

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 06/11/2018

Certificate No. G0F2018K38



GRN No. 41934658



Stamp Duty Paid : ₹ 1086000  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Mthreem India Private limited

H.No/Floor : Sb/c/5/8

Sector/Ward : 67

LandMark : M3m urbana

City/Village : X

District : Gurugram

State : Haryana

Phone: 9582477052



**Buyer / Second Party Detail**

Name: Targe Buildcon Private limited

H.No/Floor : Lgf

Sector/Ward : F-22

LandMark : Sushant shopping arcade

City/Village : Sl phase i

District : Gurugram

State : Haryana

Phone : 9899048489

Purpose : Non Judicial Stamp for Exchange Deed

11950  
6/11/2018

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

**EXCHANGE DEED**

1. Type of Deed	:	Exchange Deed
2. Type of Property	:	Agriculture
3. Village/Block	:	Chauma
4. Tehsil	:	Tehsil Gurugram
5. Area Exchange by First Party	:	4 kanal 0 marla 8 sarsai
6. Area Exchange by Second Party	:	7 Kanal 6 Marla
7. Stamp duty	:	Rs.10,86,000/-
8. Stamp No. & Date	:	G0F2018K38/06.11.2018
9. Stamp GRN	:	41934658

**THIS EXCHANGE DEED** is made and executed at Gurugram, Haryana on this 6<sup>th</sup> day of November, 2018 **BETWEEN M3M India Private Limited (CIN: U80903HR2007PTC044491)**, a company duly under Companies Act, 1956, having its registered office at Unit No. SB/C/5L/Office/008, 'M3M Urbana', Sector-67, Gurugram Manesar Urban Complex, Gurugram (Gurgaon) 122102, Haryana, India, through its duly authorized signatory Mr. Vijay Pal (Aadhar No. 9642 1351 8064), who is authorized vide Resolution passed by the Board of Directors in the meeting

*Vijay Pal*

*Gurugram*

प्रलेख नः11950

दिनांक:06-11-2018

डीड संबंधी विवरण		
डीड का नाम EXCHANGE OF PROPERTY WITH IN MC AREA		
तहसील/सब-तहसील गुडगाँवा	गांव/शहर चौमा	स्थित चौमा
भवन का विवरण		
भूमि का विवरण		
चाही	7 Kanal 6 Marla	
धन संबंधी विवरण		
राशि 15514285 रुपये	कुल स्टाम्प ड्यूटी की राशि 1086000 रुपये	
स्टाम्प नं : g0f2018k38	स्टाम्प की राशि 1086000 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	पेस्टिंग शुल्क 3 रुपये	
Drafted By: M K Saini Adv		Service Charge:200

यह प्रलेख आज दिनांक 06-11-2018, दिन गंगलवार समय 3:22:00 PM बजे श्री/श्रीमती/कुमारी M3M India Pvt Ltdthru Vijay PalOTHER निवास Sb/C/SL/Off/008 M3M Urbana Sec 67 Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता  
M3M India Pvt Ltd

उप/सयुक्त पंजीयन अधिकारी (गुडगाँवा)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापति प्रमाण पत्र की आवश्यकता नहीं है।

  
दिनांक 06-11-2018  
M3M India Pvt Ltd

उप/सयुक्त पंजीयन अधिकारी (गुडगाँवा)

उपरोक्त द्धिततीय पक्षव श्री/श्रीमती/कुमारी Targe Buildcon Pvt Ltd thru GauravOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि प्रथम पक्षने मेरे समक्ष द्धिततीय पक्ष 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 M K Saini पिता --- निवासी adv ggn व श्री/श्रीमती/कुमारी Suraj Bhan पिता --- निवासी Harsaru Gurugram ने की।  
साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 06-11-2018

उप/सयुक्त पंजीयन अधिकारी (गुडगाँवा)





held on 05.11.2018, hereinafter referred to as the "First Party" (which term or expression unless repugnant to the content or meaning hereof shall mean and include its legal heirs, executors, representatives, successors-in-interest, nominees, assigns etc.) of the ONE PART;

