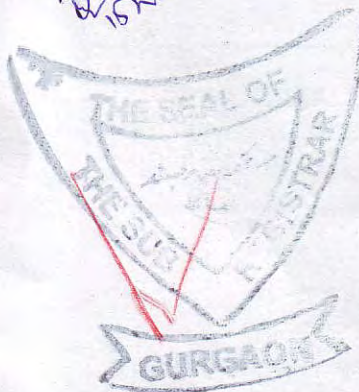


S.NO 244DATE 5/5/08

Certified under Section 42 of the Indian Stamp Act, 1889

that Stamp Duty of the amount of Rs. 1350000- (Rupees Thirteen Lac
Fifty Thousand Only)has been levied on this document and paid by M/s Natureville
Promoters Pvt Ltd N-DelhiThrough _____ vide Treasury Challan No. 32dated 5/5/08 for Sale deed 22500000-TREASURY OFFICER
CUM-COLLECTOR
GURGAON

5/5/08

SALE DEED

TYPE OF DEED	:	SALE DEED
VALUATION	:	Rs.2,25,00,000/-
STAMP DUTY	:	Rs. 13,50,000/
STAMP NO./DATE	:	
AREA/TYPE	:	6 kanals or 0.75Acres/Agriculture
VILLAGE	:	Chauma Tehsil and District Gurgaon
DTP, Gurgaon NOC	:	502 dated 14.05.2008

THIS SALE DEED is executed at Gurgaon on this ____ day of May, 2008 by:

Dharamvir son of Sh. Jai Narayan son of Sh. Chandan Singh resident of Village Bajghera, Tehsil and District Gurgaon, Haryana, hereinafter referred to as '**Vendor**', which expression shall unless repugnant to the context mean and include his legal heirs, assigns, legal representatives, successors, administrator, Power of attorney holders and executors of the First Part;

IN FAVOUR OF

M/S Natureville Promoters Pvt. Ltd., a company duly incorporated and registered as per the provisions of the Companies Act, 1956 and having its registered office at Natureville", W-82/A Greater Kailash II, New Delhi - 110 048, acting through its Authorized Signatory/Authorized Representative Shri. Himanshu Juneja, duly authorised by the Board of Directors, vide Resolution dated 15.05.2008 [hereinafter referred to as VENDEE] which expression unless the subject or context requires otherwise shall mean and include its

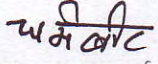
प्रलेख नः 4238

दिनांक 15/05/2008

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर चौमा	स्थित चौमा
भवन का विवरण		
भूमि का विवरण		
चाही	6 Kanal	
धन संबंधी विवरण		
राशि 22,500,000.00 रुपये	स्टाम्प ड्यूटी की राशि 1,350,000.00 रुपये	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: Mahesh Kr. Chauhan, Adv.

यह प्रलेख आज दिनांक 15/05/2008 दिन गुरुवार समय बजे श्री/श्रीमती/कुमारी Dharamvir पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Jai Narayan निवासी Bajghera, Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता


उप/संयुक्त पंजीयन अधिकारी
गुडगांवा गुडगांव

श्री Dharamvir

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru:- Himanshu Juneja 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 Mahesh Kr. Chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Philip Biswas पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी P.Biswas निवासी W-82A, GK-II, N.Delhi ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 15/05/2008




उप/संयुक्त पंजीयन अधिकारी
गुडगांवा गुडगांव

successors, legal representatives, administrator and nominated assigns of the SECOND PART.

WHEREAS the VENDOR has represented that he is absolute owner in possession of land admeasuring 6 kanals, which is stated to be recorded in Jamabandi for the year 1995-96; situated within the revenue estate of Village Chauma, Tehsil and District Gurgaon, Haryana, more specifically detailed and described in the SCHEDULE 'A' forming part and parcel of this sale deed, hereinafter referred to as 'said land' and vendor is intended to dispose off the said property to the interested party.

WHEREAS, the Vendor has assured and represented that the above lands are free from all encumbrances, charges, liens, exchanges, mortgages, attachments, agreement to sell (existing or expired), acquisition proceedings, litigations relating to the title or possession of the Said Land. He has further represented that he has not signed any agreement to sell or any kind of collaboration / development agreement (either valid or expired) with respect to the Said Land. The vendor has stated and assured that he is fully competent to sell, transfer, alienate and dispose of the Said Land.

