

28292
30-3-06

28-15 28292

SC-4

S.No. 2406.....

Date. 30/3/06...

CERTIFIED UNDER SECTION 42 OF THE INDIAN STAMP ACT, 1889

that Stamp Duty of the amount of Rs. 12091125- (Rupees ONE CRORE.
Twenty Lac Ninety One thousand One hundred Twenty five only.
has been levied on this document and paid by M/s GARLAND Estates
Pvt Ltd. Gurgaon.

Through _____ vide Treasury Challan No. 2

Dated 30/3/06 for Sealed 201518750-

AUDITED
Stamp Auditor
Gurgaon-I

Deficiency 15/-
V.R. No. 21946 Date 30/3/06

S. R. Gurgaon

Stamp Auditor
Gurgaon
30/3/06

GURGAON

- | | | | |
|----|--------------------------------|---|--|
| 1. | Type of Deed | : | Sale Deed |
| 2. | Village / City Name & Code | : | Nangli Umarpur, Tehsil & District, Gurgaon, Haryana |
| 3. | Segment / Block Name & Code | : | Gurgaon (Haryana) |
| 4. | Unit Land (Sq. Yrds. / Mtrs.) | : | 161 Kanal 04 Marla |
| 5. | Type of Property | : | Agricultural Land |
| 6. | Transaction Value | : | Rs. 20,15,18,750/- (Rupees Twenty Crore Fifteen Lac Eighteen Thousands Seven Hundred and Fifty only) |
| 7. | Stamp Duty | : | Rs. 1,20,91,125/- (Rupees One Crore Twenty Lac Ninety One Thousand One Hundred Twenty Five only) |
| 8. | Stamp No. & Date | : | 2406 dated 30-3-2006 |

Signature

प्रलेख नः 28292

दिनांक 30/03/2006

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर नंगली उमरपुर	स्थित नंगली उमरपुर
भवन का विवरण		
भूमि का विवरण		
चाही	20 Acre 1 Kanal 4 Marla	
धन संबंधी विवरण		
राशि 201,518,750.00 रुपये	स्टाम्प ड्यूटी की राशि 12,091,140.00	
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: H.R.Khatana Adv.

यह प्रलेख आज दिनांक 30/03/2006 दिन गुरुवार समय बजे श्री/श्रीमती/कुमारी Suncity Projects पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी N-49 F/F C Connaught Place New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



श्री Suncity Projects Pvt.Ltd. thru Ashish Mittal (OTHER)

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru:- Hemant Yadav क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी H.R.Khatana पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv.GGn व श्री/श्रीमती/कुमारी D.S.Sehrawat पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv.GGn ने की।

साक्षी नः 1 को हम नब्ररदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः2 की पहचान करता है।

दिनांक 30/03/2006

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

This Sale Deed is executed at Gurgaon, on this 30th day of March, 2006 by :-

Suncity Projects Private Limited, a company incorporated under the Companies Act, 1956 having its registered office situated at N-49, Ist Floor, Connaught Place, New Delhi-110001 through its Authorised Signatory Mr. Ashish Mittal S/o Shri V.P. Mittal of N-49, Ist Floor, Connaught Place, New Delhi-110001 vide resolution dated 20-03-2006, (hereinafter called the 'Vendor') of the FIRST PART

IN FAVOUR OF

M/s Garland Estates Pvt. Ltd., a Private limited company duly incorporated under the Companies Act, 1956, having its registered office at 1396, HBC, Sector-31, Gurgaon, through its Authorized Representative Mr. Hemant Yadav S/o Sh. Amir Singh R/o H. No. 1557, Sector-45, Gurgaon, hereinafter called "THE VENDEE".

The expression of the terms the 'VENDOR' and the 'VENDEE' wherever they occur in the body of this Sale Deed, shall mean and include their legal heirs, successors, legal representatives, administrators, executors, transferee(s), beneficiary(ies), legatees(s), probatee(s), nominees and assignee(s).

