


DDO Code: 2305		E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto: 15-03-2022 (Cash) 09-03-2022 (Chq./DD)		 * 0 0 8 8 0 7 0 1 1 8 *		
GRN No.: 0088070118		Date: 08 Mar 2022 17:38:24		
Office Name: 2305-TEHSILDAR				
Treasury: Sonapat				
Period: (2021-22) One Time				
Head of Account		Amount ₹		
0030-03-104-97-51 Pasting Fees		100		
0030-03-104-99-51 Fees for Registration		50000		
PD AcNo 0				
Deduction Amount: ₹		0		
Total/Net Amount: ₹		50100		
₹ Fifty Thousands One Hundred and Rupees				
Tenderer's Detail				
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-				
PAN No:				
Tenderer's Name: Oasis Landmarks LLP				
Address: 5th Floor Godrej One Pirojshanagar Eastern Express Highway Vikhroli East Mumbai MH - 400079				
Particulars: fee for registration and pasting fee of Execution and Registration of SALE DEED				
Cheque-DD- Detail:				
Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No: 000150983911108032022				
Payment Date: 08/03/2022				
Bank: SBI Aggregator				
Status: Success				

DDO Code: 2305		E - CHALLAN Government of Haryana		AG/ Dept Copy
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Payment Date: 08/03/2022				
Bank: SBI Aggregator				
Status: Success				

\* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.



Sale of Immovable Properties



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 10/03/2022

Certificate No. T0J2022C586



Stamp Duty Paid : ₹ 121100000

GRN No. 88086428



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Aglow realtech private limited And Others

H.No/Floor: Dsm/648

Sector/Ward: Na

LandMark: Dlf towers shivaji marg

City/Village: Moti nagar

District: New delhi

State: Delhi

Phone: 98\*\*\*\*\*54



**Buyer / Second Party Detail**

Name: Oasis Landmarks Lip

H.No/Floor: Na

Sector/Ward: Na

LandMark: Godrej one

City/Village: Vikhroli east

District: Mumbai

State: Maharashtra

Phone: 98\*\*\*\*\*54

Purpose: SALE DEED



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

**SALE DEED**

Date : 11.03.2022  
Consideration : INR 172,83,37,500.00  
Stamp Duty : INR 12,11,00,000.00  
Stamp Paper S. No. & Date : T0J2022C586 dated 10.03.2022  
Land Area : 384 Kanal 1.5 Marla  
Type of Property : Agricultural Land  
Property Detail : Village Rathdana  
Tehsil : Sonipat  
District : Sonipat

FOR & ON BEHALF OF SELLER

MILAN

AUTH. SIGNATORY

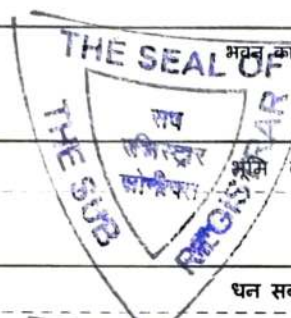


FOR & ON BEHALF OF PURCHASER

DIGVIJAY YADAV

AUTH. SIGNATORY

प्रलेख नः13384

दिनांक:14-03-2022

<b>डीड संबंधी विवरण</b>	
डीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील सोनीपत	गांव/शहर 081-राठधाना
स्थिति अन्य पक्के मार्गों के साथ 3 ए	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	अन्य क्षेत्र
पता : राठधाना	
<b>भवन का विवरण</b>	
	
<b>भूमि का विवरण</b>	
	
<b>धन संबंधी विवरण</b>	
राशि 1728337536 रुपये	कुल स्टाम्प ड्यूटी की राशि 120983624 रुपये
स्टाम्प नं - 10/2022c586	स्टाम्प की राशि 121100000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:88070118
पेस्टिंग शुल्क 3 रुपये	Service Charge:200
	

यह प्रलेख आज दिनांक 14-03-2022 दिन सोमवार समय 3:23:00 PM बजे श्री/श्रीमती/कुमारी मैसर्स मोनसुन इन्फ्रास्ट्रक्चर प्रा लि दिल्ली मैसर्स ऐगलो रियलटेक प्रा लि दिल्ली मैसर्स मोनसुन इन्फ्रास्ट्रक्चर प्रा लि दिल्ली मै एडवेंचर विल्डवैल प्रा लि मैसर्स एक्सकलुसिव इन्फ्रास्ट्रक्चर प्रा लि नई दिल्ली मैसर्स स्पैक्युलर विल्डमार्ट प्रा लि नई दिल्ली मै मातादी वाणीज्य प्रा लि नई दिल्ली मैसर्स व्यु ग्रीन रियल इस्टेट प्रा लि नई दिल्ली मै कुफरी विल्डकोन प्रा लि दिल्ली मैसर्स कुल्लु विल्डकोन प्रा लि नई दिल्ली मैसर्स कुन्डली विल्डस प्रा0लि0 नै नगर दिल्ली पुत्र मैसर्स कंगारु विल्डकोन प्रा0लि0 देहली पुत्र मै सिंगतम विल्डवैल प्रा लि ओल्ड रोहतक रोड दिल्ली पुत्र मैसर्स ग्रीन सिटी इन्फ्रास्ट्रक्चर प्रा0 लि0 नई दिल्ली मै एवराकलुसिव इन्फ्रास्ट्रक्चर प्रा लि 108 एलाईड नई दिल्ली पुत्र मै भोपाल इन्फ्रास्ट्रक्चर प्रा लि दिल्ली पुत्र मै माउन्ट आबू विल्डवैल प्रा लि आल्ड रॉयल रोड दिल्ली पुत्र मै माउन्ट आबू विल्डवैल प्रा लि दिल्ली पुत्र मै ऐगलो रियलटेक प्रा0लि0 दिल्ली पुत्र मै कल्लू विल्डकोन प्रा लि आल्ड रोहतक रोड दिल्ली पुत्र मै विजय विल्डकोन प्रा लि नई दिल्ली द्वारा सीएम शाही पुत्र मै कंगारु विल्डकोन प्रा लि पुत्र मै कंगारु विल्डकोन प्रा लि 0 लि0 देहली मै ऐगलो रियलटेक प्रा0 लि0 देहली मै सिंगतम विल्डकोन प्रा0 लि0 देहली मै शिखर रियल इस्टेट प्रा लि दिल्ली द्वारा मुकेश पुत्र रातवाल मै सिंगतम विल्डकोन प्रा0 लि0 देहली मै वी यू ग्रीन रियल स्टेट प्रा लि नई दिल्ली पुत्र मैसर्स नैनीताल विल्डकोन प्रा0 लि0 नई दिल्ली मैसर्स मोनसुन इन्फ्रास्ट्रक्चर प्रा लि मैसर्स ग्रीनसिटी इन्फ्रास्ट्रक्चर प्रा लि मैसर्स उत्तरांचल विल्डवैल प्रा लि मैसर्स एडवेंचर विल्डवैल प्रा लि मैसर्स एक्सकलुसिव इन्फ्रास्ट्रक्चर प्रा लि मैसर्स स्पैक्युलर विल्डमार्ट प्रा लि मैसर्स सिंगतम विल्डवैल प्रा लि मैसर्स सर्वसम्पन्न विल्डस प्रा लि मैसर्स जिवटन रियलटी प्रा लि मै ऐगलो रियलटेक प्रा लि दिल्ली पुत्र मै एडवेंचर विल्डवैल प्रा लि पुत्र मैसर्स उडिसा इन्फ्रास्ट्रक्चर प्रा लि नई दिल्ली मैसर्स विजय विल्डकोन प्रा लि नई दिल्ली मैसर्स सिविकम लैंड डवैलपर्स प्रा लि नई दिल्ली मै मूनस्टोन रियलकोन प्रा लि मैसर्स सर्वसम्पन्न विल्डस प्रा लि नई दिल्ली मै विजय विल्डकोन प्रा लि नई दिल्ली मैसर्स ग्रीनसिटी इन्फ्रास्ट्रक्चर प्रा लि दिल्ली मैसर्स ऐगलो रियलटेक प्रा लि दिल्ली मै चम्पा विल्डकोन प्रा लि मै ऐगलो रियलटेक प्रा लि मै स्पैक्युलर विल्डमार्ट प्रा लि मै कुन्डली मै कुन्डली विल्डस प्रा लि दिल्ली मै एक्सकलुसिव इन्फ्रास्ट्रक्चर प्रा लि मैसर्स माउन्टटेच प्रा लि नई दिल्ली मै एडवेंचर विवे प्रा लि पुत्र मै कुफरी विल्डकोन प्रा लि पुत्र मै मोनसुन इन्फ्रास्ट्रक्चर प्रा लि मै ऐगलो रियलटेक प्रा लि दिल्ली thru मिलन OTHER निवास सोनीपत द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

For Jindal Realty Ltd

Authorised Signatory

5पट्टसयुक्त प्रमाण अधिकारी (सोनीपत)

प्रस्तावित प्रस्तुतकर्ता

मैसर्स मोनसुन इन्फ्रास्ट्रक्चर प्रा लि दिल्ली मैसर्स ऐगलो रियलटेक प्रा लि दिल्ली मैसर्स मोनसुन इन्फ्रास्ट्रक्चर प्रा लि दिल्ली मै एडवेंचर विल्डवैल प्रा लि मैसर्स एक्सकलुसिव इन्फ्रास्ट्रक्चर प्रा लि नई दिल्ली मैसर्स स्पैक्युलर विल्डमार्ट प्रा लि नई दिल्ली मै मातादी वाणीज्य प्रा लि नई दिल्ली मैसर्स व्यु ग्रीन रियल इस्टेट प्रा लि नई दिल्ली मै कुफरी विल्डकोन प्रा लि दिल्ली मैसर्स कुल्लु विल्डकोन प्रा लि नई दिल्ली मैसर्स कुन्डली विल्डस प्रा0लि0 नै नगर दिल्ली मैसर्स कंगारु विल्डकोन प्रा0लि0 देहली मै सिंगतम विल्डवैल प्रा लि ओल्ड रोहतक रोड दिल्ली मैसर्स ग्रीन सिटी इन्फ्रास्ट्रक्चर प्रा0 लि0 नई दिल्ली मै एवराकलुसिव इन्फ्रास्ट्रक्चर प्रा लि 108 एलाईड नई दिल्ली मै भोपाल इन्फ्रास्ट्रक्चर प्रा लि दिल्ली मै माउन्ट

SONIPAT



## SALE DEED

This Sale Deed ("Sale Deed") is made and executed at Sonipat, Haryana, on this the 11th day of March 2022 ("Execution Date"):

### AMONGST

1. **AGLOW REALTECH PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U70200DL2009PTC186850) (PAN: AAICA3175H), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the "**Seller 1**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **FIRST PART**;

### AND

2. **MONSOON INFRASTRUCTURE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U70101DL2005PTC138501) (PAN: AAECM3334L), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the "**Seller 2**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **SECOND PART**;

### AND

3. **ADVENTURE BUILDWELL PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U45200DL2006PTC157215) (PAN: AAGCA1488H), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the "**Seller 3**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **THIRD PART**;

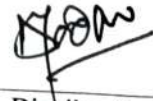
### AND

4. **KUFRI BUILDCON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U45201DL2006PTC147867) (PAN: AACCK7805L), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the "**Seller 4**", which expression shall unless

