



Indian-Non Judicial Stamp Haryana Government



Date : 18/10/2016

Certificate No. G0R2016J2932

GRN No. 21118913



Stamp Duty Paid : ₹ 1443750

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Shiv Kumar Rana

H.No/Floor : Village

Sector/Ward : -

LandMark : Bajghera

City/Village : Gurgaon

District : Gurgaon

State : Haryana

Phone: 9818030944

Others : Virender singh son of shattar singh etc



Buyer / Second Party Detail

Name : Starcity Realtech Privatelimited

H.No/Floor : 1221a

Sector/Ward : Devik

LandMark : Tower 12 floor 6 nehru place

City/Village : New delhi

District : Delhi

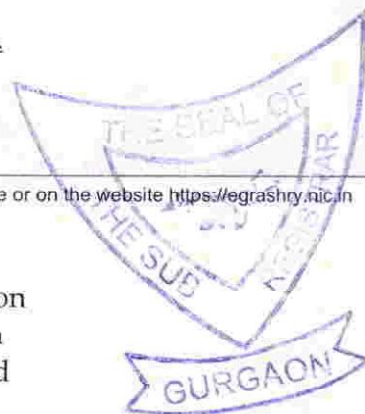
State : Delhi

Phone : 9818030944

Purpose : Non Judicial Stamp for Sale Deed

19633

18/10/16

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

| | | |
|-------------------------------|---|-------------------------|
| 1. Type of Deed | : | Sale Deed |
| 2. Village | : | Chauma, Gurgaon |
| 3. Unit Land | : | 2 Kanal 15 Marla |
| 4. Type of Property | : | Agriculture Land |
| 5. Transaction Value | : | Rs.2,05,45,000/- |
| 6. Stamp duty | : | Rs.14,43,750/- |
| 7. Stamp Certificate No./Date | : | G0R2016J2932/18.10.2016 |
| 8. Stamp GRN No. | : | 21118913 |

Note : No Objection Certificate issued by DTP (E) Gurgaon bearing memo No. 1746 dated 13.10.2016 is attached herewith.

THIS Deed of absolute sale is made at Gurgaon on this 18th day of October, 2016 by & BETWEEN Shiv Kumar @ Shiv Kumar Rana s/o Rajender Singh s/o Sh. Chattar Singh (87/384 share) - SELF and General Power of Attorney of Smt. Inderi @ Indra Devi d/o Sh. Chattar Singh (9/384 share) vide General Power of Attorney Vasika No. 434 dated 01.08.2011 registered in the office of Sub-Registrar Gurgaon and Virender Singh s/o Sh. Chattar Singh (87/384 share) - SELF and General Power of Attorney of Smt. Santosh d/o Sh. Chattar Singh (9/384 share) vide General Power of Attorney Vasika No. 432 dated 01.08.2011 registered in the office of Sub-Registrar Gurgaon

LTI
Shiv KumarLTI
Virender Singh

Shiv Kumar Rana
Virender Singh

| | | |
|---|---|---------------|
| डीड संबंधी विवरण | | |
| डीड का नाम SALE WITH IN MC AREA | | |
| तहसील/सब-तहसील गुडगांवा | गांव/शहर चौमा | स्थित चौमा |
| भवन का विवरण | | |
| भूमि का विवरण | | |
| चाही | 2 Kanal 15 Marla | |
| धन संबंधी विवरण | | |
| राशि 20,545,000.00 रुपये | कुल स्टाम्प ड्यूटी की राशि 1,443,750.00 रुपये | |
| E-Stamp स्टाम्प न. g0r2016j2932 | स्टाम्प की राशि 1,443,750.00 रुपये | DFC: IHHHOPHJ |
| रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये | पेस्टिंग शुल्क 2.00 रुपये | |

Drafted By: C L Arora adv

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 18/10/2016 दिन मंगलवार समय 4:07:00PM बजे श्री/श्रीमती/कुमारी Shiv Kumar @ Shiv Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Rajender singh निवासी Bajghera GGn द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

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

या

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

दिनांक

उप / संयुक्त पंजीयन अधिकारी
गुडगांवा

श्री Santosh thru (GPA), Shiv Kumar @ Shiv Kumar Rana, Inderi @ Indra Devi thru (GPA), Ajit @ Ajeet, Sardare, Virender Singh, Jagdish

