STATE BANK OF INDIA

Sl. No.

GSR / 001 : 422757

1476

RECEIPT

STATE BANK OF INDIA

M.G. Road, Gurgaon (01566) Branch Code No.

Received a sum of Rs. 30,79,000/-

(Rupees Thirty lac Seventy Nine Thousand only /-

only)

from Smt. / Shri International Green Scapes Ltd.

S/o, d/o, w/o s/o

residing at New Delhi for credit to Government of Haryana account towards Stamp Duty.

STATE BANK OF INDIA

Date : 23 AUG 2011

Place : GURGAON

1566

M.G. Road, Gurgaon

(Signatures of Authorised Officer)

SALE DEED

1.Kind of deed	=	Sale deed
2.Area of land	=	14 kanal 1.5 marlas .
3.Village	=	Nawada Fatehpur.
4.Valued at	=	Rs.6,15,78,125/-
5.Stamp	=	Rs.30,79,000/-
6.Stamp No. & date	=	422757 D/t 23 - 8 -2011 SBI M, Road, Gurgaon.

This deed of sale is made at GURGAON on this 26 day of August, 2011 by M/s Akina Builders & Developers (P) Ltd., 1-E,

प्रलेख न: 1476 दिनाँक 26/08/2011

डीड सबंधी विवरण
डीड का नाम SALE OUTSIDE MC AREA
तहसील/सब-तहसील Manesar गांव/शहर नवादा फतेहपुर स्थित नवादा फतेहपुर
भवन का विवरण
भूमि का विवरण
चाही 1 Acre 6 Kanal 1.5 Marla
धन सबंधी विवरण
राशि 61,578,125.00 रुपये कुल स्टाम्प डयूटी की राशि 3,079,000.00 रुपये
स्टाम्प की राशि 3,079,000.00 रुपये रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये पेस्टिंग शुल्क 2.00 रुपये
रूपये

Drafted By: Parminder Yadav, Adv.

यह प्रलेख आज दिनाँक 26/08/2011 दिन शुक्रवार समय 2:50:00PM बजे श्री/श्रीमती/कुमारी M/s. Akina Builders & Developers P. Ltd. thru Jainender Saraogi पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी 1-E, Jhandewalan Extn. New Delhi-110055 द्वारा पँजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/सयुँक्त पँजीयन अधिकारी
Manesar

श्री M/s. Akina Builders & Developers P. Ltd. thru Jainender Saraogi(GPA)

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी thru:- Amit Mittal क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यो को दोनो पक्षो ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रूपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनो पक्षो की पहचान श्री/श्रीमती/कुमारी Parminder Yadav पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Sukhvinder पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Jai Karan निवासी Nunamajra, Bahadurgarh, Jhajjar ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी न:2 की पहचान करता है।

दिनाँक 26/08/2011

उप/सयुँक्त पँजीयन अधिकारी
Manesar

Jhandewalan Extn. New Delhi-55 through its GPA Mr.Jainender Saraogi S/o Mr.K.B. Saraogi R/o A-10/410, Sahara Grace Apartments, MG Road, Gurgaon (HR), appointed vide GPA No.10 Dated 8.06.2011 registered in the office of Sub-Registrar, Manesar. GPA has not so far been cancelled. Hereinafter called the VENDOR.

The term and expression "VENDOR " where ever used in this deed, unless excluded by or repugnant to the subject or context, shall be deemed to mean and include the Vendor himself and his legal heirs, successors, administrators, liquidators, and assigns.

IN FAVOUR OF

M/S INTERNATIONAL GREEN SCAPES LTD, a company registered under the Companies Act 1956 having its office at B-16, First Floor, South Extension Part-I, New Delhi through its authorized signatory & Director Mr.Amit Mittal S/o Mr.Vijender Mittal, hereinafter called the VENDEE.

The term and expression "VENDEE " where ever used in this deed, unless excluded by or repugnant to the subject or context, shall mean and include the VENDEE itself and successors, administrators, liquidators, and assigns.

AND WHEREAS the VENDOR is absolute owner of agricultural land measuring **14 KANAL 1.5 MARLAS 0 SARSAI** bearing Khewat No.1 Khatauni No.1,2,3 **Rect No.28 killas No.8/2/1 (2-17), 9(7-15), 10/1 (6-15), 11(2-18), 12 (8-0) measuring** 28 Kanal 5 Marlas to the extent of 563/1130 share comes to 14 Kanal 1.5 Marlas situated in the Revenue Estate of village **Nawada Fatehpur** Tehsil Manesar District Gurgaon by virtue of Jamabandi 2001-02 and Mutation No.1667 Dated 31.1.2011 (Herein after called the "SAID LAND").