FOR AND ON BEHALF OF SELLERS

  
Milan  
Authorised Signatory

FOR AND ON BEHALF OF PURCHASER

  
Digvijay Yadav  
Authorised Signatory

आयु बिल्डवैल प्रा0लि0 दिल्ली पुत्र मै0 ऐंग्लो रियल्टेक प्रा0लि0 दिल्ली पुत्र मै कल्लू बिल्डकोन प्रालि ओल्ड रोड्सक रोड दिल्ली पुत्र मै विजल विल्डटेक प्रालि नई दिल्ली द्वारा सीएम शाही पुत्र मै कंगारू बिल्डकोन प्रालि पुत्र मै0कंगारू बिल्डकोन प्रा0 लि0 देहली मै0 ऐंग्लो रियल्टेक प्रा0 लि0 देहली मै0 सिंगतम बिल्डकोन प्रा0 लि0 देहली मै शिखर रियल इस्टेट प्रालि दिल्ली द्वारा मुकेश पुत्र सलताल मै0 सिंगतम बिल्ड वैल प्रा0 लि0 देहली मै बी यू गीन रियल स्टेट प्रालि नई दिल्ली पुत्र मैसर्ज नैनीताल विल्डटेक प्रा0 लि0 नई दिल्ली मैसर्ज गीनसुन इन्फ्रास्ट्रक्चर प्रालि मैसर्ज गीनसिटी इन्फ्रास्ट्रक्चर प्रालि मैसर्ज उत्तरांचल बिल्डवैल प्रालि मैसर्ज एंडवैचर बिल्डवैल प्रालि मैसर्ज एवेराकलुशिव इन्फ्रास्ट्रक्चर प्रालि मैसर्ज स्पैकुलर बिल्ड मारट प्रालि मैसर्ज सिंगतम बिल्डवैल प्रालि मैसर्ज सर्वसम्पन्न बिल्डस प्रालि मैसर्ज जेजल रियलटी प्रालि मै ऐंग्लो रियल्टेक प्रालिदिल्ली पुत्र मै ऐडवैन्चर बिल्डवैल प्रालि पुत्र मैसर्ज उडिसा इन्फ्रास्ट्रक्चर प्रा लि नई दिल्ली मैसर्ज जेजल विल्डटेक प्रा लि नई दिल्ली मैसर्ज सिविकम लैण्ड डवैलपर्स प्रा लि नई दिल्ली मै मूनस्टोन रियलकोन प्रालि मैसर्ज सर्वसम्पन्न विल्डस प्रा लि नई दिल्ली मै विजल विल्डटेक प्रा लि नई दिल्ली मैसर्ज गीनसिटी इन्फ्रास्ट्रक्चर प्रा लि दिल्ली मैसर्ज ऐंग्लो रियल्टेक प्रा लि दिल्ली मै चम्बा बिल्डकोन प्रालि मैऐंग्लो रियल्टेक प्रा लि मै स्पैकुलर बिल्डमार्ट प्रालि मै कुण्डली मै कुण्डली विल्डस प्रा लि त्रिगल दिल्ली मै ऐक्सन इन्फ्रास्ट्रक्चर प्रा लि मैसर्ज माउन्टेच प्रा लि नई दिल्ली मै ऐडवैचर विये प्रा लि पुत्र मै कुफरी विल्डकोन प्रा लि

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।

For Jindal Real Estate Ltd.

Authorised Signatory

उप/संयुक्त पंजीयन अधिकारी (सोनीपत)

उपरोक्त कंता ओसीएस लैंडमार्क एलएलपी हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि कंता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार लिया। दोनों पक्षों की पहचान श्री/श्रीमति/कुमारी औमप्रकाश न0 पुत्र. श्री हरनारायण निवासी राठघना व. साक्षी गौरव बब्बर पुत्र श्री जगदीश बब्बर निवासी दिल्ली ने की है दवारा मिलन पोपली

दिनांक 14.03.2022

साक्षी न0 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न0

दिनांक 14-03-2022

उप/संयुक्त पंजीयन अधिकारी (सोनीपत)



it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **FOURTH PART**;

**AND**

5. **ACTION INFRASTRUCTURE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U45201DL2005PTC138558) (PAN: AAFC9313A), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 5**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **FIFTH PART**;

**AND**

6. **MOUNTAIN TOUCH BUILDERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U70101DL2006PTC148363) (PAN: AAFCM2293K), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 6**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **SIXTH PART**;

**AND**

7. **KUNDLI BUILDERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U45201DL2006PTC147337) (PAN: AACCK7670H), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 7**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **SEVENTH PART**;

**AND**

8. **CHAMBA BUILDCON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U45201DL2006PTC147752) (PAN: AACCC7861Q), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 8**”, which expression shall unless

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Milan  
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Digvijay Yadav  
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it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **EIGHTH PART**;

**AND**

9. **KANGAROO BUILDCON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U45200DL2007PTC157273) (PAN: AADCK0002C), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 9**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **NINTH PART**;

**AND**

10. **SPECULAR BUILD MART PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U45201DL2006PTC146533) (PAN: AAKCS2222F), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 10**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **TENTH PART**;

**AND**

11. **GREEN CITY INFRASTRUCTURE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U45201DL2005PTC138601) (PAN: AACCG3990J), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 11**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **ELEVENTH PART**;

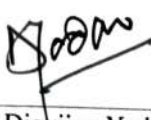
**AND**

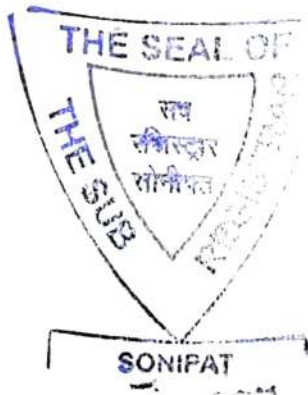
12. **VISION BUILDTECH PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U45200DL2007PTC161811) (PAN: AACCV4910D), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 12**”, which expression shall

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unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **TWELVETH PART**;

**AND**

13. **SARVASAMPAN BUILDERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U70101DL2006PTC148412) (PAN: AALCS1853K), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 13**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **THIRTEENTH PART**;

**AND**

14. **MOONSTONE REALCON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U70102DL2009PTC186551) (PAN: AAGCM4253Q), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 14**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **FOURTEENTH PART**;

**AND**

15. **ORISSA INFRASTRUCTURE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U70109DL2006PTC152473) (PAN: AAACO8505D), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 15**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **FIFTEENTH PART**;

**AND**

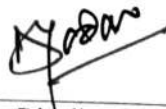
16. **BEAU GREEN REAL ESTATE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U70101DL2006PTC148634) (PAN: AADCB2349D), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 16**”, which expression

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shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **SIXTEENTH PART**;

**AND**

17. **SIKKIM LAND DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U70101DL2005PTC138602) (PAN: AAJCS1447F), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 17**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **SEVENTEENTH PART**;

**AND**

18. **SINGTAM BUILDWELL PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U45201DL2006PTC147330) (PAN: AAJCS7302R), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 18**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **EIGHTEENTH PART**;

**AND**

19. **UTTRANCHAL BUILDWELL PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U45200DL2007PTC158890) (PAN: AAACU9045Q), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 19**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **NINETEENTH PART**;


**AND**

20. **EXCLUSIVE INFRASTRUCTURE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U45200DL2007PTC161954) (PAN: AABCE7818A), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 20**”, which expression

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shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **TWENTYTH PART;**

**AND**

21. **JINDAL REALTY LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U45201DL2005PLC140023) (PAN: AACCD2575L), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 28.02.2022 (hereinafter referred to as the “**Seller 21**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **TWENTY FIRST PART;**

**AND**

22. **NAINITAL BUILDTECH PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U70101DL2006PTC148370) (PAN: AACCN3547Q), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 22**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **TWENTY SECOND PART;**

**AND**

23. **SHIKHAR REAL ESTATES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U70101DL2006PTC144469) (PAN: AAKCS4692K), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 23**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **TWENTY THIRD PART;**


**AND**

24. **KULLU BUILDCON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U45201DL2006PTC147750) (PAN: AACCK7745H), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 24**”, which expression shall

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unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **TWENTY FOURTH PART**;

**AND**

25. **MOUNT ABU BUILDWELL PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U70102DL2006PTC149206) (PAN: AAECM6843J), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 25**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **TWENTY FIFTH PART**;

**AND**

26. **BHOPAL INFRASTRUCTURE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U70109DL2006PTC152475) (PAN: AACCB9294N), having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 26**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **TWENTY SIXTH PART**;

**AND**

27. **MATADI VANIJYA PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN: U51109WB2006PTC108279) (PAN: AAFCM2289P), having its registered office at Haute Street, 86-A Ground Floor, Topsia Road South, Kolkata 700046 acting through its authorized representative, Mr. Milan, duly authorized *vide* a board resolution dated 15.01.2022 (hereinafter referred to as the “**Seller 27**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors in interest and permitted assigns) of the **TWENTY SEVENTH PART**;

(Seller 1 to Seller 27 are hereinafter collectively referred to as “**Sellers**”)

**AND**

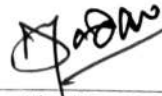
28. **OASIS LANDMARKS LLP** (LLPIN: AAC 4016) (PAN: AADFO9657Q) a limited liability partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at Godrej One, 5th Floor, Pirojshanagar Eastern Express Highway, Vikhroli (East) Mumbai 400079 and office at 3<sup>rd</sup> Floor, UM House, Tower A, Plot No 35, Sector 44, Gurgaon -122002,

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**FOR AND ON BEHALF OF PURCHASER**



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acting through its authorized representative Mr. Digvijay Yadav, duly authorized vide board resolution dated March 5, 2022 (hereinafter referred to as "**Purchaser**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners or the partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors, administrators of the last surviving partner and his/her/their assigns) of the **OTHER PART**.

The Sellers and Purchaser are hereinafter individually referred to as a "**Party**" and collectively as the "**Parties**".


**WHEREAS SELLERS HAVE JOINTLY AND SEVERALLY REPRESENTED TO THE PURCHASER THAT:**

- A. The Sellers are the absolute and lawful owners, of a contiguous freehold parcel of land admeasuring 48.009 acres (384K-1.5M) situated at village Rathdana, Tehsil & District Sonipat, Haryana ("**Subject Lands**"). The Subject Lands and the individual entitlement of the Sellers to their respective piece and parcels of land forming part of the Subject Lands are more particularly described in **Schedule-I** hereto and demarcated/ delineated in blue colour on the plan attached as **Schedule-II** hereto. The description of Subject Lands as provided in **Schedule-I** and the demarcation as provided in **Schedule-II** is true and accurate;
- B. The Sellers are vested with absolute ownership and clear and marketable title on their respective portions of Subject Lands along with all rights, interest including development rights thereto, free from any Encumbrance (*defined hereinafter*), and are seized of and are in absolute, lawful, physical, unencumbered, unfettered and unhindered possession of the Subject Lands. The Sellers had acquired the absolute title and all rights to the Subject Lands *vide* the title documents identified under **Schedule-III** attached hereto ("**Title Deeds**"), and are recorded as the owners and in possession of their respective portions out of the Subject Lands in all government records including the Record of Rights (Jamabandi). The respective share(s) of the Sellers in the Subject Lands and the title deeds and mutations with regard to their title, as provided in **Schedule-III** hereto, are true, correct and accurate;
- C. **AND WHEREAS**, relying on the representations, warranties and covenants of the Sellers as contained herein, the Purchaser and the Sellers have entered into this Sale Deed, for good and adequate consideration, to effect immediate, absolute, unconditional and irrevocable, sale, transfer, assignment and conveyance of the Subject Lands (together with all liberties, rights, title, interest, estate, easements, privileges, advantages, appurtenances and benefits thereto along with uninterrupted, unencumbered, exclusive and unfettered rights of possession in the Subject Lands) from the Sellers to the Purchaser.

**FOR AND ON BEHALF OF SELLERS**

  
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**FOR AND ON BEHALF OF PURCHASER**

  
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**NOW, THEREFORE, THE PARTIES HEREBY AGREE AND THIS SALE DEED WITNESSETH AS UNDER:**

**1. DEFINITIONS**


In this Sale Deed, the following words shall have the meanings as assigned to them herein below:

- 1.1. **"Applicable Law(s)"** shall mean any statute, law, regulation, ordinance, rule, judgment, notification, rule of common law, order, decree, bye-law, government approval, directive, guideline, requirement or other governmental restriction, or any similar form of decision of, or determination by, or any interpretation, policy or administration, having the force of law of any of the foregoing, by any authority having jurisdiction over the matter in question, whether in effect as of the date of this Sale Deed or thereafter;
- 1.2. **"Balance Sale Consideration"** shall have the meaning ascribed to it under Clause 4.4 herein;
- 1.3. **"Business Day"** shall mean a day that is not a Saturday or Sunday or a public holiday for the purpose of Section 25 of the Negotiable Instruments Act, 1881, on which scheduled commercial banks are open for normal banking business in Delhi, Gurugram and Mumbai, India;
- 1.4. **"Encumbrance"** shall mean any disputes (including any partition dispute), Litigation, easement rights, attachment in the decree of any court, attachment (of the Income Tax Department, Goods and Service Tax Department or any other departments of any governmental authority(ies) or of any other person or entity), acquisition, requisition, or any kind of attachment, restriction of use, lien, court injunction, will, trust, exchange, lease, legal flaws, claims, partition, unauthorized occupancy, power of attorney, memorandum of understanding, development agreement, joint venture agreement or agreement of any nature whatsoever or any other legal impediment, mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other persons, security interest, encumbrance, title defect, boundary dispute, dispute/defect in relation to possession, title retention agreement, interest, option, charge, commitment, restriction or limitation of any nature, default or notice / claim by any government authority(ies), of Applicable Law or any rule, regulation or guidelines, default or claim / notice with respect to the Subject Lands, whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same;
- 1.5. **"Escrow Agent"** shall mean BM Chatrath and Co. LLP (LLPIN AAJ-0682) having its registered office at 21, Hemanta Basu Sarani (Old Court House Street), Center Point, Floor- 4th, Room No.