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी thru- Ravi Khara 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 C L Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी adv GGn व श्री/श्रीमती/कुमारी Satbir Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Bhayram निवासी Bajghera GGn ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 18/10/2016

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

उप / संयुक्त पंजीयन अधिकारी
गुडगांवा

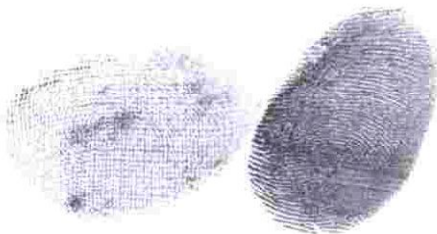
and Sardare s/o Ratan s/o Tarachand (36/384 share) and Ajit @ Ajeet - Jagdish Ss/o Sh. Sardare s/o Sh. Ratan (both equal share in 156/384 share) all above residents of Bajghera, Tehsil & District Gurgaon, hereinafter collectively called the "VENDOR" (which expression shall unless repugnant to the context and meaning hereof mean and include them and their respective heirs, legal representatives, administrators, executors and assignees etc.) of the ONE PART. The said General Power of Attorneys are valid till date and neither revoked nor cancelled and the Executants are still alive.

AND

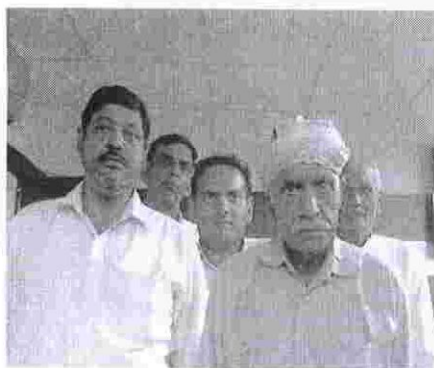
M/s. STAR CITY REALTECH PRIVATE LIMITED, a company duly incorporated and registered under provisions of Companies Act, 1956 and existing under Companies Act, 2013, having its registered office at Office No.1221-A, Devika Tower, 12th Floor, Nehru Place, New Delhi - 110019, through its authorized signatory Ravi Khera, hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, legal representatives, administrators, executors and assignees etc.) of the OTHER PART.

WHEREAS the VENDOR is the absolute owner and in actual physical, vacant & peaceful possession of agricultural land comprised in Khewat/Khata No. 4021/4377, Rect. No.1, Killa No. 14/2(2-15), field 1 land measuring 2 Kanal 15 Marla salam situated in the revenue estate of village Chauma, Tehsil & District Gurgaon Haryana, by way of Fard Jambandi for the year 2005-2006 and Mutation No. 13818 (hereinafter called the said LAND).

AND WHEREAS the VENDOR to meet up the lawful needs and for growth of its business and future development as a whole, herein being desirous of selling the said land have decided to hereby grants, conveys, transfers, by way of sale the said land and assign unto and in favour of the VENDEE of the said land as described above and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances or any other things after due consultation, permission and at the instance of all board of directors and Whereas the VENDEE has agreed to purchase the said land on the following terms and conditions:-



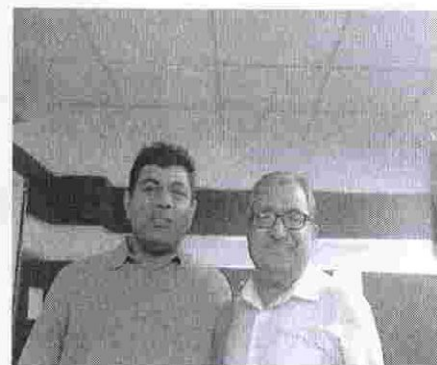
[Handwritten signature]
Ravi Khera



विक्रेता



क्रेता



गवाह



उप /सयुक्त पंजीयन अधिकारी



Definition and interpretation

In this deed:








