



Indian-Non Judicial Stamp Haryana Government



Date : 26/07/2022

Certificate No. G0Z2022G2576

GRN No. 92878980

Stamp Duty Paid : ₹ 28001000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Jaipur golden Transport company Pvt ltd

H.No/Floor : Xii/4735

Sector/Ward : X

LandMark : Roshanara road

City/Village : Delhi

District : Delhi

State : Delhi

Phone: 99*****98



Buyer / Second Party Detail

Name : Mapsko Builders Pvt Ltd

H.No/Floor : 52

Sector/Ward : X

LandMark : North avenue road punjabi bagh west

City/Village: Delhi

District : Delhi

State : Delhi

Phone : 99*****98

Purpose : SALE DEED

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

SALE DEED

1.	Nature of Document	-	Sale Deed
2.	Village / District	-	Village- Naurangpur, District Gurugram
3.	Land Area	-	39 Kanal - 16 Marla
4.	Type of Property	-	Agricultural
5.	Sale Deed	-	Rs-40,00,00,000/-
6.	Stamp Duty	-	Rs- 2,80,01,000/-
7.	Stamp No. /Date	-	G0Z2022G2576/ 26.07.2022
9.	Registration Fees	-	Rs- 50005/-
10.	Registration Fees GRN	-	0092884433

This indenture of sale deed ("Sale Deed ") is made and executed at Gurugram, on this 28th day of July, 2022:

For Jaipur Golden Transport Co. (P) Ltd.

Auth. Signatory

For Mapsko Builders Pvt. Ltd.

Authorised Signatory

वसीका संबंधी विवरण		
वसीका का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- Manesar	गांव/शहर- नौरंगपुर	स्थित- Nurangpur
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : nurangpur		
धन संबंधी विवरण		
राशि- 400000000 रुपये	कुल स्टाम्प शुल्क- 28000000 रुपये	
स्टाम्प नं- G0Z2022G2576	स्टाम्प का मूल्य- 28001000 रुपये	
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:92884433	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- ASHOK KUMAR SHARMA ADV GGM		सेवा शुल्क- 200
भूमि का विवरण		
कृषि चाही		39 Kanal 16 Marla

यह प्रलेख आज दिनांक 28-07-2022 दिन गुरुवार समय 2:28:00 PM बजे श्री/श्रीमती/कुमारी मै जयपुर गोल्डन ट्रान्सपोर्ट कम्पनी प्रा लि thru VIPIN KHANNAOTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

मै जयपुर गोल्डन ट्रान्सपोर्ट कम्पनी प्रा लि

उप/संयुक्त पंजीयन अधिकारी (Manesar)

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

या

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

दिनांक 28-07-2022

उप/संयुक्त पंजीयन अधिकारी
(Manesar)

मै जयपुर गोल्डन ट्रान्सपोर्ट कम्पनी प्रा लि

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी MS MAPSKO BUILDERS PRIVATE LIMITED thru PREM CHAND GUPTAOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी ASHOK KUMAR SHARMA पिता --- निवासी ADV GGM व श्री/श्रीमती/कुमारी RAJBIR SINGH पिता HIRA LAL निवासी 130 DDA MIG PUNJABI BAGH DELHI ने की।

साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 28-07-2022

उप/संयुक्त पंजीयन अधिकारी
(Manesar)
संयुक्त सब रजिस्ट्रार
मानेसर (गुडगाँव)

BY

M/S JAIPUR GOLDEN TRANSPORT COMPANY PRIVATE LIMITED (CIN U74899DL1953PTC002269), a company incorporated under the Companies Act, 1956, having its registered office at X II/4735, Roshanara Road, Delhi – 110 007, India, through its Director, Mr. Vipin Khanna (DIN: 00131920), duly authorized vide Board resolution dated 25.07.2022, hereinafter referred to as the **"Seller"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **FIRST PART**;

IN THE FAVOUR OF

M/s Mapsko Builders Private Limited (CIN:U45203DL2003PTC118590), a company incorporated under the provisions of Companies Act, 1956, having its registered office at 52, North Avenue Road, Punjabi Bagh West, New Delhi 110026, acting through Mr. Prem Chand Gupta S/o Sh. Hans Raj Gupta, Authorized Signatory of the company (Aadhar No-272875943982) duly authorized vide board resolution dated- 17.01.2022, (hereinafter referred to as the **"MAPSKO" or "Buyer"** which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of **SECOND PART**.

