

S.D. No. 1506
Date 17-04-07
MUT. No. 7234
R/S. No. 1

①

1506
17-4-07

Sr. No. 163 Dated 16/4/07 Certified
under section 42 of the Indian Stamp Act, 1889, that Stamp
Duty of the amount of Rs. 1,60,04,000/-

(Rs. One Crore Sixty Lacs Four thousand only)

has been levied on this document and
paid by M/s Mangal Murdhi Realtors (P) Ltd. New Delhi

vide Treasury Challan No. 102 dated
16/4/07 for Sale Deed

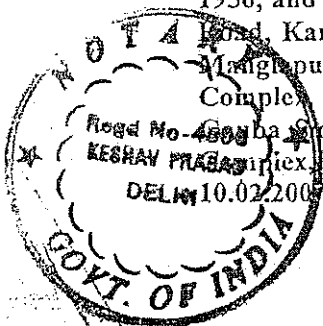
Rs. 26,67,32,000/- in favour of

GURGAON
16/4/07

Type of Deed	Sale Deed
Village/Segment Name	Badshahpur
Type of property	Agriculture
Unit Land	150 Kanal 15.5 Marla
Total sale consideration	Rs. 26,67,32,000/-
Stamp Duty @ 6%	Rs. 1,60,04,000/-
Stamp Certificate No. & Date	163/ 16.04.2007
Date of Execution	17.4.2007

This sale deed is executed at Gurgaon on this 17th day of April, 2007 by

M/s M.M. Buildcon Pvt. Ltd. a company incorporated under the companies act 1956, and having its registered office at 307, Solitaire Plaza, 2606/7, Gurudwara Road, Karol Bagh, New Delhi at present Flat No. 4, 3/4 RR Apartments New Manglupuri, New Delhi Corp. office at SCO 2,3,4, MDLR House, Old Judicial Complex, Jharsa Road, Gurgaon through its authorized signatory Mr. Gopal Singh Sh. Sadhuram working at SCO 2,3,4, MDLR House, Old Judicial Complex, Jharsa Road, Gurgaon, authorized vide its resolution dated 10.02.2007, hereinafter called the "VENDOR" (which expression shall unless



G. Singh
Auth. Signatory

For Ansal Properties & Infrastructure Limited

Authorized Signatories

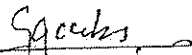
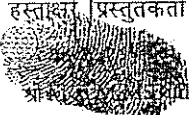
प्रलेख नः 1506

दिनांक 17/04/2007

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर बादशाहपुर	स्थित बादशाहपुर
भवन का विवरण		
भूमि का विवरण		
चाही	18 Acre 6 Kanal 15.5 Marla	
धन संबंधी विवरण		
राशि 266,732,000.00 रुपये	स्टाम्प ड्यूटी की राशि 16,004,000.00	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	चसियेग शुल्क 2.00 रुपये	

Drafted By: P.K.Sinha, Adv. Delhi

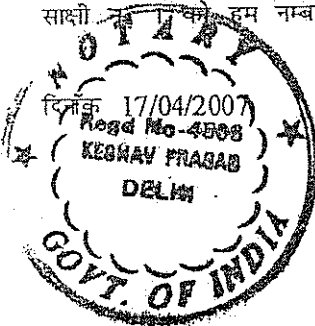
यह प्रलेख आज दिनांक 17/04/2007 दिन मंगलवार समय बजे श्री/श्रीमती/कुमारी M/s.
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Sadhuram निवासी Flat No. 4, 3/4, RR Aprt. New Manglapuri, N.Delhi द्वारा पंजीकरण
हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता


श्री/श्रीमती/कुमारी Anandcon Pvt. Ltd. thru Gopal Gauba(OTHER)

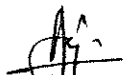
उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी thru:- A.K.Pandey क्रेताहाजिर 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 Nand Lal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Topan Dass निवासी 534 Sec-4 GGn
व श्री/श्रीमती/कुमारी Mahender Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Ishwar Singh निवासी Fakarpur, Gurgaon ने की।
साक्षी ने हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।



उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

For Ansal Properties & Infrastructure Limited


Authorized Signatories

repugnant to the subject or context mean and include its legal representatives, successors, administrators, executors, nominees and assigns) of the ONE PART.