AND WHEREAS Vendor is in actual physical possession of the said land. The said LAND is free from all sorts of encumbrances, charges, liens , claims, demands, liabilities, injunctions, notifications, notices, disputes, decrees, appeals collateral securities, sale, mortgage, gifts, lease, tenancies,

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विक्रेता



क्रेता



गवाह



तहसीलदार

विक्रेता
Jainender Saraogi

क्रेता
thru:- Amit Mittal

गवाह 1:- Parminder Yadav गवाह 2:- Sukhvinder Sukhvinder

attachments, litigation and transfers. Its documents of title are also not pledged with any Bank or society etc.

AND WHEREAS the VENDOR has good title, full right and absolute authority to sell, transfer and convey the said land; and that except the VENDOR, none else has any right title or interest whatsoever in the said LAND. The VENDOR intended to sell the said land and the VENDEE also agreed to purchase the same for a total consideration of Rs.6,15,78,125/- (Rupees Six Crore Fifteen Lac Seventy Eight Thousand One Hundred Twenty Five only) free from all sorts of encumbrances, charges, liens , claims, demands, liabilities, injunctions, notices, disputes, decrees, appeals, collateral securities, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers.

NOW THEREFORE THIS SALEDEED WITNESSETH AS UNDER:-

1. That in consideration of total sum of Rs.6,15,78,125/- (Rupees Six Crore Fifteen Lac Seventy Eight Thousand One Hundred Twenty Five only)being the entire consideration of the said LAND, having paid by the VENDEE and received by the VENDOR in the following manner, the receipt whereof the VENDOR doth hereby acknowledge and admit . The VENDOR by its free will, without any undue pressure of any kind and in possession of her all mental faculties doth hereby sell, assign, transfer and convey the said land **14 KANAL 1.5 MARLAS 0 SARSAI** situated in the Revenue Estate of village **Nawada Fatehpur** Tehsil Manesar District Gurgaon with all rights, title, liberties, interest, benefits, ways, passages, advantages, easements and privileges, what so ever, appurtenant thereto and free from all sorts of encumbrances, charges, liens , claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers to have and to hold and enjoy the said LAND with all right and appurtenance , to use and reap the fruits, unto the VENDEE absolutely and for ever. The VENDEE has become full and absolute owner in possession of the said LAND conveyed, transferred and assigned to the VENDEE by the VENDOR for ever and is entitled to hold and enjoy all rights into and upon the said LAND.



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प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख कमांक 1,476 आज दिनाँक 26/08/2011 को बही न: 1 जिल्द न: 117 के पृष्ठ न: 3 पर पैंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 33 के पृष्ठ सख्या 87 से 88 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

उप / सयुँक्त पैंजीयन अधिकारी
Manesar

दिनाँक 26/08/2011

2.The entire consideration of Rs.6,15,78,125/- (Rupees Six Crore Fifteen Lac Seventy Eight Thousand One Hundred Twenty Five only) has been received vide

D.D. No.025874 Dated 30.4.2011 for Rs.1,53,12,500/-

Cheque No.080486 Dated 3.5.2011 for Rs.81,375/-

D.D. No.026332 Dated 6.6.2011 for Rs.4,61,84,250/-

All drawn on HDFC Bank Ltd. Gurgaon.

by the VENDOR from the VENDEE. The VENDOR doth hereby admit and acknowledge the receipt whereof..

3.The VENDOR has made over and delivered actual , vacant and physical peaceful possession of the said LAND hereby conveyed by the VENDOR to the VENDEE

4.That all the expenses relating to this sale deed just like stamp duty, registration fees, engrossing and other miscellaneous expenses etc are borne and paid by the VENDEE.

5.That upon registration of these presents, the VENDOR, himself and his legal representatives have been left with no right, title, interest, claim or concern of any nature with the said land and the VENDEE has become the absolute owner thereof. The VENDEE shall have right to get the said LAND mutated to its own name in the Revenue Record and the mutation whereof sanctioned in its favour on the basis of this sale deed.