WHEREAS the First Party/Vendor, is willing to sell the Said Land, which as per representation of the Vendor, is free from all encumbrances, charges, to the Second Party. Upon the said representation of the Vendor, The Second Party has agreed for a consideration amount of Rs.2,25,00,000/- (Rupees Two Crores Twenty Five Lacs only) and accordingly the Vendee has consented to purchase the said land from the Vendor for the consideration mentioned hereinabove on the terms and conditions mutually agreed upon between the parties. (herein after referred to as the "**Said Land**");

WHEREAS, relying upon the above assurances & representations of the vendor, the Purchaser has called upon the Vendor to covey the Said Land in favour of the Purchaser and accordingly, the Vendor are now executing these presents, being a Sale Deed, thereby conveying the Said Land in favour of the Purchaser/Vendee.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. PROPERTY SOLD AND CONSIDERATION:

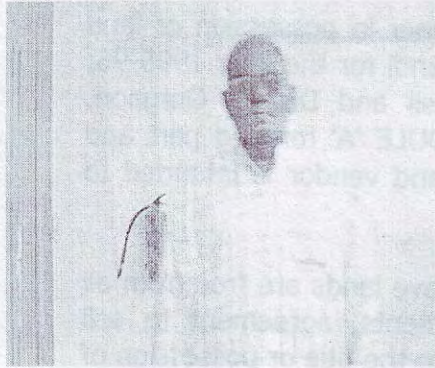
That the total consideration of the said land is Rs. 2,25,00,000/- (Rupees Two Crores Twenty Five Lacs only). The details of the payment of consideration by the vendee to the vendor, are as follows : -

Name	Ch. No.	Date	Bank	Amount (Rs.)
Dharamvir	291292	01/5/2008	Citibank	25,25,000/-
Cash Amount				1,00,000/-
	291232	14/05/2008	Citibank	1,98,75,000/-

W. S. A. C.

L.T.1

Reg. No.	Reg. Year	Book No.
4238	2008-2009	1



विक्रेता



क्रेता



गवाह

विक्रेता

Dharamvir

[Signature]

क्रेता

thru:- Himanshu Juneja

[Signature]

Philip Biswas

गवाह 1:- Mahesh Kr. Chauhan

[Signature]

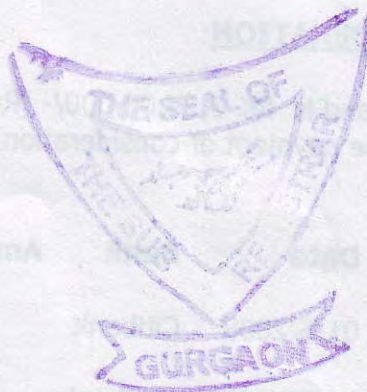
गवाह 2:- Philip Biswas

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,238 आज दिनांक 15/05/2008 को बही न: 1 जिल्द न: 9,753 के पृष्ठ न: 140 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 832 के पृष्ठ सख्या 52 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 15/05/2008

[Signature]
उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा



The Vendor, upon receipt of the above amounts, which the vendor hereby acknowledges, hereby sell, convey, transfer and deliver to the Vendee and the vendee purchases from the vendor all the agricultural land measuring 6 kanals together with rights, titles and interests in the said property, their respective total shares in the said land, all rights of easements, appurtenances patent or latent situated at Village Chauma Tehsil and District Gurgaon. The said Land for which the above consideration has been paid are as under:

Land measuring 6 kanals i.e.

6 kanals being 120/1408 share of total land 70 kanals 8marlas comprised in Mustil no. 21 killa no. 19(8-0), 21/2(5-0), 22(8-0), 23(8-0), Mustil no. 27 killa no. 5/2(3-2), 6/1(3-4), Mustil no. 28 killa no. 1/1(6-16), 8/2(0-6), 9/1(4-0), 10(8-0), 11(8-0), 12/1(1-2), 12/3(2-15), 12/2(4-3); all lands situated in Village Chauma, Tehsil and District Gurgaon, recorded so in Jamabandi for the year 1995-96, read with Mutation no. 9672, 10863 & 10864;