(**'Seller'** and **'Buyer'** shall hereinafter be collectively referred to as the **"Parties"** and individually as a **"Party"**).

WHEREAS THE SELLER HAS REPRESENTED THE FOLLOWING TO THE BUYER:

- (A) The Seller is the absolute owner of a contiguous parcel of land admeasuring **4.975 acres (39 Kanal 16 Marla)** in Village- Nurangpur, Sector-78, Tehsil- Manesar, Gurugram, Haryana (**"Subject Lands"**). The Subject Lands are more particularly described in **Schedule-I** and demarcated/delineated in **Orange** colour on the plan attached as **Schedule-II** hereto.
- (B) The Seller is vested with absolute ownership and clear and marketable title on its respective portions of Subject Lands, with absolute and unhindered possessory rights and entitlements. The Seller is recorded as the owner and in possession of their respective portions out of the Subject Lands in all government records including the record of rights (i.e., Jamabandi Year 2019-2020), Khewat 821 Khata 841 Khasra No. Mustil No. 38\ 3(8-0), 8/1(4-11), 8/2(2-16), 9/1(4-0), 12 min East (7-6), 13/1 (0-12), 13/2 min North(5-6), 13/3 min North(1-9), 14 min North(5-16) Ghirdawari, Mutation (Intekal). The Seller is authorized/empowered and competent to undertake the sale of the Land at the rates and the terms and conditions determined herein and also to receive all payments and issue receipts, therefore
- (C) The Seller for its bona-fide needs and requirement has agreed to sell, convey, transfer and assign to the Buyer all its rights and the Buyer has agreed to purchase the Seller's entire rights, interest, share and entitlements in the Subject Lands (which shall mean and include all the entire rights, title and interest of the Seller in the Subject Lands, being acquired, held or otherwise owned, possessed by Seller by virtue of inheritance, succession or otherwise or under any other deed and documents (testamentary or non-

For Jaipur Golden Transport Co. (P) Ltd.


Auth. Signatory

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For Mapsko Builders Pvt. Ltd.

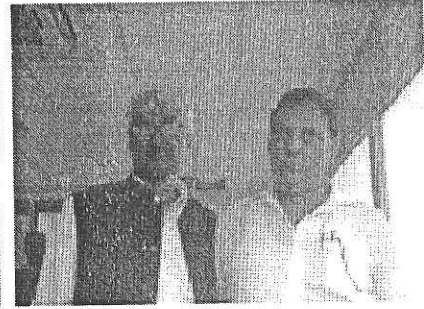

Authorized Signatory



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru VIPIN KHANNAOTHER मै जयपुर गोल्डन ट्रान्सपोर्ट कम्पनी

प्रति

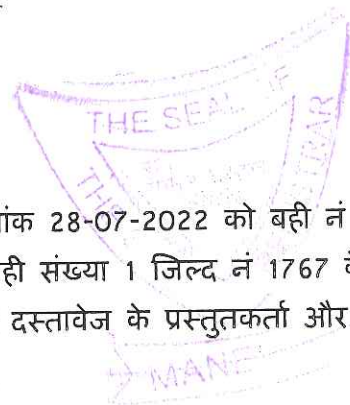
क्रेता :- thru PREM CHAND GUPTAOTHERMS MAPSKO BUILDERS PRIVATE LIMITED

गवाह 1 :- ASHOK KUMAR SHARMA

गवाह 2 :- RAJBIR SINGH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3999 आज दिनांक 28-07-2022 को बही नं 1 जिल्द नं 297 के पृष्ठ नं 32.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1767 के पृष्ठ संख्या 7 से 9 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।



दिनांक 28-07-2022

उप/सयुक्त पंजीयन अधिकारी (Manesar)

सयुक्त सब रजिस्ट्रार
मानसार (गुड़गाँव)

दिनांक 28-07-2022

testamentary), or under comprised in the suit or otherwise, whether specifically mentioned herein or not) with all rights of ownership, possession, privileges, easement and appurtenances, for a total consideration of an amount of Rs- 40,00,00,000/- (Rupees Forty Crore Only), on the basis of representations made by the Seller and the terms and conditions herein appearing.