NOW THE VENDOR COVENANT WITH THE VENDEE AND DECLARE AS UNDER.:

A. That the VENDOR hereby also assures the VENDEE that the contents of these presents are true and the above said LAND hereby conveyed is of its absolute ownership; and that this sale deed is executed in all its entirety; and that the same is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers prior to this sale deed and if it is proved and found



otherwise and any defect in the title of the VENDOR is found later on and the said LAND or part thereof is taken away or goes out of the possession of the VENDEE on account of legal defect in the title of the VENDOR and the VENDEE suffers any loss due to aforesaid reason, then the assets and properties of the VENDOR i.e. movable and immovable shall be liable to make good the losses thus suffered by the VENDEE. The VENDOR also assures to keep the VENDEE indemnified against all losses, costs, damages and expenses accruing thereby to the VENDEE in this connection.

B. That the VENDOR doth hereby covenant with the VENDEE that the VENDOR shall render full assistance for the transfer of the said LAND in the Revenue Record to the name of the VENDEE and to have and cause the mutation of the said land made and affected in the Revenue Records in favour of the VENDEE at the costs of the VENDEE; and that the VENDOR shall from time to time and at all time hereafter at the request and the cost of the VENDEE make sign and submit all applications, affidavits, declaration, documents and papers and do and execute or cause to be done and executed all such acts, deeds and things whatsoever for the further better and more perfectly assuring the said land and every part thereof unto and to the use of the VENDEE in the manner aforesaid as shall or may be reasonably required.

C. That the said LAND has not been notified under section 4 and 6 or any section of the Land Acquisition Act 1884.

D. That all rates and cesses, land tax etc relating to the said LAND has been paid and shall be paid by the VENDOR till the date of registration of this sale deed and subsequent to it the VENDEE itself shall be liable and responsible for the payment of the same. If in future any kind of dues or charge payable by the VENDOR is found to be unpaid the VENDOR shall be liable to pay the same. In the case of default of the VENDOR the VENDEE has to pay the same, then VENDEE shall be entitled to recover the same from the VENDEE along with damages, interest and costs.

IN WITNESS WHEREOF, the parties hereto have duly executed this sale deed and have laid their respective hand in the presence of the witnesses on the day and date stated above.

Drafted by

VENDOR
(M/s Akina Builders & Developers (P) Ltd.
through Mr.Jainender Saraogi GPA

WITNESSES :-

1. Parminder Yadav
Adv. Gurgaon

2. Sukhvinder
Sukhvinder S/. Sh Jaikaran
V.P.O Nuna Majra
Teh Bahadurgarh

M/S INTERNATIONAL GREEN SCAPES LTD,
for VENDEE Mr.Amit Mittal

For International Green Scapes Ltd.

Director

STATE BANK OF INDIA

Sl. No.
GSR / 001 : 422753

RECEIPT

STATE BANK OF INDIA
Mehrauli Road, Gurgaon (01565) Branch _____ Code No. _____

Received a sum of Rs 5,38,125/-

(Rupees Five Lac Thirty Eight Thousand one Hundred Twenty Five only) only)

from Smt. / Shri International Green Scapes Ltd.

s/o, d/o, w/o N/A

residing at New Delhi for credit to Government of Haryana account towards Stamp Duty.

Date :
Place : 23 AUG 2011
GURGAON

1565

(Signatures of Authorised Officer)

SALE DEED

1.Kind of deed	=	Sale deed
2.Area of land	=	2 kanal 9 marlas 2 Sarsai.
3.Village	=	NAHARPUR KASAN.
4.Valued at	=	Rs.1,07,62,500/-
5.Stamp	=	Rs.5,38,125/-
6.Stamp No. & date	=	422753 D/t 23 -8 -2011 SBI M, Road, Gurgaon.

This deed of sale is made at GURGAON on this 26 day of August, 2011 by M/s Sagar Dutta Builders & Developers (P) Ltd., 15,

प्रलेख न: 1477

दिनाँक 26/08/2011

डीड सबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील Manesar	गांव/शहर नाहरपुर कासन	स्थित नाहरपुर कासन
भवन का विवरण		
भूमि का विवरण		
चाही	2 Kanal 9.2 Marla	
धन सबंधी विवरण		
राशि 10,762,500.00 रुपये	कुल स्टाम्प डयूटी की राशि 538,125.00 रुपये	
स्टाम्प की राशि 538,125.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रूपये		

Drafted By: Parvinder Yadav, Adv.

