

5416 ✓

Sr. No. 498 Dated 26/5/06

Certified Under Section 42 of the Indian Stamp Act, 1889,

that Stamp Duty of the amount of Rs. 16,61,250 -

(Rupees Sixteen Lac Sixty One thousand Two hundred Fifty 8.

has been levied on this document and paid by M/O HAMMOCK Buildwell

Plot U-2, N-Delhi

vide treasury challan No. 7

Dated 26/5/06 for Sale deed 27687500 - in favour
of _____

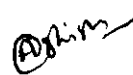
AUDITED

Stamp Auditor
Gurgaon

TREASURY OFFICER
CUM-COLLECTOR
GURGAON.
26/5/06

SC-8, C

- | | | | |
|----|--------------------------------|---|---|
| 1. | Type of Deed | : | Sale Deed |
| 2. | Village / City Name & Code | : | Tigra, Tehsil &
District, Gurgaon, Haryana |
| 3. | Segment / Block Name & Code | : | Gurgaon (Haryana) |
| 4. | Unit Land (Sq. Yrds. / Mtrs.) | : | 22 Kanal 03 Marla |
| 5. | Type of Property | : | Agricultural |
| 6. | Transaction Value | : | Rs. 2,76,87,500/- (Rupees
Two Crore Seventy Six Lac
Eighty Seven Thousand and
Five Hundred only) |
| 7. | Stamp Duty | : | Rs. 16,61,250/- (Rupees
Sixteen Lac Sixty One
Thousand Two Hundred and
Fifty only) |
| 8. | Stamp No. & Date | : | 428 Dated 26-05-2006 |



दिनांक 06/06/2006

प्रलेख नः 5416

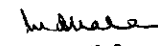
डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगाँवा	गाँव/शहर मैदावास	स्थित मैदावास
भवन का विवरण		
भूमि का विवरण		
2 Acre 6 Kanal 3 Marla		
धन संबंधी विवरण		
राशि 27,687,500.00 रुपये	स्टाम्प ड्यूटी की राशि 1,661,250.00 रुपये	
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: H.R.Khatana, Adv.

यह प्रलेख आज दिनांक 06/06/2006 दिन मंगलवार समय बजे श्री/श्रीमती/कुमारी M/s. Glorious
Pvt. Ltd. पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी N-49, FF Connaught Place, N.Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



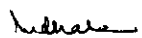
हस्ताक्षर प्रस्तुतकर्ता


उप/सयुक्त पंजीयन अधिकारी
गुडगाँवा

श्री M/s. Glorious Projects Pvt.Ltd. thru Ashish Mittal(OTHER), M/s. Shivalik Buildcon Pvt.Ltd. thru .(OTHER)

उपरोक्त विक्रेताव 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. Gurgaon
व श्री/श्रीमती/कुमारी Tika Ram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Namberdar, Wazirabad, Gurgaon ने की।
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 06/06/2006


उप/सयुक्त पंजीयन अधिकारी
गुडगाँवा

This Sale Deed is executed at Gurgaon, on this 6th day of June, 2006 by :-

- (1) **Glorious Projects Private Limited**, a company incorporated under the Companies Act, 1956 having its registered office situated at **N-49, First Floor, Connaught Place, New Delhi** through its Authorised Signatory **Mr. Ashish Mittal S/o Sh. V.P. Mittal Of N-49, First Floor, Connaught Place, New Delhi** (hereinafter called the 'Vendor') of the FIRST PART;
- (2) **Shivalik Buildcon Private Limited**, a company incorporated under the Companies Act, 1956 having its registered office situated at **M-116, 2nd Floor, Connaught Place, New Delhi-110001** through its Authorised Signatory **Mr. Ashish Mittal S/o Sh. V.P. Mittal Of N-49, First Floor, Connaught Place, New Delhi** (hereinafter called the 'Vendor') of the SECOND PART;

IN FAVOUR OF

M/s **HAMMOCK BUILDWELL PVT. LTD.**, a Private limited company duly incorporated under the Companies Act, 1956, having its registered office at **28 KG Marg, E.C.E. House, Ist Floor Connaught Place, New Delhi 110001** through its Authorized Representative **Mr. Hemant Yadav S/o Sh. Amir Singh R/o H.No. 1557, Sec.-45, Gurgaon**, hereinafter called "THE VENDEE".