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Milan  
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440 Kolkata – 700001 and its branch office at D-26, Block D, Sector 3, Noida, Uttar Pradesh 201301, being mutually appointed as an escrow agent by the Parties as per the Escrow Agreement;

- 1.6. **“Escrow Agreement”** shall mean the escrow agreement, of even date, executed amongst the Parties and Escrow Agent;
- 1.7. **“Litigation”** includes any action, showcause notice, claim, demand, suit, proceedings, citation, summons, inquiry or investigation of any nature whether civil, criminal, tax, regulatory, acquisition or otherwise, in law or in equity, pending and/or threatened (for which notice has been received) by or before any court, tribunal, arbitrator or other governmental authority and/or lis pendens and includes any written notice given by any third party or any concerned authority/court to Sellers which is received / in the knowledge of the Seller(s);
- 1.8. **“Locker Agreement”** shall mean the locker agreement mutually executed amongst the Parties with respect to operation of locker to be opened by the Parties with Canara Bank, Connaught Place, Delhi in the name of the Purchaser or any other bank as may be mutually decided by the Parties.
- 1.9. **“Part Sale Consideration”** shall have the meaning ascribed to it under Clause 4.3 herein;
- 1.10. **“Sale Consideration”** shall have the meaning ascribed to it in Clause 4.1 herein;
- 1.11. **“Subject Lands”** shall have the meaning ascribed to it in Recital A herein;
- 1.12. **“Title Deeds”** shall have the meaning ascribed to it in Recital B herein;
- 1.13. **“Title Risk”** shall mean any defect/ claim/ Encumbrance/ dispute (including any dispute in relation to partition) / legal action of any nature whatsoever over the title (including absolute possession) of the Subject Lands which may be raised/ made by any third party, including any person acting under/ through or on behalf of either of any Sellers and/or any restriction on marketability and development of the project, developed / to be developed over the Subject Lands, on account of any / claim/ Encumbrance/ dispute/ legal action of any nature whatsoever over the title (including absolute possession) of the Subject Plot;

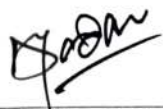
## 2. INTERPRETATION

- 2.1. In this Sale Deed, unless the contrary intention appears, any reference to any statute or statutory provision shall include:
  - (a) all subordinate legislations made from time to time under that statute or statutory provision (whether or not amended, modified, re-enacted or consolidated);

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Milan  
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Digvijay Yadav  
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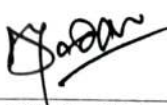


- (b) such provision as from time to time amended, modified, re-enacted or consolidated (whether before or after the date of this Sale Deed) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Sale Deed and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced;
- 2.2. any reference to the singular shall include the plural and vice-versa;
- 2.3. any reference herein to any Clause or Schedule or Annexure is to such Clause of or Schedule to or Annexure to this Sale Deed. The Schedules and Annexure to this Sale Deed shall form an integral part of this Sale Deed;
- 2.4. references to this Sale Deed or any other agreement shall be construed as references to this Sale Deed or that other agreement as amended, varied, novated, supplemented or replaced from time to time;
- 2.5. each of the representations and warranties provided in this Sale Deed is independent of other representations and warranties and unless the contrary is expressly stated, no Clause in this Sale Deed limits the extent or application of another Clause or any part thereof;
- 2.6. "in writing" includes any communication made by letter, fax or e-mail;
- 2.7. references to a person (or to a word importing a person) shall be construed so as to include individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal personality);
- 2.8. references to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;
- 2.9. all obligations of the Sellers as contained in this Sale Deed shall be deemed to be joint and several;
- 2.10. all the recitals to this Sale Deed shall form an integral and operative part of this Sale Deed as if the same were set out and incorporated verbatim in the operative part and to be interpreted, construed and read accordingly; and
- 2.11. non-performance of the actions of either Party to the extent impacted by the default of the other Party shall not be treated as a default under this Sale Deed.

**FOR AND ON BEHALF OF SELLERS**

  
Milan  
Authorised Signatory

**FOR AND ON BEHALF OF PURCHASER**

  
Digvijay Yadav  
Authorised Signatory



### 3. SALE OF SUBJECT LANDS

- 3.1. The Sellers hereby, unconditionally, irrevocably and forever, sell, transfer, convey and assign all their respective rights, interests and titles in the Subject Lands together with all development rights, liberties, estate, easements, privileges, appurtenances and benefits thereto to the Purchaser free from any and all Encumbrance, and the Purchaser acquires the same from the Sellers, free from all Encumbrance into or upon the same and every part of the Subject Lands along with uninterrupted, unencumbered, exclusive and unfettered rights of possession in the Subject Lands.
- 3.2. The Sellers hereby confirm and declare that, as of the Execution Date, they (or any person claiming through or under them) have no residual rights in relation to the Subject Lands surviving in their favour and the entire right, title and interest of the Sellers in the Subject Lands, stands fully extinguished and transferred to the Purchaser (save and except the Sellers' right to receive the Balance Sale Consideration in terms hereof and the Escrow Agreement entered into between the Parties). Any rights, benefits or entitlements accruing to the Subject Lands after the Execution Date, shall be construed as the sole right and property of the Purchaser to the complete exclusion of the Sellers.
- 3.3. Simultaneously with the execution and registration of this Sale Deed, the Sellers have handed over actual, legal, physical un-Encumbered, unhindered, unfettered, undivided and vacant possession of the Subject Lands to the Purchaser, and the Purchaser hereby acknowledges the receipt of the same from the Sellers and upon execution and registration of this Sale Deed, the Purchaser shall have unfettered right of access to the Subject Lands and ingress and egress rights, without any hindrance of any kind from the Sellers or any other person claiming under the Sellers.
- 3.4. On and from the Execution Date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peacefully and quietly, hold, enter upon, use, occupy, develop, possess and enjoy the Subject Lands and to derive economic benefit thereon, receive rents, sale consideration and profits thereof and of every part thereof, to and for its own use and benefit without any suit or lawful eviction, interruption, claim or demand whatsoever from or by the Sellers or by any other person claiming under the Sellers.


### 4. CONSIDERATION

- 4.1. The entire, all inclusive (including taxes), full and final sale consideration payable by the Purchaser to the Sellers, as per the details mentioned in **Annexure I** hereto, for purchase of the Subject Lands, along with all easements, privileges, rights, entitlements and benefits attached thereto and for compliances by the Sellers of all its commitments, obligations and covenants provided herein, is INR 172,83,37,500/- (Indian Rupees One Hundred and Seventy Two Crores Eighty Three Lakh Thirty Seven Thousand and Five Hundred only) ("**Sale Consideration**").

**FOR AND ON BEHALF OF SELLERS**

  
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Authorised Signatory

**FOR AND ON BEHALF OF PURCHASER**

  
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Digvijay Yadav  
Authorised Signatory





- 4.2. The Sellers unconditionally agree and acknowledge that out of the Sale Consideration, an amount of INR 5,00,00,000/- (Rupees Five Crores only) has already been paid to Aglow Realtech Private Limited.
- 4.3. Simultaneously with the execution of this Sale Deed, the Purchaser has paid an aggregate amount of INR 150,55,03,750/- (Indian Rupees One Hundred Fifty Crore Fifty Five Lakh Three Thousand Seven Hundred and Fifty only) ("**Part Sale Consideration**") after deducting TDS @ 1% (on Sale Consideration less INR 5,00,00,000/- (Rupees Five Crores only)) equivalent to INR 1,67,83,375/- (Indian Rupees One Crore Sixty Seven Lakh Eighty Three Thousand Three Hundred and Seventy Five only) to the Sellers, detailed break-up of which is captured in **Annexure I** hereto and the Sellers hereby acknowledges the receipt of the same.
- 4.4. Further, simultaneous with the registration of this Sale Deed, the Purchaser has issued post-dated bank cheque(s) which are signed by Mr. Mohit Malhotra and Mr. Gaurav Pandey and drawn in favour of the Sellers for the payment of INR 17,28,33,750/- (Indian Rupees Seventeen Crores Twenty Eight Lakh Thirty Three Thousand Seven Hundred and Fifty only), being the balance Sale Consideration ("**Balance Sale Consideration**") and which cheques have been deposited with the Escrow Agent. The said cheques shall be replaced by the Purchaser with fresh post-dated bank cheques signed by Mr. Pirojsha Godrej on or before March 31, 2022 as per the mechanism captured under the Escrow Agreement. Further, the said fresh post-dated bank cheque(s) shall be replaced by the Purchaser/released by the Escrow Agent to Sellers as per the mechanism captured under the Escrow Agreement. The Sellers hereby confirm and acknowledge that (a) the receipt of said cheques towards Balance Sale Consideration by the Escrow Agent and (b) subject to clause 3.2 above, deposit of abovementioned cheque(s) with the Escrow Agent shall be sufficient proof and evidence of the Purchaser having discharged all its obligations under this Sale Deed.
- 4.5. The Sellers agree and acknowledge that the payment of the entire Sale Consideration in the manner stated in this Clause 4 is a valid and sufficient consideration for the sale of Subject Lands by the Purchaser under this Sale Deed and for compliance of all terms and conditions as stated herein.
- 4.6. The Parties agree and acknowledge that all payments would be made subject to the applicable Tax Deducted at Source (TDS) and the Purchaser shall deposit the TDS amounts with the competent authorities within the timelines stipulated under the Applicable Law and handover TDS certificates to the Sellers, as required under Applicable Law.
- 4.7. The Parties hereby agree that the Sale Consideration agreed herein has been fixed at per acre rate of INR 3,60,00,000/- (Indian Rupees Three Crore Sixty Lakh only) and is not subject to change/adjustment under any circumstances.


5. **ABSOLUTE TRANSFER OF SUBJECT LANDS**

The Parties hereto clearly acknowledge, agree and understand that notwithstanding anything else stated herein or elsewhere, (a) the title/ ownership to the Subject Lands along with all the rights

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including development rights, other rights, easements, privileges, appurtenances and benefits thereto, stands conveyed/ transferred to the Purchaser absolutely, irrevocably and forever and free from any Encumbrance or lien, by and under this Sale Deed on the date of execution and registration of this Sale Deed; (b) the Sellers have handed over actual, legal, physical un-Encumbered, unhindered, unfettered, undivided and vacant possession of the Subject Lands to the Purchaser; (c) the Sellers shall not have any charge/ debt/ lien on Subject Lands of any nature at any point of time; (d) the sale/ conveyance of the Subject Lands in favour of the Purchaser has been concluded and effected by and under this Sale Deed on the Execution Date, and is not contingent upon action or occurrence of any future event whatsoever; and (e) this Sale Deed shall not be terminable in nature, as title stands vested in favour of Purchaser on execution and registration of this Sale Deed.


## 6. COVENANTS

- 6.1. Simultaneous to the registration of this Sale Deed, the Sellers have handed over all originals of the antecedent title deeds exclusively pertaining to the Subject Lands and as listed in **Part A of Schedule-III** hereto, to the Purchaser, the receipt whereof are acknowledged by the Purchaser. The Parties agree that the antecedent title deeds/ documents listed in **Part B of Schedule-III** hereto, which do not exclusively relate to Subject Lands shall be kept in a mutually identified and agreed bank locker opened pursuant to the Locker Agreement, in a manner that the Sellers, Purchaser and their respective bankers, lenders, customers or such other person designated by the Purchaser and/or Sellers shall have unfettered rights to access, inspect, make copies of the documents listed in **Part B of Schedule-III** hereto as per the mechanism and timelines agreed under the Locker Agreement. The Sellers affirm that, other than the antecedent title documents listed in **Part A and Part B of Schedule-III** hereto, there are no other original title deeds / documents in respect of the Subject Lands. In the event, the Sellers become aware of any other title document exclusively pertaining to the Subject Lands which has not been handed over to the Purchaser, the Sellers shall immediately hand over the same to the Purchaser.
- 6.2. Without prejudice to any other right or remedy available to the Purchaser under Applicable Law, and/or this Sale Deed, in case any Title Risk in relation to the Subject Lands or any part thereof arises at any point of time after the execution of this Sale Deed, then the Purchaser shall be entitled to resolve, cure, rectify and settle such Title Risk without any concurrence from the Sellers and the Sellers have no objection in this regard and in this regard the Purchaser shall be entitled to seek indemnity from the Sellers under Clause 8 herein.
- 6.3. The Sellers have paid of all charges, taxes, levies, premium, outgoing statutory dues, demands including without limitation urban land taxes, vacant land tax, property taxes, electricity charges, water taxes, sewerage, other municipal charges, rent, duties and all such dues and outgoing (collectively "**SL Outgoings**"), payable to any authority in relation to the Subject Lands up to the date of execution of the Sale Deed, and agree to pay any arrears of charges/ fee/ taxes and levies

FOR AND ON BEHALF OF SELLERS

  
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(including any penalties) relating to Subject Lands for the period prior to execution and registration of this Sale Deed. Further, the Purchaser shall pay the SL Outgoings in relation to the Subject Lands for the period after the execution and registration of this Sale Deed to the government authority and/or other concerned authorities.

