

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 27/02/2020

Certificate No. G0272020B3138



Stamp Duty Paid : ₹ 20091000
(Rs. Only)

GRN No. 63198785



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Sicom Limited

H.No/Floor : 4

Sector/Ward : X

LandMark : Guru hargovindji marg chakala

City/Village : Andheri east

District : Mumbai

State : Maharashtra

Phone: 80*****32



Buyer / Second Party Detail

Name : Signature sattva Infra technology Pvt Ltd

H.No/Floor : B103/3rd

Sector/Ward : 30

LandMark : X

City/Village : South city i

District : Gurugram

State : Haryana

Phone : 97*****55

Purpose : SALE DEED

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

SALE CERTIFICATE

TYPE OF PROPERTY	:	LICENSED LAND/LAND
VILLAGE/CITY NAME	:	VILLAGE TIKRI, GURUGRAM
LAND AREA	:	7 BIGHA 13 BISWAS i.e. 4.78 ACRES
TRANSACTION VALUE	:	RS. 28,70,00,000/-
STAMP DUTY	:	RS. 2,00,91,000/-
STAMP NO./DATE	:	G0272020B3138/27.02.2020
STAMP ISSUED BY	:	E-STAMPING, HARYANA
REGN. FEE GRN NO.	:	63199348
EXECUTION DATE	:	02.03.2020



15115

Parveen Aggarwal

प्रलेख नं:15115

दिनांक:02-03-2020

डीड संबंधी विवरण	
डीड का नाम SALE WITH IN MC AREA	
तहसील/सब-तहसील बादशाहपुर	गांव/शहर टीकरी
स्थित INSIDE RZONE C0 IN IND AREA	
भवन का विवरण	
भूमि का विवरण	
कृषि चाही	7 Bigha13 Biswa0 Biswansi
धन संबंधी विवरण	
राशि 287000000 रुपये	कुल स्टाम्प ड्यूटी की राशि 20090000 रुपये
स्टाम्प नं : g0272020b3138	स्टाम्प की राशि 20091000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:63199348
	पेस्टिंग शुल्क 3 रुपये
Drafted By: SELF	Service Charge:200

यह प्रलेख आज दिनांक 02-03-2020 दिन सोमवार समय 4:41:00 PM बजे श्री/श्रीमती/कुमारी SICOM Ltd.thru Rajendra S Bhosale OTHER पुत्र . निवास Solitaire Corporate Park, Building No. 4 Andheri E Mumbai द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
SICOM Ltd.

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

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 अनापत्ति 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 अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 02-03-2020
SICOM Ltd.

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी Signature Sattva Infra Technology P. Ltd. thru Parveen Aggarwal OTHER पुत्र . 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 Sanjay Kumar पिता R Prasad निवासी C2-115 Shriniketan Kunj Rohini Sec-7 Delhi व श्री/श्रीमती/कुमारी Atul Kumar Modi पिता Arun Kumar Modi निवासी 564 Hata Vela Harraiya Gorakhpur UP ने की।

साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 02-03-2020

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)



APPENDIX V

See Rule 9(6)

SALE CERTIFICATE

(For Immovable property)

WHEREAS

1. **SICOM Limited.** (Having CIN no. U65990MH1966PLC013459) is a Company incorporated and registered under the provisions of the Companies Act, 1956 as well as an existing company under the Companies Act, 2013 having its Registered Office at Solitaire Corporate Park, Building No.4, Guru Hargovindji Marg, Andheri-Ghatkopar Link Road, Chakala, Andheri [East], Mumbai 400 093 and is a "Public Financial Institution" (PFI) within the meaning of Section 4A of the Companies Act, 1956 by virtue of a notification bearing No. S. O. 219 (E) dated 23rd February 2004 issued by the Government of India, Ministry of Finance, Department of Economic Affairs (Banking Division). Accordingly, SICOM Limited being a PFI, as defined under the provisions of Section 2 (1) (m) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act), is entitled and empowered to take over the possession of the securities/assets mortgaged by the concerned Borrower/Mortgagors and sell the same for recovery of its dues, without intervention of Court or permission of any authority.

2. SICOM Limited lent and advanced a Purchases Bills Discounting Facility for sum of Rs. 40,00,00,000/- (Rupees Forty Crores Only) (hereinafter referred to as "Facility") to Unitech Limited, a company incorporated and registered under the Companies Act, 1956 and having its Registered Office at 6, Community Centre, Saket, New Delhi - 110017 [hereinafter referred to as "the





विक्रेता



क्रेता



गवाह

विक्रेता :- thru Rajendra S Bhosale OTHER SICOM Ltd.