NOW THEREFORE THIS SALE DEED WITNESSES AS UNDER:-

1. Definitions

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

- 1.1. **"Sale Deed"** shall mean this sale deed between the Parties for sale and purchase of the Subject Lands;
- 1.2. **"Applicable Law"** 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;
- 1.3. **"Encumbrance"** shall mean any disputes, litigation, easement rights, attachment in the decree of any court, attachment (of the Income 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, title retention agreement, voting trust agreement, interest, option, charge, commitment, restriction or limitation of any nature, default or notice / claim by any government authority(ies), Applicable Law or any rule, regulation or guidelines, default or claim / notice of any default of terms / conditions / provisions of the licenses or approvals procured with respect to the project on 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;

For Jaipur Golden Transport Co. (P) Ltd.


Auth. Signatory

For Mapsko Builders Pvt. Ltd.


Authorised Signatory

2. Interpretation -

In this Sale Deed, unless the contrary intention appears, any reference to any statute or statutory provision shall include:

- 2.1. any reference to the singular shall include the plural and vice-versa;
- 2.2. any references to the masculine, the feminine and the neuter shall include each other;
- 2.3. any reference herein to any Clause or Schedule or Annexure is to such Clause or 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. the expression "this Clause" shall, unless followed by reference to a specific provision, be deemed to refer to the entire section (not merely the sub section, paragraph or other provision) in which the expression occurs;
- 2.6. 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;
- 2.7. 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. 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.

3. Transaction

- 3.1. That in the consideration of sum of Rs. 40,00,00,000/- (Rupees Forty Crore Only) which has been received by the Seller from the Buyer, the receipt of which the Seller hereby admits and acknowledges, in full and final settlement, the Seller do hereby sell, convey and transfers and assigns the Subject Lands and all their rights, interest and titles in the Subject Lands along with undivided, indivisible and impartible ownership rights in the Subject Lands, free from all Encumbrances unto the Buyer, absolutely and forever.

For Jaipur Golden Transport Co. (P) Ltd.


Auth. Signatory

For Mapsko Builders Pvt. Ltd.


Authorised Signatory

Transaction Details

Sr. No.	Mode	Cheque/RTGS/DD No.	Dated	Drawn on	Amount
1	Cheque	009193	31.12.2021	ICICI Bank	1,11,00,000.00
2	RTGS	ICICR52022013100201624	31.01.2022	ICICI Bank	3,89,00,000.00
3	Demand Draft	500416	25.07.2022	ICICI Bank	4,60,00,000.00
4	Demand Draft	001225	27.07.2022	AU SMALL FINANCE BANK	12,00,00,000.00
5	Demand Draft	654142	27.07.2022	YES BANK	18,00,00,000.00
6	TDS	Challan No. 01291	19.05.2022	TDS	5,05,050.00
7	TDS	Challan No. 42624	25.07.2022	TDS	34,94,950.00
TOTAL					40,00,00,000.00

The vendee acknowledges that he has deposited/made a payment of an amount of Rs. 40,00,000/-) for the said transaction, as currently estimated towards TDS liability.

- 3.2. That it is clarified and made clear that upon the receipt of the payment of consideration made by the Buyer to the Seller, it is full and final discharge for the transfer, conveyance and sale of all rights of the Seller in respect of the title and interest of all nature whatsoever of the Seller in Subject Land or any part thereof.
- 3.3. That the Seller do hereby covenants with the Buyer that notwithstanding any act, deed, matter or thing whatsoever by the Seller or any persons lawfully or equitably claiming by, from, under, though, or in trust for them, made, done, committed, omitted or knowingly suffered to the contrary, that the Seller now have the good and rightful power and absolute authority to grant, release, convey and assure the Subject Lands, hereby sold, transferred, granted, released and/or assured unto and to the use of the Buyer forever in the manner aforesaid and that it shall be lawful for the Buyer from the time to time and at all times hereafter, to peaceably and quietly enter upon, occupy, possess and enjoy the Subject Lands and every part thereof, to use, enjoy, sell, transfer and/or otherwise deal with the same, without any interruption, claim or demand, whatsoever, from or by the Seller or by any other persons lawfully or equitably claiming by, from, under or in trust for them.
- 3.4. That the actual, physical, vacant position of the Subject Lands has been delivered by the Seller to the Buyer on the spot.

For Jaipur Golden Transport Co. (P) Ltd.


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For Mapsko Builders Pvt. Ltd.