- 6.4. The Parties shall ensure presence of their authorised representatives for all formalities and procedure before all or any of the authorities for the absolute conveyance of the Subject Lands in favour of the Purchaser and subsequent mutations/ change of ownership records etc. before the concerned authorities without any demur or protest.
- 6.5. The Purchaser shall, at its sole cost and expense, be entitled to and shall have all the rights and entitlements to have the Subject Lands mutated in its name in the revenue records and all other records maintained by the government authorities to reflect the name of the Purchaser as the owner of and in possession of the Subject Lands. The Sellers confirm that they shall, at the sole cost of the Purchaser, provide assistance and execute all such documents that may be required by the Purchaser *inter alia* for mutation of the Purchaser's name in the government records and any other records as may be required by the Purchaser.
- 6.6. The Sellers hereby unconditionally and irrevocably agree and undertake that they shall not act in any way, whether directly or indirectly, which adversely affects the Purchaser's ability to apply for and obtain license from the Director General, Town and Country Planning, Haryana, Chandigarh ("DTCP"), in respect of the Subject Lands under Haryana Development of Regulation of Urban Areas Act, 1975 and the Rules 1976 and notifications, circulars, policies, orders etc. issued by DTCP (collectively "Act") for setting up of an affordable plotted housing under Deen Dayal Jan Awas Yojna ("DDJAY License"). The Sellers further agree and undertake that this covenant shall be made applicable to all future transferees/buyers of their remaining land in Sector 34, Sonipat, Haryana till the Purchaser receives the letter of intent for DDJAY License in respect of the Subject Lands.

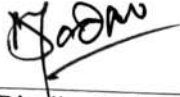
## 7. REPRESENTATIONS AND WARRANTIES OF THE SELLERS AND THE PURCHASER

- 7.1. The Sellers hereby severally and jointly represent and warrant to the Purchaser, that each of the following representations and warranties, is true, accurate, complete, valid, subsisting and not misleading in any manner:
- (a) the Sellers are absolute owners of the Subject Lands and no other person or entity has any right, title or interest (including any development rights) in or in any part of the Subject Lands, or is entitled to the possession, occupation (including any tenancy, gair maurusi, part interest or other interest), use or control of whole or any part of the Subject Lands. The title and possession of the Sellers to the Subject Lands is actual, unfettered, clear and marketable and free from all Encumbrance. The Sellers have neither done nor been party to any act

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**FOR AND ON BEHALF OF PURCHASER**

  
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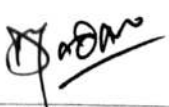
whereby its rights (including any development rights), titles or interests or possession (each of whatever description) in or over or in relation to the Subject Lands or part thereof is or may in any way be impaired or whereby it is or may be prevented from transferring absolutely the Subject Lands to the Purchaser;

- (b) Sellers are duly incorporated companies and validly existing under the laws of their jurisdiction;
- (c) Sellers have the full power and authority to enter into, execute and deliver this Sale Deed and undertake the transaction stated herein;
- (d) Sellers confirm that the sources of funds for acquisition of the Subject Lands are genuine and legitimate and such funds have been earned / arranged by each of them through valid and legal means.
- (e) Sellers have undertaken all necessary actions and obtained necessary approvals required by them for the execution, delivery and performance of this Sale Deed;
- (f) the execution, delivery and performance of this Sale Deed and all instruments or agreements required hereunder does not contravene, violate or constitute a default of any Applicable Law, any agreement or instrument to which it is a party or by which it is or may be bound;
- (g) the Subject Lands and all parts of it are free from all kinds of registered or unregistered Encumbrance whatsoever. No part of the Subject Lands is affected by a subsisting contract for sale or other disposition of any interest (including by way of any collaboration / development agreement) in it. There are no arrangement(s) for sale (including by way of any collaboration / development agreement) or alienation of the Subject Lands or any part thereof in any manner whatsoever with any other person(s) or *inter se* the Sellers nor are there any subsisting power of attorneys or any other authority, oral or otherwise empowering any other person(s) to deal with any part of the Subject Lands in any manner whatsoever;
- (h) The Subject Lands have frontage of 144.14 meters and access from 45 meters wide sector road;
- (i) Any collaboration / development agreement(s) / agreement to sell(s) (including any amendment(s) thereto) entered by any of the Sellers with respect to the Subject Lands or any part thereof have been duly terminated prior to the Execution Date and no residual rights of whatsoever nature of any party/person continues to subsist on the Subject Lands or any part thereof;

**FOR AND ON BEHALF OF SELLERS**

  
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**FOR AND ON BEHALF OF PURCHASER**

  
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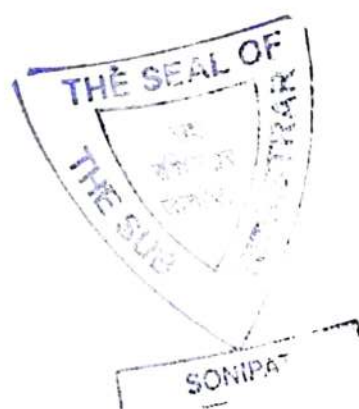
- (j) Sellers are in actual physical and unhindered possession, use, occupation and enjoyment of the Subject Lands. No third part has any tenancy, gair maurusi, part interest or any other types of rights/ interest in the Subject Land or possession thereof. Sellers have not sold any portion of the Subject Lands or have not entered into any arrangement for sale of the Subject Lands and/or FSI pertaining to the Subject Lands. The Sellers have not created any third party rights on the Subject Lands;
- (k) the Subject Lands are duly bound and demarcated and there are no boundary disputes in respect of the Subject Lands with any adjoining landowners and there is no encroachment on the Subject Lands by any third party whatsoever;
- (l) no consent from any third party is required for sale/ conveyance of the Subject Lands to the Purchaser;
- (m) from the date of execution and registration of this Sale Deed, the Purchaser shall be entitled to enjoy possession, use, dispose, construct and develop real estate project(s) over the Subject Lands in pursuance to Applicable Laws and sell developed units over the Subject Lands, in the manner the Purchasers may deem fit, without any objections, obstructions, hindrances or claims from the Sellers (or any third party claiming through them);
- (n) there are no pathways, canals, high tension wires, gas pipe line, nallah passing through the Subject Lands. The Subject Lands or any portion thereof is not affected by any notification for reservations, acquisition etc. by the government or any other local authorities;
- (o) there are no pending Litigations nor is there any attachment or injunction on the Subject Lands or in respect of the development thereof in terms of DDJAY License;
- (p) there is no easement, impediment, prohibition, restriction under any contract or any Applicable Law or negative covenant running with the Subject Lands, whereby Sellers are in any manner restrained, prohibited, prevented from in any manner transferring / selling the Subject Lands in favour of Purchaser in accordance with this Sale Deed or which could affect the rights of the Purchaser in respect of the Subject Lands and under this Sale Deed;
- (q) the Subject Lands are accurately and properly mutated and partitioned in the name of the Sellers in the relevant revenue records and there is no part of the Subject Lands for which the partition and/or mutation in the name of the Sellers as absolute owners in possession, is pending or under objection;
- (r) there is no prohibitory order or order of attachment of any department of income tax or any department of goods or service tax, for taxes or of any department of the Government, Central and/or State, local body, public authority, court or tribunal for taxes, levies, dues and

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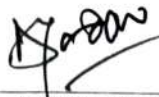
cesses including any contingent liabilities, guarantees or undertaking in respect of the Subject Lands or any part thereof and/or preventing or restraining Sellers from entering into this Sale Deed or which could affect the rights of the Purchaser under this Sale Deed. There is no proceeding pending, for which written demand / notice has been received by the Sellers, under the Income Tax Act, 1961 in respect of the Subject Lands which could affect the transaction hereunder or the rights of the Purchaser under this Sale Deed. The Subject Lands are stock-in-trade in the books of accounts of the Sellers and there is no requirement to obtain any permission for sale/ transfer of the Subject Lands under the income tax laws or any other tax laws;

- (s) there are no demand and/or proceeding due and/or pending on any of the Sellers, for which written demand / notice has been received by the Sellers, towards Goods and Service Tax ("GST") and/or Income Tax and/or other taxes. However, in case of any demand towards liability/interest/penalty arises in future (pertaining to period upto Execution Date hereof) against the Sellers and/or against the Subject Lands under GST and/or Income Tax and/or and other tax Law then the Sellers shall be responsible to bear and pay the same to the concerned government authorities and furnish return with respect to the same within the prescribed timelines. The Sellers shall keep the Purchaser indemnified against any losses, costs on account of any such liabilities/interest/penalty from GST and/or Income Tax and/or other taxes.
- (t) Sellers have paid to date all taxes related to Subject Lands, if any, stamp duties on title documents vesting the Subject Lands in favour of the Sellers and all other amounts and outgoings payable to all authorities qua the Subject Lands;
- (u) Sellers have not done and in future shall not do any act of commission or omission or allow any person or party to do any act of commission or omission whereby the sale of Subject Lands to Purchaser under this Sale Deed may be prejudicially affected;
- (v) no land forming part of the Subject Lands is required to be surrendered or handed over for road widening or any other reservations of any nature to any person or government or semi-government or any other authority;
- (w) there is no temple, mosque, church or any other place of worship or burial ground on the Subject Lands or any portion thereof. No part of the Subject Lands is dedicated orally or in writing to religious or charitable uses or used as a place of worship;
- (x) no notices have been served on and/or received by Sellers and no orders affecting or relating to the Subject Lands nor any part thereof, nor have Sellers been in breach or in violation of any land ceiling legislations, as applicable in the State of Haryana, under Applicable Law, in relation to the Subject Lands;

**FOR AND ON BEHALF OF SELLERS**

  
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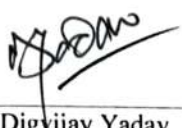


- (y) the Subject Lands benefits from all permanent and legally enforceable easements and other contractual rights (if any);
- (z) there are no restricting conditions (including requirement of approvals) applicable on account of the provisions of the Ancient Monuments and Archaeological Sites and Remains Act, 1958 or any rules/ regulations/ notifications issued thereunder or by any other governmental authority, preventing or restricting the undertaking of any development on the Subject Lands or any part thereof;
- (aa) neither the Subject Lands nor any part thereof is 'forest land' or any other category of restricted land or protected area or falls in any eco sensitive zones or any notified area/ zone which prevents, prohibits or restricts the development/ construction on the Subject Lands, in any manner and no notice has been received by the Sellers from any governmental authority in this regard;
- (bb) neither the Subject Lands nor any part thereof is reserved for any public use or purpose and/ or included in any public scheme of any governmental authority or any other public body;
- (cc) the Subject Lands are vacant, and contiguous;
- (dd) the execution and delivery of this Sale Deed and the performance of the transaction contemplated herein has been duly authorised by its directors/ shareholders (as required under Applicable Law) and all necessary corporate or other action of Sellers; the execution and registration of this Sale Deed by Sellers and the consummation of the transaction contemplated hereunder shall not: (i) conflict with or result in any breach or violation of any of the terms and conditions of, or constitute (or with notice or lapse of time or both will constitute) a default under, any instrument, contract or other agreement to which it is a party or by which it is bound; (ii) violate any order, judgment or decree against, or binding upon it or upon its respective securities, properties or businesses;
- (ee) there are no restricting conditions applicable from Heritage Structure committee, Archaeological Survey of India, and any other government bodies which shall prevent development on the Subject Lands;
- (ff) the Sellers shall be solely liable towards TDS (including interest and penalties) and/or any other taxes or charges (including sale consideration or any part thereof) payable with respect to the purchase of the Subject Lands or any part thereof by the Sellers;
- (gg) the Subject Lands are duly partitioned and is suitable for grant of DDJAY License as per the DTCP policies and Act;

