

**Government of Haryana**  
**Department of Revenue and Disaster Management**  
**Sub Registrar Office, Sohna**

Dated: Apr 07, 2022

Time: 09:51:24

**Appointment Slip**

Shri / Smt.  
**vishavajeet**  
Dhunela  
Sohna, Gurugram

N

**Subject: Appointment for registration of SALE Deed**

As requested by you regarding registration of **SALE URBAN AREA WITHIN MC** deed, your appointment has been scheduled with following Details:-

<b>Serial No:</b>	32	<b>Token No:</b>	02807042022095105000
<b>Transaction Amt:</b>	Rs. 71204792	<b>Property ID:</b>	#Error
<b>Date &amp; Time:</b>	Apr 08, 2022 11:15	<b>Appointment Type:</b>	Normal
<b>Address:</b>	Jhajjar		

Appointment Fee & Charges (Incl. Tatkal if any)		
Appointment Fee	Postage	Total
Rs.0.00		₹ 0.00

Stamp Details			
Type	Stamp No	Issue Date	Value
EStamp	G0F2022D2 202	06-Apr-22	₹ 4702000.00
EStamp	G0F2022D2 202	06-Apr-22	₹ 4702000.00
EStamp	G0F2022D2 202	06-Apr-22	₹ 4702000.00
EStamp	G0F2022D2 202	06-Apr-22	₹ 4702000.00

Please bring the following documents to prove your identity in support of your Deed.

**ID Proof:**  
Aadhar

**ID Number:**  
XXXX-XXXX-1460

**Important:**

1. If the property does not have permanent Property Id assigned to it, The Property Id provided above will serve as Temporary Property Id. Please keep it safe and mention it on the deed.
2. Any sort of discrepancy in data provided while booking appointment will lead to failure of deed registration.

214



DDO Code: 0362	<b>E - CHALLAN</b> Government of Haryana	Candidate Copy						
Valid Upto: 13-04-2022 (Cash) 07-04-2022 (Chq./DD)								
GRN No.: 0089124846	Date: 06 Apr 2022 14:34:56							
Office Name: 0362-TEHSILDAR SOHNA	Treasury: Sohna	Period: (2022-23) One Time						
<table border="1"> <thead> <tr> <th>Head of Account</th> <th>Amount ₹</th> </tr> </thead> <tbody> <tr> <td>0030-03-104-99-51 Fees for Registration</td> <td>50000</td> </tr> <tr> <td>0030-03-104-97-51 Pasting Fees</td> <td>5</td> </tr> </tbody> </table>		Head of Account	Amount ₹	0030-03-104-99-51 Fees for Registration	50000	0030-03-104-97-51 Pasting Fees	5	
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0030-03-104-97-51 Pasting Fees	5							
PD AcNo 0								
Deduction Amount: ₹	0							
Total/Net Amount: ₹	50005							
₹ Fifty Thousands Five Rupees								
<b>Tenderer's Detail</b>								
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-								
PAN No:								
Tenderer's Name: St Patricks Realty Private Lim								
Address: Gurgaon Gurgaon-								
Particulars: registration and pasting fee								
Cheque-DD- Detail:	Depositor's Signature							
<b>FOR USE IN RECEIVING BANK</b>								
Bank CIN/Ref No:	000150926712006042022							
Payment Date:	06/04/2022							
Bank:	SBI Aggregator							
Status:	Success							

DDO Code: 0362	<b>E - CHALLAN</b> Government of Haryana	AG/ Dept Copy						
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\* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.





Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 06/04/2022

Certificate No. G0F2022D2202



GRN No. 89123367



Stamp Duty Paid : ₹ 4702000  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: GLS infratech Private limited

H.No/Floor : 7th

Sector/Ward : 15

LandMark : Part ii

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 97\*\*\*\*\*33

Others : Smt manju daughter of rajender singh



**Buyer / Second Party Detail**

Name : St patricks Realty Private limited

H.No/Floor : Na

Sector/Ward : 48

LandMark : The median central park resorts

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 97\*\*\*\*\*33

Purpose : For 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**

- |                          |  |
|--------------------------|--|
| 1. Type of Deed          | Sale Deed  |
| 2. Name of Village       | Dhunela, Tehsil-Sohna                                  |
| 3. Type of Said Land     | Freehold agricultural land                             |
| 4. Area                  | 21 Kanal 18 Marla 2 Sarsai (2.73889 Acre)              |
| 5. Consideration         | Rs.7,12,04,792/-                                       |
| 6. Stamp Duty            | Rs. 49,85,000/-  |
| 7. Stamp No./Date        | G0F2022D2202/06.04.2022 and<br>G0F2022D2174/06.04.2022 |
| 8. Registration Fees No. | 89124846/06.04.2022                                    |