Whereas the VENDOR of the First Part is the lawful, sole, absolute and recorded owner to the extent of 49/90 share (i.e. **55 Kanal 13 Marla**) in Khewat No. 69, Khatoni No. 102, Mustatil No. 7 Kila No. 11(8-0), 12(8-0), 13(8-0), 14(8-0), 17(8-0), 18(8-0), 19(8-0), 20(8-0), 21(8-0), 22(8-0), 23(8-0), 24(7-10), 26(0-10), Mustatil No. 14 Kila No. 1/1(6-4), total area measuring 102 Kanal 4 Marla, and

further to the extent of 7/10 share (i.e. **55 Kanal 13 Marla**) in Khewat No. 25 Khatoni No. 27 Mustatil No. 2 Kila No. 16(8-16), 17/2(1-8), Mustatil No. 8 Kila No. 20/2(1-0), Mustatil No. 9 Kila No. 8(8-0), 9(8-0), 10(7-0), 11(8-0), 12(8-0), 13(8-0), 16(8-0),

AM: 12

Reg. No.	Reg. Year	Book No.
28292	2005-2006	1



विक्रेता

क्रेता

गवाह

विक्रेता

Ashish Mittal

क्रेता

Thru:- Hemant Yadav

गवाह :- H.R.Khatana

D.S.Sehrawat

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 28,292 आज दिनांक 30/03/2006 को बही नः 1 जिल्द नः 8,474 प्रष्ठ नः 179 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जल्द नः 1,080 के प्रष्ठ सख्या 51 से 52 पर बिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं ।

दिनांक 30/03/2006



उप/संयुक्त पंजीयन अधिकारी
गुडगावा

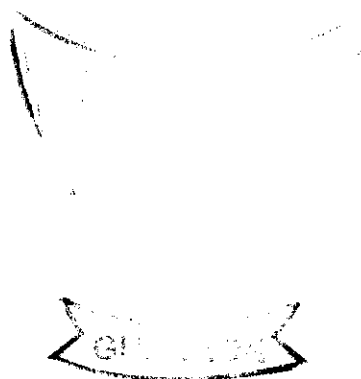
17/2(6-4), 19/2(3-0), Mustatil No. 10, Kila No. 15(4-2) total area measuring 79 Kanal 10 Marla, and

further to the extent of 360/5562 share (**i.e. 18 Kanal 00 Marla**) in Khewat No.38 Khata No. 42 to 51, Mustatil No. 8 Kila No. 3/1 Min (0-3), Mustatil No. 15 Kila No. 23 Min darmayan (4-0), Mustatil No. 18 Kila No. 3(8-0) Mustatil No. 7 Kila No. 3/1(3-16), Mustatil No. 20 Kila No. 1(8-0), Mustatil No. 8 Kila No. 3/1 Min (0-2), Mustatil No. 15 Killa no. 18 (7-2), 23 Min (4-0), Mustatil No. 20 Kila No. 2(8-0), Mustatil No. 15 Kila No. 19(7-2), 22(8-0), Mustatil no. 18 Kila No. 2(8-0), Mustatil no. 20 Kila no. 10(8-0), Mustatil no. 13 Kila no. 20(7-2), 21(8-0), 22(8-0), Mustatil no. 15 Kila no. 20(7-2), 21(8-0), Mustatil no. 18 Kila no. 1(8-0), 9(8-0), 10(8-0), Mustatil no. 21 Kila no. 5/2(6-13), Mustatil no. 7 Kila no. 1(8-0), 10(8-0), Mustatil no. 8 Kila no. 4/2(2-0), Mustatil no. 15, Kila no. 16(7-2), 17(7-2), 24(8-0), 25/1(3-8), Mustatil no. 18, Kila No. 4(8-0), 7(8-0), 8(8-0), Mustatil no. 20 Kila no. 9(8-0), 11(8-0), 12(8-0), 19/1(7-12), Mustatil no. 21 Kila no. 15(8-0), Mustatil no. 7 Kila no. 2(8-0), 9(8-0), Mustatil no. 8 Kila no. 5(8-0), Mustatil no. 7 Kila no. 3/2(3-16), area measuring 278 Kanal 2 Marla (in the column of ownership), and