**FOR AND ON BEHALF OF SELLERS**

  
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- (hh) the Sellers do not require any approval/ permission for the transaction contemplated herein from any financial institutions/ companies from which the Sellers have obtained any financial assistance(s)/ loan(s) and/or to whom the Sellers have furnished guaranties;
- (ii) the Sellers hereby represent that, at no given point of time and also since commencement of land aggregation by the Sellers, the Sellers are not in breach or in contravention of the provisions of the Haryana Ceiling on Land Holdings Act, 1972 (as amended from time to time) and the extent of land held by each of the Sellers are within the permissible limit of land holding at all times including period prior to the Haryana Ceiling on Land Holdings (Amendment) Act, 2011;
- (ij) Seller 1, Seller 7, Seller 9, Seller 10 and Seller 11 had vide various sale deeds acquired 45K-17M of land from various land owners, however, the erstwhile land owners have sold excess land areas than the area actually owned by such landowners to said sellers and also to third party buyers, due to which the ownership of the aforesaid sellers in khewat no. 1233, khata no. 1362 (badar No. 21) has reduced to 43K-2M and accordingly as per jamabandi for the year 2016-17 records the aforesaid sellers as the owner of 43K-2M. Seller 1, Seller 7, Seller 9, Seller 10 and Seller 11 are selling their respective land parcels forming part of Subject Lands, as per the existing recorded ownership as per jamabandi for the year 2016-17. Further, in the event at any time after the execution of this Sale Deed, it is found that the Seller 1, Seller 7, Seller 9, Seller 10 and Seller 11 have any area in the khasra/ survey numbers 70//19/1(0-16), 20 (8-0), 71// 14/1 (5-16), 16/1 (7-0) being sold under this Sale Deed then (i) such area shall be deemed to be in the ownership of the Purchaser and Purchaser shall be entitled to utilize such area without any interference from the Sellers or any person claiming under them, and (ii) the Seller 1, Seller 7, Seller 9, Seller 10 and Seller 11 shall neither raise any claim against the Purchaser whether financial or otherwise nor shall raise any claim for such area from the Purchaser;
- (kk) notwithstanding anything contrary contained herein, the due diligence exercise conducted by the Purchaser, and the facts came to the knowledge of the Purchaser thereby, shall not amount to dilution of (i) any of the representations and warranties of the Sellers and/or their group companies and/or (ii) the indemnity contained in Clause 8 or operate to reduce any amount recoverable there under;
- (ll) No information relating to the Subject Lands, Sellers or their respective shareholders, of which the Purchaser has knowledge (actual or constructive), and no investigation by or on behalf of the Purchaser or any of its agents, representatives, officers, employees or advisers, as the case may be, shall prejudice any claim made by the Purchaser, under Clauses (a) to (jj) and/or the indemnity contained in Clause 8 or operate to reduce any amount recoverable there under.

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**FOR AND ON BEHALF OF PURCHASER**

  
 Digvijay Yadav  
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7.2. The Purchaser hereby represents and warrants to the Sellers that each of the following representations and warranties, is true, accurate, complete, valid, subsisting and not misleading in any manner:

- (a) it is duly incorporated and validly existing under the laws of its jurisdiction;
- (b) it has the power and authority to execute, deliver and perform this Sale Deed subject to the terms contained therein and all necessary corporate or other action in this regard are undertaken; and
- (c) the execution of this Sale Deed and the consummation of the transaction contemplated hereunder shall not: (i) conflict with or result in any breach or violation of any of the terms and conditions of, or constitute (or with notice or lapse of time or both will constitute) a default under, any instrument, contract or other agreement to which it is a party or by which it is bound; (ii) violate any order, judgment or decree against, or binding upon it or upon its respective securities, properties or businesses; (iii) result in a breach of any provision of the Memorandum of Association or Articles of Associations of the Purchaser.


#### 8. INDEMNITY

- 8.1. Without prejudice to the rights and remedies of Purchaser stated in this Sale Deed and any other rights and remedies available under law and equity to the Purchaser, the Sellers do hereby, jointly and severally, agree to indemnify, defend and hold the Purchaser and its directors, designated partners, officers, representatives and employees ("**Indemnified Party**") hold harmless from and against any and all actions, suits, judgment, forfeitures, proceedings, misrepresentation, claims, demands, liabilities, losses, costs and expenses (including costs of defense, settlement and attorneys' fees) or damages (excluding special or indirect or consequential damages/ losses) which may be incurred or suffered by the Indemnified Party or which may arise or occur or be taken or sought against the Indemnified Party due to or in connection with breach of any of the terms and conditions, covenants and/or undertakings, representations and warranties of the Sellers under this Sale Deed and/or in case any of the representations, warranties, statements of Sellers are found to be false/incorrect under this Sale Deed and/or any Title Risk emanating on the Subject Lands. The liability of the Sellers under this Sale Deed shall not be affected by any change in its constitution, ownership or corporate existence or structure or any other similar change or its winding up/ or its absorption, merger or amalgamation with any other company, corporation or concern or takeover of management by any other company or concern.

**FOR AND ON BEHALF OF SELLERS**

  
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Mr. An  
Authorised Signatory

**FOR AND ON BEHALF OF PURCHASER**

  
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Digvijay Yadav  
Authorised Signatory



9. **JURISDICTION**

This Sale Deed shall be subject to laws of India and relevant courts in Sonipat, Haryana shall have exclusive jurisdiction thereon.

10. **STAMP DUTY, REGISTRATION FEES AND COSTS**

This Sale Deed shall be executed and registered in accordance with the laws of India. The entire incidence of the stamp duty and the registration fee including any other charges related thereto and/or any other document, deed, undertaking, affidavit, etc., as may be required by the Purchaser for perfecting the Purchaser's title in the Subject Lands shall be solely borne by the Purchaser. The Parties shall bear their own legal costs and tax liability.

11. **NOTICES**

All notices, approvals, instructions and other communications for the purposes of this Sale Deed or the contemplated transaction shall be given in writing by personal delivery, email or by sending the same by speed post/ registered post addressed to the Party concerned at the address stated below, or any other address subsequently notified to the other Party for the purposes of this Clause 11. All notices referred in this Sale Deed or other communications shall be deemed to have been delivered (a) in case of delivery by hand, when hand delivered to the other Party and acknowledgement being given at the time of delivery; or (b) if sent by courier or registered mail with acknowledgement of receipt or hand delivery, then the date contained in the acknowledgement; or (c) if sent by e-mail, at the time of confirmation of transmission recorded on the sender's computer.

**If to the Sellers:**

Address: Jindal Realty Limited, Sector 35, Sonipat Narela Road, Sonipat 131001  
Attention: Mr. Manish Jain  
Email: manish.jain@jindalrealty.com

**If to Purchaser:**

Address: 3rd Floor, UM House, Tower A, Plot No 35, Sector 44, Gurgaon -122002  
Attention: Mr. Subhasish Pattanaik  
Email: spattanaik@godrejproperties.com

12. **SUPERSEDE AND ENTIRE UNDERSTANDING**

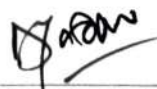
This Sale Deed, along with all the schedules and annexures, contains the entire understanding between the Parties and supersedes all prior understandings, communications and correspondence

**FOR AND ON BEHALF OF SELLERS**

**FOR AND ON BEHALF OF PURCHASER**



Milan  
Authorised Signatory



Digvijay Yadav  
Authorised Signatory





and any other collaboration agreements, development agreements, memorandum of understanding, power of attorneys, agency agreements entered into by the Sellers vis-à-vis any third party in respect of the Subject Lands or any part thereof, and any amendments, changes or alterations shall not take effect unless reduced to writing and signed by both the Parties.

**13. FURTHER ASSURANCES**


- 13.1. The Sellers shall and will, from time to time, and at all times hereinafter, at the sole cost of the Purchaser, do all such acts, deed and things as may be required by the Purchaser in relation to the Subject Lands including but not limited to providing necessary cooperation and assistance and to do all such acts and execute all such documentation in favor of the Purchaser as may be required.
- 13.2. The Parties have executed this Sale Deed without any pressure, duress, influence, coercion from any side.

**[SIGNATURE PAGE FOLLOWS]**

**FOR AND ON BEHALF OF SELLERS**

  
\_\_\_\_\_  
Milan  
Authorised Signatory

**FOR AND ON BEHALF OF PURCHASER**

  
\_\_\_\_\_  
Digvijay Yadav  
Authorised Signatory



IN WITNESS WHEREOF THE PARTIES, HAVE EXECUTED THIS SALE DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN

For and on behalf of Jindal Realty Limited

  
Authorized Signatory  
Milan  
Authorized Signatory

For and on behalf of Aglow Realtech Private Limited

  
Authorized Signatory  
Milan  
Authorized Signatory

For and on behalf of Monsoon Infrastructure Private Limited

  
Authorized Signatory  
Milan  
Authorized Signatory

For and on behalf of Adventure Buildwell Private Limited

  
Authorized Signatory  
Milan  
Authorized Signatory

For and on behalf of Kufri Buildcon Private Limited

  
Authorized Signatory  
Milan  
Authorized Signatory

For and on behalf of Action Infrastructure Private Limited

  
Authorized Signatory  
Milan  
Authorized Signatory

For and on behalf of Mountain Touch Builders Private Limited

  
Authorized Signatory  
Milan  
Authorized Signatory

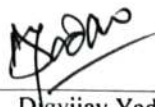
For and on behalf of Kundli Builders Private Limited

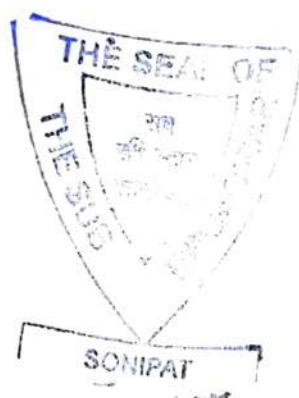
  
Authorized Signatory  
Milan  
Authorized Signatory

FOR AND ON BEHALF OF SELLERS

  
Authorized Signatory  
Milan  
Authorized Signatory

FOR AND ON BEHALF OF PURCHASER

  
Authorized Signatory  
Digvijay Yadav  
Authorized Signatory





For and on behalf of Matadi Vanijya Private Limited

For Matadi Vanijya Private Limited

Milan  
Authorized Signatory

For and on behalf of Chamba Buildcon Private Limited

For Chamba Buildcon Private Limited

Milan  
Authorized Signatory

For and on behalf of Kangaroo Buildcon Private Limited

For Kangaroo Buildcon Pvt. Ltd.

Milan  
Authorized Signatory

For and on behalf of Specular Buildmart Private Limited

For Specular Buildmart Private Limited

Milan  
Authorized Signatory

For and on behalf of Green City Infrastructure Private Limited

For Green City Infrastructure Pvt. Ltd.

Milan  
Authorized Signatory

For and on behalf of Vision Buildtech Private Limited

For Vision Buildtech Private Limited

Milan  
Authorized Signatory

For and on behalf of Sarvasampan Builders Private Limited

For Sarvasampan Builders Private Limited

Milan  
Authorized Signatory

For and on behalf of Moonstone Realcon Private Limited

For Moonstone Realcon Pvt. Ltd.

Milan  
Authorized Signatory

FOR AND ON BEHALF OF SELLERS

Milan  
Authorized Signatory

FOR AND ON BEHALF OF PURCHASER

Digvijay Yadav  
Authorized Signatory



For and on behalf of Orissa Infrastructure Private Limited

For Orissa Infrastructure Pvt. Ltd.

Milan  
Authorized Signatory

For and on behalf of Beau Green Real Estate Private Limited

For Beau Green Real Estate Private Limited

Milan  
Authorized Signatory

For and on behalf of Sikkim Land Developers Private Limited

For Sikkim Land Developers Private Limited

Milan  
Authorized Signatory

For and on behalf of Singtam Buildwell Private Limited

For Singtam Buildwell Private Limited

Milan  
Authorized Signatory

For and on behalf of Uttranchal Buildwell Private Limited

For Uttranchal Buildwell Private Limited

Milan  
Authorized Signatory

For and on behalf of Exclusive Infrastructure Private Limited

For Exclusive Infrastructure Pvt. Ltd.

Milan  
Authorized Signatory

For and on behalf of Nainital Buildtech Private Limited

For Nainital Buildtech Private Limited

Milan  
Authorized Signatory

For and on behalf of Shikhar Real Estates Private Limited

For Shikhar Real Estates Private Limited

Milan  
Authorized Signatory

For and on behalf of Kullu Buildcon Private Limited

For Kullu Buildcon Private Limited

Milan  
Authorized Signatory

For and on behalf of Mount Abu Buildwell Private Limited

For Mount Abu Buildwell Private Limited

Milan  
Authorized Signatory

FOR AND ON BEHALF OF SELLERS

Milan  
Authorized Signatory

FOR AND ON BEHALF OF PURCHASER

Digvijay Yadav  
Authorized Signatory

Reg. No.

Reg. Year

Book No.