AND

Targe Buildcon Private Limited (CIN: U70200HR2014PTC051585), a company duly under Companies Act, 1956, having its registered office at LGF, F-22, Sushant Shopping Arcade, Sushant Lok Phase - 1, Gurugram - 122002 through its duly authorized signatory Mr. Gaurav (Aadhar No. 7013 7544 9118), who is authorized vide Resolution passed by the Board of Directors in the meeting held on 05.11.2018, hereinafter referred to as the "Second Party" (which term or expression unless repugnant to the content or meaning hereof shall mean and include its legal representatives, successors-in-interest, nominees, assigns etc.) of the OTHER PART.

AND WHEREAS the First Party is legal, lawful and full-fledged owner in possession and enjoyment of immovable property being land comprised in Khewat / Khata No. 3959/4315, & Khewat/Khata No.83/153, & Khewat/Khata No.972/1103, & Khewat/Khata No.1604/1793, & Khewat/Khata No.971/1102, & Khewat/Khata No.86/156, & Khewat/Khata No.865/996, & Khewat/Khata No.1605/1794, & Khewat/Khata No.3937/4291, & Khewat/Khata No.3944/4298, & Khewat/Khata No.3933/4287, & Khewat/Khata No.3373/3712, Rectangle No.10, Killa No.2(7-11), 3/1(4-19), 3/2(1-6), 12/2/1(3-10), 8/2(4-4), 11/2(4-18), 12/1/1(3-0), 13/1(0-4), 19/1/2(1-13), 19/2/2(0-1), 21/1/2(0-9), 20/2/1(7-9), Rectangle No.7, Killa No.9/1(0-9), 12(8-0), 11/2(1-17.5), 19/1(7-8), 24/1/1(6-15), 25/1(0-11), field 18 land measuring 64 kanal 4.5 marla to the extent of 8087/176550 share i.e. 2 kanal 18 marla 8 sarsai and Khewat/Khata No.4251/4613, Rectangle No.7, Killa No.22/1(5-8), Rectangle No.10, Killa No.1(7-11), 9(8-0), 10(8-0), 11/1(3-2), field 5 land measuring 32 kanal 1 marla to the extent of 3889847/113168550 share i.e. 1 kanal 2 marla, therefore total land measuring 4 kanal 0 marla 8 sarsai situated in the revenue estate of Village Chauma, Tehsil & District Gurugram, Haryana vide partition mutation No.13864 sanctioned on dated 04.08.2016 and as more particularly described and set out in the 'Schedule-A' (hereinafter referred to as the "Schedule-A Land").

*Vijay*

*Gurugram*

Reg. No.

Reg. Year

Book No.

11950

2018-2019

1



प्रथम पक्ष



द्वितीय पक्ष



गवाह

उप/सयुक्त पंजीयन अधिकारी

प्रथम पक्ष :- thru Vijay PalOTHER M3M India Pvt Ltd Vijay Pal

द्वितीय पक्ष :- thru GauravOTHER Targe Buildcon Pvt Ltd Gaurav

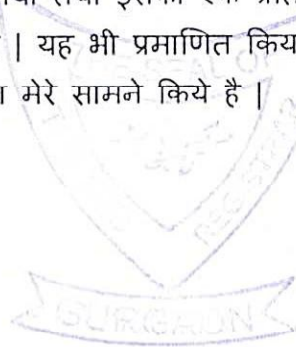
गवाह 1 :- M K Saini M K Saini

गवाह 2 :- Suraj Bhan Suraj Bhan

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11950 आज दिनांक 06-11-2018 को बही नं 1 जिल्द नं 14 के पृष्ठ नं 158.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 400 के पृष्ठ संख्या 40 से 42 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 06-11-2018



उप/सयुक्त पंजीयन अधिकारी( गुडगांवा )

[Signature]



AND WHEREAS the Second Party is legal, lawful and full-fledged owner in possession and enjoyment of immovable property being land comprised in Khewat/Khata No.13/16, & Khewat/Khata No.3376/3715 & Khewat/Khata No.4217/4574, Rectangle No.7, Killa No.16/1(5-4), 17/1(0-16), 24/3/1(0-5), Rectangle No.1, Killa No.14/3/2(1-1), field 4, land measuring 7 kanal 6 marla salam, situated in the revenue estate of Village Chauma, Tehsil & District Gurugram, Haryana by way of Mutation No.14276 sanctioned on dated 01.11.2018 and as more particularly described and set out in the 'Schedule-B' (hereinafter referred to as the "Schedule-B Land").