This Sale Deed (hereinafter referred to as the "Deed") is executed at Sohna on 08<sup>th</sup> day of April 2022:

BY

**For GLS INFRATECH PVT. LTD.**

**Authorised Signatory**

*Manj* *Veri*



प्रलेख नः 214

दिनांक: 08-04-2022

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील सोहना	गांव/शहर Dhunela स्थित Dhunela
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	अन्य क्षेत्र
पता : dhunela	
भवन का विवरण	
भूमि का विवरण	
कृषि चाही	20 Kanal 12 Marla
धन संबंधी विवरण	
राशि 71204792 रुपये	कुल स्टाम्प ड्यूटी की राशि 4984335 रुपये
स्टाम्प नं : G0F2022D2202	स्टाम्प की राशि 4702000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan: 89124846
DeficiencyStampno: G0F2022D2174	DeficiencyGrno: 89123633
Drafted By: DHARMENDER ADV	पेस्टिंग शुल्क 3 रुपये
	DeficiencyAmt: 283000
	Service Charge: 200

यह प्रलेख आज दिनांक 08-04-2022 दिन शुक्रवार समय 12:41:00 PM बजे श्री/श्रीमती/कुमारी मैसर्स जीएलएस इन्फ्राटेक प्रा. लि. 707 7th फ्लोर जे एम डी पेंसिफिल स्केयर सैं 15 पार्ट II श्रीमती मन्जू पुत्री राजेन्द्र निवास GARHI BAZIDPUR द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (सोहना)

Sub Registrar  
Sohna

हस्ताक्षर प्रस्तुतकर्ता

मैसर्स जीएलएस इन्फ्राटेक प्रा. लि. 707 7th फ्लोर जे एम डी पेंसिफिल स्केयर सैं 15 पार्ट II श्रीमती मन्जू

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

या

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

दिनांक 08-04-2022

उप/संयुक्त पंजीयन अधिकारी (सोहना)

Sub Registrar  
Sohna

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी MS ST. PATRICKS REALTY PVT LTD thru VISHAVAJEET DHANKHAROTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 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 DHARMENDER पिता --- निवासी SOHNA व श्री/श्रीमती/कुमारी BHENDER पिता --- निवासी SOHNA ने की। साक्षी नं: 1 को हम नम्रदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं: 2 की पहचान करता है।

दिनांक 08-04-2022

उप/संयुक्त पंजीयन अधिकारी (सोहना)

Sub Registrar  
Sohna

SOHNA

Authorised Signatory



Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 06/04/2022

Certificate No. G0F2022D2174



Stamp Duty Paid : ₹ 283000  
(Rs. Only)

GRN No. 89123633



Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: GLS infratech Private limited

H.No/Floor : 7th

Sector/Ward : 15

LandMark : Part ii

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 97\*\*\*\*\*33

Others : Smt manju manju daughter of rajender singh



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LandMark : The median central park resorts

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 97\*\*\*\*\*33

Purpose : Deficiency Stamp Paper for 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>

1. **M/S. GLS Infratech Pvt. Ltd.** (CIN U70200HR2012PTC065342, PAN AAECG7741H) a company incorporated under the Companies Act, 1956 and having its registered office at JMD Pacific Square, 707, 7th Floor Sector-15, Part II, Gurugram, Haryana-122001, through its Authorized Representative Mr. Rajesh Kumar Thakur (Aadhar No. 5977 9983 9300) duly authorized in this regard through Board Resolution dated 02.04.2022 ("hereinafter referred as **"Seller-1"**);

2. **Smt. Manju @ Manju Rani** Daughter of Rajender @ Rajender Singh S/o Ram Swaroop (Aadhar Card No. 5282 4354 2866) R/o House No. 100, Garhi Bazidpur Tehsil Sohna District Gurugram, ("hereinafter referred as **"Seller-2"**);

("the Seller-1 and Seller-2 are hereinafter jointly referred to as **"Vendor"** which expression shall, unless repugnant to the context thereof, mean and include its legal heirs, administrators, executors, nominees, successors and assignees its successors and assigns) of the **FIRST PART;**

IN FAVOUR OF

For GLS INFRATECH PVT. LTD.

*[Signature]*  
Authorized Signatory

*[Signature]*



Reg. No.

Reg. Year

Book No.

