

रजिस्ट्री संख्या २
रसीद पुस्तक का

022

कार्यालय सब-रजिस्ट्रार

दस्तावेज पेश करने वाले का नाम

श्री एन २१११ ५५५५

दस्तावेज की तकलीफ करने वाले का नाम
और तकलीफ की तारीख

दस्तावेज पेश होने की तारीख

दस्तावेज की किस्म और
मुआवजे की रकम

श्री ३११५३०००

स्टाम्प मूल्य

१६३०००००

प्राप्त हुए शुल्क, रजिस्ट्री शुल्क और नकल
शुल्क की रकम का जोड़ और विवरण

शब्दों की संख्या

रकम ५५५५

रजिस्ट्री संख्या २
रसीद पुस्तक का

023

कार्यालय सब-रजिस्ट्रार

दस्तावेज पेश करने वाले का नाम

श्री एन २१११

दस्तावेज की तकलीफ करने वाले का नाम
और तकलीफ की तारीख

दस्तावेज पेश होने की तारीख

दस्तावेज की किस्म और
मुआवजे की रकम

श्री ५२२३७००

स्टाम्प मूल्य

१५५००००

प्राप्त हुए शुल्क, रजिस्ट्री शुल्क और नकल
शुल्क की रकम का जोड़ और विवरण

शब्दों की संख्या

रकम ५५५५

रजिस्ट्री अधिकारी के हस्ताक्षर

रजिस्ट्री अधिकारी के हस्ताक्षर

Sr. No. 579 Dated 31-8-2012

Certified Under Section 42 of Indian Stamp Act, 1989.

That Stamp Duty of the amount of Rs. 1,63,00,000/-

(Rupees One Crore Sixty Three Lakhs only)

has been levied on this document and paid by M/s. FANTASY BUILD
WELL P.LTD. Ph. M. C. JOSHI & SONS.

Vide treasury Chalan No. 4027 Dated 31-8-12

For 5023.114.3000/- In favour of

4027
04-09-12

SALE DEED

Assistant Treasury Officer
SOHNA
31812

TYPE OF DEED	SALE DEED
VALUATION	Rs. 23, 11,43,000/-
STAMP DUTY	RS. 1,63,00,000/-
STAMP NO./DATE	579 / 31.08.2012
AREA ADMEASURING	22 KANALS 19 MARLAS
TYPE OF LAND	AGRICULTURE
VILLAGE / NAME	GWAL PAHARI, TEHSIL SOHNA
STAMP ISSUED BY	DIST. GURGAON
	TREASURY OFFICE SOHNA

M/s Maxicon Traders Pvt. Ltd., a company incorporated under the provisions of the Companies Act, 1956 and having its previously registered office at 4819/24, First Floor, Ansari Road, Darya Ganj, New Delhi and at present 407, New Delhi House, 27, Barakhamba Road, New Delhi - 110001 acting through its representative Mr. Balraj Kumar who is duly authorized by Board of Directors in this regard vide Board Resolution dated 03.09.2012 (hereinafter referred to as the "VENDOR", which expression shall unless repugnant to the context, mean & include its legal heirs, executors, administrators, legal representatives, successors, survivor, nominees and assigns), of the ONE PART.

For Maxicon Traders Pvt. Ltd.

Authorised Sign

प्रलेख नः 4007

दिनांक 04/09/2012

डीड संबंधी विवरण

डीड का नाम SALE WITH IN MC AREA

तहसील/सब-तहसील सोहना

गांव/शहर Gwal Pahari

स्थित Gwal Pahari

भवन का विवरण

भूमि का विवरण

चाही

2 Acre 6 Kanal 19 Marla

धन संबंधी विवरण

राशि 231,143,000.00 रुपये

कुल स्टाम्प ड्यूटी की राशि 16,300,000.00 रुपये

स्टाम्प की राशि 16,300,000.00 रुपये

रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

रुपये

Drafted By: Sanjay Pahuja, Adv.