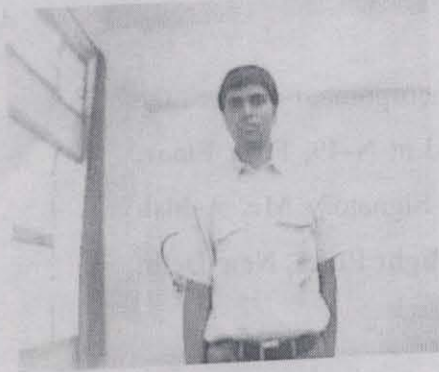
The expression of the terms the 'VENDOR' and the 'VENDEE' wherever they occur in the body of this Sale Deed, shall mean and include their legal heirs, successors, legal representatives, administrators, executors, transferee(s), beneficiary(ies), legatees(s), probatee(s), nominees and assignee(s).

(Amir Singh)

Reg. No.
5416

Reg. Year
2006-2007

Book No.
1



विक्रेता



क्रेता



गवाह

विक्रेता

Ashish Mittal

(Signature)

क्रेता

thru:- Hemant Yadav

(Signature)

गवाह :- H.R.Khatana

Tika Ram

(Signature)

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5,416 आज दिनांक 06/06/2006 को बही नः 1 जिल्द नः 8,480 प्रष्ठ नः 159 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 1,178 के प्रष्ठ सख्या 97 से 98 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 06/06/2006

(Signature)
उप/संयुक्त पंजीयन अधिकारी
गडगांवा

WHEREAS THE VENDOR OF THE FIRST PART is the lawful, sole and absolute owner of agricultural land bearing Khewat No. 260 Khatoni No. 291, Mustatil No. 28 Kila no. 16/2(6-18), 25(2-9), land measuring 09 Kanal 07 Marla, situated in the Revenue Estate of Village Tigra, Tehsil & District Gurgaon (Haryana)

That the aforesaid land was purchased by the VENDOR of the First Part vide sale deed No. 7921 dated 15.09.2003.

WHEREAS THE VENDOR OF THE SECOND PART is the lawful, sole and absolute owner of agricultural land bearing Khewat No. 45 Khatoni No. 54, Mustatil No. 36 Kila no. 1/1/1 Min(1-11), 2(7-10), 9(3-15), total area measuring 12 Kanal 16 Marla, situated in the Revenue Estate of Village Tigra, Tehsil & District Gurgaon (Haryana)

[Note : The total area of Kila No. 1/1/1 Min was 2 Kanal 15 Marla, out of which the award had been given for the land measuring 1 Kanal 4 Marla, thus only 1 Kanal 1 Marla land is left in this Kila].

That the aforesaid land was purchased by the VENDOR of the Second Part vide sale deed No. 8927 dated 29.07.2005.

That the Vendors have full right, absolute authority to sell, dispose off and transfer the aforesaid lands in whole or in parts and none else except the VENDORS have any right, title or interest in the same.

And Whereas the VENDORS have 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

Amir

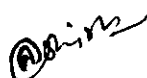
respect of the said lands for a total consideration of Rs. 2,76,87,500/- (Rupees Two Crore Seventy Six Lac Eighty Seven Thousand and Five Hundred only).

And Whereas the VENDORS have 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 VENDORS no other person have any right, title or interest in the same in any manner whatsoever and the VENDORS have 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. 2,76,87,500/- (Rupees Two Crore Seventy Six Lac Eighty Seven Thousand and Five Hundred only) which has already been received by the VENDORS from the VENDEE as per the details mentioned herein below, the receipt of which the VENDORS hereby admits, confirms and acknowledges, in full and final settlement, the aforesaid VENDORS 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)
255112	Glorious Projects Private Limited dated 06.05.2006 drawn on HSBC Ltd., New Delhi, and	1,16,87,500
255113	Shivalik Buildcon Private Limited dated 06.05.2006 drawn on HSBC Ltd., New Delhi.	1,60,00,000



2. That the VENDORS 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 VENDORS or any person(s) claiming under or in trust for them.
3. That the VENDORS 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 VENDORS 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 VENDORS 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 VENDORS then the VENDORS 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.

(Signature)

6. That the VENDORS 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 VENDORS 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 VENDORS or if any one else claims any right, title and interest paramount to the VENDORS, then the VENDORS 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 VENDORS 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 VENDORS 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 VENDORS have handed over all the relevant documents in original pertaining to the said lands to the VENDEE.

(Anir)

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 VENDORS and the VENDEE have signed this SALE DEED at Gurgaon on the date first mentioned above in the presence of the following witnesses.

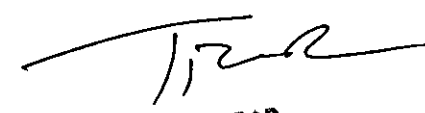
WITNESSES:

1.




VENDORS

2.


TIKA RAM NAMBARDA
Wazirabad Gurgaon


VENDEE

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803
6-626

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Indones