214

2022-2023

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

FOR GLS INFRA TECH PVT. L.  
Authorised Signatory

विक्रेता :- thru RAJESH KUMAR THAKUROTHAR मैसर्स जीएलएस इन्फ्राटेक प्रा. लि. 707 7th फ्लोर जे एम डी पेंसिल स्ट्रीट से 15 पार्ट II श्रीमती मन्जु

क्रेता :- thru VISHAVAJEET DHANKHAROTHEMS ST. PATRICKS REALTY PVT LTD

गवाह 1 :- DHARMANDER

गवाह 2 :- BIJENDER

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 214 आज दिनांक 08-04-2022 को बही नं 1 जिल्द नं 1764 के पृष्ठ नं 69.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 4114 के पृष्ठ संख्या 41 से 44 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 08-04-2022



उप/संयुक्त पंजीयन अधिकारी (सोहना)

Sohna

FOR GLS INFRA TECH PVT. LTD.  
Authorised Signatory




**M/s St. Patricks Realty Private Limited**, (CIN U45200HR2008PTC037964, PAN AAMCS1877J) a company incorporated under the Companies Act, 1956 and having its registered office at The Median, Central Park Resorts, off Sohna Road, Sector 48, Gurugram 122018, through its Authorized Representative Mr. Vishavajeet Dhankhar (Aadhar No. 6756 2149 1460) duly authorized in this regard through Board Resolution dated 15.03.2022 (hereinafter referred to as the "**Vendee**" which expression shall, unless repugnant to the context thereof, mean and include its administrators, successors, nominees and assigns), of the **SECOND PART;**

(The Vendor and the Vendee are hereinafter collectively referred to as "**Parties**" and severally as a '**Party**')

**WHEREAS:**

The Seller-1 is the sole and absolute owner of and in exclusive possession of a contiguous freehold and vacant agricultural land parcel bearing Khewat No. 229, Khata No. 231, Rect. No. 28, Killa No. 17/1(2-9), Rect. No. 29, Killa No. 11(8-0), 19/1/2(6-15) total Kitta 3 area measuring 17 Kanal 4 Marla and Khewat No. 343, Khata No. 347, Rect. No. 29 Killa No. 12/1(7-12) total area in both khewat 24 Kanal 16 Marla to the extent of 5/6 share i.e. **20 Kanal 13 Marla 3 Sarsai, or 2.58333 Acre** situated in the revenue estate of Village Dhunela, Tehsil Sohna, District Gurugram, Haryana and the Seller-2 is the sole and absolute owner of and in exclusive possession of a contiguous freehold and vacant agricultural land parcel bearing Khewat No. 205 Khata No. 206, Rect. No. 45 Killa No. 1(8-0), 10(8-0), 11(8-0) 20(3-0), Khata No. 207 Rect. No. 46 Killa No. 5(8-0), 6/1(4-18), 6/2(3-2), 15(8-0), 16(2-11) total Kitta 9, Area 53 Kanal 11 Marla to the extent of 1/60 share that is **0 Kanal 17 Marla 8 Sarsai** and khewat No. 401 Khata No. 405 Rect. No. 42 Killa No. 13(8-0) Kitta 1 Area 8 Kanal 0 Marla to the extent of 7/160 share that is **0 Kanal 7 Marla** Total Area in both khewat **1 Kanal 4 Marla 8 Sarsai or 0.155555 Acre** situated in the revenue estate of Village Dhunela, Tehsil Sohna, District Gurugram,

**For GLS INFRATECH PVT. LTD.**

  
**Authorised Signatory**








Haryana, as per Jamabandi for the year 2019-2020 and relevant sanctioned mutations and fard badar etc.

Total area under sale in this sale deed of all khewats/Vendor is **21 Kanal 18 Marla 2 Sarsai or 2.73889 acre** situated in the revenue estate of Village Dhunela, Tehsil Sohna District Gurugram (hereinafter referred to as "**Said Land**").

- A. The map/Sazra of the Said Land is annexed as schedule-I herein.
- B. The Vendor hereby represent that the Vendor is the sole, absolute and exclusive owner of the Said Land and has vacant, peaceful, legal and physical possession thereof and has unfettered, absolute and unrestricted right, title and interest in the same and that neither anyone has any right, title, and interest in the said land nor there are any legal impediment which prohibits the Vendor to sell the same unto the Vendee. The Vendor possess absolute, clear, unconditional and marketable title on the Said Land, free from any/all encumbrances, charges, gifts, liens, attachments, mortgages, lease, liabilities, prior agreement, un-authorized occupations, claims and litigation whatsoever. The Vendor is entitled to convey/sell/transfer absolute ownership rights in the Said Land in favour of the Vendee without any restrictions whatsoever.
- C. The Vendor, for its bonafide business/family needs and requirements, has agreed to sell, transfer, convey and assign all rights, interest and title in the Said Land along with title, easements, rights, privileges, appurtenances, claim, benefits in respect thereof to the Vendee. Accordingly, the Vendee has after making all inquiries, examination of records relating to the Said Land and believing the representations and warranties of the Vendor has approached of the Vendor, and agreed to acquire and purchase the Said Land from the Vendor, free from all encumbrances, for a total sale consideration **Rs. 7,12,04,792 /- (Rupees**