यह प्रलेख आज दिनांक 04/09/2012 दिन मंगलवार समय 4:21:00PM बजे श्री/श्रीमती/कुमारी M/s Maxicon Traders Pvt. Ltd. श्री/श्रीमती/कुमारी निवासी 407, New Delhi House, 27 Barakhamba Road, New Delhi-110001 द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
सोहना जिवेन्द्र सिंह

संयुक्त माल रजिस्ट्रार
सोहना

श्री M/s. Maxicon Traders Pvt. Ltd. thru Balraj Kumar (OTHER)

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी thru:- Yogesh Mittal 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 Dhan Singh, Namberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mandawar, Sonbad, Ghosabad, Ghosabad, Umerkot के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।
श्री/श्रीमती/कुमारी Mahesh Chandra Joshi पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी I.C.Sharma निवासी 2/68, Sec-5, Rajender Nagar, Sonbad, Ghosabad, Umerkot

दिनांक 04/09/2012



उप/संयुक्त पंजीयन अधिकारी
सोहना जिवेन्द्र सिंह

संयुक्त माल रजिस्ट्रार
सोहना

IN FAVOUR OF

M/S Fantasy Buildwell Pvt. Ltd. a company incorporated under the provisions of the Companies Act, 1956 and having its corporate office at **11th Floor, Paras Twin Towers, Tower -B, Sector - 54, Golf Course Road, Gurgaon, Haryana** acting through its Authorised Signatory **Sh. Yogesh Mittal** duly authorized by Board of Directors, vide resolution dated 31st August' 2012 (hereinafter referred to as the "**VENDEE**", which expression shall unless repugnant to the context, mean & include its legal heirs, executors, administrators, legal representatives, successors, nominees and assigns), of the **SECOND PART**.

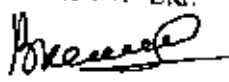
WHEREAS the "**VENDOR**" and "**VENDEE**" have been jointly referred to as "**THE PARTIES**" hereinafter.

WHEREAS, the above said **VENDOR** represents that he is the absolute and legal Owner and is in possession of land admeasuring 22 Kanal 19 Marla i.e. 2.86875 Acres, comprised in Rect. No. 13 situated in the revenue estate of village Gawal Pahari, Tehsil Sohna, District Gurgaon and recorded so in the revenue records i.e. Jamabandi for the year 2003-04 read with Mutation no. 2775 sanctioned on 06.08.2008 and Fard Badar NO. 38 and more specifically described in the "**Schedule of Land**" (hereinafter called '**the said Land**').

AND WHEREAS, by virtue of various sale deeds executed by the previous owners/predecessor-in-interest/previous vendors in respect of the '**the said Land**' in favour of the **VENDOR**, the **VENDOR** has acquired absolute ownership right, title and interest in respect of the '**the said Land**'.

AND WHEREAS the **VENDOR** has further represented, held out and confirmed that it is the owner of the entire undivided, indivisible and impartible share of the '**the said Land**' and is using, enjoying and possessing the '**the said Land**' continuously and un-interruptedly for the last many years without any right or

For Maxicon Traders Pvt. Ltd.

- 2 -

Authorized Signatory

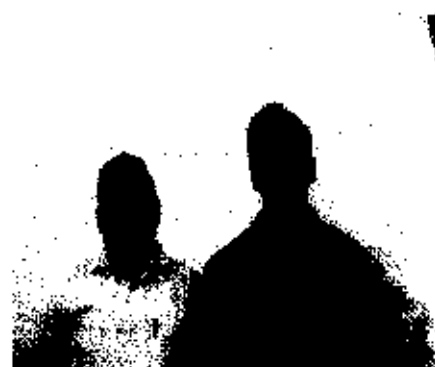
Reg. No.	Reg. Year	Book No.
4007	2012-2013	1



विक्रेता



क्रेता



गवाह

विक्रेता

Batraj Kumar

[Signature]

क्रेता

thru:- Yogesh Mittal

[Signature]

गवाह 1:- Dhan Singh, Namberdar

[Signature]

गवाह 2:- Mahesh Chandra Joshi

[Signature]

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,007 आज दिनांक 04/09/2012 को बही न: 1 जिल्द न: 2,072 के पृष्ठ न: 5 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द न: 419 के पृष्ठ संख्या 37 से 38 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 04/09/2012

उप/सचिव पंजीयन अधिकारी
सोहना *[Signature]*
सयुक्त स.3 निस्सरा
सोहना



claim from anyone, and further the **VENDOR** has full right, absolute authority to sell, dispose of and transfer in whole or in parts any right, title and interest in the 'the said Land'.