यह प्रलेख आज दिनाँक 26/08/2011 दिन शुक्रवार समय 2:54:00PM बजे श्री/श्रीमती/कुमारी M/s. Sagar Dutta Builders & Developers Pvt. Ltd. thru Jainender Saraogi पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी 15, Sansad Marg, New Delhi-110055 द्वारा पैंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप / सयुँक्त पैंजीयन अधिकारी
Manesar

श्री M/s. Sagar Dutta Builders & Developers Pvt. Ltd. thru Jainender Saraogi(GPA)

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी thru:- Amit Mittal क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यो को दोनो पक्षो ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रूपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।
दोनो पक्षो की पहचान श्री/श्रीमती/कुमारी Perminder Yadav पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Sukhvinder पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Jai Karan निवासी Nuna Majra, Bahadurgarh, Jhajjar ने की।
साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी न:2 की पहचान करता है।

दिनाँक 26/08/2011

उप / सयुँक्त पैंजीयन अधिकारी
Manesar

Shivaji Marg, New Delhi-55 through its GPA Mr.Jainender Saraogi S/o Mr.K.B. Saraogi R/o A-10/410, Sahara Grace Apartments, MG Road, Gurgaon (HR), appointed vide GPA No.9 Dated 8.06.2011 registered in the office of Sub-Registrar, Manesar. GPA has not so far been cancelled. Hereinafter called the VENDOR.

The term and expression "VENDOR " where ever used in this deed, unless excluded by or repugnant to the subject or context, shall be deemed to mean and include the Vendor himself and his legal heirs, successors, administrators, liquidators, and assigns.

IN FAVOUR OF

M/S INTERNATIONAL GREEN SCAPES LTD, a company registered under the Companies Act 1956 having its office at B-16, First Floor, South Extension Part-I, New Delhi, through its authorized signatory & Director Mr.Amit Mittal S/o Mr.Vijender Mittal , hereinafter called the VENDEE.

The term and expression "VENDEE " where ever used in this deed, unless excluded by or repugnant to the subject or context, shall mean and include the VENDEE itself and successors, administrators, liquidators, and assigns.

AND WHEREAS the VENDOR is absolute owner of agricultural land measuring **2 KANAL 9 MARLAS 2 SARSAI** bearing Khewat No.53 Khatauni No.64,65,66 **Rect No.3 killas No.4 min (4/4 Min) (1-11), 5(0-14), measuring** 2 Kanal 5 Marlas to the extent of 221/554 share comes to 0 Kanal 18 Marlas and Khewat No.128 Khatauni No.151 **Rect No.3 killas No.6/1 (2-0), 6/2 Min (1-19), measuring** 3 Kanal 19 Marlas to the extent of 139/352 share comes to 1 Kanal 11 Marlas 2 Sarsai total measuring 2 Kanal 9 Marlas 2 Sarsai situated in the Revenue Estate of village **NAHARPUR KASAN** Tehsil Manesar District Gurgaon by virtue of Jamabandi 2003-04 and Mutation NoS.1544 & 1545 Dated 14.9.2009 (Herein after called the "SAID LAND").

AND WHEREAS Vendor is in actual physical possession of the said land. The said LAND is free from all sorts of encumbrances, charges, liens , claims,

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विक्रेता



क्रेता



गवाह



तहसीलदार

विक्रेता
Jainender Saraogi

क्रेता
thru:- Amit Mittal

गवाह 1:- Perminder Yadav गवाह 2:- Sukhvinder Sukhvinder

demands, liabilities, injunctions, notifications, notices, disputes, decrees, appeals collateral securities, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers. Its documents of title are also not pledged with any Bank or society etc.

AND WHEREAS the VENDOR has good title, full right and absolute authority to sell, transfer and convey the said land; and that except the VENDOR, none else has any right title or interest whatsoever in the said LAND. The VENDOR intended to sell the said land and the VENDEE also agreed to purchase the same for a total consideration of Rs.1,07,62,500/- (Rupees One Crore Seven Lac Sixty Two Thousand Five Hundred only) free from all sorts of encumbrances, charges, liens , claims, demands, liabilities, injunctions, notices, disputes, decrees, appeals, collateral securities, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers.

