

File No 2

STATE BANK OF INDIA

STATE BANK OF INDIA
Section 10, Panchkula-1509

Received a sum of Rs. 9,98,500/-
(Rupees Nine lac ninety eight thousand five hundred only)
from Smt. / Shri Konark Raj Hans Estates Pvt. Ltd.
residing at Panchkula STATE BANK OF INDIA
account towards Stamp Duty, Eldeed from Taj Mohammed

Date: 17/8/2011
Place: Panchkula



SALE DEED

CONSIDERATION AMOUNT: Rs. 1,99,68,750/-
STAMP DUTY PAID WORTH Rs. 99,850/- VIDE RECEIPT NO. 384196
DATE 17/8/11 ISSUED BY STATE BANK OF INDIA, PANCHKULA.

This Sale Deed is executed at Panchkula on this 19th day of Sep, 2011

BETWEEN

Taj Mohammad - Sadik Mohammad - Nasirudeen - Babu Khan - Rehmandeen
sons of Najir Khan son of Sharif Khan Resident of Village Jaswantgarh, Tehsil
and Distt. Panchkula hereinafter referred to as the "VENDORS" Which expression
unless excluded by the repugnant to the context or meaning thereof, shall mean and
include their legal heirs, legal representatives and assigns, of the one part.



Sale 17/8/2011

बिगु खान
सह-विक्रेता

817 4: 1529

दिनांक 19/08/2011

डीड संबंधी विवरण	
गांव/शहर कोट	स्थित R जोन
भवन का विवरण	
भूमि का विवरण	
2 Acre 5 Kanal 6 Marla	
धन संबंधी विवरण	
कुल स्टाम्प ड्यूटी की राशि	998,500.00 रुपये
रजिस्ट्रेशन फीस की राशि	15,000.00 रुपये
चेस्टिंग शुल्क 3.00 रुपये	
रकम	

3-30-50, V. 1, p. 100

यदि श्री/श्रीमती/कुमारी तब प्रहम
पंजीकरण हेतु प्रस्तुत किया गया।

राज मुख ६ *Signature* ६ बाबू स्वामी
 उप/सयुक्त पीजीयन अधिकारी
 पंचकुला

॥ त्वं मोहमात्रं लक्ष्यं मोहमात्रं गच्छति दीनं याम् ॥

2. ^Aसह्य (A)

पेशकृत वि. नं. श्री/श्रीमती/कुमारी Rajeev Kumar केनाहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर ग्राहक हस्ताक्षर स्विकार किया। प्रलेख के अनुसार 16,468,750.00 रुपये की राशि केना ने मेरे समक्ष विक्रेता को आप के तथ्यों प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी जयनयन नय्यरदर पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी कोट नं. श्री/श्रीमती/कुमारी गुरुदेव पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी राम सलूष निवासी बृण ने की। साक्षी नं: 1 का हम नय्यरदर/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 19/03/2011

उप / सयुक्त. पेजोयन अधिकारी
पंचकला

AND

M/s Konark Rajhans Estates Pvt. Ltd. 55 Sector 25, Panchkula hereinafter referred to as the "VENDEE" through it's authorized signatory, Rajesh Goyal S/o Hansraj Goyal R/o 55, Sector 25, Panchkula, Tehsil and Distt. Panchkula (Director Company) duly authorized, vide Board's Resolution (copy attached) which expression unless repugnant to the context or meaning thereof shall mean and include it's successors - in - interest and assigns of the other part.

WHEREAS the above said Vendors are the owners and in possession of the Agricultural land and the same is out of any municipal limit, measuring 21-6 (Twenty One Kanal Six Marla) falling Khewat/Khatauni No. 113/125 Khasra No. 70//5/2 measuring 2-18 and 6 measuring 8-0 and 8 measuring 2-15 Kitta 3 total measuring 13-13 Chahi and Khewat/Khatoni No. 423/495 Khasra No. 70//7 measuring 7-13 (7-11 Chahi and 0-2 Gair Mumkin Tubwell) total measuring 21-6 situated in Village Kot, Hadbast No. 238, Tehsil & Distt. Panchkula, inside R-Zone hereinafter referred to as the 'Said Land' as per Jamabandi for the year of 2006-07 and Mutation No. 3768.

AND WHEREAS the above said Vendors being the sole and absolute owners of the said land and have agreed with the above said Vendee for its absolute sale.

AND WHEREAS the said land is free from all sorts of encumbrances i.e. charges, Demands, WILL, Sale, Gift, Mortgage, Dispute etc., till to-date.

AND WHEREAS the said Vendors has agreed with the said Vendee for the absolute sale of above said land in favour of the said Vendee for a sum of Rs. 1,99,68,750/- (One Crore Ninety Nine Lac Sixty Eight Thousand Seven Hundred Fifty only) and the said Vendee has also agreed to purchase the same.

NOW THIS SALE DEED FURTHER WITNESSETH AS FOLLOWS:

1. That in pursuance of the above said agreement and in consideration of the said sum of Rs. 1,99,68,750/- (One Crore Ninety Nine Lac Sixty Eight Thousand Seven Hundred Fifty only) paid by the Vendee to the said Vendors as per detailed below:

Rs. 35,00,000/- in cash Advance, And Rs. 1,64,68,750/- before Sub Registrar vide 15 Bank draft of Rs. 9,00,000/- each bearing No 822378-77-79-80-81-82-83-84-85-86-87-88-89-90-91 And 822392-49-50 And 5 Bank draft of Rs. 4,93,750/- each bearing No 822376-822378-822380-822384-And 822399. A Rs. 5,00,000/- in cash. All the Bank drafts are issued by Kanaria Bank Saket as per...