**For GLS INFRATECH PVT. LTD.**

  
**Authorised Signatory** *Maya Devi*





the year 2010 and 2011

the year 2010 and 2011

the year 2010 and 2011

the year 2010 and 2011



For GLS INFRA TECH PVT. LTD.

Authorized Signatory

**Seven Crore, Twelve Lac, Four Thousand Seven Hundred and Ninety Two only)** subject to the terms of this Sale Deed.

**NOW THIS DEED WITNESSETH AS UNDER:**

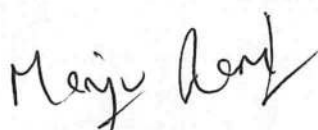
1. In consideration of a total all-inclusive sale consideration of **Rs. 7,12,04,792 /-** (Rupees Seven Crore, Twelve Lac, Four Thousand Seven Hundred and Ninety Two only) ("Sale Consideration") calculated at the rate of Rs. 2,60,00,000/- (Rs. Two Crore Sixty Lac only) per acre of land, the Vendor do hereby, by and under this Sale Deed, and on and from the date of execution hereof, sells, grants, conveys, transfers, alienates and assigns unto the Vendee absolutely and forever, all rights, titles and interests in the Said Land along with all rights, title, benefits, interest, privileges, easements, entitlements, easements, appurtenances, advantages appurtenant thereto, free from encumbrances, liens, claims charges or impediments of any nature whatsoever.
2. The full & final Sale Consideration of **Rs. 7,12,04,792 /-** (Rupees Seven Crore, Twelve Lac, Four Thousand Seven Hundred and Ninety Two only) has been paid by Vendee to the Vendor in the following manner: -

In favour of	Cheque/DD No. / Date	Cheque/DD Amount	Drawn On	TDS	Total Amount Paid
GLS Infratech Pvt. Ltd.	344052/04.04.22	4,00,00,000/-	Indusind Bank	6,71,667/-	3,93,28,333/-
GLS Infratech Pvt. Ltd.	077620/08.10.22	2,71,66,667/-	Indusind Bank	Nil	2,71,66,667
Manju @ Manju Rani	077597/04.04.22	40,38,125/-	Indusind Bank	Nil	40,38,125/-

An amount of Rs. 6,71,667/- has been deducted and deposited by the Vendee as TDS @ 1% of total sale consideration under provisions of Income Tax Act, 1961.

**For GLS INFRATECH PVT. LTD.**

  
**Authorised Signatory**





Two copies of the report to be submitted to the Director of the Department of the Interior and the Secretary of the Department of the Interior.

### HOW TO GET THE REPORT

The report is available to the public for a fee of \$1.00 per copy. It may be obtained from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20540. It may also be obtained from the National Technical Information Service, Springfield, Virginia 22161. The report is also available on microfiche from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20540. The report is also available on microfilm from the National Technical Information Service, Springfield, Virginia 22161. The report is also available on microfilm from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20540. The report is also available on microfilm from the National Technical Information Service, Springfield, Virginia 22161.

The report is also available on microfilm from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20540. The report is also available on microfilm from the National Technical Information Service, Springfield, Virginia 22161.



For GLE INFRA TECH PVT. LTD.

Authorized Signatory



The legal receipt of the above amount is hereby admitted and acknowledged by the Vendor in full and final receipt of the entire Sale Consideration of **Rs. 7,12,04,792 /-** (**Rupees Seven Crore, Twelve Lac, Four Thousand Seven Hundred and Ninety Two only**) from the Vendee in the manner stated herein above.

Notwithstanding, the Vendor will present the Post-Dated Cheque(s) as on agreed due date as per this sale deed, without any prior intimation to the Vendee which is/are handed over by the Vendee to the Vendor in respect to the agreed Sale Consideration. It has been agreed between the Parties that if due to any reason whatsoever the Post-Dated Cheque(s) shall not be cleared and/or dishonored, then the Vendee shall be liable to pay the amount of dishonored cheque through DD/RTGS within 10 (ten) working days of such dishonor. In case of failure of such payment by the Vendee in the agreed period then this sale deed shall stand cancelled and all the received consideration/amount paid by the Vendee to the Vendor stand forfeited and the Vendee have no right, title, interest in the said land.