further to the extent of 7/80 share (i.e. 01 Kanal 12 Marla) in Khewat no. 37 Khatoni no. 39 Mustatil no. 7, Kila no. 8(8-0), Mustatil no. 8 Kila no. 3/2(0-3), 4/1 Min (2-0), Mustatil no. 21 Kila no. 6(8-0) area measuring 18 Kanal 03 Marla and to the extent of 7/40 share (i.e. 01 Kanal 08 Marla) in Khewat no. 38 Khatoni no. 44, Mustatil no. 20 Kila no. 1(8-0) (in the column of khanakast), and

further to the extent of 7/10 share (**i.e. 02 Kanal 08 Marla**) in Khewat no. 79 Khatoni no. 112 Mustatil no. 9 Kila no. 3/2(3-8), area measuring 3 Kanal 8 Marla, and

further to the extent of 7/120 share (**i.e. 02 Kanal 16 Marla**) in Khewat no. 70 Khatoni no. 103, Mustatil no. 13 Kila no. 7(6-16), 14(7-12), 15(2-4), 17(7-2), Mustatil no. 14 Kila no. 1/2(1-16), 2(8-0), 10(8-0), 11(6-11) area measuring 48 Kanal 01 Marla, and



further to the extent of 7/10 share (i.e. **01 Kanal 14 Marla**) in Khewat no. 29, Khatoni no. 31, Mustatil No. 14, Kila no. 4/2(2-9), area measuring 02 Kanal 09 Marla, and (761, 685), and

further to the extent of 7/10 share (i.e. **00 Kanal 08 Marla**) in Khewat no. 27 Khatoni no. 29, Mustatil no. 14 Kila no. 4/3(0-11), area measuring 0 Kanal 11 Marla, and

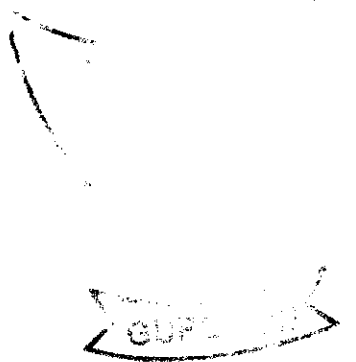
further to the extent of 7/256 share (i.e. **00 Kanal 12 Marla**) in Khewat no. 37 Khatoni no. 39 to 41 Mustatil no. 7, Kila no. 8(8-0), Mustatil no. 8 Kila no. 3/2(0-3), 4/1 Min (2-0), 4/1 Min (2-0), 4/1 Min (2-0), Mustatil no. 21 Kila no. 6(8-0) area measuring 22 Kanal 03 Marla,

and further to the extent of 7/120 share (i.e. **01 Kanal 10 Marla**) in Khewat no. 58 Khatoni no. 91, Mustatil no. 13, Kila No. 16(2-4), Mustatil no. 19 Kila no. 8(8-0), 9(8-0), 10(7-12), area measuring 25 Kanal 16 Marla, and

further to the extent of 7/10 share (i.e. **05 Kanal 12 Marla**) in Khewat no. 53 Khatoni no. 86, Mustatil no. 19, Kila no. 15(8-0) area measuring 8 Kanal 0 Marla and to the extent of 1057/1944 share (i.e. **04 Kanal 08 Marla**) in Khewat no. 55, Khatoni no. 88, Mustatil no. 19 Kila no. 14(7-11), 13/2(0-11), area measuring 8 Kanal 2 Marla, and

further to the extent of 7/40 share (i.e. **04 Kanal 04 Marla**) in Khewat No. 38 Khatoni No. 50, Mustatil No. 7 Kila No. 2(8-0), 9(8-0), Mustatil No. 8 Kila No. 5(8-0) measuring 24 Kanal and to the extent of 7/10 share (i.e. **5 Kanal 06 Marla**) in Khewat No. 38, Khatoni No. 43 & 51, Mustatil No. 7, Kila No. 3/1(3-16), 3/2(3-16), area measuring 7 Kanal 12 Marla (in the column of Khanakast), and