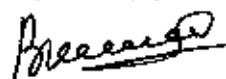
WHEREAS, the Vendor has assured and represented that the said land is free from all encumbrances, charges, liens, exchanges, mortgages, attachments, agreement to sell (existing or expired), acquisition proceedings, litigations relating to the title or possession of the Said Land. He has further represented 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.

AND WHEREAS the **VENDOR** herein due to some business needs, legal needs and commitments decided to sell/transfer the above said undivided, indivisible and impartible ownership rights in the Land, rights of egress and ingress, easements, privileges, ways and other amenities, ditches, drains, water sources, advantages, liberties, rights and privileges appertaining thereto unto the **VENDEE** to have and to hold and lawfully entitled to enjoy and possess the same absolutely and forever, free from all encumbrances, charges, trusts, liens, claims and demands, whatsoever of any nature and the **VENDEE** herein agreed to purchase the same.

AND WHEREAS the **VENDOR** hereby represent and warrant to the **VENDEE** that they have neither done nor been party to any act whereby their right, title and interest in the 'the said Land' have been or shall in any way be impaired or whereby they may be prevented from transferring and/or alienating their rights in the 'the said Land'.

AND WHEREAS, the **VENDOR** further represents to the **VENDEE** that to the best of Vendor's knowledge the aforesaid 'the said Land', is neither subject to

For Marikou Traders Pvt. Ltd.


Authorized Signatory

-3-


notice by the Government nor any proceedings/ notification etc. under the Land Revenue Laws etc. have been initiated and if it is ever found otherwise, or if the whole or any portion of the said portion of the Property/'the said Land' is ever taken away or goes out from the possession of the VENDEE or becomes the subject of any action, dispute or proceedings of any nature whatsoever on account of any legal defect in the ownership or title of the VENDOR or underpayment or non-payment of any stamp duty in the past on the title documents of the said 'LAND' or non-registration of such title documents in the past or on account of any breach of the representations and warranties herein contained, then subject to 9 (k) the VENDOR shall be liable and responsible to make good the adjudicated and established reasonable direct cost to rectify such defect (including reasonable legal costs, stamp duty and registration fees) incurred by the VENDEE. The VENDOR shall keep the VENDEE indemnified, saved and harmless against all such losses, costs, damages and expenses (including legal costs stamp duty and registration fees) accruing, incurred or suffered thereby by the VENDEE.

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 vendee has agreed to purchase the said land for a total consideration of Rs 23,11,43,000/- (Rupees Twenty Three Crores Eleven Lacs Fourty Three Thousand Only).

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

**NOW IT IS HEREBY AGREED, DECLARED, COVENANTED AND RECORDED
BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

For Maxicon Traders Pvt. Ltd.


Authorized Signatory

1. Property Sold and Consideration :

That the total consideration of the said land admeasuring 22 Kanals 19 Marlas is **Rs 23,11,43,000/-** The payment of the said total consideration has been made by the Vendee to the Vendor as follows : -

Sl.	Cheque No.	Date	Amount	Drawn on
1.	001832	08.11.2011	4,18,96,000.00	HDFC Bank
2.	000001	28.02.2012	15,00,00,000.00	HDFC Bank
3.	D.D. NO. 001887	04.09.2012	3,92,47,000.00	HDFC Bank
4.				
5.		Total	23,11,43,000.00	

The Vendor hereby admits, accepts and acknowledges that he has received total sale consideration and nothing is due towards vendee.

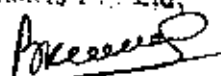
In consideration of the above total amount, the Vendor, hereby sells, conveys, transfers and delivers to the Vendee and the vendee purchases from the vendor all the agricultural land measuring 22 Kanals 19 Marlas, together with rights, titles and interests in the said property, all rights of easements, appurtenances patent or latent, comprised in :

Mustil/Rect. No. 13 killa no. 3(7-8), 4(8-0), 5/2(1-7), 9/1(1-16), 8/1/2(4-8);

which is recorded in Jamabandi for the year 2003-04 for the revenue record of land in Village Gwal Pahari Tehsil Sohna District Gurgaon, Haryana, read with Mutation no 2775 sanctioned on 06.08.2008 and Fard Badar NO. 38.