11/5/2014
22/5/14

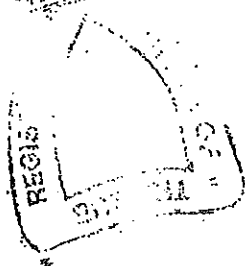
2. That the said Vendors hereby conveys, assigns and transfer by way of Sale of all their rights, titles and interest in respect of the above mentioned property, UNTO THE SAID VENDEE (his heirs, assigns, executors, successors, legal representatives and administrators) TO HAVE AND TO HOLD THE SAME AS ABSOLUTE OWNER thereof for ever.
3. That the said Vendors has delivered actual physical and entire vacant possession of the said property to the said Vendee with all original documents at the time of execution/registration of this Sale Deed for their records and reference.
4. That the said Vendee shall hereafter peacefully hold, use and enjoy the said property as his own property without any hindrance, interruption, claim or demand by or from the Vendors or any other persons whom-so-ever under or through him.
5. That the said Vendors hereby assure the said Vendee that there is no dispute against the said property and further they are absolute owners of the above said property and the said Vendors are fully competent and authorised to sell/transfer the said land to the Vendee and they have not done anything wrong whereby the Vendee may suffer any loss or damages due to the purchase of this property.
6. That all the expenses on the execution/registration of Sale Deed i.e. cost of the stamp papers, registration charges have been borne by the said Vendee.
7. That the said Vendors have assured the said Vendee that there is no defect in the title/ownership of the said property. In case the said Vendee is deprived of the possession of the said property or any portion thereof on account of any defect in the title of the said Vendors, then the said Vendors and their estates shall be liable to compensate the said Vendee in full and such losses and damages arising there from the said Vendors also undertakes to execute, sign all such papers and documents regarding the said property if such necessity arises at any later stage on the request and the cost of the Vendee without any hesitation, demand and delay.
8. That the said Vendee has now become the absolute owner of the said property under sale in full proprietary rights.
9. That the said Vendors hereby further agrees and undertakes to save harmless and keep indemnified the said Vendee from and against all claims, losses or damages (if any due to sale of the above said property only) from time to time and at all times and to execute and sign all such paper and documents regarding the transfer of ownership the said property, if such necessity arises at any later stage, on the request and at the cost of the Vendee, without any hesitation, demand and delay.
10. That the said Vendors have no objection if the mutation of the above said sold land be sanctioned in their absence in favour of the said Vendee.

Solym *दादा शहादत*
 *नारायण शहादत*
२२४२१

प्रमाण-पत्र

गणित किया जाता है कि यह प्रलेख क्रमांक 1,629 आज दिनांक 19/08/2011 को बही न: 1 जिल्द न: 2 के
ठ न: 2 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 79 के
ठ सख्या 5 से 12 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और
ग्राहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

दिनांक 19/08/2011



उप/संबन्धित पंजीयन अधिकारी
पंचकुला

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In WITNESS WHEREOF both the parties have put their signatures on this Deed at Panchkula, on the day, month and year mentioned above in the presence of marginal witnesses.

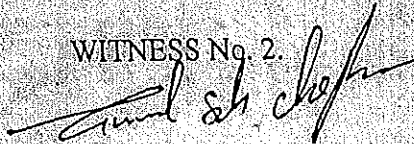
NOTE The said Land is not concerned with Golden Land or its sister concern companies in any kind. 19/8/11

WITNESS No. 1.



JAI NATH
NUMBERDAR
VILL. KOT, (PKL)

WITNESS No. 2.



Gaurmit S. Chopra
S/o Ramsand
Res Bungs

VENDORS



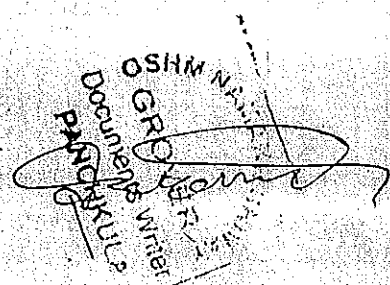

2 दम दारा
दादा 20/11

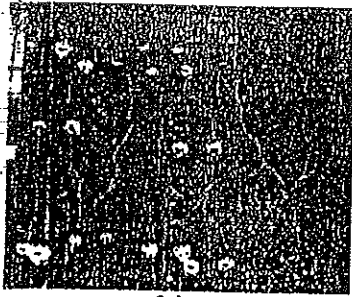
VENDEE

Konark Rajans Estates Pvt Ltd.

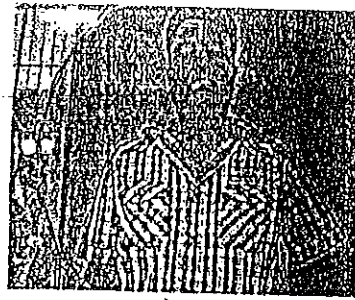


Director

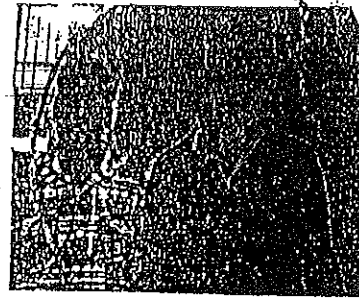




विक्रेता

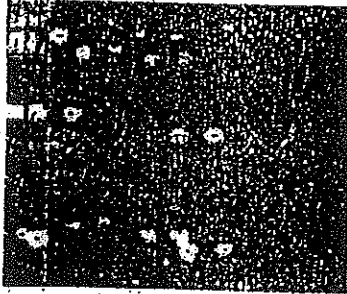


क्रेता



गवाह

108



विक्रेता

नं.	1/2018	तारा अम्बर
विक्रेता	सलीक मोहम्मद	
विक्रेता	नसीरु दीन	
विक्रेता	बापू खा	
विक्रेता	रहमदी	
क्रेता	Rajesh Kumar	
गवाह	अयनाथ नम्बरदार	
गवाह	गुरमेल सिंह	

REGISTRATION

पञ्जाब

अयनाथ

अयनाथ

अयनाथ

File No - Annexure - 32

121



Sl. No.

GSR/001-28/10/11

RECEIPT

①

Branch Sector-10, Panchkula-1509

Code No.