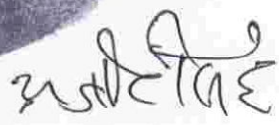








- i. The 'VENDOR' includes the owner in physical, vacant & peaceful possession of the said Land.
- ii. the 'Said Land' means agricultural land comprised in Khewat/Khata No.4021/4377, Rect. No.1, Killa No. 14/2(2-15), field 1 land measuring 2 Kanal 15 Marla salam situated in the revenue estate of village Chauma, Tehsil & District Gurgaon Haryana.
- iii. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- iv. Words imparting the singular include the plural and vice versa.
- v. References to persons include bodies corporate and vice versa.
- vi. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- vii. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- viii. Possession means actual vacant, peaceful and physical possession of the said land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHEREAS the VENDOR affirmed, represented, assured the VENDEE that the said land:

- a) Is good, clear and legally marketable property owned and possessed by the VENDOR having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- b) Is free from any charges or encumbrance such as sell, will, exchange, mortgage, gift line, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition etc.

Two fingerprints are visible on the left side of the page. To the right of the fingerprints is a handwritten signature in dark ink. Below the signature, there is a date written as '31-5-18' and the word 'Date' written vertically.

| | | | |
|----------|-------------------------|---|--|
| विक्रेता | Shiv Kumar @ Shiv Kumar |  |  |
| विक्रेता | | | |
| विक्रेता | Virender Singh |  |  |
| विक्रेता | | | |
| विक्रेता | Sardare |  |  |
| विक्रेता | Ajit @ Ajeet |  |  |
| विक्रेता | Jagdish |  |  |
| क्रेता | thru- Ravi Khera |  |  |
| गवाह | C L Arora |  |  |
| गवाह | Satbir Singh |  |  |



- c) Is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.
- d) Is not said to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- e) Does not have any warehouse, cattle live stock, rising of grass on the said land and is purely an agriculture land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
- f) Has not been notified under the provisions of the Land Acquisition Act, 1894 either for the planned development by the Government and/or any other authority.
- g) Is not subject of any execution of General or Special Power of Attorney, mortgage, transfer, assignment, and encumbrance by the VENDOR in favour of any other person prior to the date of execution of this present sale deed.

NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-

1. That the VENDOR herein being desirous of selling the said land has decided to, do hereby grants, conveys, transfers by way sale the said land and assign unto and in favour of the VENDEE i.e **M/s. STAR CITY REALTECH PRIVATE LIMITED**, and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances or any other things and whereas the VENDEE has agreed to purchase the said land for a total sale consideration of **Rs.2,05,45,000/- (Rupees Two Crore Five Lakh Forty Five Thousand Only)**. The VENDEE has paid the said sale consideration of **Rs.2,05,45,000/- (Rupees Two Crore Five Lakh Forty Five Thousand Only)** to the Vendor in following manner :

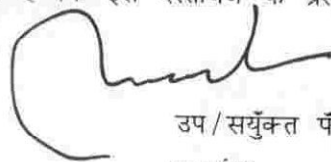


[Handwritten Signature]
31-12-11
Rish

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 19,633 आज दिनांक 18/10/2016 को बही न: 1 जिल्द न: 13,135 के पृष्ठ न: 76 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 4,698 के पृष्ठ सख्या 87 से 89 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 18/10/2016



उप/संयुक्त पंजीयन अधिकारी
गुडगावा



| Amount (Rs) | Ch. No. | Date | Bank | In fav. of |
|-------------|---|------------|-----------|----------------|
| 20,000/- | Already received cash | | | |
| 50,79,737/- | 664066 | 18.10.2016 | Axis Bank | Shiv Kumar |
| 50,79,737/- | 664061 | 18.10.2016 | Axis Bank | Virender Singh |
| 19,04,976/- | 664062 | 18.10.2016 | Axis Bank | Sardare |
| 41,27,450/- | 664063 | 18.10.2016 | Axis Bank | Ajit |
| 41,27,450/- | 664064 | 18.10.2016 | Axis Bank | Jagdish |
| 2,05,650/- | Deducted by VENDEE as TDS @1% of total sale consideration as per provisions of Income Tax Act, 1961 | | | |

The Vendor hereby acknowledges the receipt of entire sale consideration and affirm that nothing remains due towards the Vendee. The Vendor namely Shiv Kumar @ Shiv Kumar Rana who is General Power of Attorney holder of Smt. Inderi @ Indra Devi, do hereby confirm that he has full power, rights and authority to receive sale considerations qua the share of Smt Inderi @ Indra Devi in its own name on behalf of said Smt. Inderi @ Indra Devi and accordingly, he has received sale considerations including TDS of Smt. Inderi @ Indra Devi in its own name from Vendee.