3. Simultaneously with the execution of this sale Deed, the Vendor have delivered full, free and quiet, vacant, legal and physical possession of the Said Land to the Vendee along with all the trees, tube well/well/structure whatsoever exist on Said Land.
4. That on and after execution of this Sale Deed, the Vendor, or any person claiming from or through the Vendor, shall not have any right, title, interest, claim, demand or concern of any nature in the Said Land and the Vendee has become the absolute owner of the Said Land in possession with full right to use, enjoy, sell and transfer the same as absolute owner without any hindrance or objection by the Vendor or any other person claiming under the Vendor.
5. The Vendor is fully aware that the Vendee has acquired the Said Land and paid the Sale Consideration set out herein to the Vendor, based on the representations and warranties of the Vendor and after making all

**For GLS INFRATECH PVT. LTD.**

  
**Authorized Signatory**





THE DEAL OF

SOHNA



For GLS INFRA TECH PVT. LTD.

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inquiries and examination of records. The Vendor represents and warrants that:

- (a) The Vendor is the absolute owner of the Said Land and has a good and marketable title which is free from any kind of encumbrances, third party agreements, suits, mortgages, acquisition proceedings initiated or notified and there are no attachment orders of any kind nor has the Vendor been notified of any such attachment order under any state or central statutes.
- (b) The Vendor is in full, free, vacant, peaceful, actual physical and unhindered possession, use, occupation and enjoyment of the Said Land. No other person or entity has any right, title or interest in or in any part of the same, or are entitled to the possession, occupation, use or control of whole or any part of the same. The title and possession of the Vendor to Said Land are clear and marketable and free from all encumbrances.
- (c) The Said Land is agricultural in nature.
- (d) There is nothing that prevents the Vendor from dealing with and disposing off Said Land.
- (e) Description of the Said Land as provided herein is true and accurate.
- (f) The Vendor has neither done nor been party to any act whereby its rights, titles or interests (of whatever description) affects in or over or in relation to Said Land;
- (g) No part of the Said Land is affected by a subsisting contract for sale or other disposition of any interest in it. There are no arrangement(s) for sale or alienation of the Said Land in any manner whatsoever or any part thereof with any other person(s)

For GLS INFRASTRUCTURE LTD.

  
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1. The first part of the document is a letter from the Registrar of Companies, dated 1st March 1994, to the Secretary of the Registrar of Companies, dated 1st March 1994, regarding the registration of the company.

2. The second part of the document is a letter from the Registrar of Companies, dated 1st March 1994, to the Secretary of the Registrar of Companies, dated 1st March 1994, regarding the registration of the company.

3. The third part of the document is a letter from the Registrar of Companies, dated 1st March 1994, to the Secretary of the Registrar of Companies, dated 1st March 1994, regarding the registration of the company.

4. The fourth part of the document is a letter from the Registrar of Companies, dated 1st March 1994, to the Secretary of the Registrar of Companies, dated 1st March 1994, regarding the registration of the company.

5. The fifth part of the document is a letter from the Registrar of Companies, dated 1st March 1994, to the Secretary of the Registrar of Companies, dated 1st March 1994, regarding the registration of the company.

6. The sixth part of the document is a letter from the Registrar of Companies, dated 1st March 1994, to the Secretary of the Registrar of Companies, dated 1st March 1994, regarding the registration of the company.

7. The seventh part of the document is a letter from the Registrar of Companies, dated 1st March 1994, to the Secretary of the Registrar of Companies, dated 1st March 1994, regarding the registration of the company.

8. The eighth part of the document is a letter from the Registrar of Companies, dated 1st March 1994, to the Secretary of the Registrar of Companies, dated 1st March 1994, regarding the registration of the company.

9. The ninth part of the document is a letter from the Registrar of Companies, dated 1st March 1994, to the Secretary of the Registrar of Companies, dated 1st March 1994, regarding the registration of the company.

10. The tenth part of the document is a letter from the Registrar of Companies, dated 1st March 1994, to the Secretary of the Registrar of Companies, dated 1st March 1994, regarding the registration of the company.



For GLS INFRA TECH PVT. LTD.