Page 4 of 8



all land situated in the Revenue Estate of Village Nangli Umarpur, Tehsil & District Gurgaon (Haryana) vide Jamabandi for the year 2002-2003 and Intekal No. 761, 679, 677, 672, 687, 685 & 686.

That the aforesaid land stands mutated in the name of the VENDOR and they have full right, absolute authority to sell, dispose off and transfer the aforesaid land in whole or in parts and none else except the VENDOR has any right, title or interest in the same.

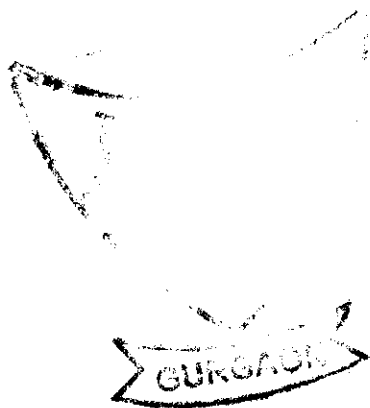
And Whereas the VENDOR has agreed to sell, transfer, convey and assign to the VENDEE and the VENDEE has agreed to purchase the aforesaid agricultural lands with all ownership rights of easements, patent or latent, enjoyed and reputed to be enjoyed in respect of the said lands for a total consideration of Rs. 20,15,18,750/- (Rupees Twenty Crore Fifteen Lac Eighteen Thousands Seven Hundred and Fifty only).

And Whereas the VENDOR has represented that their title to the said lands is clear and marketable and the same is free from all sorts of encumbrances, charges, liens, claims, prior agreements and except the VENDOR no other person has any right, title or interest in the same in any manner whatsoever and the VENDOR has full power and authority to sell and the same on the terms and conditions appearing hereinafter.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the sum of Rs. 20,15,18,750/- (Rupees Twenty Crore Fifteen Lac Eighteen Thousands Seven Hundred and Fifty only) which has already been received by the VENDOR from the VENDEE as per the details mentioned herein below, the receipt of which the VENDOR hereby admits, confirms and acknowledges, in full and final settlement, the aforesaid VENDOR doth hereby agrees to sell, convey, transfer, assign the said agricultural lands with all the rights of ownership, easement, privileges and appurtenances, from all encumbrances unto the VENDEE, absolutely and forever :-

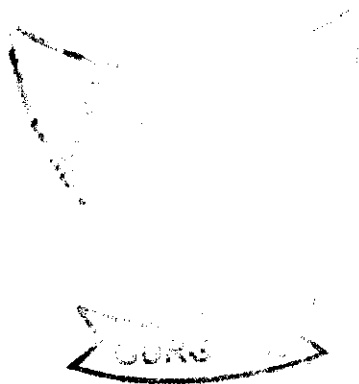




Cheque No.	in Favour of	Amount (in Rupees)
220860	Suncity Projects Private Limited	1,00,00,000
dated 21.09.2005 drawn on Bank of India, New Delhi, and		
153712	Suncity Projects Private Limited	15,00,00,000
dated 17.11.2005 drawn on Standard Chartered Bank, New Delhi, and		
226808	Suncity Projects Private Limited	3,00,00,000
dated 12.01.2006 drawn on Bank of India, New Delhi, and		
223545	Suncity Projects Private Limited	1,15,18,750
dated 25.03.2006 drawn on Bank of India, New Delhi.		

