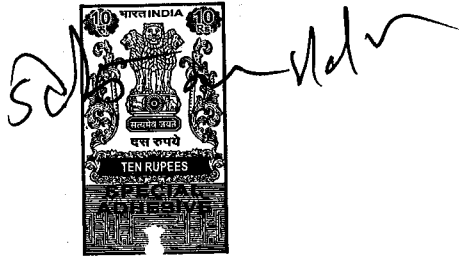


398



[Signature]
Ajay Pat Stamp Vendor
969/4/20
Distt. Courts, Gurgaon

2667

SD No: 708
Date: 10-4-7

Attested
[Signature]
for Sub Registrar
Gurgaon

02 MAY 2024



708

1

170

708

14/4/07

This sale deed has been presented for registration in accordance with provisions of Rule 119 Part 1-B, Chapter 1 of the Haryana Stamp Manual, 1970. The provisions of the aforesaid rules have been directed to be implemented by the Financial Commissioner and Secretary to the Government of Haryana, Revenue Department vide letter bearing Memo.no. 2940-STR-1-2000/10748, Chandigarh dated 11.10.2000 pertaining to exemption from stamp duty in a case where transfer takes place between parents company and subsidiary company as contemplated under Rule 119 (mentioned above) of the Haryana Stamp Manual, 1970.
Rs. 3,16,09,649/-

Stamp Auditor
Gurgaon-I

SALE DEED.

1. Nature of document	-	Sale Deed
2. Village/District	-	Village Tigra Tehsil and District Gurgaon.
3. Area	-	10 kanals 2 marlas
4. Covered area	-	Nil
5. Total consideration	-	Rs. 1,33,82,500/-
6. Stamp Duty	-	Nil
7. Stamp No. /date	-	Not Applicable
8. Details of Stamp	-	Not Applicable

THIS SALE DEED is executed at Gurgaon on this 10th day of April, 2007 between M/s Garland Estates Private Limited having its office at 17-Asaf Ali Road, New Delhi through its duly authorized person Shri Sonu Raj (hereinafter called the 'VENDOR') which expression shall unless repugnant to the context of this sale deed mean and include its legal representatives, administrators, executors, nominees and assigns etc.) on one hand.

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Attested
for Sub Registrar
Gurgaon

Sub Registrar

02 MAY 2007

दिनांक 10/04/2007

प्रलेख न: 708

डीड संबंधी विवरण

डीड का नाम PURCHASE FROM COMPENSATION

तहसील/सब-तहसील गुडगांवा

गांव/शहर तिगरा

स्थित तिगरा

भवन का विवरण

भूमि का विवरण

चाही

1 Acre 2 Kanal 2 Marla

धन संबंधी विवरण

राशि 13,382,500.00 रुपये

स्टाम्प ड्यूटी की राशि 0.00 रुपये

रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

Drafted By: Mahesh Kr. Chauhan, Adv.

यह प्रलेख आज दिनांक 10/04/2007 दिन मंगलवार समय बजे श्री/श्रीमती/कुमारी M/s. Garland
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी 17-B, Asaf Ali Road, N.Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री M/s. Garland Estates Pvt. Ltd. thru Sonu Bajaj (OTHER)

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru:- Ashish Gupta 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 Mahesh Kr. Chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon
व श्री/श्रीमती/कुमारी Deepak Maharishi पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी R.N. Maharishi निवासी B-92, Pandara Road, N.Delhi
साक्षी न: 1 को हम नम्बरवार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न: 2 की पहचान करता है।

दिनांक 10/04/2007

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उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

4

AND

(1) M/s Stash Propbuild Private Limited having its office at 109, New Delhi House, 27, Barakhamba Road, New Delhi through its duly authorized person Shri Ashish Gupta (hereinafter called the 'VENDEE') which expression shall unless repugnant to the context of this sale deed mean and include its legal representatives, administrators, executors, nominees and assigns) on the other hand.

WHEREAS the VENDOR is lawful owner in possession of agricultural land admeasuring 10 kanals 2 marlas bearing khewat no. 86, khata no.96, rectangle no. 28, killa nos.20/1min(1-12), salam, khewat no. 42, 194, 210, khata no. 51,220, 239, rectangle no. 36, killa nos.1/2min east (0-9), 10 min east (3-8), 11 min east (1-14) salam, khewat no. 197, khata no. 224, rectangle no. 36, killa nos.1/1/2 min east(2-19) salam situated in the revenue estate of village Tigra, Tehsil and District Gurgaon, Haryana

WHEREAS the aforesaid land was purchased by the VENDOR vide the following registered sale deed :-

(i) Sale deed bearing vasika no. 1469 dated 20.4.06 .

WHEREAS in terms of aforesaid sale deed and revenue documents VENDOR is full fledged and lawful owner in possession of the land

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Attested
for Sub Registrar
Gurgaon

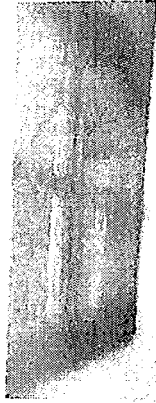
02 MAY 2012

Signature
Gupta

Reg. No.	Reg. Year	Book No.
708	2007-2008	1



विक्रेता



क्रेता



गवाह

विक्रेता

Sonu Bajaj

[Signature of Sonu Bajaj]

क्रेता

thru:- Ashish Gupta

[Signature of Ashish Gupta]

गवाह 1:- Mahesh Kr. Chauhan

[Signature of Mahesh Kr. Chauhan]

गवाह 2:- Deepak Maharishi

[Signature of Deepak Maharishi]

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 708 आज दिनांक 10/04/2007 को बही न: 1 जिल्द न: 9,753 के पृष्ठ न: 141 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 832 के पृष्ठ सख्या 54 से 55 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 10/04/2007

उप/सयुक्त पंजीयन अधिकारी
गडगांवा

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referred to above and is competent and entitled to sell the same in favour of the VENDEE.