2. That the VENDOR has assured and undertakes to the VENDEE that the VENDOR is the absolute owner in possession of the land measuring 6 kanals. The Vendor does hereby for itself and its successors covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by, from, under, through or in trust for them, made done committed omitted or knowingly suffered to the contrary, THAT the Vendor now has good and rightful power and absolute authority to grant, release, convey and assure the Said Land hereby granted, released or assured or intended so to be, unto and to the use of the Purchaser forever in the manner aforesaid AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter, to peaceably and quietly enter upon, occupy, possess and enjoy the Said Land and of every part thereof, to use for their own use and benefit, without any interruption, claim or demand, whatsoever, from or by the Vendor or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them.
3. That vendor was recorded owner in possession of the different parcels of lands prior to the sanction of Mutation 9672, of partition and the said land was allocated to vendor after partition. In case, if the position prior to partition is resorted later on due to any reason whatsoever, then in that eventuality the vendee shall become absolute owner in possession of the property held by vendor prior to partition mutation no. 9672, in different khewats for which partition mutation no. 9672 was entered and sanctioned and in that case vendor shall have no objection.

4. **PAYMENT OF CONSIDERATION:**

That the total consideration of the said land of 6 Kanals is Rs. 2,25,00,000/- (Rupees Two Crores Twenty Five Lacs only). The Vendor hereby confirms and acknowledges that he has received the entire sale consideration for

sale of the Said Land from the Purchaser/Vendee and that no other amount is either due or payable by the Purchaser either to the Vendor or to any other person/s claiming through the Vendor towards sale consideration for sale of the Said Land. However the vendor has received the cheques which shall be presented as per the dates stated therein and the same shall be subject to their encashment.

5. **COVENANTS OF THE VENDOR:**

- 5.1 The Vendor hereby sells, conveys, transfers, delivers and assigns to the Purchaser, all its rights, titles and interests in the Said Land, absolutely and forever.
- 5.2 The Vendor hereby covenants with the Purchaser that the Said Land is free and clear of any and all liens, encumbrances, charges or the like, including gift, mortgage, disputes, litigation, lis pendens, acquisition, requisition, attachment in the decree of any court, lien, court injunction, notices, trust, exchange, lease, legal flaws, claims, and the vendor has not done anything whereby its title to the Said Land is impaired or affected, nor is it subject to any valid or subsisting or development thereof or undertaking in that behalf. The Said Land is not subject matter of any litigation, court proceedings, lis pendens, attachment, undertaking, guarantee or encumbrances or subject to any other valid and subsisting or lease/tenancy or licenses or management or power of attorney and is not subject to any lien, charge or trust.
- 5.3 The Vendor is bound by its representations with regard to the title of the Said Land and in the event any defect in the title is found or in case any representation is found to be untrue or incorrect then the Vendor shall indemnify and hold harmless the Purchaser against any claims, damages or other losses. The Vendor further declares and covenants that he has been left with no share in the lands mentioned in Schedule A of the property and he will not raise any objection to the sanction of mutation in favour of vendee. The vendor further assures and undertakes that he will always be available for execution of any supplementary or correction deed, if any, ever needed by vendee in respect of the lands mentioned above.
- 5.4 The Vendor covenants that it has obtained all clearances, permissions and no objections as required in relation to the sale of the Said Land to the Purchaser from the appropriate the Central or the State Government or any other authority, body, tribunal or instrumentality. The Vendor agrees to indemnify and keep indemnified the Purchaser against any losses that may accrue to the Purchaser as a result of any such default by the Vendor.
- 5.5 The Vendor confirms and declares that it has paid all the taxes and other dues in respect of the Said Land to the Revenue and other appropriate authorities including the Central or the State Government or any other authority, body, tribunal or instrumentality, till the date of execution of this Sale Deed.

The Vendor covenants with the Purchaser that it shall pay any other tax or levy or demand raised by any Government or Statutory Body in respect of the Said Land for the period prior to the date of this Sale Deed, irrespective whether such a demand is raised at any time hereafter.

- 5.6 The Vendor hereby confirms and declares that after receipt of the total sale consideration and handing over of the possession of the Said Land to the Purchaser, the Vendor is left with no right, title, claim or interest in the Said Land and the Purchaser can enjoy all the rights, title and interest in the Said Land without any obstruction or hindrance from any person in any manner whatsoever.
- 5.7 The Vendor hereby agrees and undertakes to sign all such documents, at no cost to the Purchaser, as may be reasonably required by the Purchaser for purposes of getting the Said Land mutated in its name and more perfectly assuring the title to the Said Land.