क्रेता :- thru Parveen Aggarwal OTHER Signature Sattva Infra Technology Ltd.

गवाह 1 :- Sanjay Kumar

गवाह 2 :- Atul Kumar Modi

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 15115 आज दिनांक 02-03-2020 को बही नं 1 जिल्द नं 48 के पृष्ठ नं 94.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 978 के पृष्ठ संख्या 49 से 52 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 02-03-2020

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)



Borrower"] on the terms and conditions contained in the Bills Discounting Facility dated 28th August, 2014 made between the Borrower and SICOM Ltd. (hereinafter referred to as "the said Facility").

A Memorandum of Entry dated 10th November, 2014 was executed by Shri. Randhir Singh, the Director/Authorized Signatory of Unitech Limited (hereinafter referred to as "the Borrower/Mortgagor") in favour of SICOM Ltd. (hereinafter referred to as "the Mortgagee") whereby a Mortgage as and by way of an Equitable Mortgage by deposit of title deeds was created in respect of Licensed land (31 Plots of 200 sq. mtrs. each) admeasuring 4.78 acres in plotted colony approved by DTCP, Chandigarh situated at Khewat No. 62, Khata No. 92, Mustatil No. 7, Killa No. 3/2 {3-17} comprising of 3 Bigha 17 Biswas and Kila No. 4 {3-16} comprising of 3 Bigha 16 Biswas, total area of 7 Bigha 13 Biswas, Sector 48 in the revenue estate of Village Tikri, Tehsil & District Gurugram, Haryana described in the Schedule (hereinafter referred to as "Mortgaged Land") to secure the said Facility.

By the said Mortgage for the consideration mentioned therein, the Mortgagor assigned, transferred and assured unto SICOM Ltd/Mortgagee as security all and singular the rights, title and interest in respect mortgaged Land more particularly described in the Schedule hereunder written TO HAVE AND TO HOLD the same unto the Mortgagee absolutely.

3. By and under the said Mortgage, the Borrower/Mortgagor inter-alia agreed that in the event of the Borrower committing default in payment of any installment/dues of the said facility or any part thereof or of the interest thereon on their respective due dates as mentioned in the said Mortgage, the Mortgagee have the right and the power to take over the possession of





the Mortgaged Land and to sell, transfer, assign, deal with and dispose of the same and to appropriate the sale proceeds thereon towards the outstanding amount under the said facility and all interest due thereon and all costs, charges and expenses and all other moneys payable by the Borrower/Mortgagor to the Mortgagee under the said Mortgage.

4. The Borrower defaulted in payment of installments of the principal amount of the said Facility as well as interest thereon due and payable by it to the Mortgagee under the said Agreement and the said Mortgage and failed and neglected to pay the same to the Mortgagee in spite of repeated requests made by the Mortgagees to the Borrower/Mortgagor
5. In the circumstances aforesaid, the Mortgagee in exercise of the powers reserved/vested unto it under the said Mortgage and under the provisions of Section 14 (1) of the SARFAESI Act, 2002 filed an Application before the Hon'ble District Magistrate, Gurgaon which was allowed as per Order dated 06.12.2016 in Case No. 23/SA/DM and in exercise of powers conferred on him under section 13(4) of the said (Act) read with rule 9 of the said Rules after giving due notice to the Borrower/Mortgagor; entered into and/or took over possession of the immoveable property (i.e. the mortgaged land) more particularly described in the said Mortgage Schedule hereunder written (hereinafter referred to as "the said assets") on 16.01.2017.
6. Further in exercise of the power of sale reserved/vested unto it under the said Mortgage and under the provisions of Section 14 (1) of the SARFAESI Act, 2002 filed Application before the Hon'ble Satyaprakash T. L., I. A. S., District Magistrate, Gurgaon which was allowed as per Order dated 06.12.2016 Order dated 06.12.2016 in Case No. 23/SA/DM read with Rule 8





and 9 of the Security Interest (Enforcement) Rules, 2002, SICOM Ltd/Mortgagee advertised the sale of the said assets (i.e. mortgaged land) by inviting offers for the purchase of the same on "As is where is, As is what is, whatever there is and without recourse" basis on the general terms and conditions of sale.