Received a sum of Rs. 1,48,500/-

Rupees One Lakh Forty Eight thousand five hundred only

only)

from Smt. / Shri Kanark Raj Hans Estates Pvt Ltd

to do w/o through its Director Rajesh Goyal

residing at 55/25 Panchkula for credit to Government of Haryana

account towards Stamp Duty. Stded from Sheela Devi



(Signatures of Ravinder Kumar)

31R/R10137

SALE DEED

4013
1

CONSIDERATION AMOUNT : Rs. 29,70,000/-

STAMP DUTY PAID WORTH Rs. 1,48,500/- VIDE RECIEPT NO. 28/1241
DATE 23/12/2011 ISSUED BY STATE BANK OF INDIA, PANCHKULA:

Inside Room
This Sale Deed is executed at Panchkula on this 22nd day of Feb, 2011

BETWEEN

Smt. Sheela Devi W/o Prem Sagar S/o Kedar Nath R/o Village Kot, Tehsil & Distt. Panchkula, 44/88 share and Gurdas Ram - Anil Kumar Sons of Hukam Chand R/o Village Kot, Tehsil & Distt. Panchkula, 4/88 in equal share, hereinafter referred to as the "VENDORS" Which expression unless excluded by the repugnant to the context or meaning thereof, shall mean and include their legal heirs, legal representatives and assigns, of the one part.

---2---

Sheela Devi



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न: 4013

दिनांक 23/02/2011

डोढ़ संबंधी विवरण

का नाम SALE OUTSIDE MC AREA

ला/सब मा/माल पंथकला

नाम/राष्ट्र, कोर

ग्राम R भंडा

भवन का विवरण

भूमि का विवरण

2 Kanal 8 Marla

सापेक्ष

धन संबंधी विवरण

₹ 2,970,000.00 रुपये

कुल स्टाफ ड्यूटी का राशि 148,500.00 रुपये

य वही राशि 148,500.00 रुपये

राजस्थान कील की राशि 15,000.00 रुपये

पेंसिंग शुल्क 1,000 रुपये

मार्ग

ed By: Ved Panchash

प्रलेख आज दिनांक 23/02/2011 दिन बुधवार सन २०११ श्री/श्रीमती/कुमारी राजेश गोयल

पुत्री/पत्नी श्री/श्रीमती/कुमारी प्रभाकर निवासी जयपुर पंजीकरण हेतु प्रस्तुत किया गया।

साक्षर प्रमाणित

Amir Khan

उप/संयुक्त पंजीयन अधिकारी

पंचकला

श्री श्रीमती श्रीमती, गुदास राणा, अग्रिम कुमार

उपरोक्त निवेदन श्री/श्रीमती/कुमारी Rajesh Goel के माध्यम से प्रस्तुत प्रलेख के तथ्या को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि देना ने मेरे माता पिता 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 पृथ्वी/अवध/पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी जयपुर

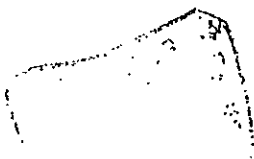
व श्री/श्रीमती/कुमारी/पृथ्वी/अवध/पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी आ प्रमाणित निवासी जयपुर ने की।

साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 23/02/2011

उप/संयुक्त पंजीयन अधिकारी

पंचकला



23/02/2011

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---2---

AND

M/s Konark Rajhans Estates Pvt. Ltd. 55 Sector 25, Panchkula hereinafter referred to as the "VENDEE" through its authorized signatory, Rajesh Goyal S/o Hansraj Goyal R/o 55, Sector 25, Panchkula, Tehsil and Distt. Panchkula (Director Company) duly authorized, vide Board's Resolution (copy attached) which expression unless repugnant to the context or meaning thereof shall mean and include its successors – in – interest and assigns of the other part.

WHEREAS the above said Vendors are the owners and in possession of the Agricultural land and the same is out of any municipal limit, measuring 2-8 (Two Kanal Eight Marla) falling Khewat/Khatauni No. 240/275. Khasra No. 71/10/1 measuring 4-8 Chahi share to the extent of 48/88 share = 2-8 situated in Village Kot, Hadbast No. 238, Tehsil & Distt. Panchkula hereinafter referred to as the 'Said Land', as per Jamabandi for the year of 2006-07.

THE SAs AND WHEREAS the above said Vendors being the sole and absolute owners of the said land and have agreed with the above said Vendee for its absolute sale.

AND WHEREAS the said land is free from all sorts of encumbrances i.e. charges, Demands, WILL, Sale, Gift, Mortgage, Dispute etc., till to-date.

AND WHEREAS the said Vendors has agreed with the said Vendee for the absolute sale of above said land in favour of the said Vendee for a sum of Rs. 29,70,000/- (Twenty Nine Lac Seven Thousand only) and the said Vendee has also agreed to purchase the same.

NOW THIS SALE DEED FURTHER WITNESSETH AS FOLLOWS:

1. That in pursuance of the above said agreement and in consideration of the said sum of Rs. 29,70,000/- (Twenty Nine Lac Seven Thousand only) which shall be paid before the Sub Registrar as Detail below:

(i) Rs. 2,47,500/- in cash to Gurdas Ram and Anil Kumar Vendors

(ii) Rs. 2,52,500/- in cash to Smt. Sheela Devi, Vendor.