- 5 -

For Maxicon Traders Pvt. Ltd,


Authorized Signatory

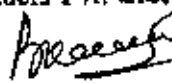
2. That the **VENDOR** has assured and undertakes to the **VENDEE** that the **VENDOR** is the absolute owner in possession of the said land measuring 22 Kanals 19 Marlas. The Vendor does hereby for itself and its successors covenant with the Purchaser that notwithstanding any act, deed, matter or thing 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/Vendee 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. **HANDING OVER POSSESSION OF SAID LAND:**

The Vendor confirms and declares that the legal, vacant, actual physical and peaceful possession of the Said Land has been delivered to the vendee and the Purchaser hereby confirms having received the legal, vacant, physical and peaceful possession of the Said Land, as stated above and the **VENDEE** , who have become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc. and absolute owner in the said Land' without any hindrances, claims, demands by the **VENDOR** or their heirs etc.

COVENANTS OF THE VENDOR:

For Maxicon Traders Pvt. Ltd.


Authorized Signatory

6-

- 3.1 The Vendor hereby sells, conveys, transfers, delivers and assigns to the Vendee, all its rights, titles and interests in the Said Land, absolutely and forever.
- 3.2 The Vendor hereby covenants with the Vendee that the Said Land is free and clear of any and all liens, encumbrances, charges or the like, including but not limited to gift, mortgage, disputes, litigation, lis pendens, acquisition, requisition, attachment in the decree of any court, lien, court injunction, notices, trust, exchange, lease, 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. Presently, 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.
- 3.3 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 Vendee/Second Party 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 above and he will not raise any objection to the sanction of mutation in favour of Vendee/Second Party. 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.
- 3.4 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

For Maxicon Traders Pvt. Ltd.

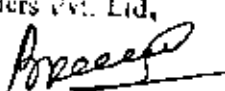

Authorized Signatory

-7-

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.

4. That the **VENDOR** has been delivered to the **VENDEE** at the spot, the necessary documents in original, which includes the title documents pertaining to the said '**LAND**' as desired by the **VENDEE**.
5. That this Sale Deed or Deed of Conveyance records the complete agreement between the parties and supersedes all previous correspondences, understandings, agreements, letters, papers, or documents exchanged and/or executed by and between the parties. The **VENDOR** subsequently with the execution of this sale deed has handed over possession of the '**the said Land**' to the **VENDEE**.
6. The **VENDEE** shall have full right to transfer the said '**the said Land**' in the name of the **VENDEE** in Revenue records of the Government and before any other Authority for effective transfer of the said '**LAND**' mentioned hereinabove.
7. The **VENDOR** shall assist the **VENDEE** to defend and otherwise respond to any proceedings that may be initiated by any person claiming in regard to the '**the said Land**' or any portion thereof, which may be instituted at any time hereafter before any court of law or any other authority.
8. That all the taxes, cesses or dues or demands in respect of this said '**the said Land**' have been paid and cleared by the **VENDOR** up to the date of execution of sale deed absolutely and thereafter it shall be responsibility of the **VENDEE** for future taxes etc. However any demand received in future

For Maxicon Traders Pvt. Ltd,


Authorized Signatory

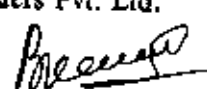
- 8 -

for the taxes, cesses or dues or demands in respect of this 'the said Land' up to that of execution in respect of the said Land' shall be borne and paid by the **VENDOR** up to the date of handing over the possession and thereafter the **VENDEE** will be responsible for the payment of the same.

9. **THE VENDOR DECLARES AND ASSURES VENDEE**

- 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 Vendor is the absolute and lawful owner 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.
- c) The transfer of the Said Land by the Vendor to the Vendee in the manner contemplated in this Sale Deed shall result in the Vendee becoming an absolute owner and in unrestricted and unhindered possession of the Said Land.
- d) The Said Land is not subject to any easement rights.
- e) 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 Vendee.

For Maxicon Traders Pvt. Ltd.