IN FAVOUR OF

M/s Mangal Murthi Realtors (P) Ltd. a company incorporated under the companies act 1956 and having its registered office at 1202, Antriksh Bhawan, K.G. Marg. New Delhi 110001 through its authorized signatory, Shri A.K. Pandey S/o Late Sri T.P. Pandey R/o P 297, Sector 21, Jalvayu Vihar, Noida vide resolution dated 04-04-2007 hereinafter called the "VENDEE" (which expression shall unless repugnant to the subject or context mean and include its legal representatives, successors, administrators, executors, nominees and assigns) of the OTHER PART.

WHEREAS the Vendor represents and assures that, it is the absolute owner and seized and possessed of land bearing Khewat/ Khata No. 94/122, Rect. No. 126, Kila No. 8/2(2-9), 13/1(4-9), 13/2(3-11), Kita 3, Measuring 10 Kanal 9 Marla Salam and

Khewat/ Khata No. 52/65-66, Rect. No. 103, Kila No. 5(6-13), 6/1(4-0), 7(8-0), 26(1-5), Kita 4, Measuring 19 Kanal 18 Marla Salam and

Khewat/ Khata No. 52/69,70 to 71, Rect. No. 103, Kila No. 8(6-15), 15(8-0), 14(8-0) Kita 3, Measuring 22 Kanal 15 Marla Salam and

* Khewat/ Khata No. 452/504, Rect. No. 129, Kila No. 15/1(4-0), Kita 1, Measuring 4 Kanal 0 Marla Salam and

* Khewat/ Khata No. 276/307, Rect. No. 143, Kila No. 8(6-0), 13(8-0), 14(5-6), 16(3-7) Kita 4, Measuring 22 Kanal 13 Marla to the extent of 1/8 share which comes to 2 Kanal 16 1/2 Marla and

* Khewat/ Khata No. 275/306, Rect. No. 140, Kila No. 5/2(4-0), 6(8-0), 7(8-0), 8(8-0), 13(8-0), 14/1(4-0), Kita 6, Measuring 40 Kanal 0 Marla to the extent of 1/8 share which comes to 5 Kanal 0 Marla and

Khewat/ Khata No. 54/73, Rect. No. 103, Kila No. 13(7-15), Kita 1, Measuring 7 Kanal 15 Marla to the extent of 80/155 share which comes to 4 Kanal 0 Marla and

Khewat/ Khata No. 352/399 to 401, Rect. No. 129, Kila No. 1(8-0), 2(8-0), 3(8-0), 8(8-0), 10(8-0), 13(8-0), 14(8-0), 15/2(4-0), 16(8-0), Rect. No. 141, Kila No. 2/2(3-0), 3(8-0), 4(8-0), 5(7-8), Rect. 142, Kila No. 5(8-0), Rect. No. 148, Kila No. 10/1(2-9), Kita 15, Measuring 104 Kanal 17 Marla to the extent of 562/2097 share which comes to 28 Kanal 2 Marla and

Khewat/ Khata No. 353/402, Rect. No. 141, Kila No. 26(1-0), Kita 1, Measuring 1 Kanal 0 Marla to the extent of 5/20 share which comes to 0 Kanal 5 Marla and

For M M Buildcon Pvt. Ltd.

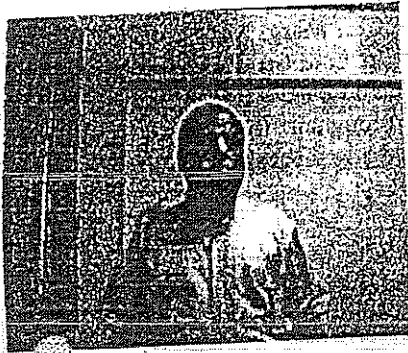
g g g g g
Auth. Signatory

For Ansal Properties & Infrastructure Limited

A. G.
Authorized Signatories



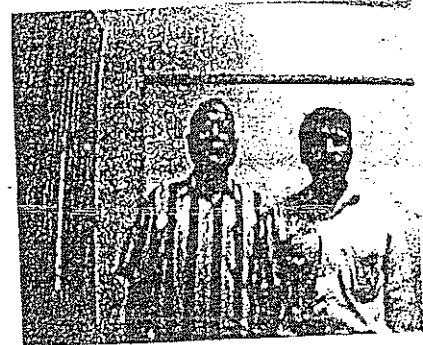
Reg. No. 1506 Reg. Year 2007-2008 Book No. 1