(iii) Rs. 24,70,000/- vide D.D. No. 066986 dated 23/2/2011 SRO P 9248

And DD No 047329 dt 23/2/11 Rs. 15,50,000/- SRO P Ram Pink

R. Sheela Devi



2. That the said Vendors hereby conveys, assigns and transfer by way of Sale of their rights, titles and interest in respect of the above mentioned property, UNT THE SAID VENDEE (his heirs, assigns, executors, successors, legal representatives and administrators) TO HAVE AND TO HOLD THE SAME AS ABSOLUTE OWNER thereof for ever.
3. That the said Vendors has delivered actual physical and entire vacant possession of the said property to the said Vendee with all original documents at the time of execution/registration of this Sale Deed for their records and reference.
4. That the said Vendee shall hereafter peacefully hold, use and enjoy the said property as his own property without any hindrance, interruption, claim or demand by or from the Vendors or any other persons whom-so-ever under or through him.
5. That the said Vendors hereby assure the said Vendee that there is no dispute against the said property and further they are absolute owners of the above said property and the said Vendors are fully competent and authorised to sell/transfer the said land to the Vendee and they have not done anything wrong whereby the Vendee may suffer any loss or damages due to the purchase of this property.
6. That all the expenses on the execution/registration of Sale Deed i.e. cost of the stamp papers, registration charges have been borne by the said Vendee.
7. That the said Vendors have assured the said Vendee that there is no defect in the title/ownership of the said property. In case the said Vendee is deprived of the possession of the said property or any portion thereof on account of any defect in the title of the said Vendor, then the said Vendors and their estates shall be liable to compensate the said Vendee in full and such losses and damages arising therefrom the said Vendors also undertakes to execute, sign all such papers and documents regarding the said property if such necessity arises at any later stage on the request and the cost of the Vendee without any hesitation, demand and delay.
8. That the said Vendee has now become the absolute owner of the said property under sale in full proprietary rights.

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9. That the said Vendors hereby further agrees and undertakes to save harmless and keep indemnified the said Vendee from and against all claims, losses or damages (if any due to sale of the above said property only) from time to time and at all times and to execute and sign all such paper and documents, regarding the transfer of ownership the said property, if such necessity arises at any later stage, on the request and at the cost of the Vendee, without any hesitation, demand and delay.
10. That the said Vendors have no objection if the mutation of the above said sold land be sanctioned in their absence in favour of the said Vendee.

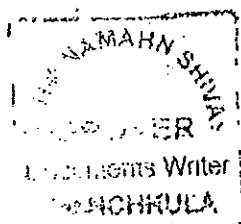
In WITNESS WHEREOF both the parties have put their signatures on this Deed at Panchkula, on the day, month and year mentioned above in the presence of marginal witnesses.

WITNESS No. 1

श्री (बिनायक)
श्रीम नरगत मोदी (बेटा)
नरगत

WITNESS No. 2

श्रीम श. अ. अ. अ.



VENDORS

Signature of Vendor

Signature of Vendor

VENDEE

Signature of Vendee

AMFPG
6986P

Signature of Vendee

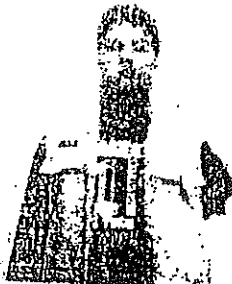
Reg. No.

Reg. Year

Book No.

4.013

2010-2011



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विक्रेता

क्रेता

गवाह

विक्रेता

श्रीमान श्रीमान देवा

विक्रेता

गुणगुण गग

विक्रेता

श्रीमान कुमार

Gurdeep Singh
And Pant

क्रेता

Rajesh Garg

Rajesh

गवाह

गुणगुण नाथगुण

गवाह

गुणगुण सिंह

Gurdeep Singh

प्रमाण पत्र

मानित किया जाता है कि यह प्रत्यक्ष कार्यांक 4.013 आज दिनांक 23/02/2011 को यही न: 1 ग्रिड न: 9 के स न: 103 पर विक्रेता किया गया तथा इसकी एक प्रति अतिरिक्त यही मध्य 1 ग्रिड न: 102 के सख्या 89 से 92 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस स्थान पर प्रत्यक्षता और तहो ने अपने हस्ताक्षर/निशान अंगुलियों के सामने किये हैं।

दिनांक 23/02/2011

Signature

ग. गणेशन प्रमाण अधिकारी
101-104

File No - 1

STATE BANK OF INDIA

Sl. No. 236
GSR/001/36/028

RECEIPT

STATE BANK OF INDIA

Secd-10, Panchkula-150901

Received a sum of Rs. 11,25,000/-

(Rupees Eleven Lacs Twenty five Thousand only)

From Smt. / Shri. Koushik Raj Hans Dabhi, W/o

to d/o w/o

residing at 55/25 Pandakhera for credit to Government of Haryana
account towards Stamp Duty Sale deed from Prem Sagar

Place / Name of the Debtor
Ravinder Kumar
(Signature of Ravinder Kumar)

SALE DEED

CONSIDERATION AMOUNT : Rs. 2,25,00,000/-

STAMP DUTY PAID WORTH Rs. 1,25,000/- VIDE RECEIPT NO. 361028
DATE 18/7/11 ISSUED BY STATE BANK OF INDIA, PANCHKULA.

This Sale Deed is executed at Panchkula on this 18th day of March, 2011

BETWEEN

Sanjeev Kumar Son of and Smt. Sheela Devi W/o Prem Sagar S/o Sh. Kedar Nath R/o Village Kot, Tehsil & Distt. Panchkula (Self), and Prem Sagar S/o Sh. Kedar Nath S/o Sh. Pohlo Self and GPA Holder Ashwani Kumar S/o Prem Sagar S/o Sh. Kedar Nath Residents of Village Kot, Tehsil & Distt. Panchkula vide GPA No. 121574 dated 28/2/11 in the Sub Registrar Panchkula,

hereinafter referred to as the "VENDORS" Which expression unless excluded by the repugnant to the context or meaning thereof, shall mean and include their legal heirs, legal representatives and assigns, of the one part.

AND

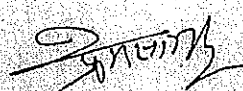
M/s Konark Rajhans Estates Pvt. Ltd. 55 Sector 25, Panchkula hereinafter referred to as the "VENDEE" through it's authorized signatory, Rajesh Goyal S/o Hansraj Goyal R/o 55, Sector 25, Panchkula, Tehsil and Distt. Panchkula (Director Company) duly authorized, vide Board's Resolution (copy attached) which expression unless repugnant to the context or meaning thereof shall mean and include it's successors - in - interest and assigns of the other part.