In response to the said advertisement, M/s. Signature Sattva Infra Technology Pvt. Ltd. (Having CIN No.: U45309HR2018PTC076365) A company registered under companies act, 2013 having its registered office at Plot No.-103, Block-B 3rd Floor South city-1, Gurugram [hereinafter referred to as " Purchaser"] through its Chairman, Mr. Parveen Aggarwal offered to purchase the said assets for and on behalf of the Purchaser for the price of Rs.28,70,00,000/- (Rupees Twenty Eight Crores Seventy Lakhs Only) plus Govt Stamp duty registration fees, TDS etc. to be borne by it in accordance with the said general terms and conditions of sale, a copy of which was given to him and which was duly accepted by him and in acknowledgement he has signed the same. SICOM Ltd. /Mortgagee accepted the said offer and agreed to sell and transfer the said assets to the Purchaser at or for the price of Rs. 28,70,00,000/- (Rupees Twenty Eight Crores Seventy Lakhs Only) paid as agreed on "As is where is, As is what is, whatever there is and without recourse" basis on the said general terms and conditions of sale. The Purchaser as per schedule/terms and conditions of sale has paid the total sale price of Rs. 28,70,00,000/- (Rupees Twenty Eight Crores Seventy Lakhs Only) to SICOM Ltd on or before the signing of this Certificate along with late payment charges/ Penalty of Rs. 1.00 Crore. SICOM Ltd hereby acknowledges the receipt of the said total consideration and discharges the Purchaser for the same forever.



7. That **MORTGAGEE** hereby confirms that General terms and condition attached as annexure to this sale certificate as stated at the time of auction offer and allotment shall be integral part of this sale certificate and treated as covenants to this sale certificate.
8. The Purchaser Company has vide its letter dated 31st January 2020 requested SICOM Ltd. to execute the Sale Certificate in his favour.
9. In these circumstances mentioned hereinabove, SICOM Ltd. doth hereby issue this sale certificate in favour of the Purchaser **M/s. Signature Sattva Infra Technology Pvt. Ltd.** (CIN: U45309HR2018PTC076365 and PAN No.ABACS9806J) in reference to sale of land parcel detailed in schedule attached as per terms and conditions of sale.

The undersigned being the Authorized Officer of SICOM Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Act, 2002 and in exercise of the powers conferred under Section 13 read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002 sold on behalf of SICOM LIMITED., being the Secured Creditor in favour of M/s. **SIGNATURE SATTVA INFRA TECHNOLOGY PVT. LTD.**, a company registered under Companies Act, 2013 and having its registered office at Plot No.-103, Block-B 3rd Floor South city-1, Gurugram being the Purchaser of the immovable property/assets shown in the Schedule mentioned below secured in favour of SICOM Ltd. By Unitech Limited (Borrower/Mortgagor) towards the financial facility of Rs. 40,00,00,000/- (Rupees Forty Crores Only) availed by Unitech Limited [Borrower/Mortgagor]. The undersigned acknowledges the receipt of the sale price in full and handed over the delivery and possession of the Schedule property to the Purchaser.





**SCHEDULE ABOVE REFERRED TO:
DESCRIPTION OF IMMOVABLE PROPERTY**

Part I

ALL THAT piece or parcel of licensed immoveable property being:

Licensed land (31 Plots of 200 sq. mtr. Each) admeasuring 4.78 acres in plotted colony approved by DTCP, Chandigarh situated at Khewat No. 62, Khata No. 92, Mustatil No. 7, Killa No. 3/2 {3-17} comprising of 3 Bigha 17 Biswas and Kila No. 4 {3-16} comprising of 3 Bigha 16 Biswas, total area of 7 Bigha 13 Biswas, Sector 48 in the revenue estate of Village Tikri, Tehsil & District Gurugram, Haryana.