'Schedule-A Land' and 'Schedule-B Land' are collectively referred to as 'Scheduled-Properties'.

AND WHEREAS both the Parties are of the opinion that in case the Scheduled Properties as referred to hereinabove i.e. 'Schedule-A Land' and 'Schedule-B Land' are exchanged by them, they would be able to use and utilize the same in a much better manner and for mutual benefit. Accordingly, the Parties have agreed to exchange the properties aforementioned on terms and conditions hereinafter mentioned.

AND WHEREAS the Parties hereto have now agreed to execute this Exchange Deed.

NOW THIS DEED WITNESSETH:

1. That the First Party hereby grants, conveys and transfers by way of exchange unto the Second Party absolutely and forever all rights, titles and interests held by it in 'Schedule-A Land' i.e. land comprises in Khewat / Khata No. 3959/4315, & Khewat/Khata No.83/153, & Khewat/Khata No.972/1103, & Khewat/Khata No.1604/1793, & Khewat/Khata No.971/1102, & Khewat/Khata No.86/156, & Khewat/Khata No.865/996, & Khewat/Khata No.1605/1794, & Khewat/Khata No.3937/4291, & Khewat/Khata No.3944/4298, & Khewat/Khata No.3933/4287, & Khewat/Khata No.3373/3712, Rectangle No.10, Killa No.2(7-11), 3/1(4-19), 3/2(1-6), 12/2/1(3-10), 8/2(4-4), 11/2(4-18), 12/1/1(3-0), 13/1(0-4), 19/1/2(1-13), 19/2/2(0-1), 21/1/2(0-9), 20/2/1(7-9), Rectangle

*Vigandhar*

*Gandhar*



No.7, Killa No.9/1(0-9), 12(8-0), 11/2(1-17.5), 19/1(7-8), 24/1/1(6-15), 25/1(0-11), field 18 land measuring 64 kanal 4.5 marla to the extent of 8087/176550 share i.e. 2 kanal 18 marla 8 sarsai and Khewat/Khata No.4251/4613, Rectangle No.7, Killa No.22/1(5-8), Rectangle No.10, Killa No.1(7-11), 9(8-0), 10(8-0), 11/1(3-2), field 5 land measuring 32 kanal 1 marla to the extent of 3889847/113168550 share i.e. 1 kanal 2 marla, therefore total land measuring 4 kanal 0 marla 8 sarsai situated in the revenue estate of Village Chauma, Tehsil & District Gurugram, Haryana and as more particularly described and set out in the 'Schedule-A' hereunder absolutely in favour of the Second Party, together with all the easements, profits, privileges, advantages, rights and appurtenances whatsoever and also together with all the deeds, documents, writings and other evidences of title relating to 'Schedule-A Land' and all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever, both at law and in equity. Actual physical possession of the 'Schedule-A Land' has been delivered by the First Party to the Second Party at the spot. The Second Party has become full-fledged legal and lawful owner of and in lawful possession of 'Schedule-A Land'.