WHEREAS the above said Vendors are the owners and in possession of the Agricultural land and the same is out of any municipal limit, measuring 24-0 (Twenty Four Kanal) falling Khewat/Khatauni No. 66/73 Khasra No. 71//1 measuring 8-0, Salam Chahi (in equal share of Sanjeev Kumar - Ashwani Kumar & Prem Sagar), Khewat/Khatauni 30/33 Khasra No. 70//16/1 measuring 1-16 and Khasra No. 71//11 measuring 8-0 - 20//2 measuring 4-4 Kite 3 measuring 14-0 Chahi (Smt. Sheela Devi 1/2 and Prem Sagar 3/8 and Ashwani Kumar-Sanjeev Kumar equal share by 1/8) Khewat/Khatauni No. 240/275 Khasra No. 71//10/1 measuring 4-8 Chahi share to the extent of 20/44 share = 2-0 chahi (Prem Sagar 15/44 share and Ashwani Kumar - Sanjeev Kumar is equal by 5/44 share) is total Land 24-0 situated in Village Kot, Hadbast No. 238, Tehsil & Distt. Panchkula hereinafter referred to as the 'Said Land', as per Jamabandi for the year of 2006-07.

AND WHEREAS the above said Vendors being the sole and absolute owners of the said land and have agreed with the above said Vendee for its absolute sale.

AND WHEREAS the said land is free from all sorts of encumbrances i.e. charges, Demands, WILL, Sale, Gift, Mortgage, Dispute etc., till to-date.

AND WHEREAS the said Vendors has agreed with the said Vendee for the absolute sale of above said land in favour of the said Vendee for a sum of Rs. 2,25,00,000/- (Two Crore Twenty Five Lac only) and the said Vendee has also agreed to purchase the same.

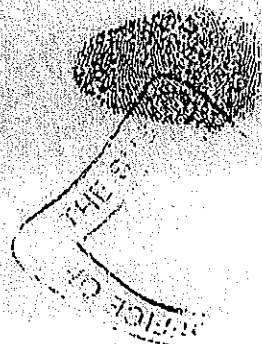





NOW THIS SALE DEED FURTHER WITNESSETH AS FOLLOWS:

1. That in pursuance of the above said agreement and in consideration of the said sum of Rs. 2,25,00,000/- (Two Crore Twenty five Lac only) which shall be paid before the Sub Registrar as Detail below: 877165 to 877187 for Rs. 9,00,000/- each
And 877188 for Rs. 854687/- in the name of Ashwini Kumar
And 877168-70-74 for Rs. 9,00,000/- each And 877172 for 854687/-
In the name of Sanjay Kumar And 877173 to 79 for Rs. 9,00,000/-
each And 87780 for Rs. 2,62,500/- in the name of Sheela Devi And
877181 to 89 for Rs. 9,00,000/- each And 877190 for Rs. 2,28,125/-
in the name of Prem Sagar - All of Canara Bank of 18/3/2011
2. That the said Vendors hereby conveys, assigns and transfer by way of Sale of all their rights, titles and interest in respect of the above mentioned property, UNTO THE SAID VENDEE (his heirs, assigns, executors, successors, legal representatives and administrators) TO HAVE AND TO HOLD THE SAME AS ABSOLUTE OWNER thereof for ever
3. That the said Vendors has delivered actual physical and entire vacant possession of the said property to the said Vendee with all original documents at the time of execution/registration of this Sale Deed for their records and reference.
4. That the said Vendee shall hereafter peacefully hold, use and enjoy the said property as his own property without any hindrance, interruption, claim or demand by or from the Vendors or any other persons whom-so-ever under or through him.
5. That the said Vendors hereby assure the said Vendee that there is no dispute against the said property and further they are absolute owners of the above said property and the said Vendors are fully competent and authorised to sell/transfer the said land to the Vendee and they have not done anything wrong whereby the Vendee may suffer any loss or damages due to the purchase of this property.
6. That all the expenses on the execution/registration of Sale Deed i.e. cost of the stamp papers, registration charges have been borne by the said Vendee.

[Handwritten signatures]



7. That the said Vendors have assured the said Vendee that there is no defect in the title/ownership of the said property. In case the said Vendee is deprived of the possession of the said property or any portion thereof on account of any defect in the title of the said Vendor, then the said Vendors and their estates shall be liable to compensate the said Vendee in full and such losses and damages arising there from the said Vendors also undertakes to execute, sign all such papers and documents regarding the said property if such necessity arises at any later stage on the request and the cost of the Vendee without any hesitation, demand and delay.
8. That the said Vendee has now become the absolute owner of the said property under sale in full proprietary rights.
9. That the said Vendors hereby further agrees and undertakes to save harmless and keep indemnified the said Vendee from and against all claims, losses or damages (if any due to sale of the above said property only) from time to time and at all times and to execute and sign all such paper and documents, regarding the transfer of ownership the said property, if such necessity arises at any later stage, on the request and at the cost of the Vendee, without any hesitation, demand and delay.
10. That the said Vendors have no objection if the mutation of the above said sold land be sanctioned in their absence in favour of the said Vendee.
11. That the said Ashwani Kumar (vendor) is alive and he is in full sense and he has not cancelled or revoked the said G.P.A. duly registered in the name of Prem Sagar up till now, photo copy of G.P.A. attached

In WITNESS WHEREOF both the parties have put their signatures on this Deed at Panchkula, on the day, month and year mentioned above in the presence of marginal witnesses.

WITNESS No. 1.

मुख राम
नम्बरवार
ग्राम नगाल मोली नगर
पंचकुला

WITNESS No. 2.

Gurmel Singh
J. Ram Singh
Rao Brij Singh
[Signature]

[Signature]
VENDORS

[Signature]
VENDEE

[Signature]

STATE BANK OF INDIA

Sl. No.