NOW THEREFORE THIS SALEDEED WITNESSETH AS UNDER;-

1. That in consideration of total sum of Rs.1,07,62,500/- (Rupees One Crore Seven Lac Sixty Two Thousand Five Hundred only) being the entire consideration of the said LAND, having paid by the VENDEE and received by the VENDOR in the following manner, the receipt whereof the VENDOR doth hereby acknowledge and admit . The VENDOR by its free will, without any undue pressure of any kind and in possession of her all mental faculties doth hereby sell, assign, transfer and convey the said land **2 KANAL 9 MARLAS 2 SARSAI** situated in the Revenue Estate of village **NAHARPUR KASAN** Tehsil Manesar District Gurgaon with all rights, title, liberties, interest, benefits, ways, passages, advantages, easements and privileges, what so ever, appurtenant thereto and free from all sorts of encumbrances, charges, liens , claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers to have and to hold and enjoy the said LAND with all right and appurtenance , to use and reap the fruits, unto the VENDEE absolutely and for ever. The VENDEE has become full and absolute owner in possession of the said LAND conveyed, transferred and assigned to the VENDEE by the VENDOR for ever and is entitled to hold and enjoy all rights into and upon the said LAND.



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प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख कमांक 1,477 आज दिनाँक 26/08/2011 को बही न: 1 जिल्द न: 117 के पृष्ठ न: 3 पर पैंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 33 के पृष्ठ सख्या 89 से 90 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

उप / सर्युक्त पैंजीयन अधिकारी
Manesar

दिनाँक 26/08/2011

2.The entire consideration of Rs.1,07,62,500/- (Rupees One Crore Seven Lac Sixty Two Thousand Five Hundred only) has been received vide

D.D. No.025875 Dated 30.4.2011 for Rs.26,90,625/-

D.D. No.026165 Dated 23.5.2011 for Rs.80,71,875/-

All drawn on HDFC Bank Ltd. Gurgaon.

by the VENDOR from the VENDEE. The VENDOR doth hereby admit and acknowledge the receipt whereof..

3.The VENDOR has made over and delivered actual , vacant and physical peaceful possession of the said LAND hereby conveyed by the VENDOR to the VENDEE

4.That all the expenses relating to this sale deed just like stamp duty, registration fees, engrossing and other miscellaneous expenses etc are borne and paid by the VENDEE.

5.That upon registration of these presents, the VENDOR, himself and his legal representatives have been left with no right, title, interest, claim or concern of any nature with the said land and the VENDEE has become the absolute owner thereof. The VENDEE shall have right to get the said LAND mutated to its own name in the Revenue Record and the mutation whereof sanctioned in its favour on the basis of this sale deed.

NOW THE VENDOR COVENANT WITH THE VENDEE AND DECLARE AS UNDER.:

A. That the VENDOR hereby also assures the VENDEE that the contents of these presents are true and the above said LAND hereby conveyed is of its absolute ownership; and that this sale deed is executed in all its entirety; and that the same is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers prior to this sale deed and if it is proved and found otherwise and any defect in the title of the VENDOR is found later on and the said LAND or part thereof is taken away or goes out of the possession of the

VENDEE on account of legal defect in the title of the VENDOR and the VENDEE suffers any loss due to aforesaid reason, then the assets and properties of the VENDOR i.e. movable and immovable shall be liable to make good the losses thus suffered by the VENDEE. The VENDOR also assures to keep the VENDEE indemnified against all losses, costs, damages and expenses accruing thereby to the VENDEE in this connection.

B. That the VENDOR doth hereby covenant with the VENDEE that the VENDOR shall render full assistance for the transfer of the said LAND in the Revenue Record to the name of the VENDEE and to have and cause the mutation of the said land made and affected in the Revenue Records in favour of the VENDEE at the costs of the VENDEE; and that the VENDOR shall from time to time and at all time hereafter at the request and the cost of the VENDEE make sign and submit all applications, affidavits, declaration, documents and papers and do and execute or cause to be done and executed all such acts, deeds and things whatsoever for the further better and more perfectly assuring the said land and every part thereof unto and to the use of the VENDEE in the manner aforesaid as shall or may be reasonably required.

C. That the said LAND has not been notified under section 4 and 6 or any section of the Land Acquisition Act 1884.

D. That all rates and cesses, land tax etc relating to the said LAND has been paid and shall be paid by the VENDOR till the date of registration of this sale deed and subsequent to it the VENDEE itself shall be liable and responsible for the payment of the same. If in future any kind of dues or charge payable by the VENDOR is found to be unpaid the VENDOR shall be liable to pay the same. In the case of default of the VENDOR the VENDEE has to pay the same, then VENDEE shall be entitled to recover the same from the VENDEE along with damages, interest and costs.



