

Translation from Hindi to English

Sale Deed Rs. 2,50,00,000/-

Stamp Rs. 17,50,000/-

Stamp Paper issued by District Treasury, Faridabad,

Dated 24-04-2014, Sr. No. 557

Collector rate : Rs.90,00,000/- Per Acre
Agriculture land situated at : Aadhapur, Tehsil and Distt. Palwal

We, Smt. Madhu Bareja wife of Shri Sanjay Bareja resident of House No. 178, Sector-19, Faridabad, (Haryana) and Smt. Lalita Goyal wife of Shri Rakesh Goyal resident of House No. 206, Sector 19, Faridabad, Haryana.

Whereas the seller namely Madhu Bareja is the owner in possession of land measuring 2 Kanal 19 Marla i.e. 59/115 share and seller namely Lalita Goyal is the owner in possession of area measuring 01 Kanal 00 Marla i.e. 20/115 Share forming part of Khewat No. 32/32, Rect. No. 23, Kila No. 13/2/1(1-2), 14/2(4-13), Number of Kila 2 and said seller Madhu Bareja is the owner in possession of land measuring 05 Kanal 13 Marla i.e. 3/4 share and seller namely Lalita Goyal is the owner in possession of area measuring 01 Kanal 18 Marla i.e. 1/4 Share forming part of Khewat No. 31/31, Rect. No. 23, Kila

No. 7/2/2(3-5), 8/1(1-4), 13/2/2(0-12) and 14/1(2-10), number of Kila 4, total area measuring 11 Kanai 10 Marla located at Manja Aalhapur, Tehsil and District Palwal, Haryana vide Jamabandi year 2008-09. The above said property is free from all sorts of encumbrances and there is no charges over it by way of sale, gift, mortgage, lien, surety, attachment, court case etc. and the seller have full right to sale out the said property. Now the seller for his personal need and requirement has sold the above mentioned property area measuring 11 Kanai 10 Marla with all right, title and interest, with his free will and consent without any undue pressure for a total sale consideration amount of Rs.2,50,00,000/- (Rupee Two Crore fifty lacs only) half of this Rs.1,25,00,000/- (Rupees one Crore twenty five lacs only) to M/s. Bills Supplier Health Care Pvt. Ltd. At 152, Mandakini Enclave, New Delhi-110019 through its Director Prashant Pandey. I have already received a sum of Rs. 60,00,000/- (Rupees sixty lacs only) vide Cheque No. 002196, dated 03-03-2014 drawn on HDFC Bank Sector 21C, Faridabad, Branch from Madhu Barcha, and received a sum of Rs. 20,00,000/- (Rupees Twenty lacs only) vide Cheque No. 002197, dated 03-03-2014 drawn on HDFC Bank Sector 21C, Faridabad, Branch from Lalita Goyal, and before sub Registrar, Palwal I have received a sum of Rs. 1,25,62,500/- (Rupees one Crore Twneyt live lacs sixty two thousand five hundred only) vide D.D. No. 006339, dated 02-05-2014

drawn on HDFC Bank Sector 21C, Faridabad, Branch from Madhu Boreja, and received a sum of Rs. 41,87,500/- (Rupees Forty one lacs eighty seven thousand five hundred only) vide D.D. No. 006340, dated 02.05.2014 drawn on HDFC Bank Sector 21C, Faridabad, Branch from Lalita Goyal, and Rs. 2,50,000/- has deducted on account of TDS. Thus full and final payment has been received by the seller from the purchaser now nothing due remain against the above. Possession of the said property has handed over to the purchaser and the purchaser have become absolute and undisputed owner in possession of the above said property. After this date neither seller nor his legal heirs shall have any right, title or interest in respect of said property. The purchaser firm have full right to cultivate himself or to cultivate by any person, to appoint any person or to letout, sold, lease out the seller shall have no objection for the same. The above said property is free from all sorts of encumbrances and there is no charges over it by way of sale, gift, mortgage, lien, surety, attachment, court case etc. Now any person will claim over the said land that will be null and void. In case the title of the said property will be found defective and the possession of the said property will taken back by any one, then seller and his legal heirs shall be fully liable and responsible to refund the sale consideration as well as other expenses including penalty to the purchaser, and the purchaser shall have also right to recover the sale consideration as well as other expenses

including penalty from the seller through court of law and the seller shall have no objection. The purchaser shall mutate/transfer the said property in his own name in the revenue record seller shall have no objection for that.

Therefore, I have executed this sale deed with my free will and in full senses without any pressure, for record and further reference.

Date : 02-05-2014

Signature of Seller

Sd/-

Smt. Madhu Barcha

&

Sd/-

Smt. Lalita

Witness No. 1

Sd/-

Nansuk Chand, Numberdar,
Dhatir

Witness No. 2

Sd/-

Karam Singh S/o
R/o Village Bhanakpur, Tehsil Ballahgarh,
Distt. Faridabad.