2. That the Second Party hereby grants, conveys and transfers by way of exchange unto the First Party absolutely and forever all rights, title and interest whatsoever held by it in 'Schedule-B Land' i.e. land comprised in Khewat/Khata No.13/16, & Khewat/Khata No.3376/3715 & Khewat/Khata No.4217/4574, Rectangle No.7, Killa No.16/1(5-4), 17/1(0-16), 24/3/1(0-5), Rectangle No.1, Killa No.14/3/2(1-1), field 4, land measuring 7 kanal 6 marla salam, situated in the revenue estate of Village Chauma, Tehsil & District Gurugram, Haryana, and as more particularly described and set out in the 'Schedule-B' hereunder absolutely in favour of the First Party, together with all the easements, profits, privileges, advantages, rights and appurtenances whatsoever and also together with all the deeds, documents, writings and other evidences of title relating to 'Schedule-B Land' and all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever, both at law and in equity. Actual physical possession of the 'Schedule-B Land' has been delivered by the Second Party to the First Party at the spot. The First

*Vijay Paul*

*Ganga*





Party has become full-fledged legal and lawful owner of and in lawful possession of 'Schedule-B Land'.

3. That both the Parties shall be entitled to hold and enjoy the Scheduled Properties as referred to hereinabove i.e. 'Schedule-A Land' and 'Schedule-B Land' respectively and received in exchange absolutely without any let, hindrance, interruption, disturbances, claims or demands from each other.
4. That the First Party has not been left with any rights, title or interest whatsoever in the 'Schedule-A Land'. Similarly, the Second Party has not been left with any rights, title or interest whatsoever in the 'Schedule-B Land'.
5. That stamp duty and registration expenses has been paid and incurred entirely by the First Party. The stamp duty is calculated on the prevailing collector rate of Rs.1,70,00,000/- which comes to 1,55,12,500/-.
6. That the documents of title pertaining to Scheduled Properties as referred to hereinabove have been exchanged by the Parties.
7. That the First party shall be fully, legally and lawfully entitled to use and utilize 'Schedule-B Land' in any manner as may be deemed fit and proper by it without any reference to the Second Party and the Second Party has undertaken not to raise any objection to the same.
8. That the Second party shall be fully, legally and lawfully entitled to use and utilize 'Schedule-A Land' in any manner as may be deemed fit and proper by it without any reference to the First Party and the First Party has undertaken not to raise any objection to the same.
9. That both the Parties have assured each other that they hold a clear, valid and marketable title in respect of the Scheduled Properties as referred to hereinabove [i.e. 'Schedule-A Land' and 'Schedule-B Land' respectively] and as given in exchange. First Party has further assured the Second Party that the Scheduled Property as referred to hereinabove [i.e. 'Schedule-A Land'] is free from all types of encumbrances, acquisition proceedings, charges, taxes, liens, restraint orders, attachments etc. and no litigation or dispute whatsoever is pending in respect of the same before any court or authority. First Party has assured the Second Party that it has not entered into any prior agreement of

Vijayal

Ganesh



sale in favour of any third party relating to the Scheduled Property as referred to hereinabove being given in exchange [i.e. 'Schedule-A Land'].

10. That both the Parties undertake that in case any outstanding amount or due, taxes, charges or liens etc. up to the date of execution of this Exchange Deed are discovered subsequently, in that event the concerned Party who has given the property in exchange shall be liable to clear/pay off the same.
11. That in the event of any part of the Scheduled Property [i.e. 'Schedule-A Land'] being lost by the Second Party who has proceeded to acquire the property in exchange, on account of defective title of the party which has proceeded to give the property in exchange, in such event First Party shall recoup the Second Party for all such claims, losses and demands together with litigation expenses etc. as may be suffered by the Second Party which has proceeded to acquire the property in exchange.
12. That it is mutually agreed that this Exchange Deed in original shall be retained after registration by the Second Party who shall be bound to keep it in safe custody and shall be further bound to produce same whenever so requisitioned. The First Party shall obtain and retain certified copy thereof.
13. That both the Parties shall be entitled to get sanctioned mutations on the basis of this Exchange Deed and to get their names incorporated in the concerned revenue records as owner of and in possession of the property acquired in exchange.
14. That each of the parties mutually covenants with the other that: (i) it has now in itself, absolute right, full power and absolute authority and is legally entitled to grant the exchange of Scheduled Properties [i.e. 'Schedule-A Land' and 'Schedule-B Land' respectively] as referred to hereinabove hereby granted or assured unto and to hold, own, enjoyment and use of the other Party in manner aforesaid; (ii) the other Party shall and may at all times hereafter peacefully and quietly enter upon have occupy, possess and enjoy the Scheduled Properties [i.e. 'Schedule-A Land' and 'Schedule-B Land' respectively] as referred to hereinabove conveyed to it and receive the profits thereof and for its own purpose, use and benefit without any suit, eviction,

