumar Mangal
Amitabh
Bhim Singh
Mangal
Ashok Kumar
Omanga
37 Bhiswan
Lunomah
D. K. R. G.
K. M. P. G.
Rm 21
Aban Park Road Kharadi P.



Reg. No. 23470 Reg. Year 2007-2008 Book No. 1



विक्रेता



क्रेता



गवाह



विक्रेता


विक्रेता
 Jagan Nath _____ Raj Kumar _____ Om Parkash _____ Khushi _____
 Ram _____ Mohit _____ Ashok Kumar _____ Rajinder _____
 Damodar Lal _____ Narsingh Das _____
 asad _____
 Tarun Kumar _____ Anand Swaroop _____ Anita Gupta _____ Sanjeev _____
 Kumar _____
 क्रेता
 Harinder Singh _____
 गवाह 1:- H.R.Khatana _____ गवाह 2:- Jagdish Parsad _____



- 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.
- 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

Ag. Kumar Singh
Anil Singh
Umesh Kumar
RM
Ashwani
Anil Singh
Sh. Rishi
Anurag
Anita Singh


| Reg. No. | Reg. Year | Book No. |
|----------|-----------|----------|
| 23470 | 2007-2008 | 1 |

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 23,470 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 56 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं ।

दिनांक 17/01/2008

उप/संयुक्त/पंजीयन अधिकारी
सब रजिस्ट्रार
गडगावा
गुडगाँव

17/01/2008

GUDGAON



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


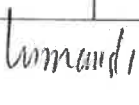



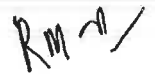



- i) Certified copy of the Jamabandi for the year 2005-2006

Whereas the Vendor for their personal needs, requirements and commitments have decided to sell the above said land without any pressure, coercion with consent of their family members, for a total sale consideration of Rs.15,97,21,875/- (Rupees Fifteen Crore Ninety Seven Lac Twenty One Thousand Eight 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.15,97,21,875/- (Rupees Fifteen Crore Ninety Seven Lac Twenty One Thousand Eight 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.15,97,21,875/- (Rupees Fifteen Crore Ninety Seven Lac Twenty One Thousand Eight Hundred Seventy Five Only) has been received by the VENDOR from the VENDEE in following manner :

| Amount | Ch. No. | Date | Drawn on | In favour of |
|-------------|---------|----------|---------------------|--------------|
| 45,00,000/- | 000146 | 21.11.07 | Kotak Mahindra Bank | Shanti Devi |
| 9,00,000/- | 000211 | 21.11.07 | Kotak Mahindra Bank | Ashok Kumar |

| | | | | | |
|-------------------|---|-------------|--|---|---|
| Raj Kumar Mahto |  | Sumant |  | 31/04/2020 | Anuragla |
| anand kumar Mahto |  | N/A |  |  | Anita Gupta |
| Ujjain Kumar |  | Ashok Kumar |  |  |  |

Reg'luz mawly
In
M d e

Khin Law

RM ✓

Immanuel
Kant

As/oleum

30/11/2019 @Mangla
esj Anita Limbo

De Negl







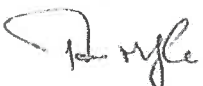

| | | | | |
|--------------|--------|----------|--------------------|-----------------|
| 44,72,187.50 | 780567 | 18.01.08 | Punjab & Sind Bank | Narsingh Das |
| 44,72,187.50 | 780528 | 18.01.08 | Punjab & Sind Bank | Jagannath |
| 70,00,000/- | 780545 | 15.06.08 | Punjab & Sind Bank | Shanti Devi |
| 14,00,000/- | 780562 | 15.06.08 | Punjab & Sind Bank | Ashok Kumar |
| 14,00,000/- | 780563 | 15.06.08 | Punjab & Sind Bank | Ajay Kumar |
| 14,00,000/- | 780564 | 15.06.08 | Punjab & Sind Bank | Sanjeev Kumar |
| 14,00,000/- | 780549 | 15.06.08 | Punjab & Sind Bank | Tarun Kumar |
| 14,00,000/- | 780550 | 15.06.08 | Punjab & Sind Bank | Mohit |
| 70,00,000/- | 780551 | 15.06.08 | Punjab & Sind Bank | Raj Kumar |
| 70,00,000/- | 780552 | 15.06.08 | Punjab & Sind Bank | Om Parkash |
| 70,00,000/- | 780553 | 15.06.08 | Punjab & Sind Bank | Khushi Ram |
| 70,00,000/- | 780554 | 15.06.08 | Punjab & Sind Bank | Damodar Lal |
| 70,00,000/- | 780555 | 15.06.08 | Punjab & Sind Bank | Anand Swaroop |
| 70,00,000/- | 780556 | 15.06.08 | Punjab & Sind Bank | Rajinder Prasad |
| 70,00,000/- | 780570 | 15.06.08 | Punjab & Sind Bank | Narsingh Das |
| 70,00,000/- | 780558 | 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.
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 be deemed to be illegal, unlawful and unenforceable.

members of the Vendors would deemed to be illegal, unlawful and unenforceable.