Authorized Signatory

- 9 -

- f) 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.
- g) That the 'LAND' hereby conveyed is free from all sort of encumbrances, mortgages, court decree and attachments etc.
- h) That the contents of the present deeds are true and correct. .
- i) With the execution of this Sale Deed, the Vendor declares, affirms and states that it shall execute and sign all necessary documents/deeds, if any, in favour of the Purchaser and/or its nominee to seek clearances from concerned authority/department for development of residential/ commercial projects on the ' the said Land'.
- j) That this Sale Deed is subject to the terms and conditions contained herein and are binding on both the parties and their affiliates, subsidiaries, group companies, successors, successors in business and permitted assigns.
- k) That in case any of the representations/assurances for the title of the 'LAND' made by the VENDOR is found to be untrue and/or if the whole or any portion of said 'LAND' (fully described above) is ever taken away or goes out from the possession of the VENDEE on account of any legal defect in the ownership and title of the VENDOR, then the VENDOR will be liable and responsible to make

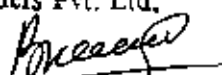
For Maxicon Traders Pvt. Ltd.


Authorized Signatory

good the adjudicated and established direct loss(es) suffered by the VENDEE and shall keep the VENDEE saved harmless and indemnified against all such costs, damages, losses, suffered by the VENDEE, subject to the maximum limit of the price/sale consideration received for that portion of Land along with value of stamp duty and registration charges thereof

- l) That the VENDOR hereby confirm, admit and acknowledge that the VENDOR has now been left with no right, title, interest, claim or lien of any nature whatsoever in said 'LAND', hereby sold and the same has become the absolute and exclusive property of the VENDEE and VENDEE shall be at liberty to deal with the same in the manner the Vendees like and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means the VENDEE like, without any interference, hindrance, demand, objection, claim or interruption by the VENDOR or any person(s) claiming under or through or in trust for the VENDOR.
 - m) That the VENDOR hereby assure the VENDEE that the VENDOR have neither done nor been party to any act whereby the VENDOR's right and title to the said 'LAND' may in any way be impaired or whereby the VENDOR may be prevented from transferring the said 'LAND'.
10. That the VENDOR hereby admit and declare that with the execution thereof all the rights, title, interests, liability, responsibility after execution of sale deed and entitlements etc. of VENDOR in said 'LAND' under and by virtue of any deed(s), document(s), agreement(s), writing(s), understanding(s) either inter-se and/or otherwise, shall be hereby deemed to have been sold, transferred, conveyed absolutely and unconditionally to the VENDEE herein forever. Now no right or interest etc,

For Maxicon Traders Pvt. Ltd.



Authorised Signatory

- 11 -

liability and responsibility after execution of sale deed subsists with the VENDOR. However it has been clarified that any/all accountability pertaining to said 'LAND' prior to execution of sale deed shall be sole liability/ responsibility of the VENDOR only.

11. That all the expenses of this Sale Deed viz. Stamp Duty, Registration Charges, etc. have been borne and paid by the VENDEE. The VENDEE shall have the right to collect the original Sale Deed from the office of the Sub-Registrar. Further in case of any future liability of stamp duty or any other charges or stamp deficiency related to the present Sale Deed shall be payable by the VENDEE only.
12. That if any provision of this Sale Deed / Deed of Conveyance shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to be amended or deleted in so far as reasonably consistent with the purpose of this Sale Deed / Deed of Conveyance and to the extent necessary to conform to applicable law and the remaining provisions of this Deed shall remain valid and enforceable in accordance with their terms.
13. That this transaction and execution of this Sale Deed has been taken place at Tehsil Sohna, Gurgaon district and as such Gurgaon Courts and High Courts at Chandigarh alone shall have exclusive jurisdiction to entertain any dispute arising out of or in any way touching or concerning this Sale Deed.