IN WITNESS WHEREOF, the parties have set their respective hands and seal and signed this Sale Certificate on this 2nd day of March, 2020

Signed and Deliver by the within named Seller

Mr. Rajendra S Bhosale, Authorized Officer of the **SICOM Limited**

Signed and Received by the within named Purchaser,

M/s. Signature Sattva Infra Technology Pvt. Ltd through its

Parveen Aggarwal
Director Mr. Parveen Aggarwal

In the presence of Witnesses:

1. **SANTAY KUMAR**
Off ADD-2B, Vardhola, Buda
101 Stop May, New Delhi-110001

2. **Atul Kumar Modi**
W2-102, Second floor.
Chamber Patel Nagar, ND-110008



12-08-21

[Signature]

GENERAL CONDITIONS OF SALE

For sale of licensed land as a whole or in part (plots min of 200 sq.mt each) admeasuring 4.78 acres in plotted colony approved by DTCP bearing Khewat No. 62, Khata No. 92, Mustatil No. 7, Killa No. 3/2[3-17] comprising of 3 Bigha 17 Biswas and Kila No. 4[3-16] comprising of 3 Bigha 16 Biswas, total area of 7 Bigha 13 Biswas i.e. situated at sector 48, Village Tikri, Tehsil & District Gurgaon, Haryana

The terms and conditions for sale are in respect of property i.e. licensed land as a whole or in part (plots min of 200 sq.mt each) admeasuring 4.78 acres in plotted colony approved by DTCP bearing Khewat No. 62, Khata No. 92, Mustatil No. 7, Killa No. 3/2[3-17] comprising of 3 Bigha 17 Biswas and Kila No. 4[3-16] comprising of 3 Bigha 16 Biswas, total area of 7 Bigha 13 Biswas situated at sector 48, Village Tikri, Tehsil & District Gurgaon, Haryana more particularly described in Schedule hereto (hereinafter referred to as "the said property") in physical possession of SICOM Ltd. (hereinafter referred to as "SICOM") as mortgagee of M/s. Unitech Ltd. (hereinafter referred to as "the Mortgagors") by virtue of security documents executed by the Mortgagors in favour of SICOM to secure the term loan Facility availed by M/s. Unitech Ltd. from SICOM together with interest thereon and all costs, charges and expenses.

1. SICOM is putting up the said property for sale in exercise of the power of sale available unto them as mortgagee in possession under provisions of The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 [SARFAESI Act], the Security Interest (Enforcement) Rules, 2002 and also under the security documents duly executed by mortgagor on "As is where is what is and without recourse" basis.
2. SICOM, being the owner of the licensed land admeasuring 4.78 crs. Comprising 31 plots of 200 sq. mtrs. each is disposing off the said licensed land as a whole or in part in accordance with the approval layout plan by DTCP, Chandigarh.
3. The layout plan in respect of the land as approved by DTCP, Chandigarh shall remain intact and no changes shall be made in the layout plan.
4. SICOM being Govt. undertaking company, no NOC is required from the Unitech Ltd. for transfer of beneficial interest in favour of SICOM Ltd.



THE GOVERNMENT OF INDIA
MINISTRY OF AGRICULTURE
NEW DELHI

IN THE MATTER OF THE
SUB-REGISTRAR
BADSHAHPUR

THE SUB-REGISTRAR
BADSHAHPUR

THE SUB-REGISTRAR
BADSHAHPUR

THE SUB-REGISTRAR
BADSHAHPUR

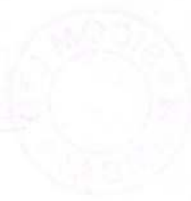
THE SUB-REGISTRAR
BADSHAHPUR



19/10/1954

5. The licence in respect of the land is valid/ renewed upto May 20, 2020. Unitech Ltd shall be responsible for the renewal of license in accordance with the provisions of the Act no.8 of 1975.
6. Unitech shall be responsible for completing the development work of 4.78 acres of licensed land as the said land is not being De-licensed and will be treated as integrated part of total licensed land of license no.99 (13.716 acres).
7. The said licensed land as a whole or in part (plots min of 200 sq.mt each) admeasuring 4.78 acres in plotted colony approved by DTCP bearing Khewat No.62, Khata No.92, Mustatil No.7, Killa No.3/2[3-17] comprising of 3 Bigha 17 Biswas and Kila No.4 [3-16] comprising of 3 Bigha 16 Biswas, total area of 7 Bigha 13 Biswas i.e. 4.78 Acres situated at Village Tikri, Tehsil & District Gurgaon, Haryana is more particularly and indicatively described in the Schedule hereto is put up for sale on **"As is where is what is and without recourse"** basis. The purchaser shall agree and undertake to abide by the terms and conditions for sale on which the said property is put up for sale by public auction.
8. The purchaser shall accept the documents of title available with SICOM as proof of title and shall not make any requisition on title prior thereto.
9. The purchaser may take inspection of the property to be sold. Even if the purchaser does not take inspection, he shall be deemed to have inspected all the assets put up for sale on **"As is where is what is and without recourse"** in regard to the condition thereof, before making the offer for purchase of the same. It is hereby expressly agreed and declared that notwithstanding the provisions of Section-55 of the Transfer of Property Act or any other enactment for the time being in force in that behalf, SICOM shall not be bound to disclose to the purchaser any defect whether material or otherwise in the property whether or not SICOM may be or the purchaser may not be aware of such defect and whether or not the purchaser could not with ordinary care and diligence discover such defects.
10. The said property shall be sold in the condition in which it is on **"As is where is what is and without recourse"** basis and without any guarantee or warranty whatsoever as to the condition or nature or quality or description etc., if any. Offers for part of the properties will not be accepted. In particular, and without prejudice to the generality of the foregoing, the purchaser shall not be entitled to raise any objection on the ground that the description of any items mentioned in Schedule does not tally with the items of which delivery is offered or that some of the items are missing or do not exist.





