



Certificate No. E0B2018F1879

GRN No. 36325158

Stamp Duty Paid : ₹ 2100000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Melco Precisions Private limited

H.No/Floor : 4

Sector/Ward : 27a

LandMark : Faridabad

City/Village : Faridabad

District : Faridabad

State : Haryana

Phone: 9899300237

**Buyer / Second Party Detail**

Name: Melco India Private limited

H.No/Floor : 4

Sector/Ward : 27a

LandMark : Faridabad

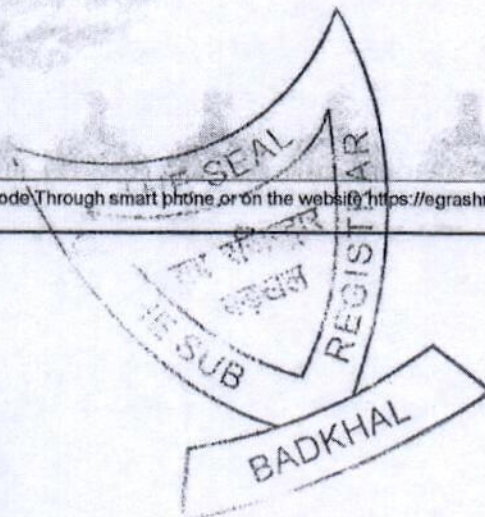
City/Village : Faridabad

District : Faridabad

State : Haryana

Phone: 9810030306

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****FOR Rs. 3,00,00,000/- (Rupees Three Crore Only)****STAMP DUTY WORTH RS. 21,00,000/-**

For Melco Precisions Pvt. Ltd.

For Melco Precisions Pvt. Ltd.

CONTD...P.2...

For Melco Precisions Pvt. Ltd.

Director
Director
Director

For Melco Precisions Pvt. Ltd.

Director

डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील बड़खल	गांव/शहर बड़खल	स्थित Sec-27Ind.2000S.Y.to 1Acre
	भवन का विवरण	
निवासीय	भूमि का विवरण	
	10900 Sq. Feet	
	धन संबंधी विवरण	
राशि 30,000,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 2,100,000.00 रुपये	
E-Stamp स्टाम्प न. e0b2018f1879	स्टाम्प की राशि 2,100,000.00 रुपये	DFC: JMJLHLO
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये		पेस्टिंग शुल्क 6.00 रुपये

Drafted By: Gaurav adv

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 06/06/2018 दिन बुधवार समय 11:43:00AM बजे श्री/श्रीमती/कुमारी M/s melco Precisions pvt ltd th
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी do निवासी fbd द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Melco Precisions Pvt. Ltd.

हस्ताक्षर प्रस्तुतकर्ता **Director**

उप/संयुक्त पंजीयन अधिकारी
बड़खल

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

या

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

Melco Precisions Pvt. Ltd.

श्री M/s melco Precisions pvt ltd.th Krishan Chandra

For Melco India Pvt. Ltd.

Director

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी M/s Melco India Pvt ltd th Virender kumar malik केता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को
वैधता के साथ स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि केता 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 M K Gaur adv पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी fbd

व श्री/श्रीमती/कुमारी Narinder Dhamija पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Nand Lal निवासी fbd ने की।

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

उप/संयुक्त पंजीयन अधिकारी
बड़खल

Melco Precisions Pvt. Ltd.

For Melco Precisions Pvt. Ltd.

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

Director

उप / संयुक्त पंजीयन अधिकारी
बड़खल

For Melco Precisions Pvt. Ltd.

For Melco Precisions Pvt. Ltd.

M.K. GAUR

Revenue Department
District Courts, Sec.-12, Faridabad
Copy/pw, Identification Attached