IN WITNESS WHEREOF, the parties hereto have duly executed this sale deed and have laid their respective hand in the presence of the witnesses on the day and date stated above.

Drafted by (Parminder Adv.)

WITNESSES :-

Parminder Yadav
Adv. Gurgaon

Sukhvinder

2. Sukhvinder S/L SHJAIKaran
V.P.O Nuna MAJRA
Teh. BAHADurgarh

VENDOR
(M/s Sagar Dutta Builders & Developers (P) Ltd.
through Mr.Jainender Saraogi GPA

M/S INTERNATIONAL GREEN SCAPES LTD,
for VENDEE Mr.Amit Mittal

For International Green Scapes Ltd.

Director

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150 33-34
9 38
26/8/11

STATE BANK OF INDIA

Sl. No. GSR / 001 : 422745

RECEIPT

STATE BANK OF INDIA

Mehrauli Road, Gurgaon (04560) Branch Code No.

Received a sum of Rs. 2,55,000/-

(Rupees Two lac Fifty Five Thousand Only -x- only)

from Smt. / Shri M/s International Green Scapes Ltd.

s/o, d/o, w/o N/A

residing at New Delhi for credit to Government of Haryana account towards Stamp Duty.

Date 23 AUGUST 2011

Place GURGAON

(Signatures of Authorised Officer)

1565

SALE DEED

1.Kind of deed	=	Sale deed
2.Area of land	=	1 kanal 7 marlas 0 sarsai.
3.Village	=	Nawada Fatehpur.
4.Valued at	=	Rs.51,00,000/-
5.Stamp	=	Rs.2,55,000/-
6.Stamp No. & date	=	422745 D/t 23- 8 -2011 SBI M, Road, Gurgaon.

This deed of sale is made at GURGAON on this 26 day of August, 2011 by Mr.Satpal, Girdhari Lal Sons of Madu Ram S/o Tota Ram (

प्रलेख न: 1478 दिनाँक 26/08/2011

डीड सबंधी विवरण
डीड का नाम SALE OUTSIDE MC AREA
तहसील/सब-तहसील Manesar गांव/शहर नवादा फतेहपुर स्थित नवादा फतेहपुर
भवन का विवरण
भूमि का विवरण
चाही 1 Kanal 7 Marla
धन सबंधी विवरण
राशि 5,100,000.00 रुपये कुल स्टाम्प डयूटी की राशि 255,000.00 रुपये
स्टाम्प की राशि 255,000.00 रुपये रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये पेस्टिंग शुल्क 2.00 रुपये
रूपये

Drafted By: Parminder Yadav, Adv.

यह प्रलेख आज दिनाँक 26/08/2011 दिन शुक्रवार समय 2:58:00PM बजे श्री/श्रीमती/कुमारी Satpal thru Jainender Saraogi पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Maduram निवासी Navada FAtehpur, Manesar, Gurgaon द्वारा पँजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप / सयुँक्त पँजीयन अधिकारी
Manesar

श्री Satpal thru Jainender Saraogi(GPA), Shakuntla thru (GPA), Vikas Yadav thru (GPA), Girdhari Lal thru (GPA), Renu Bala thru (GPA)
उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी thru:- Amit Mittal क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यो को दोनो पक्षो ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रूपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।
दोनो पक्षो की पहचान श्री/श्रीमती/कुमारी Parminder Yadav पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी ADv. Gurgaon व श्री/श्रीमती/कुमारी Sukhvinder पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Jai Karan निवासी Nanu Majra, Bahadurgarh, Jhajjar ने की।
साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी न:2 की पहचान करता है।

दिनाँक 26/08/2011

उप / सयुँक्त पँजीयन अधिकारी
Manesar

2/3 Share), Smt. Shakuntla Widow and Vikash Yadav son and Renu Bala D/o Karan Singh S/o Madu Ram (1/3 share) all R/o Village Nawada Fatehpur Tehsil Manesar Distt. Gurgaon (HR) through their GPA Mr.Jainender Saraogi S/o Mr.K.B. Saraogi R/o A-10/410, Sahara Grace Apartments, MG Road, Gurgaon (HR), appointed vide GPA No.8 Dated 7.06.2011 registered in the office of Sub-Registrar, Manesar. Principals are alive and GPA has not so far been cancelled. Hereinafter called the VENDOR.