*Vijaypal*

*Gargya*





interruption, claim or demand whatsoever from or by it the covenanting party or its legal representatives, successors-in-interest or any of them or any persons lawfully or equitably claiming or to claim by from under or in trust for them or any of them; (iii) the Scheduled Properties [i.e. 'Schedule-A Land' and 'Schedule-B Land' respectively] as referred to hereinabove are free from all encumbrances, claim, and attachment of whatsoever in nature.

'Schedule-A'

Details and Description of 'Schedule-A Land'

land comprised in Khewat / Khata No. 3959/4315, & Khewat/Khata No.83/153, & Khewat/Khata No.972/1103, & Khewat/Khata No.1604/1793, & Khewat/Khata No.971/1102, & Khewat/Khata No.86/156, & Khewat/Khata No.865/996, & Khewat/Khata No.1605/1794, & Khewat/Khata No.3937/4291, & Khewat/Khata No.3944/4298, & Khewat/Khata No.3933/4287, & Khewat/Khata No.3373/3712, Rectangle No.10, Killa No.2(7-11), 3/1(4-19), 3/2(1-6), 12/2/1(3-10), 8/2(4-4), 11/2(4-18), 12/1/1(3-0), 13/1(0-4), 19/1/2(1-13), 19/2/2(0-1), 21/1/2(0-9), 20/2/1(7-9), Rectangle No.7, Killa No.9/1(0-9), 12(8-0), 11/2(1-17.5), 19/1(7-8), 24/1/1(6-15), 25/1(0-11), field 18 land measuring 64 kanal 4.5 marla to the extent of 8087/176550 share i.e. 2 kanal 18 marla 8 sarsai and Khewat/Khata No.4251/4613, Rectangle No.7, Killa No.22/1(5-8), Rectangle No.10, Killa No.1(7-11), 9(8-0), 10(8-0), 11/1(3-2), field 5 land measuring 32 kanal 1 marla to the extent of 3889847/113168550 share i.e. 1 kanal 2 marla, therefore total land measuring 4 kanal 0 marla 8 sarsai situated in the revenue estate of Village Chauma, Tehsil & District Gurugram, Haryana.

'Schedule-B'

Details and Description of 'Schedule-B Land'

land comprised in Khewat/Khata No.13/16, & Khewat/Khata No.3376/3715 & Khewat/Khata No.4217/4574, Rectangle No.7, Killa No.16/1(5-4), 17/1(0-16), 24/3/1(0-5), Rectangle No.1, Killa No.14/3/2(1-1), field 4, land measuring 7 kanal 6 marla salam, situated in the revenue estate of Village Chauma, Tehsil & District Gurugram, Haryana.

*Vijay*

*Gurugram*





IN WITNESS WHEREOF the Parties have executed this Exchange Deed on the date and place first mentioned above in presence of following witnesses.

*&*  
DRAFTED BY  
Mukesh Kumar Saini  
Advocate  
Distt. Court, Gurugram  
6/11/18

Signed, Delivered & Accepted by  
M3M India Pvt Ltd

Signed, Delivered & Accepted by  
Targe Buildcon Pvt Ltd

*Vijay Pal*  
(Vijay Pal)  
First Party

*Gaurav*  
(Gaurav)  
Second Party

Witnesses:

1.

*&*  
Mukesh Kumar Saini  
Advocate  
Distt. Court, Gurugram

2.

*Suraj Bhan*  
SURAJ BHAN  
S/o PARBHU DAYAL  
R/o HARSARU  
GURUGRAM (HR.)