WHEREAS Shri Sonu Bajaj has been duly authorized vide resolution dated 20.1.2007 duly passed by Board of Directors of the VENDOR to accept sale consideration, execute and get registered present sale deed and to deliver actual physical possession of the land described above to the VENDEE.

WHEREAS Shri Ashish Gupta has been duly authorized vide resolution dated 20.1.2007 duly passed by Board of Directors of the VENDEE to pay the sale consideration amount, execute and get registered present sale deed and to obtain actual physical possession of the land described from the VENDOR.

WHEREAS the VENDOR was/is desirous of selling the aforesaid land together with all rights, easements etc. appurtenant thereto. The VENDOR had approached the VENDEE for sale of the land hereinbefore described and the same is being sold in favour of the VENDEE on the terms and conditions set out in this sale deed.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That the total sale consideration in respect of has been settled at Rs. Rs. 1,33,82,500/- (Rupees one crore thirty three lacs eighty two

Attested
for Sub Registrar
Gurgaon

[Signature]
A Gupta

thousand five hundred only). This sale consideration amount shall be subsequently paid by the VENDEE to the VENDOR at mutual convenience.

2. That the VENDEE has become full fledged and lawful owner in possession of the aforesaid land alongwith all rights appurtenant thereto and VENDEE shall be entitled to hold and enjoy the same absolutely without any let, hindrance, interruption, disturbances, claim or demand from the VENDOR or any person claiming under or through the VENDOR. The VENDOR has not been left with any right, title or interest whatsoever with the aforesaid land. Actual physical possession has been delivered at the spot to the VENDEE.
- 3 That the VENDEE shall be entitled to use and utilize the aforesaid land in any manner deemed fit by it and the VENDOR undertakes not to raise any objection to the same. The VENDOR has assured the VENDEE that VENDOR has got a clear marketable title in respect of the land detailed above and that it is entitled to sell the same to the VENDEE. VENDOR has further assured the VENDEE that the property being sold is free from all types of encumbrances, acquisition proceedings, charges, taxes, liens, restraint orders attachments etc. and no litigation or dispute whatsoever is pending in respect of the same

Attested
for Sub Registrar
Gurgaon

02 MAY 2021

before any court or authority. VENDOR has further assured the VENDEE that it has not entered into any agreement of sale in favour of any other third party relating to the land detailed above except the agreement in favour of mentioned above.

4. That VENDOR further undertakes that in case any outstanding amount or dues, taxes, charges or liens etc. are discovered subsequently in that event the VENDOR shall be liable to pay the same.
5. That the VENDOR has assured the VENDEE that there are no dues, cesses, rates or taxes due or outstanding to any one in respect of the land sold to the VENDEE and in case any such dues are found payable the same shall be paid by the VENDOR. The VENDOR has assured the VENDEE that no amount towards any account upto date of execution and registration of this sale deed is outstanding or payable to any authority /agency and in case any such dues are found payable upto the date of execution of this sale deed, the same shall be paid by the VENDOR.
6. That in the event of aforesaid land / part thereof being lost to the VENDEE on account of defective title of the VENDOR or on account of any concealment on the part of the VENDOR, in that event the VENDOR shall recoup the VENDEE for such loss

33/ Attested
for Sub Registrar
Gurgaon

02 MAY 2021

[Signature]
pupra

together with all litigation expenses incurred by the VENDEE and damages suffered by it.

7. That the VENDOR is not left with any right, interest or title in the land in question which has become the absolute property of the VENDEE.

8. That the VENDEE shall be entitled to get sanctioned mutation in its favour on the basis of this sale deed so as to reflect its name as owner in possession of the same. VENDOR undertakes not to raise any objection to the same. VENDOR shall execute all such documents and do all requisite acts, deeds and things as may be required for getting incorporated name of the VENDEE as owner in the revenue record.

IN WITNESS WHEREOF both VENDOR and VENDEE
aforementioned have executed this sale deed on the date and

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Contd...

[Signature]
[Signature]

Attested
for Sub Registrar
Gurgaon

02 MAY 2021

place first mentioned above.

Witnesses

Wm
Drafted By :
Mahesh K. Chauhan
Advocate
Distt. Courts, Gurgaon

10-4-07

VENDOR

M/s Garland Estates Private Limited
through its duly authorized person.

1.

Wm
Mahesh K. Chauhan
Advocate
Distt Courts, Gurgaon

VENDEE

Aupta
Stash Propbuild Private Limited
through its through its duly authorized
person.

2. *Jyoti*

DEEPAK MAHARISHI
SON OF SH. R.N. MAHARISHI
LRIO: B-92 PANDARA ROAD
NEW DELHI.

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Attested
for Sub Registrar
Gurgaon

02 MAY 2021

वसीका सं. १०८ - १ सं. १
 पिरा ९७७३ ७२७५
 च. १
 दि. ८४३ १३७
 दि. १०५
 किया गया २०७

संयुक्त सं. रजिस्ट्रार
 मुंबई

३३५