6. **THE VENDOR HEREBY REPRESENTS TO PURCHASER THAT:**

- (a) The Vendor has valid and marketable title over the Said Land, with a subsisting right to make the transfer in the manner contemplated in this Sale Deed.
- (b) The Said Land is not subject to any requisition/acquisition by the Central or the State Government or any other authority, body, tribunal or instrumentality, and to the best of the Vendor's knowledge, there exists no event or circumstance which is likely to result in any requisition/ acquisition of the Said Land by the Central or the State Government or any other authority, body, tribunal or instrumentality.
- (c) The Vendor is the absolute and lawful owner and in possession of the Said Land in the records of the office of the Sub-Registrar as well as in the revenue records and other concerned records, and has a clean and unrestricted right thereto, and the Vendor has an absolute, unfettered and unrestricted right to sell and transfer the same to the Purchaser and execute this Sale Deed, as per the terms and conditions contained herein. Other than the Vendor, no other person has any right or lien of any nature or in any manner whatsoever over the Said Land.
- (d) The transfer of the Said Land by the Vendor to the Purchaser in the manner contemplated in this Sale Deed shall result in the purchaser becoming an absolute owner and in unrestricted and unhindered possession of the Said Land.
- (g) The Said Land is not subject to any easement rights.

- (h) The Said Land is not affected by or is subject to any of the land ceiling laws and there is no restriction or other legal impediment on transfer of the Said Land by the Vendor to the Purchaser.
- (i) The Vendor has full power and authority to execute, deliver and perform this Sale Deed, and the Vendor has taken all necessary action to authorise the execution, delivery and performance of this Sale Deed which constitutes its legal, valid and binding obligation enforceable against it in accordance with the terms hereof.
- (j) There are no pending litigation or proceedings of any nature whatsoever in connection with the Said Land that may affect or are likely to affect, the execution of this Sale Deed, the transfer thereof, or the Vendor's title to the Said Land.

5. **HANDING OVER POSSESSION OF SAID LAND:**

The Vendor confirms and declares that it has already handed over the legal, vacant, actual physical and peaceful possession of the Said Land to the Purchaser and the Purchaser hereby confirms having received the legal, vacant, physical and peaceful possession of the Said Land, as stated above.

6. **STAMP DUTY AND REGISTRATION CHARGES AND SCHEDULE OF THE SAID LAND:**

The Purchaser has incurred the stamp duty, registration related charges for execution of registration of the Sale Deed. .

SCHEDULE 'A'

Description of the Said Land admeasuring 6kanals :

- (i) **7 marlas** being 7/86 share of total land measuring 4kanals 6marlas comprised in Khewat no. 1512 khatauni no. 1687 Mustil no. 28 killa no. 8/2(0-6), 9/1(4-0); situated in Village Chauma, Tehsil and District Gurgaon, recorded so in Jamabandi for the year 2000-01, read with Mutation no. 10858, 10863 & 10864;
- (ii) **2kanals 5marlas** being 45/522 share of total land measuring 26kanals 2marlas comprised in Khewat no. 3827 khatauni no. 4164 Mustil no. 21 killa no. 21/2(5-0), Mustil no. 27 killa no. 5/2(3-2), 6/1(3-4), Mustil no. 28 killa no. 1/1(6-16), 10(8-0); situated in Village Chauma, Tehsil and District Gurgaon, recorded so in Jamabandi for the year 2000-01, read with Mutation no. 10858, 10863 & 10864;
- (iii) **5marlas** being 42/495 share of total land measuring 2kanals 15marlas comprised in khewat no. 2780 khatauni no. 3056 Mustil no. 28 killa no. 12/3(2-15); situated in Village Chauma, Tehsil and District Gurgaon,

W. S. H. C.

recorded so in Jamabandi for the year 2000-01, read with Mutation no. 10858, 10863 & 10864;

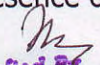
- (iv) **2kanals 2marlas** being 42/502 share of total land measuring 25kanals 2marlas comprised in Khewat no. 41, 42 khatauni no. 111 Mustil no. 21 killa no. 19(8-0), 22(8-0), 23(8-0), Mustil no. 28 killa no. 12/1(1-2); situated in Village Chauma, Tehsil and District Gurgaon, recorded so in Jamabandi for the year 2000-01, read with Mutation no. 10858, 10863 & 10864;
- (v) **1kanals 1marlas** being 21/243 share of total land measuring 12kanals 3marlas comprised in Khewat no. 833 khatauni no. 962 Mustil no. 28 killa no. 11(8-0), 12/2(4-3); situated in Village Chauma, Tehsil and District Gurgaon, recorded so in Jamabandi for the year 2000-01, read with Mutation no. 10858, 10863 & 10864;

IN WITNESS WHEREOF the Vendor has signed this Sale Deed at the place, day, month and year first hereinabove written in the presence of following witnesses:

WITNESSES :

1.