Raj Kumar Mangla *Sh* *Immanu* *3/3/2011* *Amangla*
in District Court *And S* *ACU* *CS* *And a copy to*
Lehni Kaur *Raj n* *AShortan* *to mgl* 

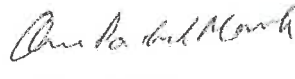
- deed in revenue records in its name.
- | | | | | |
|----------------------|---|---|--|---|
| Agil Kumar Mangla |  | Humanda |  | <u>BK Bhatnagar</u> Anuragla |
| 2nd Panchayat Member | And ST |  | ASHOK KUMAR | <u>Anita Gupta</u> |
| Le Line Officer | RM n/ | |  |  |

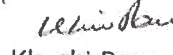


13. That the VENDOR and its heirs, successors, shall be bound and abide by all the terms and conditions of this sale deed and have left with no rights, titles and interest in the said land and shall never make any claim regarding the said land.
14. All the expenses like stamp duties and registration fees etc. have been borne and paid by the VENDEE.
15. 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

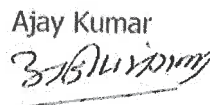

Rajinder Prasad


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.

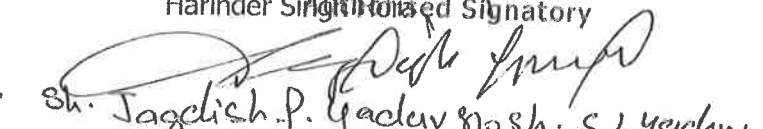

Harinder Singh Authorized Signatory

Witnesses:

1.


*Hem Ram Khatana
Advocate
Distt. Courts: Gurgaon*

2.


Sh. Jagdish P. Gachar 80 sh. S.L. Yadav
4091 Princess Park Husted N.D.



23471

Sr.No. 2250

Dated 14.01.2008

Certified Under Section 42 of the Indian Stamp Act, 1889, that Stamp Duty of the amount of Rs. 10,02,390/- (Rupees Ten lax two thousand three hundred Ninety Only)

has been levied on this document and paid by M/s. Reach Promoters Pvt Ltd N. New Delhi

vide Treasury challan No. 2910
dated 14.1.09 for S.D. - 16706250

REASON FOR ISSUE
Treasury Officer
14.1.08
Cum - Collector Gurgaon

SALE DEED

| | | |
|---------------------------------|---|---------------------|
| 1. Type of Deed | : | Sale Deed |
| 2. Village/city Name & Code | : | Badshahpur, Gurgaon |
| 3. Land Measuring | : | 3 kanal 6 marla |
| 4. Transaction Value | : | Rs. 1,67,06,250/- |
| 5. Stamp duty | : | Rs. 10,02,390/- |
| 6. Stamp Certificate No. & Date | : | 2250/14.01.2008 |
| 7. Execution Date | : | 17.01.2008 |

Note : No Objection Certificate issued by DTP (E) Gurgaon is attached herewith.

THIS Deed of Sale is executed at Gurgaon on this 17th day of January, 2008 BETWEEN **Raj Kumar son of Sh. Ram Kishan Das adopted son of Sh. Nangaram resident of V.P.O. Badshahpur, Tehsil & District Gurgaon**, hereinafter called the "**VENDOR**" (which expression shall unless repugnant to the context and meaning hereof mean and include his heirs, representatives, administrators, executors and assignees etc.) of the **ONE PART**.

Raj Kumar



प्रलेख न: 23471

दिनांक 17/01/2008

| | | |
|---|---|-----------------|
| <u>डीड संबंधी विवरण</u> | | |
| डीड का नाम SALE OUTSIDE MC AREA | | |
| तहसील/सब-तहसील गुडगांव | गांव/शहर बादशाहपुर | स्थित बादशाहपुर |
| भवन का विवरण | | |
| भूमि का विवरण | | |
| चाही | 3 Kanal 6 Marla | |
| धन संबंधी विवरण | | |
| राशि 16,706,250.00 रुपये | स्टाम्प ड्यूटी की राशि 1,002,390.00 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

Raj Kumar
श्री Raj Kumar

[Signature]
उप/संयुक्त पंजीयन अधिकारी
गुडगांव गुडगांव

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru:- Harinder Singh Hora क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुधकसमझकर 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 न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 17/01/2008