Director

HARIS-EX
Director

NIC-HSU



THIS SALE DEED is executed at Faridabad, Haryana on this 6th day of June 2018 by M/s. Melco Precisions Private Limited, (PAN CARD No. AAACM2498P), CIN No. U7489DL1985PTC020584, a company incorporated under the provisions of the Companies Act, having its office at Plot No. 4, Sector-27-A, Faridabad, through its Directors (1) Shri Krishan Chandra (AADHAAR No. 3522 5425 3916) Son of Shri Taken Dass Mehta, Resident of House No. 834, Sector-15, Faridabad, (2) Smt. Asha Chandra (AADHAAR No. 5863 5920 7167) W/o Shri Krishan Chandra, Resident of H. No. 834, Sector-15, Faridabad, (3) Shri Anshul Chandra (AADHAAR No. 7671 9543 1368) S/o Shri Krishan Chandra, Resident of House No. 834, Sector-15, Faridabad (4) Shri Ankit Chandra (AADHAAR No. 8630 4507 8341) Son of Shri Krishan Chandra, Resident of House No. 834, Sector-15, Faridabad, duly authorized to sign this sale deed as per board resolution passed by the Directors of the company in their meeting held 21-05-2018, hereinafter called the VENDOR (Which terms and expressions shall and where the context be so admits shall mean and, includes its directors, heirs, successors, administrators, legal representatives, nominees and permitted assigns) of the ONE PART.,

For Melco Precisions Pvt. Ltd.

[Signature]
Director

For Melco Precisions Pvt. Ltd.

[Signature]
Director

CONTD...P.3...

[Signature]
Director

[Signature]

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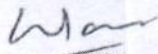
IN FAVOUR OF

M/s. Melco India Private Limited, (PAN CARD No. AAACM6359D), CIN No. U74899DL1995PTC069405, a company incorporated under the provisions of the Companies Act, having its office at Plot No. 4, Sector-27-A, Faridabad, through its Managing Director Shri Virender Kumar Malik (AADHAAR No. 8727 9413 8270) Son of Shri Raghu Nath Rai, Resident of House No. 1279, Sector-15, Faridabad, duly authorized to sign this sale deed as per board resolution passed by the Directors of the company in their meeting held 21-05-2018, hereinafter called the VENDEE (Which terms and expressions shall where the context so admits shall mean and includes its directors, heirs, successors, administrators, legal representatives, nominees and permitted assigns) of the OTHER PART.

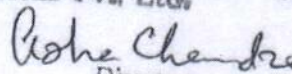
WHEREAS the Vendor is the absolute owner in possession of Half Share being the Southern Portion, measuring 2025 Sq. Yds., along with old construction made thereon, which is more than five years old, which comprises Industrial Shed, Office Block and Structures, having its covered area 10900 Sq. Ft., (herein after referred to as the "**SAID PROPERTY**") being the forming part of Industrial Plot No. 4, total area measuring 4050 Sq. Yds., Situated at Sector-27-A, Industrial Area, Faridabad, Tehsil Badhkal, Distt. Faridabad, Haryana.

CONTD...P.4...

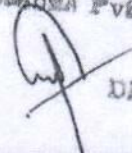
For Melco Precision Pvt. Ltd.


Director

For Melco Precision Pvt. Ltd.


Director

For Melco Precision Pvt. Ltd.


Director

For Melco Precision Pvt. Ltd.


Director

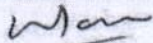
AND WHEREAS Conveyance Deed of Industrial Plot No. 4, Sector-27-A, Industrial Area, Faridabad, measuring 4050 Sq. Yds., was executed by The Estate Officer HUDA Faridabad in favour of M/s. Melco Precisions Pvt. Ltd., vide conveyance deed registered in the office of Sub Registrar Faridabad at Sr. No. 7847 Dated 22-09-1987, and thereafter M/s. Melco Precisions Pvt. Ltd., raised the construction over the said Industrial Plot and had obtained the Occupation Certificate from the office of HUDA Faridabad vide Memo No. 1159 dated 18-10-1989.

AND THEREAFTER M/s. Melco India Private Limited, vide decision dated 23-10-1999, by the Court of Shri Rakesh Singh, HCS, Civil Judge (Jr. Division), Faridabad in case titled M/s. Melco India Private Limited V/s. M/s. Melco Precisions Pvt. Ltd., bearing Case No. 109 of 24-03-1999, and thereafter this decision / decree was duly registered at the office of Sub Registrar Faridabad, as document No. 7200 Dated 11-11-1999, was declared as owner of Half Share being the Northern Portion, measuring 2025 Sq. Yds., out of Industrial Plot No. 4, total measuring 4050 Sq. Yds., Situated at Sector-27-A, Industrial Area, Faridabad.