The term and expression "VENDOR " where ever used in this deed, unless excluded by or repugnant to the subject or context, shall be deemed to mean and include the Vendor himself and his legal heirs, successors, administrators, liquidators, and assigns.

IN FAVOUR OF

M/S INTERNATIONAL GREEN SCAPES LTD, a company registered under the Companies Act 1956 having its office at B-16, First Floor, South Extension Part-I, New Delhi through its authorized signatory & Director Mr.Amit Mittal S/o Mr.Vijender Mittal, hereinafter called the VENDEE.

The term and expression "VENDEE " where ever used in this deed, unless excluded by or repugnant to the subject or context, shall mean and include the VENDEE itself and successors, administrators, liquidators, and assigns.

AND WHEREAS the VENDOR is absolute owner of agricultural land measuring **1 KANAL 7 MARLAS 0 SARSAI** bearing Khewat No.1 Khatauni No.1,2,3 **Rect No.28 killa No.8/2/2 (0-2), 26(1-5) Total measuring** 1 Kanal 7 Marlas situated in the Revenue Estate of village **Nawada Fatehpur** Tehsil Manesar District Gurgaon by virtue of Jamabandi 2001-02 and Mutation No.1667 Dated 31.1.2011 (Herein after called the "SAID LAND").

AND WHEREAS Vendor is in actual physical possession of the said land. The said LAND is free from all sorts of encumbrances, charges, liens , claims, demands, liabilities, injunctions, notifications, notices, disputes, decrees, appeals collateral securities, sale, mortgage, gifts, lease, tenancies,

Reg. No.	Reg. Year	Book No.
1478	2011-2012	1



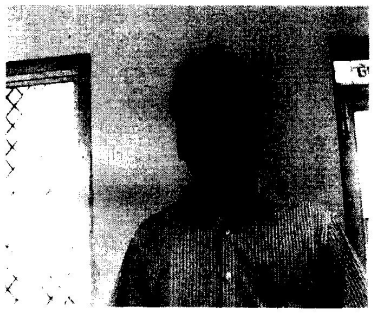
विक्रेता



क्रेता



गवाह



तहसीलदार

विक्रेता
Jainender Saraogi

क्रेता
thru:- Amit Mittal

गवाह 1:- Parminder Yadav

गवाह 2:- Sukhvinder

attachments, litigation and transfers. Its documents of title are also not pledged with any Bank or society etc.

AND WHEREAS the VENDOR has good title, full right and absolute authority to sell, transfer and convey the said land; and that except the VENDOR, none else has any right title or interest whatsoever in the said LAND. The VENDOR intended to sell the said land and the VENDEE also agreed to purchase the same for a total consideration of Rs.51,00,000/- (Rupees Fifty One Lac only) free from all sorts of encumbrances, charges, liens , claims, demands, liabilities, injunctions, notices, disputes, decrees, appeals, collateral securities, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers.

NOW THEREFORE THIS SALEDEED WITNESSETH AS UNDER;-

1. That in consideration of total sum of Rs.51,00,000/- (Rupees Fifty One Lac only) being the entire consideration of the said LAND, having paid by the VENDEE and received by the VENDOR in the following manner, the receipt whereof the VENDOR doth hereby acknowledge and admit . The VENDOR by its free will, without any undue pressure of any kind and in possession of her all mental faculties doth hereby sell, assign, transfer and convey the said land **1 KANAL 7 MARLAS 0 SARSAI** situated in the Revenue Estate of village **Nawada Fatehpur** Tehsil Manesar District Gurgaon with all rights, title, liberties, interest, benefits, ways, passages, advantages, easements and privileges, what so ever, appurtenant thereto and free from all sorts of encumbrances, charges, liens , claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers to have and to hold and enjoy the said LAND with all right and appurtenance , to use and reap the fruits, unto the VENDEE absolutely and for ever. The VENDEE has become full and absolute owner in possession of the said LAND conveyed, transferred and assigned to the VENDEE by the VENDOR for ever and is entitled to hold and enjoy all rights into and upon the said LAND.