[Signature]
उप/संयुक्त पंजीयन अधिकारी
गुडगांव गुडगांव



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 is the absolute owner in possession and is lawfully seized of **Land comprise in Khewat/Khata No.1477/1610, Rect. No.123, Killa No.21/2(0-13), 21/3(2-0), 21/4(0-13) field 3, measuring 3 kanal 6 marla salam situated in the revenue estates of Village Badshahpur, Tehsil & District Gurgaon** by way of Fard Jamabandi for the year 2005-2006 (hereinafter referred to as the "said Land"), the copy of the same are attached herewith.

Definition and interpretation

In this deed :

- a. the '**VENDOR**' means the real owner of the said Land.
- b. the '**Land**' means **Land comprise in Khewat/Khata No.1477/1610, Rect. No.123, Killa No.21/2(0-13), 21/3(2-0), 21/4(0-13) field 3, measuring 3 kanal 6 marla salam situated in the revenue estates of Village Badshahpur, Tehsil & District Gurgaon.**
- 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.

Raj Kumar Mangla



| | | |
|-----------------|------------------|-----------------|
| Reg. No. | Reg. Year | Book No. |
| 23471 | 2007-2008 | 1 |



गवाह



क्रेता



गवाह

दिनांक

Raj Kumar

क्रेता

thru:- Harinder Singh Hora

गवाह 1:- H.R.Khatana

गवाह 2:- Jagdish Parsad Yadav

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 23,471 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 हैं :

दिनांक 17/01/2008

उपस्थित अधिकारी

गुडगाँवा गुडगाँव



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.
- 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

Whereas the Vendor for his personal needs, requirements and commitments has decided to the sell the above said land without any pressure, coercion with consent of his family members, for a total sale consideration of Rs.1,67,06,250/- (Rupees One Crore Sixty Seven Lac Six Thousand Two Hundred Fifty Only) and the VENDEE has agreed to purchase the same.

Raj Kumar Mangla



NOW THIS SALE DEED WITNESSETH AS UNDER :

1. The VENDOR hereby grants, assigns, conveys, sells and transfer the above said land alongwith all his 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.1,67,06,250/- (Rupees One Crore Sixty Seven Lac Six Thousand Two Hundred Fifty Only) and the VENDEE becomes the sole and absolute owner of the said land. The full and final sale consideration of Rs.1,67,06,250/- (Rupees One Crore Sixty Seven Lac Six Thousand Two Hundred Fifty Only) has been received by the VENDOR from the VENDEE in following manner :

| Amount | Ch. No. | Date | Drawn on | In favour of |
|---------------|---------|----------|----------------------|--------------|
| 25,00,000/- | 000213 | 21.11.07 | Kotak Mahindra Bank, | Raj Kumar |
| 42,06,250/- | 780529 | 18.01.08 | Punjab & Sind Bank, | Raj Kumar |
| 1,00,00,000/- | 780530 | 18.01.08 | Punjab & Sind Bank, | Raj Kumar |

- * 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.
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.

Raj Kumar



7. 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.
8. 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.
9. That the Vendor 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.
10. 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.
11. 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.
12. All the expenses like stamp duties and registration fees etc. have been borne and paid by the VENDEE.
13. 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.

Ray Kumar Singh



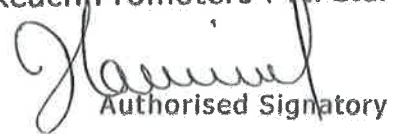
IN WITNESS WHEREOF the parties have executed and signed this Sale Deed at Gurgaon after fully reading and understanding the contents of the same in the presence of the witnesses:



Hem Ram Khatana
Advocate
Distt Courts: Gurgaon

Raj Kumar Singh
VENDOR
Raj Kumar

For & behalf of VENDEE
M/s Reach Promoters Pvt. Ltd.,
For Reach Promoters Pvt. Ltd.



Authorised Signatory

Harinder Singh Hora

Witnesses:

1.



Hem Ram Khatana
Advocate
Distt Courts: Gurgaon

2. 

Sh. Jagdish Parsood Yarden & Co

Sh. S.L. Yarden P/o 91, Princess Park
Hastel N. D.





वसीका नं० 23471 अति. वही नं० 1
जिल्द नं० 10327 पृष्ठ नं० 33, 34 पर
दस्ता किया ग. 1
जिल्द नं० 862 पृष्ठ नं० 21
दिनांक 11/10/08 को दर्ज रजिस्टर
किया गया।

सब रजिस्ट्रार
गुड़गाँव