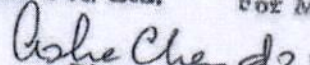
AND THEREAFTER the said Vendor remain the owner in possession of Half Share being the Southern Portion, measuring 2025 Sq. Yds., along with old construction made thereon, which is more than five years old, which comprises Industrial Shed, Office Block and Structures, having its covered area 10900 Sq. Ft., being the forming part of Industrial Plot No. 4, total area measuring 4050 Sq. Yds., Situated at Sector-27-A, Industrial Area, Faridabad, Tehsil Badhkal, Distt. Faridabad, Haryana.

CONTD...P.5...

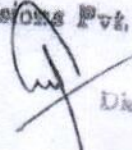
For Melco Precisions Pvt. Ltd.


Director

For Melco Precisions Pvt. Ltd.


Director

For Melco Precisions Pvt. Ltd.


Director

For Melco Precisions Pvt. Ltd.


Director

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AND WHEREAS the Vendor has agreed to sell the said Property to the Vendee and the Vendee has also agreed to purchase the said Property i.e. Half Share being the Southern Portion, measuring 2025 Sq. Yds., along with old construction made thereon, which is more than five years old, which comprises Industrial Shed, Office Block and Structures, having its covered area 10900 Sq. Ft., being the forming part of Industrial Plot No. 4, total area measuring 4050 Sq. Yds., Situated at Sector-27-A, Industrial Area, Faridabad, Tehsil Badhkal, Distt. Faridabad, Haryana, for a total sale consideration of Rs. 3,00,00,000/- (Rupees Three Crore Only).

NOW THEREFORE THIS SALE DEED WITNESSETH:

1. That the total sale consideration of Rs. 3,00,00,000/- (Rupees Three Crore Only) which has been paid by the Vendee to the Vendor in the following manner: :-

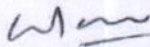
Rs. 1,48,50,000/- (Rupees One Crore Forty Eight Lakh Fifty Thousand Only) paid through RTGS vide UTR No. SBINR52017080200056118 Dated 02-08-2017 from State Bank of India, S.M.E. Branch, NIT Faridabad.

Rs. 51,48,000/- (Rupees Fifty One Lakh Forty Eight Thousand Only) paid through RTGS vide UTR No. SCBIR2018051600007700 Dated 16-05-2018 from Standard Chartered Bank, New Delhi.

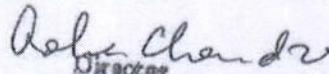
Rs. 97,02,000/- (Rupees Ninety Seven Lakh Two Thousand Only) vide D.D. No. 794761 Dated 01-06-2018 Drawn on State Bank of India, S.M.E. Branch, NIT Faridabad.

CONTD...P.6...

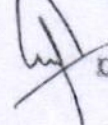
For Malco Precision Pvt. Ltd.


Director

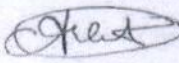
For Malco Precision Pvt. Ltd.


Director

For Malco Precision Pvt. Ltd.


Director

For Malco Precision Pvt. Ltd.


Director

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Rs. 3,00,000/- have been deposited by the Vendee against 1% TDS as per details mentioned below :-

Rs. 1,50,000/- vide BSR Code 0013283 Challan No. 40657 Dated 07-09-2017 from State Bank of India.

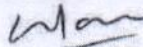
Rs. 52,000/- vide BSR Code 0014431 Challan No. 00797 Dated 11-05-2018 from State Bank of India.

Rs. 98,000/- vide BSR Code 0014431 Challan No. 00793 Dated 11-05-2018 from State Bank of India, which the Vendor do hereby admits and acknowledges. And the Vendor do hereby sell, convey, transfer and assign by way of absolute sale of said Property with all its rights, title and interest etc. unto the said Vendee who shall hereinafter become the absolute and sole owner of the said Property and shall enjoy absolute rights of ownership and privileges.

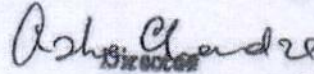
2. That the Vendor has irrevocably transferred absolutely all its rights and interest to the Vendee to the extent of piece and parcel of said Property together with all rights, titles, interest, easements, privileges, ways, passage, benefit and advantages of right and appurtenances thereto unto the VENDEE TO HAVE AND TO HOLD said Property hereby conveyed unto the Vendee all the estate rights, titles, interest of the Vendor in or upon the said property acquired by the Vendor and that no one except the Vendee have any rights, claims, interest whatsoever in the said Property hereby conveyed or any part thereof.