Authorised Signatory

- 3.5. That now the Seller has been left with no right, title, interest, claim or concern of any nature whatsoever with the Subject Land and the Buyer has become the absolute owner of the Subject Lands with full right to use, sell, enjoy and transfer the same as absolute owner without any hindrance or objection by Seller or any other person claiming under the Seller.
- 3.6. That the Seller hereby assures the Buyer that it has neither done nor been party to any act whereby its rights and title with respect to the Subject Lands may in any way be impaired or whereby they may be prevented from transferring the Subject Lands.
- 3.7. That the Buyer can get the Subject Lands mutated in its own name in the record concerned authorities on the basis of this Sale Deed or its certified true copy,
- 3.8. That the property tax, vacant land tax and other dues and demands, if any, payable with respect to the Subject Lands shall be paid by the Seller upon the date of handing over the possession to the Buyer and thereafter, the Buyer will be responsible for the payment of the same.
- 3.9. That the Seller has delivered the physical and peaceful possession of the Subject Lands to the Buyer, and the Buyer hereby accepts the receipt of the physical, and peaceful possession of the Subject Lands.
- 3.10. That the Buyer shall have, as a matter of right, the right to use all entrances as available on the Subject Lands.
- 3.11. That all relevant documents in original in respect of the Subject Lands and photostat copies of all relevant documents in respect of the Subject Lands have been handed over by the Seller to the Buyer.
- 3.12. That all the expenses of this Sale Deed viz stamp duty, registration charges etc have been borne and paid by the Buyer.
- 3.13. That the Seller or his heirs, predecessors or administrators have no legal rights to raise any dispute in future about inadequacy of the consideration, non-receipt or short-receipt of the sale consideration, or even otherwise, any such dispute raised by the Seller shall be treated as void by virtue of this indenture.

4. Representations and Warranties of the Seller

- 4.1. The Seller hereby represents and warrants to the Buyer that each of the following representations and warranties, is true, accurate, complete, valid, subsisting and not misleading in any manner as of the date of this Sale Deed:
- 4.1.1. The Seller is absolute owner of the Subject Lands and no other person or entity has any right, title or interest in or in any part of the Subject Lands, or is entitled to the possession, occupation, use or control of whole or any part of the Subject Lands. The title and possession of the Seller to the Subject Lands is clear and marketable and free from all Encumbrances. The Seller has neither done nor been party to any act whereby its rights, titles or interests (of whatever description) in or over or in relation to the Subject Lands is or may in any way be impaired or whereby it is or may be prevented from transferring absolutely the Subject Lands to the Buyer;

For Jaipur Golden Transport Co. (P) Ltd.


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For Mapsko Builders Pvt. Ltd.


Authorised Signatory

- 4.1.2. 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 in it between the Seller and any third party. There are no arrangement(s) for sale or alienation of the Subject Lands in any manner whatsoever or any part thereof with any other person(s) 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 with any third party;
- 4.1.3. Seller is in actual physical and unhindered possession, use, occupation and enjoyment of the Subject Lands. Seller has not sold any portion of the Subject Lands or have not entered into any arrangement for sale and/or FSI area on the Subject Lands with a third party. The Seller has not created any third-party rights on the Subject Lands;
- 4.1.4. No consent from any third party is required for sale / conveyance of the Subject Lands to the Buyer;
- 4.1.5. All information in relation to the sale of the Subject Lands under this Sale Deed which would be material to Buyer for the purposes of consummating the same and Seller hereby undertakes to have been made available and disclosed the same to Buyer and not misleading in any manner;
- 4.1.6. There are no pathways, canals, high tension wires etc. passing through the Subject Lands except as mentioned in the present Sale Deed. 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;
- 4.1.7. There are no pending litigations or proceedings in any court of law or tribunal or arbitration or any lis-pendens, nor is there any attachment or injunction on the Subject Lands or the Project-FAR;
- 4.1.8. There is no easement, impediment, prohibition, restriction under any contract or any Applicable Law or negative covenant running with the Subject Lands, whereby Seller is in any manner restrained, prohibited, prevented from in any manner transferring / selling the Subject Lands in favour of Buyer in accordance with this Sale Deed or which could affect the rights of the Seller in respect of the Subject Lands and under this Sale Deed;
- 4.1.9. There is no prohibitory order or order of attachment of any department of income 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 cesses including any contingent liabilities, guarantees or undertaking in respect of the Subject Lands or any part thereof and/or preventing or restraining Seller from entering into this Sale Deed or which could affect the rights of the Buyer under this Sale Deed . There is no proceeding pending under the Income Tax Act, 1961 in respect of the Subject Lands or which could affect the transaction hereunder or the rights of the Buyer under this Sale Deed or ATS.