CSR/001/361054

RECEIPT

1268

Received a sum of Rs. 1,68,750/-

(Rupees One Lakh Sixty Eight Thousand seven hundred fifty only)

From Smt. / Shri. Konark Raj Hans Sharma But. Ltd

residing at Panchkula STATE BANK OF INDIA for credit to Government of Haryana

account towards Stamp Duty Allevied from them channel

Date 21/3/10 Place Panchkula (Signatures of Authorized Officer)

SALE DEED

CONSIDERATION AMOUNT

Rs. 33,75,000/-

R 2 zone

STAMP DUTY PAID WORTH Rs. 1,68,750/- VIDE RECEIPT NO. 361054

DATE 21/3/10 ISSUED BY STATE BANK OF INDIA, PANCHKULA.

This Sale Deed is executed at Panchkula on this 22nd day of March, 2011

BETWEEN

Shyam Sunder - Preim Chand - Ashok Kumar - Om Parkash - Ved Parkash
Sons of and Sharda Devi - Neelam Rani - Shashi Bala D/o Barkat S/o Sh. Gokel
R/o Vill. Kot, Teh. & Distt. Panchkula, hereinafter referred to as the "VENDORS"

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प्रलेख नः 4368

दिनांक 22/03/2011

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील पंचकूला	गांव/शहर कोट	स्थित R जोन
भवन का विवरण		
भूमि का विवरण		
व्यवसायिक	3 Kanal 12 Marla	
धन संबंधी विवरण		
राशि 3,375,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 168,750.00 रुपये	
स्टाम्प की राशि 168,750.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 3.00 रुपये
रूपये		

Drafted By: V P Grover

यह प्रलेख आज दिनांक 22/03/2011 दिन मंगलवार समय बजे श्री/श्रीमती/कुमारी रमेश सुन्दर पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी बरकत निवासी कोट पंचकूला द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

प्रमाणित
श्री/श्रीमती/कुमारी
रमेश सुन्दर
बरकत निवासी
कोट पंचकूला

उप/संयुक्त पंजीयन अधिकारी
पंचकूला

श्री रमेश सुन्दर, प्रेम चंद, अशोक कुमार, ओम प्रकाश, वैद प्रकाश, शोभा देवी, नीलम रानी, रासी बाला

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Rajesh Goyal 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 मुराराम नम्बरदार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी मोहानन्द पंचकूला व श्री/श्रीमती/कुमारी कृष्ण खान पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी सलामुद्दीन निवासी जसवन्तगढ़ पंचकूला ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 22/03/2011

उप/संयुक्त पंजीयन अधिकारी
पंचकूला

Which expression unless excluded by the repugnant to the context or meaning thereof, shall mean and include their legal heirs, legal representatives and assigns, of the one part.

AND

M/s Konark Rajhans Estates Pvt. Ltd. 55 Sector 25, Panchkula hereinafter referred to as the "VENDEE" through it's authorized signatory, Rajesh Goyal S/o Hansraj Goyal R/o 55, Sector 25, Panchkula, Tehsil and Distt. Panchkula (Director Company) duly authorized, vide Board's Resolution (copy attached) which expression unless repugnant to the context or meaning thereof shall mean and include it's successors - in - interest and assigns of the other part.

WHEREAS the above said Vendors are the owners and in possession of the Agricultural land and the same is out of any municipal limit, measuring 3-12 (Three Kanal Twelve Marla) falling Khewat/Khatauni No. 212/240 Khasra No. 71//10/2 measuring 3-12 Salam, Chahi situated in Village Kot, Hadbast No. 238, Tehsil & Distt. Panchkula hereinafter referred to as the 'Said Land', as per Jamabandi for the year of 2006-07 and Mutation No. virasat.

AND WHEREAS the above said Vendors being the sole and absolute owners of the said land and have agreed with the above said Vendee for its absolute sale.

AND WHEREAS the said land is free from all sorts of encumbrances i.e. charges, Demands, Will, Sale, Gift, Mortgage, Dispute etc., till to-date.

AND WHEREAS the said Vendors has agreed with the said Vendee for the absolute sale of above said land in favor of the said Vendee for a sum of Rs. 33,75,000/- (Thirty Three Lac Seventy Five Thousands only) and the said Vendee has also agreed to purchase the same.

NOW THIS SALE DEED FURTHER WITNESSETH AS FOLLOWS:

1. That in pursuance of the above said agreement and in consideration of the said sum of Rs.33, 75,000/- (Thirty Three Lac Seventy five Thousand only) which shall be paid by the vendee to the vendors as Detail below:

Total sale price of Rs. 33, 75, 000/-
all ready received by the vendors i.e.
Cash and Nothip is due to be paid
Before sub Registrars at the office
of Registration.

2. That the said Vendors hereby conveys, assigns and transfer by way of Sale of a their rights, titles and interest in respect of the above mentioned property, unto THE SAID VENDEE (his heirs, assigns, executors, successors, legal representatives and administrators) TO HAVE AND TO HOLD THE SAME AS ABSOLUTE OWNER thereof for ever.
3. That the said Vendors has delivered actual physical and entire vacant possession of the said property to the said Vendee with all original documents at the time of execution/registration of this Sale Deed for their records and reference.
4. That the said Vendee shall hereafter peacefully hold, use and enjoy the said property as his own property without any hindrance, interruption, claim or demand by or from the Vendors or any other persons whom-so-ever under or through him.
5. That the said Vendors hereby assure the said Vendee that there is no dispute against the said property and further they are absolute owners of the above said property and the said Vendors are fully competent and authorised to sell/transfer the said land to the Vendee and they have not done anything wrong whereby the Vendee may suffer any loss or damages due to the purchase of this property.
6. That all the expenses on the execution/registration of Sale Deed i.e. cost of stamp papers, registration charges have been borne by the said Vendee.

Signature

7. That the said Vendors have assured the said Vendee that there is no defect in the title/ownership of the said property. In case the said Vendee is deprived of the possession of the said property or any portion thereof on account of any defect in the title of the said Vendor, then the said Vendors and their estates shall be liable to compensate the said Vendee in full and such losses and damages arising there from the said Vendors also undertakes to execute, sign all such papers and documents regarding the said property if such necessity arises at any later stage on the request and the cost of the Vendee without any hesitation, demand and delay.
8. That the said Vendee has now become the absolute owner of the said property under sale in full proprietary rights.
9. That the said Vendors hereby further agrees and undertakes to save harmless and keep indemnified the said Vendee from and against all claims, losses or damages (if any due to sale of the above said property only) from time to time and at all times and to execute and sign all such paper and documents, regarding the transfer of ownership the said property, if such necessity arises at any later stage, on the request and at the cost of the Vendee, without any hesitation, demand and delay.
10. That the said Vendors have no objection if the mutation of the above said sold land be sanctioned in their absence in favor of the said Vendee.