13384

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी





विप्रेता :- मैसर्ज मोनसुन इन्फ्रास्ट्रक्चर प्रा लि दिल्ली मैसर्ज ऐंग्लो रियलटेक प्रा लि दिल्ली  
मैसर्ज मोनसुन इन्फ्रास्ट्रक्चर प्रा लि दिल्ली मै ऐडवेंचर विल्डवैल प्रा लि मैसर्ज ऐक्सकलुसिव  
इन्फ्रास्ट्रक्चर प्रा लि नई दिल्ली मैसर्ज स्पैक्युलर विल्डमार्ट प्रा लि नई दिल्ली मै मातादी  
वाणीज्य प्रा लि नई दिल्ली मैसर्ज व्यु ग्रीन रियल इस्टेट प्रा लि नई दिल्ली मै कुफरी विल्डकोन  
प्रा लि दिल्ली मैसर्ज कुल्लु विल्डकोन प्रा लि नई दिल्ली मैसर्ज कुन्डली बिल्डर्स प्रा0लि0 ग्री नगर  
दिल्ली मैसर्ज कंगारू बिल्डकोन प्रा0लि0 देहली मै सिंगतम बिल्डवैल प्रा लि ओल्ड रोहतक रोड  
दिल्ली मैसर्ज ग्रीन सिटी इन्फ्रास्ट्रक्चर प्रा0 लि0 नई दिल्ली मै ऐक्सकलुसिव इन्फ्रास्ट्रक्चर प्रालि  
108 ऐलाईड नई दिल्ली मै भोपाल इन्फ्रास्ट्रक्चर प्रालि दिल्ली मै माउन्ट आबू बिल्डवैल प्रालि  
ओल्ड रोहतक रोड दिल्ली मै0 माउन्ट आबू बिल्डवैल प्रा0लि0 दिल्ली मै0 ऐंग्लो रियलटेक प्रा0लि0  
दिल्ली मै कल्लू बिल्डकोन प्रालि ओल्ड रोहतक रोड दिल्ली मै विजन बिल्डक प्रालि नई दिल्ली  
द्वारा सी.एम. शाही मै कंगारू विल्डकोन प्रालि मै0कंगारू बिल्डकोन प्रा0 लि0 देहली मै0 ऐंग्लो  
रियलटेक प्रा0 लि0 देहली मै0 सिंगतम बिल्डकोन प्रा0 लि0 देहली मै शिखर रियल इस्टेट प्रालि  
दिल्ली द्वारा मुकेश मै0 सिंगतम बिल्ड वैल प्रा0 लि0 देहली मै बी यू ग्रीन रियल स्टेट प्रालि नई  
दिल्ली मैसर्ज नैनीताल विल्डटेक प्रा0 लि0 नई दिल्ली मैसर्ज मोनसुन इन्फ्रास्ट्रक्चर प्रालि मैसर्ज  
ग्रीनसिटी इन्फ्रास्ट्रक्चर प्रालि मैसर्ज उत्तरांचल बिल्डवैल प्रालि मैसर्ज ऐडवेंचर बिल्डवैल प्रालि  
मैसर्ज ऐक्सकलुसिव इन्फ्रास्ट्रक्चर प्रालि मैसर्ज स्पैक्युलर बिल्ड मार्ट प्रालि मैसर्ज सिंगतम  
विल्डवैल प्रालि मैसर्ज सर्वसम्पन्न बिल्डर्स प्रालि मैसर्ज जिन्दल रियलटी प्रालि मै ऐंग्लो  
रियलटेक प्रालिदिल्ली मै ऐडवेंचर बिल्डवैल प्रालि मैसर्ज उडिसा इन्फ्रास्ट्रक्चर प्रा लि नई दिल्ली  
मैसर्ज विजन विल्डटेक प्रा लि नई दिल्ली मैसर्ज सिक्किम लैण्ड डवेलपर्स प्रा लि नई दिल्ली मै  
गून्स्टोन रियलकोन प्रालि मैसर्ज सर्वसम्पन्न विल्डर्स प्रा लि नई दिल्ली मै विजन विल्डटेक प्रा  
लि नई दिल्ली मैसर्ज ग्रीनसिटी इन्फ्रास्ट्रक्चर प्रा लि दिल्ली मैसर्ज ऐंग्लो रियलटेक प्रा लि दिल्ली  
मै चम्बा बिल्डकोन प्रालि मैऐंग्लो रियलटेक प्रा लि मै स्पैक्युलर बिल्डमार्ट प्रालि मै कुन्डली मै  
कुन्डली विल्डर्स प्रा लि त्रिनगर दिल्ली मै ऐक्सन इन्फ्रास्ट्रक्चर प्रा लि मैसर्ज माउन्टटेक प्रा लि  
नई दिल्ली मै ऐडवेयर विवे प्रा लि मै कुफरी विल्डकोन प्रा लि मै मोनसुन इन्फ्रास्ट्रक्चर प्रा लि  
thru मिलनOTHER मै. ऐंग्लो रियलटेक प्रा लि दिल्ली

क्रेता :- thru दिग्विजय यादवOTHEROsis  
दिल्ली

गवाह 1 :- ओमप्रकाश

गवाह 2 :- गौतम बच्चर

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13384 आज दिनांक 14-03-2022 को बही नं 1 जिल्द नं 1114  
के पृष्ठ नं 194.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 13709 के पृष्ठ संख्या  
10 से 19 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।

SONIPAT


दिनांक 14-03-2022

उप/संयुक्त पंजीयन अधिकारी ( सोनीपत )



For and on behalf of Bhopal Infrastructure  
Private Limited

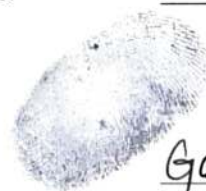
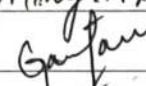
For Bhopal Infrastructure Private Limited  
  
Milan  
Authorized Signatory

For and on behalf of OASIS LANDMARKS  
LLP

Oasis Landmarks LLP  
  
Authorized Signatory  
Digvijay Yadav  
Authorized Signatory

WITNESSES:

1. Name:   OM PRAKASH DUMBERDAR (ID No. 40/DC/2004)  
Residential Address: 77-0 RAJINDARA (CG) SOMIPATI, HR  
Signature: \_\_\_\_\_

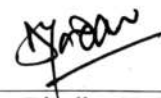
2. Name:  Gautam Babbar s/o Jagdish Babbar  
Residential Address: 32, Hingiri Apts, J-Block, Vikaspuri, Delhi-12  
Signature:   
9773 48285315

9773 48285315

FOR AND ON BEHALF OF SELLERS

  
Milan  
Authorized Signatory

FOR AND ON BEHALF OF PURCHASER

  
Digvijay Yadav  
Authorized Signatory

**SCHEDULE- I**  
**DESCRIPTION OF SUBJECT LANDS**


Land admeasuring, in aggregate, 48.009 acres (384K-1.5M) located at Village Rathdana, District Sonipat, as per Jamabandi 2016-17, as follows:

Sr No.	KHEWAT NO.	Name of the Seller	Rectangle No.	Killa No.	Area (Kanal-Marla)
1.	1017/944	M/S Aglow Realtech Private Limited	51	23/2	2-0
2.	1076/1002	M/S Monsoon Infrastructure Private Limited	70	22	8-0
3.	1077/1003	M/S Aglow Realtech Private Limited	70	21	8-0
4.	1078/1004	M/S Monsoon Infrastructure Private Limited (ownership vide Badar no. 33)	70 77	24/2/1 3 MIN North	5-10 1-2
				<b>Total</b>	<b>6-12</b>
5.	1079/1005	M/S Adventure Buildwell Private Limited	70	19/2 23 24/1/1 27 28	7-4 6-17 1-6 0-8 0-15
				<b>Total</b>	<b>16-10</b>
6.	1083/1009	M/S Kullu Buildcon Private Limited (263/350 share) M/S Kufri Buildcon Private Limited (34/525 share) M/S Beau Green Real Estate Private Limited (2/25 share) M/S Matadi Vanijya Private Limited (83/1050 share) M/S Specular Buildmart Private Limited (2/175 share) M/S Exclusive Infrastructure Private Limited (1/75 share)	70	13/2	4-4
7.	1098/1023	M/S Kundli Builders Private Limited	52	4/2/1 7/1/2	3-4 3-16
				<b>Total</b>	<b>7-0</b>

**FOR AND ON BEHALF OF SELLERS**

**FOR AND ON BEHALF OF PURCHASER**

  
Milan  
Authorised Signatory

  
Digvijay Yadav  
Authorised Signatory






8.	1099/1024	M/S Kangaroo Buildcon Private Limited	52	4/2/2/2, 7/1/1, 14/1/2	2-9 4-4 1-18
				<b>Total</b>	<b>8-11</b>
9.	1101/1025	M/S Singtam Buildwell Private Limited	52	8/2 13 27	7-0 7-13 0-7
				<b>Total</b>	<b>15-0</b>
10.	1102/1026	M/S Green City Infrastructure Private Limited	52	8/1 14/1/1	1-0 1-0
				<b>Total</b>	<b>2-0</b>
11.	1104/1028	M/S Mount Abu Buildwell Private Limited (160/997 share) M/S Bhopal Infrastructure Private Limited (557/997 share) M/S Exclusive Infrastructure Private Limited (280/997 share)	52,	10/1/2 10/2 11 12 17 18 19 20/1	0-18 1-4 7-12 8-0 8-0 8-0 8-0 1-15
			53	27	6-8
				<b>Total</b>	<b>49-17</b>
12.	1106/1030	M/S Mount Abu Buildwell Private Limited	52	1/2 9 10/1/1	1-16 8-0 5-10
				<b>Total</b>	<b>15-6</b>
13.	1111/1035	M/S Aglow Realtech Private Limited	51	16/3 17/1	0-12 3-8
				<b>Total</b>	<b>4-0</b>
14.	1112/1036	M/S Kullu Buildcon Private Limited	52	2/1/2 2/2/2 3	0-1 1-5 7-11
				<b>Total</b>	<b>8-17</b>
15.	1113/1037	M/S Vision Buildtech Private Limited	52	2/1/1 2/2/1 Min North East	0-6 5-5
				<b>Total</b>	<b>5-11</b>

FOR AND ON BEHALF OF SELLERS

  
Milan  
Authorised Signatory

FOR AND ON BEHALF OF PURCHASER

  
Digvijay Yadav  
Authorised Signatory





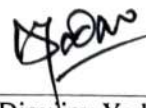
16.	1115/1040	M/S Kangaroo Buildcon Private Limited	51	5/2/1	1-3
				6/1	3-0
			52	15/2	3-0
				16/1	3-0
				1/1	5-8
				20/2	5-8
				<b>Total</b>	<b>20-19</b>
17.	1125/1048	M/S Kangaroo Buildcon Private Limited	51	23/3	4-8
				24/1	6-12
				<b>Total</b>	<b>11-0</b>
18.	1126/1048 Min	M/S Aglow Realtech Private Limited	51	24/2	0-12
19.	1127/1048 Min	M/S Singtam Buildwell Private Limited (Ownership vide Badar no. 48)	51	24/3	0-8
20.	1150/1067	M/S Shikhar Real Estates Private Limited	51	25/2	4-4
21.	1152/1069	M/S Green City Infrastructure Private Limited	51	29	0-9
22.	1156/1072 Min	M/S Singtam Buildwell Private Limited	51	25/1	2-13
23.	1164/1078	M/S Beau Green Real Estate Private Limited	52	14/2/1	5-0
24.	1165/1079	M/S Nainital Buildtech Private Limited	52	14/2/2	0-2
				15/2/1	3-13
				<b>Total</b>	<b>3-15</b>

**FOR AND ON BEHALF OF SELLERS**



Milan  
Authorised Signatory

**FOR AND ON BEHALF OF PURCHASER**



Digvijay Yadav  
Authorised Signatory

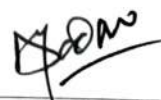


25.	1166/1079 Min	M/S Jindal Realty Limited (38/503 share) M/S Exclusive Infrastructure Private Limited (10/503 share) M/S Sarvasampan Builders Private Limited (15/503 share) M/S Singtam Buildwell Private Limited (29/503 share) M/S Specular Buildmart Private Limited (35/503 share) M/S Adventure Buildwell Private Limited (13/503 share) M/S Uttranchal Buildwell Private Limited (18/503 share) M/S Green City Infrastructure Private Limited (170/503 share) M/S Monsoon Infrastructure Private Limited (175/503 share)  (Ownership vide mutation No. 8603, 8855, 9050, 9053)	52	15/2/2 16/2	0-9 3-0
				<b>Total</b>	<b>3-9</b>
26.	1181/1092	M/S Aglow Realtech Private Limited	51	22/2 23/1	4-8 1-12
				<b>Total</b>	<b>6-0</b>
27.	1193/1104	M/S Adventure Buildwell Private Limited	52 71	24 4/1 4/2/1	7-4 2-0 4-9
				<b>Total</b>	<b>13-13</b>
28.	1197/1112	M/S Singtam Buildwell Private Limited	53	1MIN North	6-17
29.	1201/1114	M/S Sikkim Land Developers Private Limited (527/845 share) M/S Specular Buildmart Private Limited (96/845 share) M/S Beau Green Real Estate Private Limited (97/845 share) M/S Vision Buildtech Private Limited (63/845 share) M/S Orissa Infrastructure Private Limited (62/845 share)	52	5/2 6 15/1	6-5 8-0 3-2
				<b>Total</b>	<b>17-7</b>