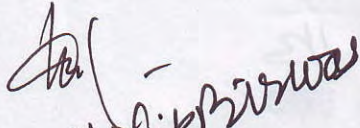

Mahesh. K. Chauhan
Advocate, Gurgaon


Drafted By
Mahesh K. Chauhan
Advocate
Gurgaon

15-5-2008

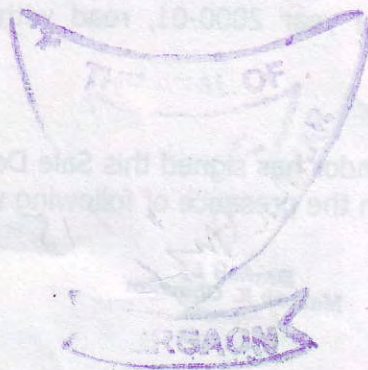

VENDOR

2.


Philip Bhatnagar
श्री. विराजस २/० ८४२४
५१२ ८८८ New Dabhi'


PURCHASER

recorded so in Jamdard for the year 2000-01, road with Mutation no. 10658
 10653 & 10654
 (iv) Khasra Janki being 42/802 share of total land measuring 25000 Sq. Yards
 comprised in Khasra no. 41, 42 Khasra no. 111 Mutal no. 21 Killa no. 19/8-01
 25/8-01, 26/8-01, Mutal no. 28 Killa no. 15/11-51 situated in Village Chauri,
 Tehsil and District Gurgaon, recorded so in Jamdard for the year 2000-01, road
 with Mutation no. 10658, 10653 & 10654
 (v) Khasra Janki being 21/243 share of total land measuring 12100 Sq. Yards
 comprised in Khasra no. 833 Mutal no. 985 Mutal no. 28 Killa no. 11/8-01,
 12/11-51, situated in Village Chauri, Tehsil and District Gurgaon, recorded so
 in Jamdard for the year 2000-01, road with Mutation no. 10658, 10653 &
 10654



IN WITNESS WHEREOF the Vendor has signed this Sale Deed at the place, day, month and
 year first hereinabove written in the presence of following witnesses

[Signature]
 VENDOR

WITNESSES

[Signature]
 Mahesh K. Chaudhary
 Advocate, Gurgaon

[Signature]
 PURCHASER

बसीका नं० 4238 अति गही नं० 1
 जिला नं० 10611 19-20 पर
 चत्ता 1
 जिला नं० 876 112
 दिनांक 15/5/08 को दर्ज रजिस्ट्र
 किया गया।

[Signature]

संयुक्त सब रजिस्ट्रार
 गुरुगाँव

[Faint handwritten text and signatures]

रजिस्टर इंतकाल

6518-DLR-Item-No. 3-H.G.P. Pkt.

रजिस्टर इंतकाल गाँव

चोपा

नं० हदबस्त

62

तहसील

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जिला

गडगाँव

वर्क नम्बर

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4														
11	2780		डि.नं. 9672- 10858-10863- 10864 (र.ग. 7032) मुद्रा	चुपचाप	नं. 12 2-15 3 चाई			गैस नैचमिने सोमोले हा. लि. W-82A चोर कौलमा II न्ह फिल 5-चापचाई 55 बमल	चुपचाप	नं. 12 2-15 3 चाई				
61	3056		वार्डपर सिं पुत्रा जमानमाफा पुत्रा चमन सिं 5-चापचाई 55 बमल											
	1512		डि.नं. 9672- 10858-10863- 10864 (र.ग. 7032) मुद्रा	चुपचाप	नं. 12 2-15 3 चाई			गैस नैचमिने सोमोले हा. लि. उपमेम 7-चापचाई 88 बमल	चुपचाप	नं. 12 2-15 3 चाई				
	1687		वार्डपर सिं पुत्रा जमानमाफा उपमेम 7-चापचाई 88 बमल											

रजिस्टर इंतकाल

गुनिपट्टर ईतकमल मांवे	५	नं० हदवस्त	६२	तहसील	५	जिला	१९८१/१०११	वंक नम्बर
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[illegible]

हम जहाँ से काटिये कि आपनी स जमाबन्दी के साथ नत्थी हो सकें।