CONTD...P.7...

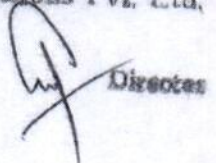
For Maelco Precision Pvt. Ltd.


Director

For Maelco Precision Pvt. Ltd.


Director

For Maelco Precision Pvt. Ltd.


Director

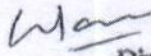
For Maelco Precision Pvt. Ltd.


Director

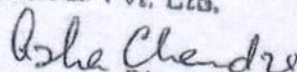
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3. That the Vendor hereby declares and assures the Vendee that he is the rightful and lawful owner and in possession of the said property and the said property is its self acquired property and that nobody except the Vendor has any right to deal with it. The Vendor further declares and assure the Vendee that the said property is free from all sorts of encumbrances, charges, liens, liabilities, notices, injunctions, legal flaws, disputes, loans, prior sale, lease, gift, mortgage, security, surety and defects in the title and if it is proved otherwise or on account of any such defaults of the Vendor the Vendee suffers any loss or whole or part of the property hereby conveyed is taken away from the possession of the Vendee or the Vendee is called upon to pay the dues for the said property for the period prior to the date of these present, then the Vendor shall be liable to make good the loss suffered by the Vendee entitling the Vendee to recover the same from the moveable or immoveable assets of the Vendor whatsoever and further the Vendor undertakes to keep the Vendee harmless, saved and indemnified in all respects against all losses, cost, damages and expenses caused hereby.
4. That the Vendor hereby covenants to the Vendee the absolute interest which the Vendor possesses in the said Property and that the Vendor has good title, interest and rightful power and absolute authority to grant, convey, transfer or assign the same in any manner whatsoever.

For Melco Precision Pvt. Ltd.

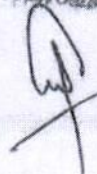

Director

For Melco Precision Pvt. Ltd.


Director

CONTD...P.8...

For Melco Precision Pvt. Ltd.


Director

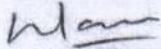
For Melco Precision Pvt. Ltd.


Director

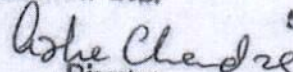
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5. That if because of any act or deed committed by the Vendor prior to the date of the execution of this sale deed or prior to the date of registration of sale deed, the Vendee is obliged after execution and registration of this sale deed to pay any amount after legal authentication and valid proof to any third person or persons or are in any way prevented from enjoying the rights of the property which is subject matter of this sale deed, the Vendor shall reimburse the Vendee such amount including the cost of litigation and liquidated and unliquidated damages, appreciated value of the property involved in the matter. Further if due to any flaw in the title of the said property the Vendee suffers any loss the Vendor shall make good such loss or losses through his assets and shall keep the Vendee fully indemnified.
6. That the Vendor do hereby assures the Vendee that no court case, litigation etc., with regards to the said property is pending in any Court, Forum, Tribunal.
7. That the Vendee is entitled to get the said property mutated / transferred in its own name in the records of HUDA / Municipal Corporation Faridabad or in any other concerned authority on the basis of the sale deed and the Vendor will render all possible help and will sign and execute the necessary documents in connection with the transfer of the said property in favour of the Vendee and the Vendor will have no objection at any later stage.

For Malco Precision Pvt. Ltd.

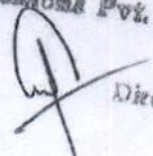

Director

For Malco Precision Pvt. Ltd.

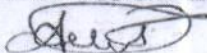

Director

CONTD...P.9...

For Malco Precision Pvt. Ltd.


Director

For Malco Precision Pvt. Ltd.