**FOR AND ON BEHALF OF SELLERS**

  
 Milan  
 Authorised Signatory

**FOR AND ON BEHALF OF PURCHASER**

  
 Digvijay Yadav  
 Authorised Signatory



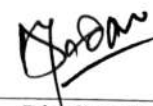


30.	1203/1116	M/S Moonstone Realcon Private Limited	52	5/1/2	1-1
31.	1215/1124	M/S Sarvasampan Builders Private Limited (Ownership vide mutation no. 8621, 8803, 9050 & Badar No. 10)	53	11/1/1 11/2	1-11 6-7
				<b>Total</b>	<b>7-18</b>
32.	1217/1126	M/S Sarvasampan Builders Private Limited (Ownership vide mutation no. 8621, 8803, 9050 & Badar No. 10)	53	11/1/2	0-2
33.	1218/1127	M/S Vision Buildtech Private Limited (Ownership vide mutation no. 8622, 8779, 8803, 9050, 9053 & Badar no. 10)	53	9/2	3-4
34.	1220/1129 Min	M/S Vision Buildtech Private Limited (Ownership vide mutation no. 8622, 8779, 8803, 9050, 9053 & Badar no. 10)	53	10/2/2	2-7
35.	1230/1136 Min	M/S Aglow Realtech Private Limited	51	8 13 14 17/2 18	8-0 8-0 8-0 4-12 8-0
				<b>Total</b>	<b>36-12</b>
36.	1233/1138	M/S Kundli Builders Private Limited (76/431 share) M/S Specular Buildmart Private Limited (66/431 share) M/S Kangaroo Buildcon Private Limited (73/862 share) M/S Aglow Realtech Private Limited (161/862 share) M/S Chamba Buildcon Private Limited (172/431 share) (Ownership vide badar no. 21)	70 71	19/1 20 14/1 Min South 16/1	0-16 8-0 5-10 (south) 7-0
				<b>Total</b>	<b>21-6</b>

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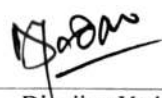


37.	1239/1142	M/S Kundli Builders Private Limited	70	10	7-11
			71	4/2/2 5 6	1-11 8-0 7-11
				<b>Total</b>	<b>24-13</b>
38.	1262/1165	M/S Mountain Touch Builders Private Limited (2/3 share) Action Infrastructure Private Limited (1/3 share)	77	1/2 1/3 2/1 Min North	1-0 0-16 1-2
				<b>Total</b>	<b>2-18</b>
39.	1321/1220	M/S Adventure Buildwell Private Limited	71	7	7-4
40.	1322/1221	M/S Kufri Buildcon Private Limited	70	9 12/2	7-11 5-12
			71	25/1/2/2	3-10
				<b>Total</b>	<b>16-13</b>
41.	1323/1222	M/S Monsoon Infrastructure Private Limited (Ownership vide partition no. 8628)	71	25/1/2/1/2	1-12
42.	1215/1124	M/S Green City Infrastructure Private Limited (Ownership vide mutation no. 8621, 8803,9050, 9053 & Badar no. 10)	53	12/1	0-18

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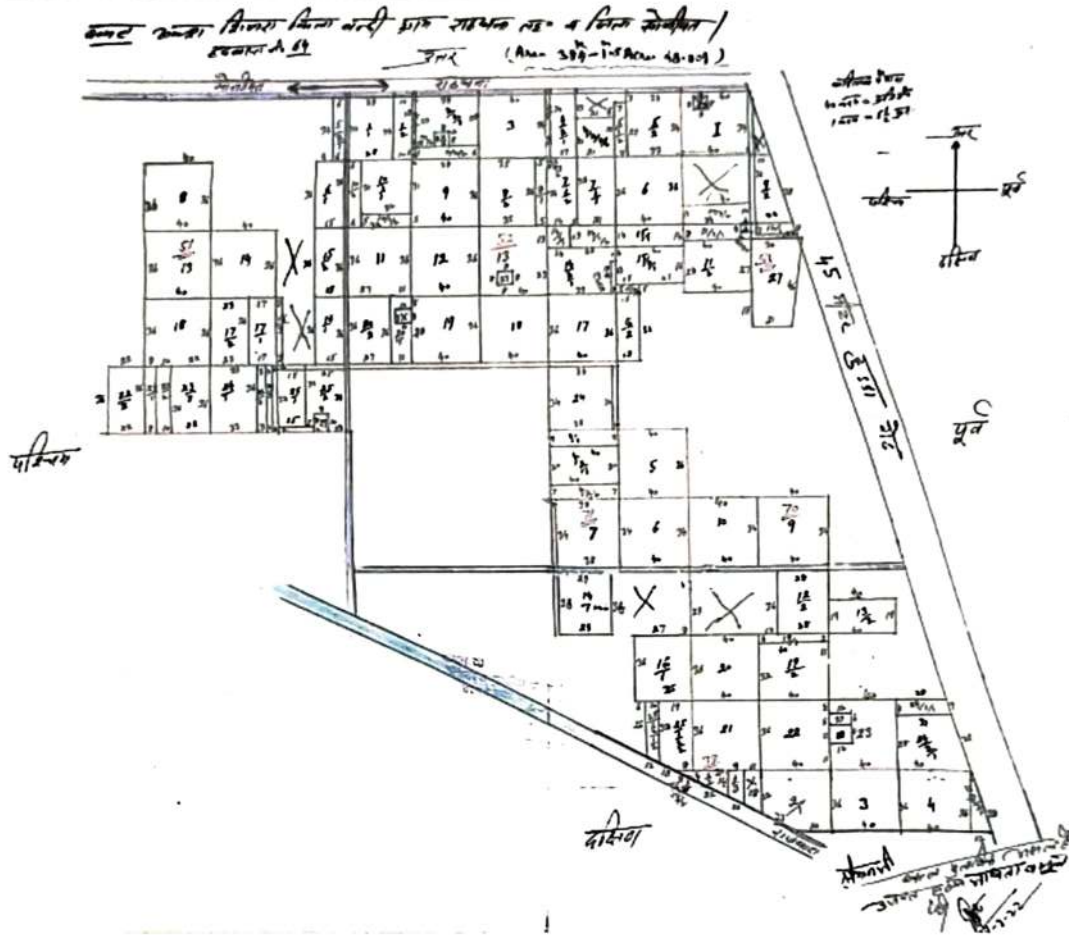
  
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**SCHEDULE - II  
DEMARCATON OF SUBJECT LANDS**



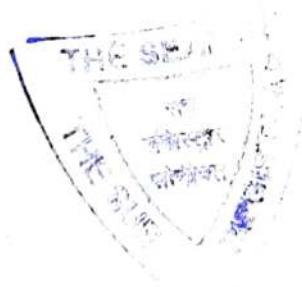
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**SCHEDULE – III**  
**LIST OF ANTECEDENT AND CURRENT TITLE DEEDS AND MUTATIONS**

**PART A:** Antecedent Title Deeds exclusively pertaining to the Subject Lands

S. No.	Sale Deed	Date	Seller	Buyer
1.	17300	21.03.2006	Jayvir Singh son of Raj Singh son of Mula	Kundli Builders Private Limited
2.	8887 (Exchange Deed)	19.09.2012	Smt. Shankuntla Devi	Green City Infrastructure Private Limited
3.	7246	06.12.2010	Smt. Nhaani	Moonstone Realcon Private Limited
4.	17299	21.03.2006	Sukhbir Singh son of Jage	Singtam Buildwell Private Limited
5.	3638 (Exchange Deed )	13.07.2016	Ajit Singh son of Ratan Singh and Sumit adopted son of Kapur Singh	Singtam Buildwell Private Limited
6.	9012	05.02.2008	Ishwar Singh and Pradeep Kumar	Exclusive Infrastructure Private Limited
7.	1396	11.05.2006	Ajeet Singh, Rampal & Vikram	Kullu Buildcon Private Limited
8.	3830	29.08.2006	Pradeep Kumar	Mount Abu Buildwell Private Limited
9.	3720	24.08.2006	Ramphal	Mount Abu Buildwell Private Limited
10.	5719	20.11.2006	Ishwar Singh and Satish Kumar	Bhopal Infrastructure Private Limited
11.	11091	10.03.2011	Om Prakash son of Gyaaniram	Aglow Realtech Pvt. Ltd.
12.	10960 (Exchange Deed)	31.10.2012	Nirmala wife of Sardham	Monsoon Infrastructure Private Limited

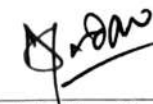
**PART B:** Antecedent Title Deeds not exclusively pertaining to the Subject Lands

S. No.	Sale Deed	Date	Seller	Buyer
1.	3571	30.07.2010	M/s New Era Infrastructure Private Limited	Aglow Realtech Pvt. Ltd.
2.	11093	10.03.2011	Rameshchandra	Aglow Realtech Pvt. Ltd.

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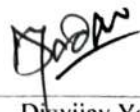


3.	1959	23.05.2011	Jaiprakash son of Mahender Singh	Aglow Realtech Pvt. Ltd.
4.	3639 (Exchange Deed)	13.07.2016	Ajeet Singh s/o Ratan Singh and Sumit s/o Kapur Singh	Aglow Realtech Pvt. Ltd.
5.	16389	07.03.2006	Bhagat Singh, Narayan Singh, Devender Singh, Kanwarbhan, Jagbir Singh	Monsoon Infrastructure Private Limited
6.	7009 (Exchange Deed)	06.10.2021	Ramphal son of Mahachand	Jindal Realty Private Limited (to the extent of 38/503 share), Sarvasampan Builders Private Limited (to the extent of 15/503 share), Singtam Buildwell Private Limited (to the extent of 29/503 share), Specular Buildmart Private Limited (to the extent of 35/503 share), Exclusive Infrastructure Private Limited (to the extent of 10/503 share), Adventure Buildwell Private Limited (to the extent of 13/503 share), Uttaranchal Buildwell Private Limited (to the extent of 18/503 share), Green City Infrastructure Private Limited (to the extent of 170/503 share), Monsoon Infrastructure Private Limited (to the extent of 175/503 share).
7.	5558	18.09.2008	Randhir Singh, Santosh Singh, Sheela	Adventure Buildwell Private Limited
8.	5566	08.10.2007	Rohtaj, Sultan, Rambir	Adventure Buildwell Private Limited
9.	5559	18.09.2008	Dilip Singh son of Amar Singh	Adventure Buildwell Private Limited
10.	849	25.04.2006	Ramkali	Kufri Buildcon Private Limited
11.	850	25.04.2006	Smt Risali	Kufri Buildcon Private Limited
12.	16874	13.03.2006	Mahabir, Balwan, Ramniwas, Mahender, Mukesh, Mahesh, Rajesh, Mithlesh, Shanti, Kamlesh & Seema	Action Infrastructure Private Limited
13.	16873	13.03.2006	Naresh Kumar, Suresh, Chitrkala, Bimla, Maya, Om Prakash & Chandram	Action Infrastructure Private Limited
14.	1747	24.05.2006	Kanhiyalal, Jai Bhagwan, Mahender, Rajender Singh, Narender Singh, Chattar, Jile	Mountain Touch Builders Private Limited

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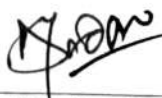