In WITNESS WHEREOF both the parties have put their signatures on this Deed at Panchkula, on the day, month and year mentioned above in the presence of marginal witnesses.

WITNESS No. 1.

श्री. ए. ए. ए.
नं. 1234
पंचकुला

WITNESS No. 2.

श्री. ए. ए. ए.
नं. 1234
पंचकुला

31.12.2018

श्री. ए. ए. ए.

VENDORS

श्री. ए. ए. ए.

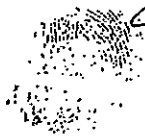
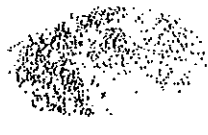
श्री. ए. ए. ए.

श्री. ए. ए. ए.

VENDEE

श्री. ए. ए. ए.

श्री. ए. ए. ए.

विक्रेता	श्याम सुन्दर		
विक्रेता	प्रेम चन्द		प्रेम चन्द
विक्रेता	अशोक कुमार		अशोक कुमार
विक्रेता	ओम प्रकाश		ओम प्रकाश
विक्रेता	वेद प्रकाश		Ved Prakash
विक्रेता	शारदा देवी		शारदा देवी
विक्रेता	नीलम रानी		नीलम रानी
विक्रेता	शशी बाला		शशी बाला
क्रेता	Rajesh Goyal		
गवाह	मुखराम नम्बरदार		
गवाह	कुडा खान		

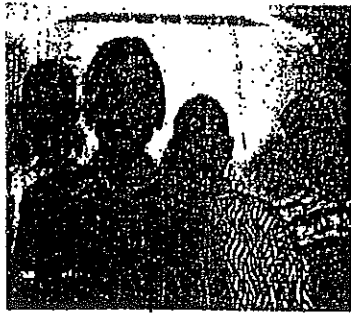
118

प्रमाण-पत्र

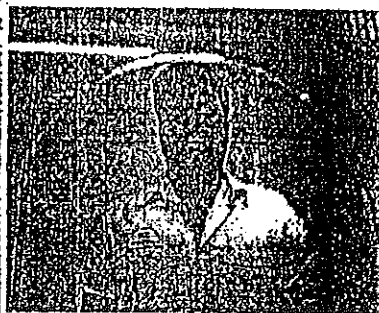
प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4368 आज दिनांक 22/03/2011 को यही नः । जिल्द नः 9 के पृष्ठ नः 192 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या । जिल्द नः 340 के पृष्ठ सख्या 89 से 92 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा-मेरे सामने किये हैं ।

दिनांक 22/03/2011

उप/संयुक्त पंजीयन अधिकारी
पंचकुला



विक्रेता



प्रेता



गवाह

119



विक्रेता

विक्रेता

F. 12110

STATE BANK OF INDIA

RECEIPT

Received a sum of Rs. 2,34,400/-

(Rupees Two Lacs Thirty four thousand four hundred only)

From Smt. / Shri. M/s. Konark Raymonds Estates Pvt. Ltd.

residing at 55/25 Panchkula for credit to Government of Haryana

account towards Stamp Duty. Spced from Prem Sagar

Date 24/3/2011 Place Panchkula Ravinder Kumar (Signature of Authorised Officer)

SALE DEED

CONSIDERATION AMOUNT: Rs.46, 87,500/- A-2one

STAMP DUTY PAID WORTH Rs. 2,34,400/- VIDE RECIEPT NO. 361084

DATE 24/3/2011 ISSUED BY STATE BANK OF INDIA, PANCHKULA.

This Sale Deed is executed at Panchkula on this 24 day of March 2011

BETWEEN

Sanjeev Kumar Son of Prem Sagar S/o Sh. Kedar Nath (Self), and Prem Sagar S/o Sh. Kedar Nath S/o Sh. Pohlo Self and GPA Holder of Ashwani Kumar S/o Prem Sagar S/o Sh. Kedar Nath Residents of Village Kot, Tehsil & Distt. Panchkula wide GPA No. 175/4 dated 18/2/2011 in the Sub Registrar Panchkula, hereinafter referred to as the "VENDORS"

Ravinder Kumar

[Signature]

Which expression unless excluded by the repugnant to the context or meaning thereof, shall mean and include their legal heirs, legal representatives and assigns, of the one part.

AND

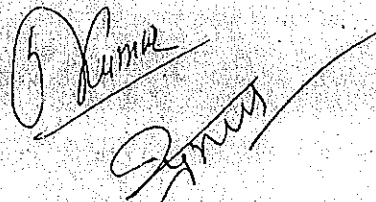
M/s Konark Rajhans Estates Pvt. Ltd. 55 Sector 25, Panchkula hereinafter referred to as the "VENDEE" through it's authorized signatory, Rajesh Goyal S/o Hansraj Goyal R/o 55, Sector 25, Panchkula, Tehsil and Distt. Panchkula (Director Company) duly authorized, vide Board's Resolution (copy attached) which expression unless repugnant to the context or meaning thereof shall mean and include it's successors - in - interest and assigns of the other part.

WHEREAS the above said Vendors are the owners and in possession of the Agricultural land and the same is out of any municipal limit, measuring 5-0 (Five Kanal) falling Khewat/Khatauni No. 293/334 Khasra No. 67/21/1 measuring 3-8 and 67/21/3 measuring 1-12 Salam Chahi (in equal share of Sanjeev Kumar - Ashwani Kumar & Prem Sagar) = 5-0 situated in Village Kot, Hadbast No. 238, Tehsil & Distt. Panchkula hereinafter referred to as the 'Said Land', as per Jamabandi for the year of 2006-07.