1/1/1994

nor are there any subsisting power of attorneys or any other authority, oral or otherwise empowering any other person(s) to deal with any part of the Said Land in any manner whatsoever;

- (h) There are no litigation(s) or dispute(s) or proceedings in any court of law or tribunal or arbitration or any lis-pendens, nor are there any attachment, prohibitory order or injunction on the Said Land or any benefits/rights attached thereof. There are no proceeding pending under the Income Tax Act, 1961 in respect of the Said Land or which could affect the transaction hereunder, and accordingly there are no requirement to obtain any permission for sale / transfer of the Said Land under any applicable laws;
- (i) All taxes, such as Municipal taxes, Land Revenues and other charges etc. have been paid by the Vendor in respect to the Said Land and Vendor shall be fully responsible and liable for all such arrears, liabilities etc. related upto the date of execution of this sale deed. Thereafter the same shall be paid and borne by the Vendee;
- (j) Vendor has the full power and authority to enter into, execute and deliver this Sale Deed and undertake the transaction stated hereinabove and the Vendor is not defunct entity;
- (k) The Vendor is not suffering from an insolvency event, including without limitation bankruptcy, receivership, reorganization, composition or arrangement with creditors, voluntary or involuntary and no petition have been presented by the Vendor or resolution passed or notice in writing of the same been received by the Vendor, nor has the Vendor appointed, or received or sent any written notice for the appointment of, a liquidator or provisional liquidator or administrator whether generally or in respect of any of its assets. Vendor has not defaulted in any of their obligations to any of their creditors, including commercial banks and financial

For GLS INFRA TECH PVT. LTD.

Authorized Signatory

M. S. S.



For the purpose of the present order of business, it is hereby  
declared that the following is the list of the members of the  
committee appointed for the purpose of the present order of business.

The committee shall consist of the following members, to-wit:  
1. Mr. A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.  
2. Mr. A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.  
3. Mr. A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.  
4. Mr. A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.  
5. Mr. A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.  
6. Mr. A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.  
7. Mr. A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.  
8. Mr. A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.  
9. Mr. A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.  
10. Mr. A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.

The committee shall have the honor to report to the Board of Directors  
at the next meeting of the Board of Directors, which shall be held on  
the 15th day of the month of January, 1955, at the office of the  
Secretary of the Board of Directors, at the address of the Board of Directors,  
at the City of New York, New York.

Very truly yours,  
The Secretary of the Board of Directors

Witness my hand and the seal of the Board of Directors, this 1st day of January, 1955.

Attest:  
The Secretary of the Board of Directors



For GRS INFRA TECH PVT. LTD.

Authorized Signatory



institutions, which may in any manner impact the Said Land and / or the title of the Vendor to the Said Land/ or the ability of the Vendor to transfer and convey clear and marketable unencumbered title on the Said Land to the Vendee.

- (l) The execution, delivery and performance of this Sale deed by the Vendor will not:
- i. Violate any lien, court order, judgements, injunction, award, decree or writ or any other restriction of any kind against, or binding upon, the company or the promoters or upon their securities, properties or business, as applicable.
  - ii. Violate any law or regulation of India or any other jurisdiction in which they maintain a presence
- (m) No encroachment, intrusion and/or trespass has been made/done, in any manner on the Said Land;

6. The Vendee represents and warrants that:

- i. The Vendee has sufficient financial resources to complete the transaction contemplated under and in accordance with this Sale Deed,
- ii. The Vendee understand and agreed that the Vendee is entering into this Sale Deed based on representations and warranties of the Vendor and after making all inquiries and examination of records and understanding and all possible consequences in respect to the Said Land.
- iii. The Vendee understand and agreed that the liability of the Vendor is till the execution of this Sale Deed and/or handing over the peaceful possession of the Said Land. Therefore, the Vendor shall not be under any obligation, liability, claim or refund/reimburse any amount to Vendee or any Third Party.

For GLS INFRATECH PVT. LTD.

  
Authorised Signatory





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7. Each representation, warranty, covenant or obligation contained herein could be treated as a separate representation, warranty, covenant or obligation and shall be construed independently of any other. Each of the representation, warranty, covenant or obligation shall not be limited or restricted by reference to or inference from the terms of any other warranty or any other term of this Deed.
8. The Vendor shall do and execute or cause to be done and executed all acts, deeds and things, as may be reasonably required by the Vendee for more fully and perfectly assuring title of the Vendee to the Said Land.
9. In the event that any of the representations and warranties made by the Parties, including but not limited to those mentioned herein, is/are found to be untrue or incorrect or is/are only partially true or there are any default/breach of any of the covenants or undertaking made by the Parties then the defaulting Party shall indemnify the other Party and keep it indemnified from and against all losses, damages, encumbrances, third party claims, costs, penalties, charges, fines, expenses etc. as may be incurred or sustained by either Party on this account and shall also forthwith make good all losses and damages suffered by the Party.
10. The Vendee shall be entitled to get the Said Land mutated in its own name in the records of concerned revenue authorities and other concerned authorities on the basis of this Deed.
11. All the expenses of this sale deed viz. Stamp Duty, Registration Charges etc. have been borne and paid by the Vendee.
12. The Sale Deed is executed at Sohna, Gurugram, Haryana, and Court(s) at Gurugram, Haryana, alone will have the exclusive jurisdiction over this Sale Deed to the exclusion of all other courts and the Deed shall be set to any construed in accordance with the laws of India.
13. The notices sent and received on the addresses mentioned above (by registered post) / email addresses of the respective Parties (or any other

For GLS INFRA TECH PVT. LTD.