For Jaipur Golden Transport Co. (P) Ltd.


Auth. Signatory

For Mapako Builders Pvt. Ltd.


Authorised Signatory

- 4.1.10. The Seller is not subject to any insolvency proceedings and does not anticipate the same, which may prejudice the present sale. Further, it has been categorically stated by the Seller to the Buyer that the present sale is as per the market value of the subject land and is not an undervalued transaction by any means.
- 4.1.11. Seller has paid to date all taxes related to land, if any, stamp duties on title documents vesting the Subject Lands in favour of the Seller and all other amounts and outgoings payable to all authorities qua the Subject Lands;
- 4.1.12. No person/s other than Seller has any right, claims or demand in respect of the Subject Lands. Seller has the absolute right, and authority to enter into and execute this Sale Deed and has 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 rights of Buyer under this Sale Deed may be prejudicially affected;
- 4.1.13. The seller has previously obtained approval of Zoning Plan of ware house on the land mentioned in the sale deed vide memo no- 411 dated- 13.01.2004. The Seller shall have no objection or claim, on the change of land use (CLU) or change in any approval or license if sought by the Buyer at any point in time and the buyer shall be free to use or develop the said land in any manner it deems fit. The buyer shall surrender/cancel/transfer the approval of the zoning plan of the warehouse on the land mentioned in the sale deed received by the seller, the seller will not have any objection in any way. Seller shall provide assistance to the buyer in this regard as and when required.
- 4.1.14. There is no temple, mosque, church or any other place of worship or place of reverence or prayer or grave or tomb or mausoleum of any faith, belief or religion 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 or is part of any heritage site;
- 4.1.15. Seller has the full power and authority to enter into, execute and deliver this Sale Deed and undertake the transaction stated hereinabove. In this regard the Seller has taken requisite approvals, signatures, consent and permission from all its stakeholders including but not limited to all its Shareholders and Directors.

5. Indemnity

Notwithstanding the rights and remedies stated in this Sale Deed and any other remedy available under law, Seller (the "**Indemnifying Party**"), do hereby indemnifies and agrees to keep fully indemnified the Buyer and its representatives (the "**Indemnified Party**") from and against all actions, suits, judgment, forfeitures, proceedings, misrepresentation, claims, demands, liabilities, costs and expenses (including costs of defense, settlement and attorneys' fees) or damages (excluding indirect or consequential damages / losses) which may arise or occur or be taken or sought against the Indemnified Party and its representatives in connection with breach of any of the terms and conditions covenants and/or undertakings of this Sale Deed or any of the representations, warranties, statements, of a Party are found to be false under this Sale Deed.

For Jaipur Golden Transport Co. (P) Ltd.


Auth. Signatory

For Mapsko Builders Pvt. Ltd.


Authorised Signatory

6. **Waiver**

All waivers under this Sale Deed must be in writing, and failure at any time to require the other Party's performance of any obligation under this Sale Deed shall not affect the right subsequently to require performance of that obligation. No waiver by a Party of any breach of any provision of this Sale Deed or of a failure or failures by the other Party to perform any provision of this Sale Deed shall be construed or shall operate as a waiver of any continuing or succeeding breach of such provision or a waiver or modification of such provision or as a waiver in respect of any other or further failure whether of a like or different character.

7. **Governing Law and Exclusive Jurisdiction**

- 7.1. That this Sale Deed shall be governed by, and construed in accordance with, laws of India.
- 7.2. That this transaction of sale of Subject Lands has been taken place at Gurugram, Haryana and as such courts of Gurugram, Haryana shall have the exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this Sale Deed.

SCHEDULE-1

Description of Subject Lands

Khewat 821 Khata 841 Khasra No. Mustil No. 38\ 3(8-0), 8/1(4-11), 8/2(2-16), 9/1(4-0), 12 min East (7-6), 13/1 (0-12), 13/2 min North(5-6), 13/3 min North(1-9), 14 min North(5-16) Total Measuring- 39 Kanal- 16 Marla in Sector -78, Village- Nurangpur, Tehsil- Manesar, Gurugram, Haryana as per (Jamabandi Year 2019-2020),

Seller had purchased the subject land by the way of duly registered sale deeds bearing Vasika no. 890 dated 24.04.2003 and Vasika no. 892 date 24.04.2003 and mutation number 3286 and 3287 dated 02.06.2003 got sanctioned on the basis of afore said sale deeds.