The Vendor namely Virender Singh who is General Power of Attorney holder of Smt. Santosh, do hereby confirm that he has full power, rights and authority to receive sale considerations qua the share of Smt. Santosh in its own name on behalf of Smt. Santosh and accordingly, he has received sale considerations including TDS of Smt. Santosh in its own name from Vendee.

2. That a total sale consideration of **Rs.2,05,45,000/- (Rupees Two Crore Five Lakh Forty Five Thousand Only)** of the said land as aforementioned is paid by the VENDEE to the VENDOR. The VENDOR hereby confirms that full and final sale consideration has been received from VENDEE and now nothing is due from the VENDEE on account of sale consideration.
3. The VENDOR being the absolute owner in physical, vacant & peaceful possession of the said land and has a clear and unencumbered title of it and is in actual physical possession of the entire above said land, hereby handover the possession of the said land being sold under this sale deed to the VENDEE.



Shiv Kumar Rana
21.10.16
Ind

1. The first part of the paper discusses the importance of the study.

2. The second part of the paper discusses the methodology used in the study.

3. The third part of the paper discusses the results of the study.

4. The fourth part of the paper discusses the conclusions of the study.

5. The fifth part of the paper discusses the implications of the study.

6. The sixth part of the paper discusses the limitations of the study.

7. The seventh part of the paper discusses the future research.

4. That the said land is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, and acquisition proceedings by Government or any kind whatsoever and should thereby and the VENDOR shall discharge the same from and out of their own funds and keep the VENDEE indemnified. That the VENDOR hereby declares to the VENDEE that the VENDOR has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the said land hereunder up to the date of execution of this sale deed and the VENDEE shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the VENDOR shall discharge the same
5. That on the basis of this sale deed, the VENDEE is entitled to get the said land mutated in its own name in the revenue record and also with other concerned authorities to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and participate in the mutation process.
6. That the VENDOR has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the said Land which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the said land in favour of the VENDEE.
7. The said land hereby is conveyed & transferred by the VENDOR to the VENDEE is free from all encumbrances and any third party rights and/or interest in the said land and the VENDOR has handed over the physical, peaceful and vacant possession of the above said land to the VENDEE.
8. That the VENDEE has agreed to purchased the said land on the basis of assurances and representation made herein by the VENDOR with regard to the title of the said land, in case it is proved otherwise the VENDOR shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE, and would be liable to return the amount paid to him on execution of the present Sale Deed. The VENDOR further agrees to indemnify the VENDEE in case of any legal proceedings or by any governmental authority for any violations relating to the said land till the execution of this sale deed.



Signature of Vendor

31/5/2018
Signature of Vendee





9. That the VENDOR hereby affirm that this Sale Deed supersedes all prior understandings/MOU/agreements/ATS/writings/documents executed by them with respect to the said land sold under this Sale Deed.
10. That all charges and expenses towards stamp duty, registration charges for execution and registration of this sale deed have been borne and paid by the VENDEE.

IN WITNESS WHEREOF the parties have set their respective hands and seal on these present after clear and complete understanding of this sale deed in Hindi at the place and on the day, month and year first above written in the presence of the following witness:


Signed and Delivered by "VENDOR"

Drafted at sl. No. 2023
C. L. ARORA
Advocate
Distt. Courts, Gurgaon
18/10/16



Shiv Kumar @ Shiv Kumar Rana- SELF and GPA of Smt. Inderi @ Indra Devi


Virender Singh - SELF and GPA of Smt. Santosh


Sardare


Ajit @ Ajeet



Jagdish


Signed and Accepted by "VENDEE"
Star City Realtech Pvt. Ltd.
Th. its authorized signatory


(Ravi Khera)

WITNESSES:

1.


C.L. ARORA
Advocate
Distt. Courts, Gurgaon

2.


Satbir Singh No. 11111, Ram
A/o Bajghera Gurgaon.