विक्रेता



क्रेता



गवाह

ता
Opal Gauba

ता
hrur - A.K. Pandey

गवाह 1:- Nand Lal गवाह 2:- Mahender Singh

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1,506 आज दिनांक 17/04/2007 को बही नः 1 जिल्द नः 9,753 के पृष्ठ नः 141 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 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 17/04/2007

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

PHOTO COPY
ATTESTED

NOTARY DELHI
(INDIA)

7 DEC 2007



Revenue Department Haryana

HARIS-EX

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For Ansal Properties & Infrastructure Limited

Authorised Signatories

Khewat/ Khata No. 354/403, Rect. No. 129, Kila No. 9(8-0), 12(8-0), 17(8-0), Kita 3, Measuring 24 Kanal 0 Marla to the extent of 343/480 share which comes to 17 Kanal - 3 Marla and

Khewat/ Khata No. 11/18 to 20, Rect. No. 128, Kila No. 21(8-0), Rect. No. 129, Kila No. 18(8-0), 23/2(3-10), 24(8-0), 25(8-0), Rect. No. 143, Kila No. 1/1(1-16), Kila 6, Measuring 37 Kanal 6 Marla to the extent of 534/746 share which comes to 26 Kanal 14 Marla and

Khwat/ Khata No. 3 / 4 to 10, Rect. No. 101, Kila No. 19(8-0), Rect. No. 126, Kila No. 18(8-0), 20(10-18), 24(7-2), Rect. No. 128, Kila No. 2(3-1), 11(8-0), 12(1-11), 19(2-16), 20(8-0), 22(7-18), Rect. No. 130, Kila No. 5(7-8), 6(7-8), Rect. No. 143, Kila No. 2(8-0), 3(1-7) Kita 14, Measuring 79 Kanal 9 Marla to the extent of 193/1589 share which comes to 9 Kanal 13 Marla, thus admeasuring 150 Kanal 15.5 Marla (18.846875 acre) situated in the Revenue estate of Village Badshahpur, Tehsil & District Gurgaon (Haryana) by way of Fard Jamabadi Year 2000-2001 and Mutations Nos. 7137, 7138, 7139, 7140, 7141, 7142, 7143, 7144, 7145, 7146, 7147, 7148, 7149, 7150, 7151, 7152, 7153, 7154, 7176, hereinafter referred to as the 'said Land'.

AND WHEREAS the Vendor for its own requirements has agreed to sell the said Land admeasuring 150 Kanal 15.5 Marla (18.846875 acre) situated in the Revenue estate of Village Badshahpur, Tehsil and District Gurgaon (Haryana), the Vendee has agreed to purchase the same for a total consideration of Rs. 26,67,32,000/- (Rupees Twenty Six Crore Sixty Seven Lac Thirty two thousand only) free from all encumbrances, charges, liens, lispendens, prior agreements acquisitions notification et. In any manner whatsoever.

NOW THIS SALE DEED WITNESSETH AS UNDER

1. That in consideration of the total sum of Rs. 26,67,32,000/- (Rupees Twenty Six Crore Sixty Seven Lac Thirty two thousand only) paid by the Vendee to the Vendor as mentioned herein below towards full and final sale consideration the receipt of which the Vendor do hereby admit and acknowledge, the Vendor doth hereby sell, convey and transfer the said Land fully described in the Schedule written hereunder together with all estates, rights titles, interest whatsoever in or upon the Said Land, and every part thereof, and all easements, profits, rights, appurtenances, accretions, documents of title and other rights whatsoever belonging or pertaining to and / or connected with the Said Land or any part thereof and TO HAVE AND TO HOLD the same unto the use of the Vendee absolutely and forever, in vacant possession, free from any and all kinds of encroachments, tenancy, encumbrances, mortgages, lispendens, liens, charges , attachments. acquisitions or requisitions or notices thereof and defects in titles whatsoever. The Vendee shall hereafter be the absolute owner of the same and shall enjoy all rights of ownership, possession, privileges, easements and appurtenances, whatsoever of the said Land.