For Jaipur Golden Transport Co. (P) Ltd.

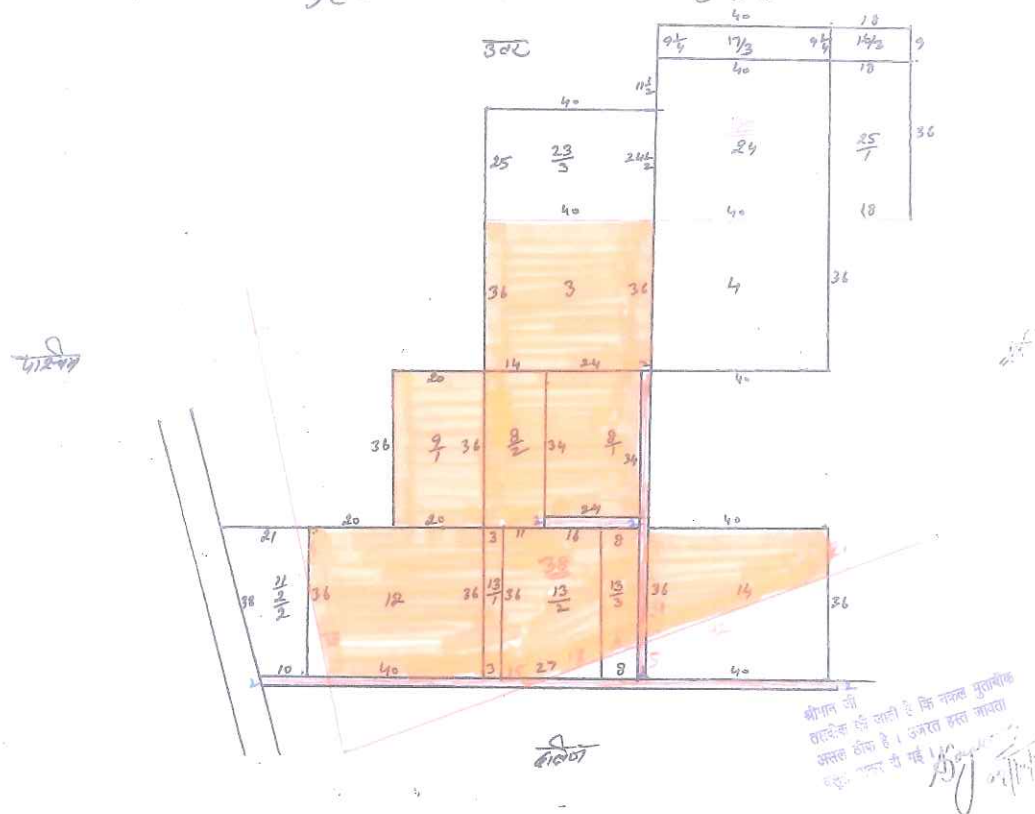

Auth. Signatory

For Mapsko Builders Pvt. Ltd.


Authorised Signatory

SCHEDULE - II

LAYOUT OF THE SUBJECT LAND



Land of the Seller is highlighted in orange color.

For Jaipur Golden Transport Co. (P) Ltd.

Auth. Signatory

Authorised Signatory

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

For Jaipur Golden Transport Co. (P) Ltd.


Auth. Signatory

~~Drafted~~
ASHOK KUMAR SHARMA
Advocate
DISTT. COURTS GURUGRAM
REG. NO 3403

Mr. Vipin Khanna
For Jaipur Golden Transport Company Private Limited
(SELLER)


For Mapsko Builders Pvt. Ltd.


Authorised Signatory

Mr. Prem Chand Gupta
For M/s Mapsko Builders Private Limited
(Buyer)

Witness:-

1. 
ASHOK KUMAR SHARMA
Advocate
DISTT. COURTS GURUGRAM
REG. NO 3403


2. Rajbir Singh S/o Hira Lal
130, DDA MIG Flats, Punjabi Bagh,
Paschim Vihar, New Delhi