11. The purchaser shall make his own arrangement for getting required consents, permissions, approvals, power connection, water and other facilities and payment of arrears of rates & taxes of the said property and shall meet all the costs of whatever nature to be incurred in that behalf. SICOM shall not be liable to pay any arrears of charges and costs/expenses, if any, in respect of the same. The purchaser shall make own inquiries about arrears of dues for supply of power, water, duties, cess, levies, imposts, taxes, penalties etc. and other facilities, if any, and it shall be borne and paid by the purchaser alone.
12. All the rates and taxes in respect of the said property including Municipal/Gram Panchayat/Society and government rates and taxes and other dues/arrears/outgoings by whatever name in respect of the said property like property tax, electricity dues shall be borne and paid by the purchaser alone and the purchaser shall make its own enquiries about arrears of all such dues and payment thereof.
13. The purchaser shall be solely responsible for getting all the requisite licenses, permissions, approvals/clearances, registrations etc. for the property to be transferred in his/its name, at his/its own cost and expense.
14. The purchaser shall not be entitled to look into whether the power of sale is being validly exercised and/or whether there are any arrears due or not and also shall not be liable or entitled to look into the application of the proceeds of sale by SICOM.
15. SICOM will execute the documents as seller and will give only a covenant against encumbrances by SICOM as Mortgagee and the purchaser shall accept the same.
16.
 - a. SICOM shall not be liable to answer any requisition in respect of which it does not have any information, audited accounts or documents etc. and the purchaser shall not be entitled to revoke the sale or set off any amount against the purchase price or reduce the amount of offer on that or any other ground whatsoever.
 - b. No requisition or objection whatsoever shall be made or taken in respect of title to the property or on account of any documents being unregistered, unstamped or insufficiently stamped or on account of absence of any covenant for production of deeds etc. in respect of the documents to property or on account of any covenant or production of the title deeds if defective or insufficient.



17. The price offered shall be paid as under -
- a. Rs. _____ crs as Earnest Money Deposit (EMD) to be paid alongwith the offer by a Demand Draft/Bank's Pay Order drawn on any Nationalised Bank/Scheduled Commercial Bank payable at Mumbai in the name of SICOM Limited, to be adjusted against the total price.
 - b. A further payment of 25% of the offer amount (less amount paid as EMD) to be paid immediately on acceptance/confirmation of sale by SICOM, by a Demand Draft/Pay Order drawn on any Nationalised Bank/Scheduled Commercial Bank payable at Mumbai in the name of SICOM Ltd.
 - c. The balance amount of the purchase price shall be paid within 15 days (fifteen days) from the date of acceptance/confirmation of offer by SICOM.
18. The offer not accompanied with EMD shall be treated as invalid and the bidder shall not be allowed to attend bidding process.
19. From the date of acceptance of offer, said property will be at the risk of the purchaser and SICOM shall not be in any way responsible for any damage or loss thereto. The purchaser may appoint his own security for safeguarding the assets.
20. The intending purchaser to give particulars about himself/itself covering:
- a. Name, address and telephone/telex/fax number/e-mail id of the Company;
 - b. Full name of the person with designation to be contacted;
 - c. Whether purchaser is a sole proprietor/partnership/Private Limited Company/Public Limited Company;
 - d. Date and place of registration/incorporation;
 - e. Brief history of the firm/Company including subsidiaries and associates, if any;
 - f. Present business activity;
 - g. Financial position; IT Returns for 3 Assessment Year
 - h. Banker's name and address along-with letter of authority to get information.
 - i. Term loans, if any, availed from Financial Institutions/Banks; and
 - j. Any other information as may be required by SICOM.
21. The Purchaser shall have right to buy the property in his/its name or nominate any other person or entity to acquire the property. On the purchaser or his nominee paying to SICOM the full purchase price, SICOM shall put the purchaser or any other person or entity nominated by Purchaser, in possession of the said property.