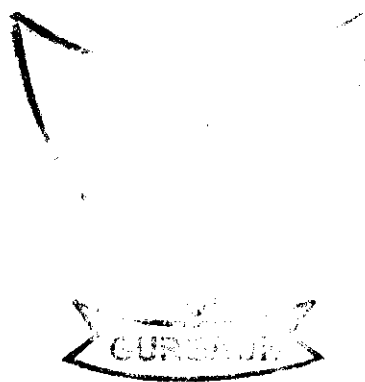
2. That the VENDOR admits that they have been left with no right, title, interest, claim or lien of any nature whatsoever in the said lands, hereby sold, and the same has become the absolute property of the VENDEE, with the right to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatsoever mean its likes, without any demand, objection, claim or interruption by the VENDOR or any person(s) claiming under or in trust for them.
3. That the VENDOR hereby assures the VENDEE they have neither done nor been party to any act whereby their rights and title to the said lands may in any way be impaired or whereby they may be prevented from transferring the said lands.
4. That the VENDOR hereby declares and represents that the said lands are not subject matter of any HUF and that no part of the said lands are owned by any minor.





5. That the VENDOR assures the VENDEE that the said lands is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, Legal Flaw, Claims, Prior Agreement to Sell, Loan, Surety, Security, Lien, Court Injunction, Litigation, Stay Order, Notices, Charges, Family or Religious, Dispute, Acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrances whatsoever, and if it is ever proved otherwise, or if the whole or any part of the said land is ever taken away or goes out from the possession of the VENDEE on account of any legal defect in the ownership and title of the VENDOR then the VENDOR will be liable and responsible to make good the loss suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified against all such losses and damages suffered by the VENDEE.
6. That the VENDOR hereby further covenant with the VENDEE that in case the said lands hereby sold or any part thereof, is lost from the VENDEE on account of any legal defects in the right or title of VENDOR or the possession or quiet enjoyment of the said land by the VENDEE in any way is disturbed on account of some act or omission of the VENDOR or if any one else claims any right, title and interest paramount to the VENDOR, then the VENDOR shall be liable and responsible for all the losses, damages, costs and expenses sustained by the VENDEE on account of such third party action.
7. That the VENDEE can get the property mutated in its name in the Revenue Records and other concerned authorities on the basis of this Sale Deed or its certified true copy.
8. That the VENDOR agree and undertake to sign and execute any required documents for transfer of ownership, title of the said property in favour of the VENDEE in the Revenue Records or any other concerned authorities.





9. That the land revenue and other dues and demands of whatsoever nature if any payable in respect of the said property shall be paid by the VENDOR upto the date of execution of sale deed in favour of VENDEE and thereafter, the VENDEE will be responsible for the payment of the same.
10. That the VENDOR has handed over all the relevant documents in original pertaining to the said lands to the VENDEE.
11. That all the expenses of the Sale Deed viz. stamp duty, registration charges etc. have been borne and paid by the VENDEE. The VENDEE shall have the right to collect the original Sale Deed from the office of the Sub-Registrar.
12. That this transaction has taken place at GURGAON and as such Gurgaon Courts shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this Deed.

IN WITNESS WHEREOF, the VENDOR and the VENDEE have signed this SALE DEED at Gurgaon on the date first mentioned above in the presence of the following witnesses.

Drafted by me
Hem Ram Khanna
Advocate
Gurgaon

WITNESSES :

1.

Hem Ram Khanna
Advocate
Gurgaon

Asin
VENDOR

2.

Dhirendra Singh Sahrawal
Advocate
GURGAON

End
VENDEE

वसीका नं० २८२२ अति. वही नं० १
जिल्द नं० ९१०७ फुल नं० १५-१६ पर
चरस। दिनांक ७९६ ३९
दिनांक ३१-३-७ को दर्ज रजिस्टर
किया गया।

४
कृष्ण कृष्ण रजिस्टर
कलकत्ता

२८२२