2.The entire consideration of Rs.51,00,000/- (Rupees Fifty One Lac only) has been received vide

D.D. No.026164 Dated 23.5.2011 for Rs.15,83,333/-

D.D. No.026209 Dated 25.5.2011 for Rs.15,83,333/-

Reg. No.	Reg. Year	Book No.
1478	2011-2012	1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1,478 आज दिनाँक 26/08/2011 को बही न: 1 जिल्द न: 117 के पृष्ठ न: 3 पर पँजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 33 के पृष्ठ सख्या 91 से 92 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनाँक 26/08/2011

उप / सयुँक्त पँजीयन अधिकारी
Manesar

D.D. No.026175 Dated 24.5.2011 for Rs.5,27,777/-

D.D. No.026176 Dated 24.5.2011 for Rs.5,27,777/-

D.D. No.026174 Dated 24.5.2011 for Rs.5,27,777/-

All drawn on HDFC Bank Ltd. Gurgaon.

And Rs.3,50,003/- Cash. by the VENDOR from the VENDEE. The VENDOR doth hereby admit and acknowledge the receipt whereof..

3.The VENDOR has made over and delivered actual , vacant and physical peaceful possession of the said LAND hereby conveyed by the VENDOR to the VENDEE

4.That all the expenses relating to this sale deed just like stamp duty, registration fees, engrossing and other miscellaneous expenses etc are borne and paid by the VENDEE.

5.That upon registration of these presents, the VENDOR, himself and his legal representatives have been left with no right, title, interest, claim or concern of any nature with the said land and the VENDEE has become the absolute owner thereof. The VENDEE shall have right to get the said LAND mutated to its own name in the Revenue Record and the mutation whereof sanctioned in its favour on the basis of this sale deed.

NOW THE VENDOR COVENANT WITH THE VENDEE AND DECLARE AS UNDER.:

A. That the VENDOR hereby also assures the VENDEE that the contents of these presents are true and the above said LAND hereby conveyed is of its absolute ownership; and that this sale deed is executed in all its entirety; and that the same is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, collateral securities, notifications, sale, mortgage, gifts, lease, tenancies, attachments, litigation and transfers prior to this sale deed and if it is proved and found otherwise and any defect in the title of the VENDOR is found later on and the said LAND or part thereof is taken away or goes out of the possession of the VENDEE on account of legal defect in the title of the VENDOR and the

VENDEE suffers any loss due to aforesaid reason, then the assets and properties of the VENDOR i.e. movable and immovable shall be liable to make good the losses thus suffered by the VENDEE. The VENDOR also assures to keep the VENDEE indemnified against all losses, costs, damages and expenses accruing thereby to the VENDEE in this connection.

B. That the VENDOR doth hereby covenant with the VENDEE that the VENDOR shall render full assistance for the transfer of the said LAND in the Revenue Record to the name of the VENDEE and to have and cause the mutation of the said land made and affected in the Revenue Records in favour of the VENDEE at the costs of the VENDEE; and that the VENDOR shall from time to time and at all time hereafter at the request and the cost of the VENDEE make sign and submit all applications, affidavits, declaration, documents and papers and do and execute or cause to be done and executed all such acts, deeds and things whatsoever for the further better and more perfectly assuring the said land and every part thereof unto and to the use of the VENDEE in the manner aforesaid as shall or may be reasonably required.

C. That the said LAND has not been notified under section 4 and 6 or any section of the Land Acquisition Act 1884.

D. That all rates and cesses, land tax etc relating to the said LAND has been paid and shall be paid by the VENDOR till the date of registration of this sale deed and subsequent to it the VENDEE itself shall be liable and responsible for the payment of the same. If in future any kind of dues or charge payable by the VENDOR is found to be unpaid the VENDOR shall be liable to pay the same. In the case of default of the VENDOR the VENDEE has to pay the same, then VENDEE shall be entitled to recover the same from the VENDEE along with damages, interest and costs.



IN WITNESS WHEREOF, the parties hereto have duly executed this sale deed and have laid their respective hand in the presence of the witnesses on the day and date stated above. Drafted by Parminder Yadav

WITNESSES ;-

1. PARminder yadav
Adv. Gurgaon

2. Sukhvinder S/. SHJAIKaran
V.P.O Nuna MAJRA
Teh BAHADURGARH

VENDOR
(Mr.Satpal, Girdhari Lal,
Smt. Shakuntla , Vikash Yadav)
through Mr.Jainender Saraogi GPA

M/S INTERNATIONAL GREEN SCAPES LTD,
for VENDEE Mr.Amit Mittal

For International Green Scapes Ltd.

Director

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दिनांक 26/8/11

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मानेसर