THE SEAL OF THE SUB REGISTRAR RAOSHAPUR

1. The first part of the document is a declaration of the facts of the case. It is a statement of the facts of the case as they are known to the Sub-Registrar. It is a statement of the facts of the case as they are known to the Sub-Registrar.

2. The second part of the document is a declaration of the facts of the case. It is a statement of the facts of the case as they are known to the Sub-Registrar. It is a statement of the facts of the case as they are known to the Sub-Registrar.

3. The third part of the document is a declaration of the facts of the case. It is a statement of the facts of the case as they are known to the Sub-Registrar. It is a statement of the facts of the case as they are known to the Sub-Registrar.

4. The fourth part of the document is a declaration of the facts of the case. It is a statement of the facts of the case as they are known to the Sub-Registrar. It is a statement of the facts of the case as they are known to the Sub-Registrar.

5. The fifth part of the document is a declaration of the facts of the case. It is a statement of the facts of the case as they are known to the Sub-Registrar. It is a statement of the facts of the case as they are known to the Sub-Registrar.

6. The sixth part of the document is a declaration of the facts of the case. It is a statement of the facts of the case as they are known to the Sub-Registrar. It is a statement of the facts of the case as they are known to the Sub-Registrar.

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22. On payment of the full purchase price, should SICOM be required to execute any documents/agreements etc., the same will be at the cost of the purchaser or any other person or entity nominated by Purchaser, including the stamp duty, registration charges, solicitor's charges and all other costs, charges and expenses in relation to the same.
23. If the purchaser fails to pay the said further amount as indicated in para 17 (b) or 17 (c) above or on the date specified (time being the essence of the contract) or if the sale is not completed by reason of any default of the purchaser, SICOM shall be entitled to forfeit all the monies till then paid by the purchaser as aforesaid and to put up the said property for resale/disposal in its absolute discretion and all costs, charges and expenses incurred by SICOM due to such default shall be borne and paid by the purchaser and the purchaser shall be bound to make good any deficiency arising on such resale by SICOM and he/it shall not be entitled to make any claim in respect of any amount in the event of the property on resale realizing a higher price than that offered by the defaulting purchaser.
24. If the offer is not accepted by SICOM, SICOM will refund to the Offerer the earnest money deposit amount within three weeks' time from the date of the decision regarding non-acceptance of the offer and no interest shall be payable by SICOM on the said deposit.
25. In case of failure to give complete information or to fill in the offer form completely or any non-compliance whatsoever with any of the conditions set forth herein or the offer not being accompanied by the deposit, SICOM shall be entitled to reject the offer.
26. SICOM is not bound to accept the highest offer and may accept any offer or reject all as it shall, in its absolute discretion deem fit.
27. SICOM is not liable to give any reason for rejecting/declining and/or to consider any particular offer or offers. Post opening of offers there will be an open bidding between all bidders.
28. All the bidders or their authorised representatives are requested to remain present at the time of opening of the bids for negotiations and for improving their respective bids.
29. SICOM reserve the right to allow revision of bids/negotiations for raising of bids either at the time of opening of bids or at any time thereafter as may be fixed by SICOM in its sole discretion, as SICOM deems fit. The bids of those who do not



1. The first part of the report is a general statement of the facts of the case. It is a statement of the facts as they are, without any attempt to explain them or to draw any conclusions from them. It is a statement of the facts as they are, without any attempt to explain them or to draw any conclusions from them.

2. The second part of the report is a statement of the facts as they are, without any attempt to explain them or to draw any conclusions from them. It is a statement of the facts as they are, without any attempt to explain them or to draw any conclusions from them.

3. The third part of the report is a statement of the facts as they are, without any attempt to explain them or to draw any conclusions from them. It is a statement of the facts as they are, without any attempt to explain them or to draw any conclusions from them.

4. The fourth part of the report is a statement of the facts as they are, without any attempt to explain them or to draw any conclusions from them. It is a statement of the facts as they are, without any attempt to explain them or to draw any conclusions from them.