AND WHEREAS the above said Vendors being the sole and absolute owners of the said land and have agreed with the above said Vendee for its absolute sale.

AND WHEREAS the said land is free from all sorts of encumbrances i.e. charges, Demands, WILL, Sale, Gift, Mortgage, Dispute etc., till to-date.

AND WHEREAS the said Vendors has agreed with the said Vendee for the absolute sale of above said land in favour of the said Vendee for a sum of Rs. 46,87,500/- (Forty Six Lac Eighty Seven Thousand Five Hundred only) and the said Vendee has also agreed to purchase the same.



प्रलेख नः 4393

दिनांक 24/03/2011

डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील पंचकूला	गांव/शहर कोट	स्थित R जोन
भवन का विवरण		
भूमि का विवरण		
व्यवसायिक	4 Kanal 12 Marla	
धन संबंधी विवरण		
राशि 4,687,500.00 रुपये	कुल स्ट्याम्प ड्यूटी की राशि 234,400.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये
स्ट्याम्प की राशि 234,400.00 रुपये	पेस्टिंग शुल्क 3.00 रुपये	
रूपये		

Drafted By: VP Grover

यह प्रलेख आज दिनांक 24/03/2011 दिन गुरुवार समय बजे श्री/श्रीमती/कुमारी अश्वनी कुमार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी प्रेम सागर निवासी कोट पंचकूला द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
पंचकूला

श्री अश्वनी कुमार thru (GPA), प्रेम सागर thru प्रेम सागर Self & GPA of Ashwani(GPA), संजीव कुमार

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Ritesh Goyal 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 मुखराम नम्बरदार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी पंचकूला ने की।
य श्री/श्रीमती/कुमारी जयलाल वकील पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी पंचकूला ने की।
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 24/03/2011

उप/संयुक्त पंजीयन अधिकारी
पंचकूला



NOW THIS SALE DEED FURTHER WITNESSETH AS FOLLOWS:

1. That in pursuance of the above said agreement and in consideration of the said sum of Rs. 46,87,500/- (Forty Six Lac Eighty Seven Thousand Five Hundred only) which shall be paid as per Detail below:

Rs. 18,00,000/- (Rupees Eighteen Lac) already paid by the said vendee to the said vendor in advance and balance of Rs. 28,87,500/- (Twenty Eight Lac Eighty Seven Thousand Five Hundred) has been paid vide 3 (three) drafts of Canara Bank Sector-20, Panchkula, details of which is as under:-

- (i) Draft No. 877197 dated 24-3-2011 for Rs. 9,00,000/-
877210 do do for Rs. 2,12,500/-
(ii) Draft No. 877198 dated 24-3-2011 for Rs. 6,00,000/-
848034 do do for Rs. 62,500/-
(iii) Draft No. 877196 dated 24-3-2011 for Rs. 9,00,000/-
0877195 do do for Rs. 2,12,500/-

2. That the said Vendors hereby conveys, assigns and transfer by way of Sale of all their rights, titles and interest in respect of the above mentioned property, UNTO THE SAID VENDEE (his heirs, assigns, executors, successors, legal representatives and administrators) TO HAVE AND TO HOLD THE SAME AS ABSOLUTE OWNER thereof for ever
3. That the said Vendors has delivered actual physical and entire vacant possession of the said property to the said Vendee with all original documents at the time of execution/registration of this Sale Deed for their records and reference.
4. That the said Vendee shall hereafter peacefully hold, use and enjoy the said property as his own property without any hindrance, interruption, claim or demand by or from the Vendors or any other persons whom-so-ever under or through him.
5. That the said Vendors hereby assure the said Vendee that there is no dispute against the said property and further they are absolute owners of the above said property and the said Vendors are fully competent and authorised to sell/transfer the said land to the Vendee and they have not done anything wrong whereby the Vendee may suffer any loss or damages due to the purchase of this property.
6. That all the expenses on the execution/registration of Sale Deed i.e. cost of the stamp papers, registration charges have been borne by the said Vendee.




7. That the said Vendors have assured the said Vendee that there is no defect in the title/ownership of the said property. In case the said Vendee is deprived of the possession of the said property or any portion thereof on account of any defect in the title of the said Vendor, then the said Vendors and their estates shall be liable to compensate the said Vendee in full and such losses and damages arising there from the said Vendors also undertakes to execute, sign all such papers and documents regarding the said property if such necessity arises at any later stage on the request and the cost of the Vendee without any hesitation, demand and delay.
8. That the said Vendee has now become the absolute owner of the said property under sale in full proprietary rights.
9. That the said Vendors hereby further agrees and undertakes to save harmless and keep indemnified the said Vendee from and against all claims, losses or damages (if any due to sale of the above said property only) from time to time and at all times and to execute and sign all such paper and documents, regarding the transfer of ownership the said property, if such necessity arises at any later stage, on the request and at the cost of the Vendee, without any hesitation, demand and delay.
10. That the said Vendors have no objection if the mutation of the above said sold land be sanctioned in their absence in favour of the said Vendee.
11. That the said Ashwani Kumar (vendor) is alive and he is in full sense and he has not cancelled or revoked the said G.P.A. duly registered in the name of Prem Sagar up till now, photo copy of G.P.A. attached

In WITNESS WHEREOF both the parties have put their signatures on this Deed at Panchkula, on the day, month and year mentioned above in the presence of marginal witnesses. *Note: Advance Payment of Rs. 18,00,000/- was received by the vendor vide ch. No 989806 of Rs. 98,00,000/- in the name of Prem Sagar and 989807 of Rs. 4,50,000/- in the name of Ashwani Kumar and 989808 of Rs. 4,50,000/- in the name of Smita Devi.*

WITNESS No. 1.

मुख राम
नम्रदार
मोरी नन्द

WITNESS No. 2.

एल.एल.एल. (Advocate)
Distt. Court Panchkula

VENDORS

(Signature)
(Signature)

VENDEE

(Signature)
(Signature)