  
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RECEIVED - 1964 APR 22 10 10 AM - 1964 APR 22 10 10 AM - 1964 APR 22 10 10 AM



For GLS INFOTECH PVT. LTD.

Authorised Signatory

address as communicated in writing by the relevant Party) shall be considered a valid notice/ intimation.

14. The original title documents in respect of the Said Land shall be handed over by the Vendor to the Vendee.

IN WITNESS WHEREOF THE **VENDOR** AND THE **VENDEE** HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS SALE DEED ON THE DAY, MONTH AND YEAR, FIRST WRITTEN ABOVE IN THE PRESENCE OF THE FOLLOWING WITNESSES;

Vendor: **For GLS INFRATECH PVT. LTD.**

  
**Authorized Signatory**

**M/S. GLS Infratech Pvt. Ltd**

(through Authorized Representative)


Vendee:

  
**St. Patricks Realty Pvt. Ltd.**

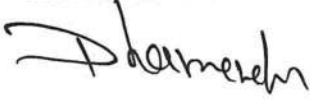
**M/s St. Patricks Realty Pvt. Ltd.**

(through Authorized Representative)

  
**Smt. Manju @ Manju Rani**

**Drafted by Me as per  
Instructions of Both Parties**  
  
**Dharmender (Advocate)**

**WITNESS:-1**

  
**Dharmender  
Advocate  
Sohna**

**WITNESS:-2**

  
**Bijender Singh  
S/O Tek Chand R/O Vill.  
Lakhuwas Sohna, Gurugram**

The undersigned hereby certifies that the above  
 is a true and correct copy of the original  
 as submitted to the undersigned for verification.  
 Date: 11/11/2011  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Designation: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Pin: \_\_\_\_\_  
 Country: \_\_\_\_\_

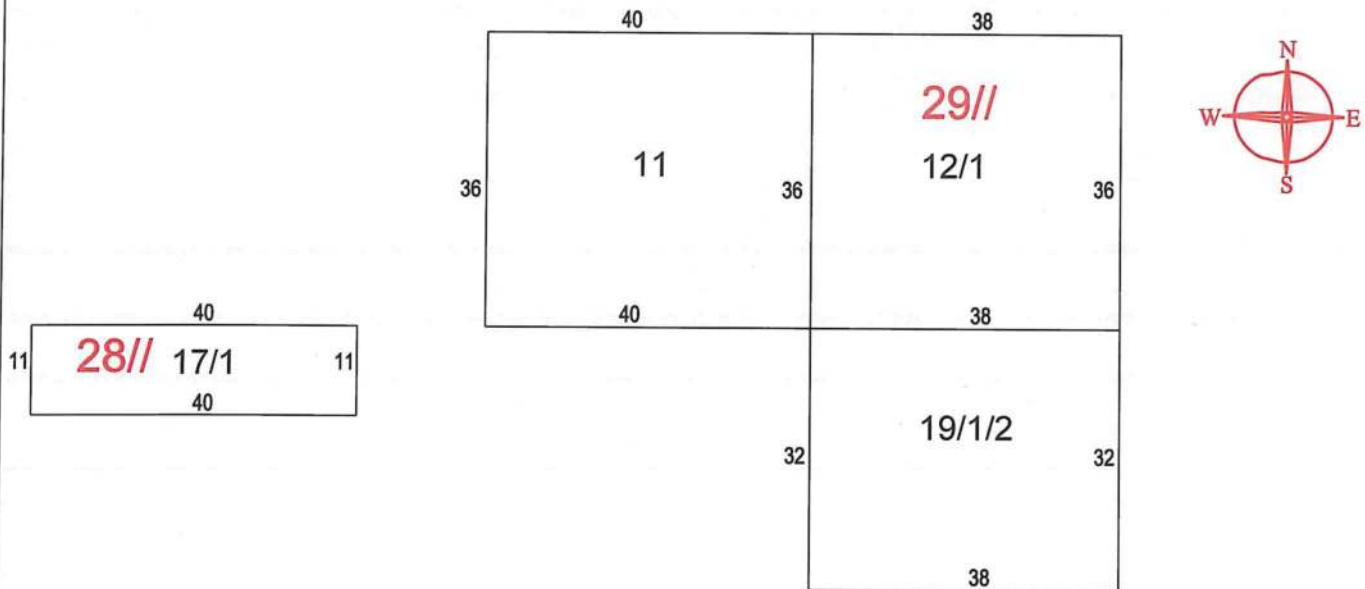
For GLS INFRA TECH PVT. LTD.  
 Authorised Signatory  
 Mr. G. S. ...  
 ...  
 ...

