

S.No. 2290.....

Date 27/3/06.....

**CERTIFIED UNDER SECTION 42 OF THE INDIAN STAMP ACT, 1889**

that Stamp Duty of the amount of Rs. 757500 - (Rupees Seven Lacs Fifty Seven Thousand Five Hundred only)

has been levied on this document and paid by M/s. Earlana Estate Pvt Ltd. Gurgaon Through M/s. Sidhwinayale Buildcon Pvt Ltd. Gurgaon

Through \_\_\_\_\_ vide Treasury Challan No. 6

Dated 27/3/06 for Deeded. 12625000 -

TEH  
G.  
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27/3/06

SC-5C

- |                                   |   |   |
|-----------------------------------|---|---|
| 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. ) | : | 10 Kanal 02 Marla   |
| 5. Type of Property               | : | Agricultural  |
| 6. Transaction Value              | : | Rs. 1,26,25,000/- (Rupees One Crore Twenty Six Lac Twenty Five Thousand only) |
| 7. Stamp Duty                     | : | Rs. 7,57,500 (Rupees Seven Lac Fifty Seven Thousand Five Hundred only)        |
| 8. Stamp No. & Date               | : | 2390 dated 27-3-2006  |

Atit

प्रलेख नः 1469

दिनांक 20/04/2006

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
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 12,625,000.00 रुपये	स्टाम्प ड्यूटी की राशि 757,500.00 रुपये	
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: H.R.Khatana Adv.

यह प्रलेख आज दिनांक 20/04/2006 दिन गुरुवार समय बजे श्री/श्रीमती/कुमारी A.T.Properties पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी N-49 F/F Connaught Place New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री A.T. Properties Pvt.Ltd. thru Ashish Mittal(OTHER)

उप/सयुक्त पंजीयन अधिकारी  
गुडगांवा

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru:- Hawa Singh 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 Tika Ram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Namberdar Waizrabad GGn ने की।  
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 20/04/2006

उप/सयुक्त पंजीयन अधिकारी  
गुडगांवा

This Sale Deed is executed at Gurgaon, on this \_\_\_\_ day of April, 2006 by :-

**A. T. Properties Private Limited**, a company incorporated under the Companies Act, 1956 having its registered office situated at N-49, 1st Floor, Connaught Place, New Delhi-110001 through its Authorised Signatory Mr. Ashish Mittal S/o Sh. V.P. Mittal of N-49, 1st Floor, Connaught Place, New Delhi-110001 (hereinafter called the 'Vendor') of the FIRST PART;

IN FAVOUR OF

**M/s Garland Estates Private Limited**, 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. Hawa Singh S/o Sh. Kirori Mal R/o Hira Nagar, 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), probate(s), nominees and assignee(s).

Whereas the VENDOR is the lawful, sole and absolute owner of agricultural land bearing Khewat No.86 Khatoni No.96 Mustatil No.28 Kila no. 20/1 min (1-12), Khewat No. 42, 194, 210 Khatoni No. 51, 220, 239, Mustatil No. 36, Kila no. 1/2 Min East(0-9), 10 min East (3-8), 11 min East (1-14), and in the column of **KHANA KASHT** Khewat No. 197 Khatoni No. 224, Mustatil No. 36 Kila no. 1/1/2 min East (02-19), thus total land measuring 10 Kanal 2 Marla, situated in the Revenue Estate of Village Tigra, Tehsil & District Gurgaon (Haryana).



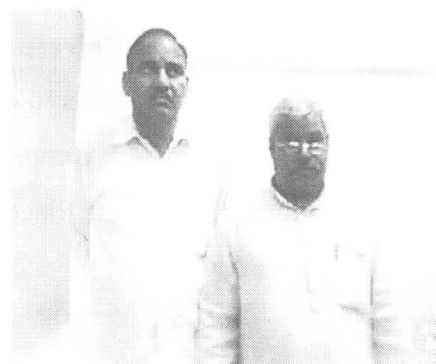
Reg. No.	Reg. Year	Book No.
1469	2006-2007	1



विक्रंता



क्रेता



गवाह

क्रमा

Shashi Mittal

*(Signature)*

श्री

Hawa Singh

*(Signature)*

H.R.Khatana

*(Signature)*

Ika Ram

*(Signature)*

### प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1,469 आज दिनांक 20/04/2006 को बही न: 1 जिल्द न:8,475 प्रष्ठ न: 190 पर प्रमाणित किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 1,099 के प्रष्ठ सख्या 20 से 21 पर काई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा प्रमाणित किये हैं।

दिनांक 20/04/2006

*(Signature)*  
उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

That the aforesaid land was purchased by the VENDOR vide Sale Deed No. 3862 dated 21.05.2004, Sale Deed No. 5456 dated 09.06.2004 & Sale Deed No. 5457 dated 09.06.2004 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. 1,26,25,000/- (Rupees One Crore Twenty Six Lac Twenty Five Thousand 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 have 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. 1,26,25,000/- (Rupees One Crore Twenty Six Lac Twenty Five Thousand 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 agree 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 :-



<b>Cheque No.</b>	<b>in Favour of</b>	<b>Amount (in Rupees)</b>
240552	A. T. Properties (P) Ltd.	1,26,25,000

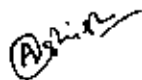
dated 27.03.2006 drawn on Bank of India, New Delhi

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

*Asin*

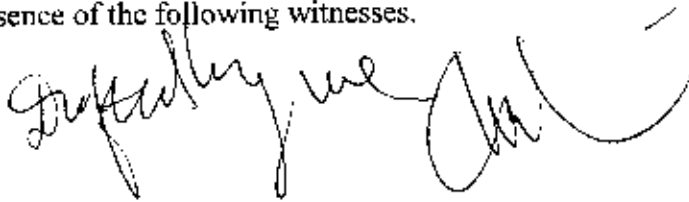
VENDOR then the VENDOR will be liable and responsible to make good the loss suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified against all such losses and damages suffered by the VENDEE.

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.



**Hem Ram Khutana**  
Advocate  
Gurgaon

WITNESSES :

1.



**Hem Ram Khutana**  
Advocate  
Gurgaon



VENDOR

2.



**JINA RAM**  
**NAMBARDAR**  
W. No. 1, bud (Gurgaon)

VENDEE





गासका 1469  
जिल्हा 8156  
वसा  
जिल्हा 798  
दिनांक 20-4-26  
किया गया

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47-48  
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सर्व रजिस्ट्रार  
गुडगांव