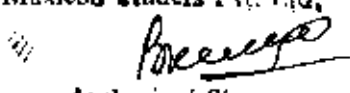
SCHEDULE OF LAND

Description of LAND

Village: Gwal Pahari, Tehsil: Sohna, District: Gurgaon

All that piece and parcel of free-hold land as mentioned herein below, Total Area admeasuring **22 Kanai 19 Marla** equivalent to **2.86875 Acres** in the revenue estate of Village Gwal Pahari, Tehsil Sohna falling in district

For Maxicon Traders Pvt. Ltd.,


Authorized Signatory

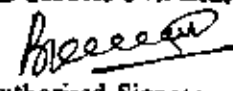
- 19 -

Gurgaon, recorded so in Jamabandi for the year 2003-04 Read with Mutation no. 2775

Sl. No.	Khata/ Khewat	Mustil No.	Kila No.	Area	
				K	M
1.	275/ 280	13	3	7	8
			4	8	0
			5/2	1	7
			8/1/2	4	8
	268/273	13	9/1	1	16
	Total			22 kanals	19 marlas

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR WRITTEN HEREINABOVE, IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:

DRAFTED BY SANJAY PAHUJA, ADVOCATE, LAWYERS CHAMBER NO 23-24,
BLOCK - C, DISTT. COURTS GURGAON.

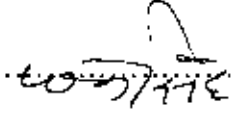
For Maxicon Traders Pvt. Ltd.
[VENDOR] 
Authorised Signatory

M/s Maxicon Traders Pvt. Ltd
through its Authorised Signatory
MR. BALRAJ KUMAR

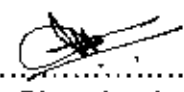
FANTASY BUILDWELL PVT. LTD.
[VENDEE] 
Authorised Signatory

M/S Fantasy Buildwell Pvt. Ltd.
through its Authorised Signatory
MR. YOGESH MITTAL

WITNESSES:

1. Signature 

जनसिंह नम्बरदार
कल्याण नगर सहोदर (गुडगांव)

2. Signature 

Name Mahesh Chandra Joshi.
S/o Late Sh. I. C. Sharma
Occupation Service
Address 2/68, Sect. 5, Rajender
nagar, Sahibabad, Ghaziabad



50*2 100
Affidavit



नः 12283
तिथि: 04/09/2012

04/09/12

Identified By



M/S Maxicon Traders Pvt. Ltd. Balraj Kumar
New Delhi

Dhan Singh Nambardar

4007
04-09-12

गोपाल सिंह
स्टाम्प विक्रेता तहसील सोहना
जिला गुरुगोवा (हरियाणा)

SPECIAL POWER OF ATTORNEY

M/s Maxicon Traders Pvt. Ltd., a company incorporated under the provisions of the Companies Act, 1956 and having its previously registered office at 4819/24, First Floor, Ansari Road, Darya Ganj, New Delhi and at present 407, New Delhi House, 27, Barakhamba Road, New Delhi - 110001 acting through its representative Mr. Balraj Kumar who is duly authorized by Board of Directors in this regard vide Board Resolution dated 03.09.2012 have sold Agriculture Land 22 Kanals 19 Marlas out of land comprised in Mustil/Rect. No. 13 killa no. 3(7-8), 4(8-0), 5/2(1-7), 9/1(1-16), 8/1/2(4-8); situated in the revenue estate of village Gawal Pahari, Tehsil Sohna, District Gurgaon to M/S Fantasy Buildwell Pvt. Ltd. a company incorporated under the provisions of the Companies Act, 1956 and having its corporate office at 11th Floor, Paras Twin Towers, Tower -B, Sector - 54, Golf Course Road, Gurgaon, Haryana acting through its Authorised Signatory Sh. Yogesh Mittal duly authorized by Board of Directors, vide resolution dated 31st August 2012, for total sale consideration of Rs. 23,11,43,000/-. I could not present at the time of

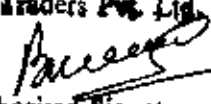
For Maxicon Traders Pvt. Ltd.

Authorized Signatory

-----2

mutation of the above said land in favour of the purchaser. So, I appoint Mr. Yogesh Mittal,
authorized signatory of M/s Fantasy Builders Private Limited,
as my special Attorney to get the mutation sanctioned in favour of purchaser. All acts done
on behalf of me regarding mutation of above said land by my Special Attorney will be
deemed to be performed by me. Dated:- 04-09-2012

Vendors
M/s Maxicon Traders Pvt. Ltd
through Mr. Balraj Kumar
For Maxicon Traders Pvt. Ltd



Authorized Signatory

Witness



धनसिंह नम्वरवार

महाराष्ट्र १६० एकेडर (म. - १००)


A.C.T. 100
1000