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remain present shall be treated as their final bids and they shall have no right whatsoever to question the sale and/or any other matter connected therewith.

30. SICOM reserves its absolute right to accept or reject the bid or cancel/postpone the public auction without assigning any reason thereof.
31. The sale is subject to acceptance and confirmation by SICOM.
32. It shall be the responsibility of the Purchaser to pay 1% (One percentage) of the sale consideration towards Income Tax u/s 194 I A of the Income Tax Act and SICOM shall not take responsibility for the same.

SCHEDULE- I

(DESCRIPTION OF PROPERTY)

ALL THAT piece or parcel of property being;

"Licensed land as a whole or in part (plots min of 200 sq.mt each) admeasuring 4.78 acres in plotted colony approved by DTCP bearing Khewat No.62, Khata No.92, Mustatil No.7, Killa No.3/2[3-17] comprising of 3 Bigha 17 Biswas and Kila No. 4[3-16] comprising of 3 Bigha 16 Biswas, total area of 7 Bigha 13 Biswas i.e. 4.78 Acres situated in the revenue state of Village Tikri, Tehsil and District Gurgaon, Haryana".



[Handwritten signature]



[Handwritten signature: Parveen Aggarwal]

1. The first part of the document is a declaration of the facts of the case.

2. The second part of the document is a declaration of the facts of the case.

3. The third part of the document is a declaration of the facts of the case.

4. The fourth part of the document is a declaration of the facts of the case.

5. The fifth part of the document is a declaration of the facts of the case.

(THE SEAL OF THE REGISTRAR)

6. The sixth part of the document is a declaration of the facts of the case.

7. The seventh part of the document is a declaration of the facts of the case.

8. The eighth part of the document is a declaration of the facts of the case.

9. The ninth part of the document is a declaration of the facts of the case.

10. The tenth part of the document is a declaration of the facts of the case.



Handwritten signature and date.



DDO Code: 0368 **E - CHALLAN** Candidate Copy
Government of Haryana

Valid Upto: 04-03-2020 (Cash)
27-02-2020 (Chq./DD)

GRN No.: 0063199348 Date: 26 Feb 2020 17:21:39

Office Name: 0368-NAIB TEHSILDAR BADSHAHPUR
Treasury: Gurgaon
Period: (2019-20) One Time

Head of Account	Amount ₹
0030-03-104-99-51 Fees for Registration	50005

PD AcNo 0

Deduction Amount: ₹ 0
Total/Net Amount: ₹ 50005

₹ Fifty Thousands Five Rupees

Tenderer's Detail

GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-
PAN No:
Tenderer's Name: SICOM Limited
Address: Solitaire Corporate Park Building No 4
Guru Hargovindji Marg Chakala Andheri
East Mumbai - 400093
Particulars: Registration Fee for Sale Deed

Cheque-DD-
Detail: Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150944852726022020
Payment Date: 26/02/2020
Bank: SBI Aggregator
Status: Success

DDO Code: 0368 **E - CHALLAN** AG/ Dept Copy
Government of Haryana

Valid Upto: 04-03-2020 (Cash)
27-02-2020 (Chq./DD)

GRN No.: 0063199348 Date: 26 Feb 2020 17:21:39

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Detail: Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150944852726022020
Payment Date: 26/02/2020
Bank: SBI Aggregator
Status: Success



[Handwritten signature]



[Handwritten signature: Ramesh Aggarwal]

* 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.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PAYMENT RECEIPT

SICOM Limited. is a Company incorporated and registered under the provisions of the Companies Act, 1956 as well as an existing company under the Companies Act, 2013 having its Registered Office at Solitaire Corporate Park, Building No.4, Guru Hargovindji Marg, Andheri-Ghatkopar Link Road, Chakala, Andheri [East], Mumbai 400093, through its Assistant General Manager **Mr. Rajendra S Bhosale** duly authorized by the Board Resolution dated 28.02.2020, (hereinafter called the **VENDOR**) has received with thanks a Sum of **Rs. 28,70,00,000/- (Rupees Twenty Eight Crores Seventy Lacs Only)** as the Total Consideration Sale Value and **Rs. 1,00,00,000/- (Rupees One Crore Only)** as an additional Financial Charges in the following mode:-