Drafted by me as per  
 instructions of both parties  
 Dated: 11/11/2011  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Designation: \_\_\_\_\_

Eminent Singh  
 S/O Mr. ...  
 ...





Land Situated at Village Dhunela, Teh. Sohna, Distt. Gurugram

Map of Land Sold by M/s GLS Infratech Pvt. Ltd. in favour of M/s St. Patricks Realty Pvt. Ltd. Total Area 24 Kanal 16 Marla to the Extent of  $\frac{5}{6}$  Share i.e. 20 Kanal 13 Marla 3 Sarsai (2.58333 Acre), possession handed over to the Vendee.

For GLS INFRATECH PVT. LTD.

*[Signature]*  
Authorised Signatory

*[Signature]*  
VENDOR



VENDEE

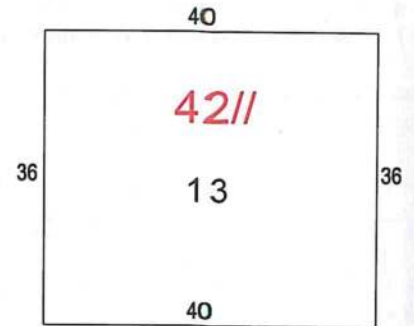
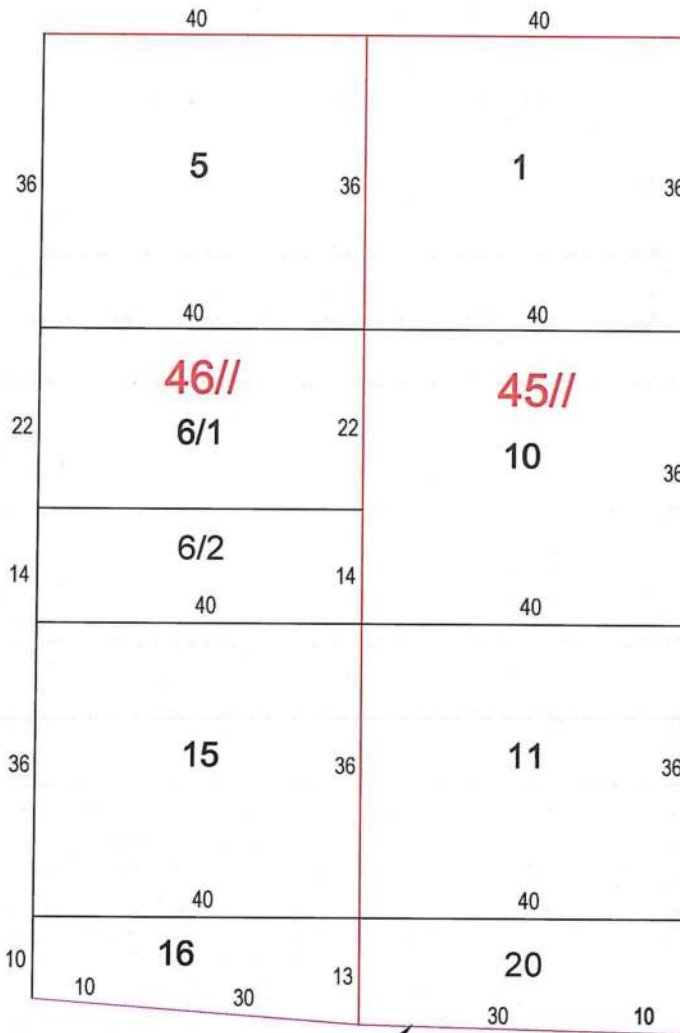


For GLS INFRA TECH PVT. LTD.

Authorised Signatory

VENDOR

# Land Situated at Village Dhunela, Teh. Sohna, Distt. Gurugram



DHUNELA & SOHNA  
VILLAGE BOUNDARY

Map of Land sold by Manju Rani in favour of M/s St. Patricks Realty Pvt. Ltd.  
Total Area 1 Kanal 4 Marla 8 Sarsai (0.155555 Acre),  
possession handed over to the Vendee.

For GLS INFRATECH PVT. LTD.

  
Authorised Signatory

  
VENDOR



VENDEE