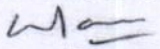


Director

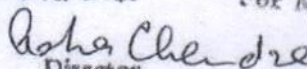
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8. That it shall be lawful for the Vendee for all times after registration of this Sale Deed to enter upon the said Property and hold and enjoy the same and every part thereof with every right and appurtenances whatsoever in any manner whatsoever without interruption, disturbances, claims or demands whatsoever from the Vendor.
9. That the Vendor shall from time to time upon written request by the Vendee and at the cost of Vendee acknowledge execute such other document or documents which are within the rights of the Vendor to perfect titles and make good of all such things and lawful acts, deeds and things whatsoever for further better or more efficiently effective transfer of the Property thereby conveyed and transferred to the Vendee.
10. That all bills, taxes, dues, electricity bills, water bills, demands, charges, levies, and any other dues of HUDA / MCF, or any other concerned departments in connection with the said Property shall be paid by the Vendor upto the date of handing over the physical vacant possession of the said property and thereafter it shall be liability of the Vendee to pay all such dues, demands, charges, and taxes. However, in case any claim by the Authority are as a result of the action prior to the purchase of this Property by the Vendee, all such claims will be borne by the Vendor and the Vendee will not be responsible at any later stage. The Vendee will be empowered and entitled to recover and receive from the Vendor any dues in any case towards any authority in regard to the Said Property.

For Meico Precision Pvt. Ltd.

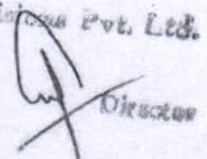

Director

For Meico Precision Pvt. Ltd.

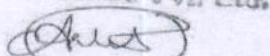

Director

CONTD...P.10...

For Meico Precision Pvt. Ltd.


Director

For Meico Precision Pvt. Ltd.


Director

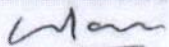
:: 10 ::

11. That the actual physical and vacant peaceful possession of the said Property has been handed over by the Vendor to the Vendee, and the Vendee has become the absolute owner in possession of the above said Property.

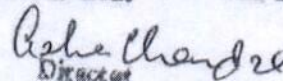
12. That now the Vendee has become the absolute owner in possession of Entire Industrial Plot No. 4, measuring 4050 Sq. Yds., Situated at Sector-27-A, Industrial Area, Faridabad, along with construction made thereon, on the basis of above mentioned court decision and on the basis of this sale deed.
13. That the Vendor has obtained the transfer permission of the said Property in favour of the Vendee from the office of The Estate Officer, HUDA, Faridabad vide Endst No. A-Indl-2016/6207 Dated 22-06-2016.
14. The Vendee shall hereinafter peacefully and quietly possess and enjoy the aforesaid property and deal with the same in any manner it deem fit without any hindrance, claim or demand whatsoever from the Vendor.
15. That all the original relevant documents which are in the possession of the Vendor related to this Property have been handed over to the Vendee by the Vendor at the time of execution and registration of this Sale Deed.

CONTD..P.11..

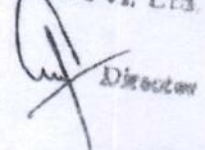
For Maseo Precision Pvt. Ltd.


Director

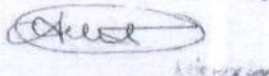
For Maseo Precision Pvt. Ltd.


Director

For Maseo Precision Pvt. Ltd.


Director

For Maseo Precision Pvt. Ltd.


Director

Reg. No.

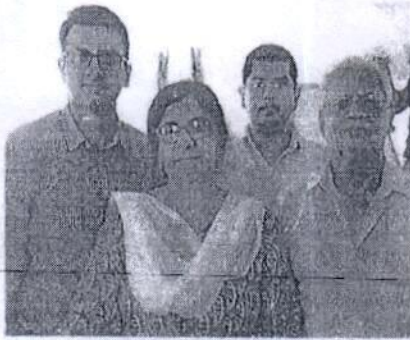
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Reg. Year

2018-2019

Book No.

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विक्रेता



क्रेता



गवाह

For Melco Precision Pvt. Ltd.

Director

For Melco Precision Pvt. Ltd.

Director

विक्रेता

M/s melco Precision Pvt Ltd th Krishan Chandra

For Melco Precision Pvt. Ltd.

Director

For Melco Precision Pvt. Ltd.

Director

For Melco India Pvt. Ltd.

Director

क्रेता

M/s Melco India Pvt Ltd th Virender kumar malik

गवाह 1:- M K Gaur adv

गवाह 2:- Narinder Dhamija

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,287 आज दिनांक 06/06/2018 को बही न: 1 जिल्द न: 1 के पृष्ठ न: 162 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 20 के पृष्ठ सख्या 43 से 45 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

दिनांक 06/06/2018



उप/सर्वोक्त पंजीयन अधिकारी बड़खल