			Singh, Ramchandra, Naresh Kumar, Suresh Kumar,	
15.	17332	21.03.2006	Rajesh Kumar son of Ishwar Singh	Kundli Builders Private Limited
16.	17331	21.03.2006	Jitendra Kumar, Vijendra Kumar, both sons of Ishwar Singh	Kundli Builders Private Limited
17.	1631	19.05.2006	Virendra Kumar Bansal and Anand Kumar Bansal	Chamba Buildcon Private Limited
18.	4823	17.09.2010	Ved Singh son of Mula	Kangaroo Buildcon Private Limited
19.	3637 (Exchange Deed)	13.07.2016	Ajit Singh son of Ratan Singh and Sumit adopted son of Kapur Singh	Kangaroo Buildcon Private Limited
20.	10993	08.03.2011	Sultan Singh son of Aberam and Smt. Santosh wife of Mahendra Singh	Kangaroo Buildcon Private Limited
21.	9784	03.03.2010	Sunita, Sinoli Alias Heena, Sweety, Saurabh, Sandeep	Kangaroo Buildcon Private Limited
22.	16064	03.03.2006	Varuna Buildwell Private Limited	Specular Buildmart Private Limited
23.	5025 (Exchange Deed)	06.09.2016	Samundra Singh son of Subbe Singh	Green City Infrastructure Private Limited
24.	16780	13.03.2006	Saroop Singh son of Sher Singh	Green City Infrastructure Private Limited
25.	10266	19.03.2008	Shanti Devi, Hoshiyaari Devi,	Vision Buildtech Private Limited
26.	10556	31.03.2008	Sarvar	Vision Buildtech Private Limited
27.	10268	19.03.2008	Yogesh	Vision Buildtech Private Limited
28.	3300	31.07.2006	Raghubir Singh son of Sher Singh	Sarvasampan Builders Private Limited
29.	2223	13.06.2006	Ranjeet son of Sher Singh	Sarvasampan Builders Private Limited
30.	2212	12.06.2006	Hari Singh son of Sher Singh	Sarvasampan Builders Private Limited
31.	4188	06.08.2008	Smt. Neelam	Orissa Infrastructure Private Limited
32.	2553	23.06.2006	Rajender Singh	Beau Green Real Estate Private Limited
33.	1883	29.05.2006	Jagbeer Singh	Beau Green Real Estate Private Limited
34.	3160	21.07.2006	Sarvar	Beau Green Real Estate Private Limited
35.	17384	21.03.2006	Smt. Prakaashi	Sikkim Land Developers Private Limited
36.	17379	21.03.2006	Smt. Harsharaani	Sikkim Land Developers Private Limited
37.	17382	21.03.2006	Smt Rajbaala	Sikkim Land Developers Private Limited

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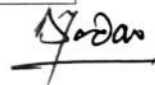
38.	17383	21.03.2006	Smt Neelam	Sikkim Land Developers Private Limited
39.	17380	21.03.2006	Smt. Naahni	Sikkim Land Developers Private Limited
40.	100	03.04.2006	Jagdish son of Mehar Singh	Singtam Buildwell Private Limited
41.	101	03.04.2006	Jaysingh son of Mehar Singh	Singtam Buildwell Private Limited
42.	10047	12.03.2008	Ramesh	Exclusive Infrastructure Private Limited
43.	14100	10.10.2011	Karambir	Nainital Buildtech Private Limited
44.	15817	28.02.2006	Karan Singh son of Gumani, Kuldeep son of Karan Singh and Baljeet son of Karan Singh	Shikhar Real Estates Private Limited
45.	98	03.04.2006	Surender, Smt. Savitri & Smt. Premo	Kullu Buildcon Private Limited
46.	118	03.04.2006	Smt. Bedo, Mahender Singh & Ishwar	Kullu Buildcon Private Limited
47.	1518	16.05.2006	Tara Chand	Matadi Vanijya Private Limited
48.	9778	03.03.2008	Raghubir Singh and Hoshiyar Singh	Exclusive Infrastructure Private Limited
49.	5633	16.11.2006	Hoshiyaara	Beau Green Real Estate Private Limited
50.	3893 (Exchange Deed) – Photocopy	31.08.2006	Neelgiri Land Developers Private Limited	Matadi Vanijya Private Limited
51.	16624	09.03.2006	Bhim Singh son of Sher Singh	Green City Infrastructure Private Limited
52.	3894 (Exchange Deed) – Photocopy	31.08.2006	Neelgiri Land Developers Private Limited	Specular Buildmart Private Limited
53.	5728	26.09.2008	Khajan son of Jage	Adventure Buildwell Private Limited
54.	3131	20.07.2006	Sarvar	Beau Green Real Estate Private Limited
55.	1399	11.05.2006	Rajkali, Sunil Kumar, Raj Kumar, Smt. Mukesh	Mountain Touch Builders Private Ltd.

56. 16623 09.03.2006 LANVEER, KRISHAN

JAGLAN AGENT PVT. LTD.

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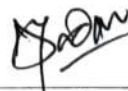
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**ANNEXURE I**  
**DETAILS OF THE SALE CONSIDERATION PAYABLE TO THE SELLERS**

Details of the Sellers	Sale Consideration (in INR)	TDS (in INR)	Part Sale Consideration (in INR)	Net Part Sale Consideration (in INR)	Balance Sale Consideration (in INR)
Action Infrastructure Private Limited	42,75,000	42,750	38,47,500	38,04,750	4,27,500
Adventure Buildwell Private Limited	16,85,25,000	16,85,250	15,16,72,500	14,99,87,250	1,68,52,500
Aglow Realtech Private Limited	27,52,87,500	27,52,875	19,77,58,750 (less INR 5 crore already paid)	19,55,05,875	2,75,28,750
Beau Green Real Estate Private Limited	3,30,75,000	3,30,750	2,97,67,500	2,94,36,750	33,07,500
Bhopal infrastructure private limited	12,53,25,000	12,53,250	11,27,92,500	11,15,39,250	1,25,32,500
Chamba buildcon private limited	3,82,50,000	3,82,500	3,44,25,000	3,40,42,500	38,25,000
Exclusive Infrastructure Private Limited	6,34,50,000	6,34,500	5,71,05,000	5,64,70,500	63,45,000
Green City Infrastructure Private Limited	2,02,50,000	2,02,500	1,82,25,000	1,80,22,500	20,25,000
Kangaroo Buildcon Private Limited	19,03,50,000	19,03,500	17,13,15,000	16,94,11,500	1,90,35,000
Kufri Buildcon Private Limited	7,60,50,000	7,60,500	6,84,45,000	6,76,84,500	76,05,000
Kullu Buildcon Private Limited	5,40,00,000	5,40,000	4,86,00,000	4,80,60,000	54,00,000
Kundli Builders Private Limited	15,93,00,000	15,93,000	14,33,70,000	14,17,77,000	1,59,30,000
Matadi Vanijya	15,75,000	15,750	14,17,500	14,01,750	1,57,500

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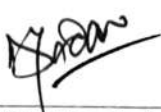


Private Limited					
Monsoon Infrastructure Private Limited	7,83,00,000	7,83,000	7,04,70,000	6,96,87,000	78,30,000
Moonstone Realcon Private Limited	47,25,000	47,250	42,52,500	42,05,250	4,72,500
Mount Abu Buildwell Private Limited	10,48,50,000	10,48,500	9,43,65,000	9,33,16,500	1,04,85,000
Mountain Touch Builders Private Limited	87,75,000	87,750	78,97,500	78,09,750	8,77,500
Nainital Buildtech Private Limited	1,68,75,000	1,68,750	1,51,87,500	1,50,18,750	16,87,500
Orissa Infrastructure Private Limited	58,50,000	58,500	52,65,000	52,06,500	5,85,000
Sarvasampan Builders Private Limited	3,64,50,000	3,64,500	3,28,05,000	3,24,40,500	36,45,000
Shikhar Real Estates Private Limited	1,89,00,000	1,89,000	1,70,10,000	1,68,21,000	18,90,000
Sikkim Land Developers Private Limited	4,86,00,000	4,86,000	4,37,40,000	4,32,54,000	48,60,000
Singtam Buildwell Private Limited	11,29,50,000	11,29,500	10,16,55,000	10,05,25,500	1,12,95,000
Specular Buildmart Private Limited	2,47,50,000	2,47,500	2,22,75,000	2,20,27,500	24,75,000
Uttranchal Buildwell Private Limited	6,75,000	6,750	6,07,500	6,00,750	67,500
Vision Buildtech Private Limited	5,58,00,000	5,58,000	5,02,20,000	4,96,62,000	55,80,000
Jindal Realty Limited	11,25,000	11,250	10,12,500	10,01,250	1,12,500
<b>TOTAL</b>	<b>172,83,37,500</b>	<b>1,72,83,375</b>	<b>150,55,03,750</b>	<b>148,87,20,375</b>	<b>17,28,33,750</b>

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Details of the Sellers	Bank Name	Address	Account No.	IFSC CODE
Action Infrastructure Private Limited	Canara Bank	Delhi Connaught Circus, F-19 Branch, New Delhi-110001	0-143201016070	CNRB0000143
Adventure Buildwell Private Limited	Axis Bank	Malviya Nagar,D-81,New Delhi-110017	206010200012883	UTIB0000206
Aglow Realtech Private Limited	Axis Bank	Green Park,K-12,New Delhi-110016	910020021077702	UTIB0000015
Beau Green Real Estate Private Limited	HDFC Bank	Kailash Building 26,Kasturba Gandhi Marg, New Delhi-110001	00030310010223	HDFC0000003
Bhopal Infrastructure Private Limited	HDFC Bank	UG-10,11&12,Bhikaji Cama Place, New Delhi-110029	06782020000617	HDFC0000678
Chamba Buildcon Private Limited	HDFC Bank	Kailash Building 26,Kasturba Gandhi Marg, New Delhi-110001	00030310010198	HDFC0000003
Exclusive Infrastructure Private Limited	HDFC Bank	C-5/32 Safdarjung, Development Area (SOA), New Delhi-110016	00322320002775	HDFC0000032
Green City Infrastructure Private Limited	Canara Bank	Delhi Connaught Circus, F-19 Branch, New Delhi-110001	0-143201016057	CNRB0000143
Kangaroo Buildcon Private Limited	HDFC Bank	C-5/32 Safdarjung, Development Area (SOA),New Delhi-110016	00322320002731	HDFC0000032
Kufri Buildcon Private Limited	Canara Bank	Delhi Connaught Circus, F-19 Branch, New Delhi	0-143201016112	CNRB0000143
Kullu Buildcon Private Limited	Canara Bank	Delhi Connaught Circus, F-19 Branch, New Delhi-110001	0-143201016115	CNRB0000143
Kundli Builders Private Limited	Canara Bank	Delhi Connaught Circus, F-19 Branch, New Delhi-110001	0-143201016071	CNRB0000143
Matadi Vanijya Pvt Ltd	HDFC Bank	Kailash Building 26,Kasturba Gandhi Marg, New Delhi-110001	00030310010213	HDFC0000003
Monsoon Infrastructure Private Limited	ICICI Bank	9A, Phelps, Connaught Place, New Delhi- 110001	000705038081	ICIC0000007

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Moonstone Realcon Private Limited	Axis Bank	Green Park,K-12,New Delhi-110016	910020020773908	UTIB0000015
Mount Abu Buildwell Private Limited	HDFC Bank	Kailash Building 26,Kasturba Gandhi Marg, New Delhi-110001	00030310010188	HDFC0000003
Mountain Touch Builders Private Limited	HDFC Bank	Kailash Building 26,Kasturba Gandhi Marg, New Delhi-110001	00030310010161	HDFC0000003
Nainital Buildtech Private Limited	HDFC Bank	19-20, Block A,Preet Vihar, New Delhi-110092	13502320000728	HDFC0001350
Orissa Infrastructure Private Limited	HDFC Bank	Kailash Building 26,Kasturba Gandhi Marg, New Delhi-110001	00030310010144	HDFC0000003
Sarvasampan Builders Private Limited	HDFC Bank	Kailash Building 26,Kasturba Gandhi Marg, New Delhi-110001	00030310010230	HDFC0000003
Shikhar Real Estates Private Limited	HDFC Bank	Kailash Building 26,Kasturba Gandhi Marg, New Delhi-110001	00030310006911	HDFC0000003
Sikkim Land Developers Private Limited	Canara Bank	Delhi Connaught Circus, F-19 Branch, New Delhi-110001	0-143201016056	CNRB0000143
Singtam Buildwell Private Limited	Canara Bank	Delhi Connaught Circus, F-19 Branch, New Delhi-110001	0-143201016074	CNRB0000143
Specular Buildmart Private Limited	HDFC Bank	Kailash Building 26,Kasturba Gandhi Marg, New Delhi-110001	00030310007006	HDFC0000003
Uttanchal Buildwell Private Limited	HDFC Bank	Kailash Building 26,Kasturba Gandhi Marg, New Delhi-110001	00030310010309	HDFC0000003
Vision Buildtech Private Limited	HDFC Bank	C-5/32 Safdarjung, Development Area (SOA),New Delhi-110016	00322320002765	HDFC0000032
Jindal Realty Limited	ICICI Bank	9A, Phelps, Connaught Place, New Delhi- 110001	000705029112	ICIC0000007

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