AMM ~~General~~ Pvt. Ltd.
General
General Signature

For Ansal Properties & Infrastructure Limited

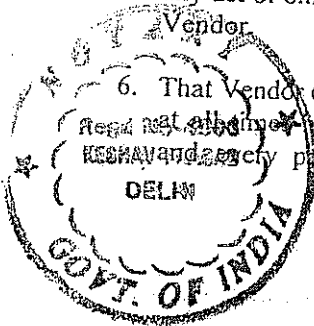
Authorised Signatories

2. That the total sale consideration as agreed upon between the parties shall be paid by the Vendee to the Vendor in the following manner:

- (i) Rs. 19,50,00,000/- (Rupees Nineteen Crore Fifty Lacs only) already paid by the vendee to the vendor.
 - (ii) 1,00,00,000/- (Rupees One Crore only) vide Cheque No. 798104 Dated 13-06-2007
 - (iii) 1,00,00,000/- (Rupees One Crore only) vide Cheque No. 798105 Dated 13-06-2007
 - (iv) 1,00,00,000/- (Rupees One Crore only) vide Cheque No. 798106 Dated 13-06-2007
 - (v) 1,00,00,000/- (Rupees One Crore only) vide Cheque No. 798107 Dated 13-06-2007
 - (vi) 1,00,00,000/- (Rupees One Crore only) vide Cheque No. 798108 Dated 13-06-2007
 - (vii) 1,00,00,000/- (Rupees One Crore only) vide Cheque No. 798109 Dated 13-06-2007
 - (viii) 1,17,32,000/- (Rupees One Crore Seventeen Lacs Thirty Two thousand only) vide Cheque No. 798113 Dated 13-08-2007
- All issued by P.N.B. Mid Corporate Branch, New Delhi. -

The Vendee hereby warrants that the said cheques shall be good for payment and shall be honoured by the banker of the Vendee upon presentation.

3. That the actual physical possession of the said Land has been delivered by the Vendor to the Vendee upon execution of this Sale Deed, the receipt whereof the Vendee doth hereby admit and acknowledge.
4. Now the Vendor have left with no right, title, interest, claim or concern of any nature with the said Land and the Vendee has become the absolute owner of the said land.
5. That the Vendor assure the Vendee that the Said Land is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, notices lien, court injunction, lease agreement, encroachment, tenancy etc. in any manner whatsoever and if it is proved otherwise, or if the whole or any portion of the said land is taken away or goes out from the possession of the Vendee on account of any defect in the ownership and title of the Vendor, then the Vendor will be liable and responsible to make good the loss suffered by the Vendee. The Vendor undertake to keep the Vendee indemnified and harmless against all consequences that may follow including but not limited to all losses, damages, cost, expenses, attorney fee, proceedings, contingent liabilities known or unknown that the Vendee may suffer or incur because of any act of omission, commission, misrepresentation or defect in the title of the Vendor.



6. That Vendor do hereby further covenant with the Vendee that the Vendee shall hereafter peacefully and quietly possess and enjoy the said Land and any party thereof without unlawful eviction, interruption, claim or

For M M Buildcon Pvt. Ltd.

Auth. Signatory

For Ansal Properties & Infrastructure Limited

Auth. Signatory

demand whatsoever from or by the Vendor or from any person claiming under it. The Vendor undertakes to keep the Vendee fully indemnified against any and all manner of claims arising out of breach of representations, or other defects in title whatsoever.