AMOUNT (RS.)	DATED	DRAWN ON
2,75,10,000/-	07.01.2020	HDFC Bank
4,42,40,000/-	09.01.2020	HDFC Bank
21,52,50,000/-	24.01.2020	HDFC Bank
70,30,000/-	25.01.2020	HDFC Bank
29,70,000/-	29.01.2020	HDFC Bank
29,70,00,000/-	Rupees Twenty Nine Crores Seventy Lacs Only	

From **M/s Signature Sattva Infra Technology Pvt. Ltd.**, a company registered under companies act, 1956 having its registered office at 3rd Floor, Plot No. B-103, South City-I, Gurgaon, Haryana-122001, through its authorized signatory **Mr. Parveen Aggarwal**, (hereinafter called **VENDEE**) on account of Consideration amount in respect of its rights transfer/sale of **Licensed land (31 Plots of 200 sq. mtr. Each) admeasuring 4.78 acres in plotted colony approved by DTCP, Chandigarh situated at Khewat No. 62, Khata No. 92, Mustatil No. 7, Killa No. 3/2 {3-17} comprising of 3 Bigha 17 Biswas and Kila No. 4 {3-16} comprising of 3 Bigha 16 Biswas, total area of 7 Bigha 13 Biswas, Sector 48 in the revenue estate of Village Tikri, Tehsil & District Gurugarm, Haryana**, (hereinafter called **"Property"**) by way of registered Sale Deed Vasika No. 15115 Dated 02.03.2020.

1. That the **VENDOR** has received the amount in respect of its above mentioned property as full and final payment from the aforesaid **VENDEE**. Now nothing has been pending to the aforesaid **VENDEE**.
2. That the **VENDOR** is liable to sign any other documents required by any concerned authority in connection with change of title of ownership of the said property in favour of above said **VENDEE**.
4. That this receipt of **VENDOR** is irrevocable and non-cancelable.



Hence this receipt is made at, Badshahpur, Gurugram on this 02nd day of March, 2020 in the presence of the witnesses given below:-

WITNESSES

1.



2.





EXECUTANT




For SICOM Limited

POSSESSION LETTER

THIS POSSESSION LETTER is made and executed on this 02nd day of March 2020 at Sub-Tehsil Badshahpur, Gurugram, Haryana, by **SICOM Limited**, is a Company incorporated and registered under the provisions of the Companies Act, 1956 as well as an existing company under the Companies Act, 2013 having its Registered Office at Solitaire Corporate Park, Building No.4, Guru Hargovindji Marg, Andheri-Ghatkopar Link Road, Chakala, Andheri [East], Mumbai 400093, through its Assistant General Manager **Mr. Rajendra S Bhosale** duly authorized by the Board Resolution dated 28.02.2020, (hereinafter referred to as "**the Seller**");

IN FAVOUR OF:

M/s Signature Sattva Infra Technology Pvt. Ltd., a company registered under companies act, 1956 having its registered office at 3rd Floor, Plot No. B-103, South City-I, Gurgaon, Haryana-122001, through its authorized signatory Mr. Parveen Aggarwal, (hereinafter referred to as "**the Buyer**").

The Seller hereby declares and confirms that, it has on this day delivered on spot the vacant peaceful possession of the Licensed Land (31 Plots of 200 sq. mtr. Each) admeasuring 4.78 acres in plotted colony approved by DTCP, Chandigarh situated at Khewat No. 62, Khata No. 92, Mustatil No. 7, Killa No. 3/2 {3-17} comprising of 3 Bigha 17 Biswas and Kila No. 4 {3-16} comprising of 3 Bigha 16 Biswas, total area of 7 Bigha 13 Biswas, Sector 48 in the revenue estate of Village Tikri, Tehsil & District Gurugarm, Haryana, ("**the said Property**"), simultaneous to the execution and registration of the Sale Deed dated 02.03.2020 and registered as Vasika No. 15115, registered in the office of Sub-Registrar, Badshahpur, Gurugram, Haryana, to the Buyer, free of all encumbrances known to Authorised Officer. That the Buyer is now the absolute owner of the said Property with all rights of ownership.

The Seller hereby surrenders all his rights, privileges and certified true documents with respect to the said Property to the Buyer.

WITNESSES:

1. *Ahu Kumar Modi.*

Ahu Kumar Modi.

2. *SANJAY KUMAR*

SANJAY KUMAR

POSSESSION DELIVERED

[Signature] 2/3/2020
For **SICOM Limited**



POSSESSION TAKEN OVER

Parveen Aggarwal