7. That from the date of this Sale Deed, the Vendee shall be fully entitled to carry out construction on the Said Land and to exploit the FAR available on it from time to time to its fullest in accordance with the Development Licenses and the Zoning approval, and shall be free to sell and/ or deal with the Said Land and the FAR thereon or any part thereof, and to sell and deal with the ultimately constructed space/ covered area therein in part or whole in such manner as deemed fit by the Vendee in its absolute discretion without recourse to the Vendor.
8. That all State Government and other dues pertaining to the Said Land demanded after the date of this Deed and applicable and relevant to the period commencing from the date of this deed and all taxes, dues and cesses payable in respect of the Said Land from the period commencing from the date of this Deed, shall be paid by the Vendee. All dues whatsoever accrued or payable for the period preceding the Deed shall be borne by the Vendor, even if a demand for the same is raised after the date of this Deed.
9. That all relevant documents in original in respect of the Said Land including original title documents, have been handed over by the Vendor to the Vendee.
10. That the vendor will evict the tenant /Gair Marushi as shown in the land and will bear all cost and claim of the tenants/Gair Marushi and will handover the right/possession peacefully free from any encumbrances to the vendee. The vendor will not claim/realise any payments which is given to him by vendee as PDC till the Tenants/ Gair Marushi part of the land with all rights and the possession will be handed over to vendee peacefully and necessary entry in the Fard Jamabandi/ Mutation in column No. 10 made accordingly.
11. That all the expenses of this Sale Deed viz. Stamp Duty, Registration charges etc. have been borne and paid by the Vendee.

SCHEDULE OF PAYMENT

In consideration of the total sum of Rs. 26,67,32,000/- (Rupees Twenty Six Crore Sixty Seven Lac Thirty two thousand only) paid by the Vendee to the Vendor vide the following cheques/ Pay order:

- (i) Rs. 19,50,00,000/- (Rupees Nineteen Crore Fifty Lacs only) already paid by the vendee to the vendor.
- (ii) 1,00,00,000/- (Rupees One Crore only) vide Cheque No. 798104 Dated 13-06-2007
- (iii) 1,00,00,000/- (Rupees One Crore only) vide Cheque No. 798105 Dated 13-06-2007



For MHA Building Pvt. Ltd.

[Signature]

Auth. Signature

For Ansal Properties & Infrastructure Limited

[Signature]
Authorised Signatories

- (iv) 1,00,00,000/- (Rupees One Crore only) vide Cheque No. 798106
Dated 13-06-2007
- (v) 1,00,00,000/- (Rupees One Crore only) vide Cheque No. 798107
Dated 13-06-2007
- (vi) 1,00,00,000/- (Rupees One Crore only) vide Cheque No. 798108
Dated 13-06-2007
- (vii) 1,00,00,000/- (Rupees One Crore only) vide Cheque No. 798109
Dated 13-06-2007
- (viii) 1,17,32,000/- (Rupees One Crore Seventeen Lacs Thirty Two
thousand only) vide Cheque No. 798113 Dated 13-08-2007
All issued by P.N.B. Mid Corporate Branch, New Delhi.

SCHEDULE OF LAND

ALL THAT the land measuring 150 Kanal 15.5 Marla (18.846875 acre) situated in the Revenue Estate of Village Badshahpur, Tehsil and Distt. Gurgaon (Haryana) with all rights, liberties appurtenances attached and / or connected thereto.

IN WITNESS WHEREOF, the parties hereto have signed this Sale Deed on the day, month and year first above written.

For M M Buildcon Pvt. Ltd.

SIGNED AND DELIVERED by the
within named VENDOR

M/s M.M. Buildcon Pvt. Ltd
Through its authorized signatory

Name Gopal Gumber

SIGNED AND DELIVERED by the
within named VENDEE

M/s Mangal Murthi Realtors (P) Ltd.
Through its authorized signatory

Shri A.K. PANDEY

WITNESSES:

1. (N. ARORA) S/O Sh. Top
H-No. 534 Sector - 4
Gurgaon



Behar Singh
HE
महेश्वर सिंह
महेश्वर सिंह
दलीप महेश्वर

NOTARY DELHI
(INDIA)

72 DEC 2008

For Ansal Properties & Infrastructure Limited

Authorized Signatories