



SI. No. 683760

GSR / 002

RECEIPT

STATE BANK OF INDIA

महरीली रोड, गुड़गाँव (01565)
Mahrauli Road, Gurgaon (01565)

Branch

Code No.

Received a sum of ₹ 21000000/-

(Rupees Two crores ten lac only)

only)

From Smt. / Shri Pyramid Infratech Pvt. Ltd.

s/o, d/o, w/o

residing at Gurgaon

account towards Stamp Duty.

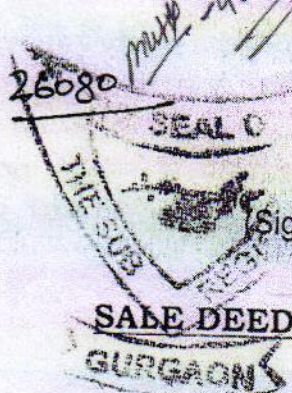
for credit to Government of Haryana

Date :

16 JAN 2016

Place :

GURGAON

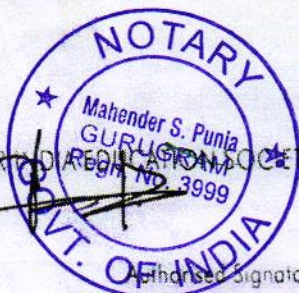


(Signatures of Authorised Officer)

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

- | | |
|----------------------|-----------------------------------|
| 1. Type of Deed | Sale Deed |
| 2. Village Name | Begampur Khatola |
| 3. Unit Land | 40 Kanal 19 Marla (5.11875 Acres) |
| 4. Type of Land | Agricultural |
| 5. Transaction Value | 30,00,00,000/- |
| 6. Stamp duty | 2,10,00,000/- |
| 7. Stamp No. & Date | 683760/Date-16-01-2016 |
| 8. Bank Details | SBI, MG Road, Gurgaon. |



ATTESTED TO BE TRUE COPY

MAHENDER S. PUNIA

ADVOCATE & NOTARY

DISTT. GURGAON (Haryana) India

For Pyramid Infratech Pvt. Ltd.

प्रलेख न: 26080

दिनांक 19/01/2016

डीड संबंधी विवरण		
डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील गुडगावा	गांव/शहर बेगमपुर खटोला	स्थित बेगमपुर खटोला
भवन का विवरण		
भूमि का विवरण		
चाही	5 Acre 19 Marla	
धन संबंधी विवरण		
राशि 300,000,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 21,000,000.00 रुपये	
स्टाम्प न. 683760	स्टाम्प की राशि 21,000,000.00 रुपये	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: self

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 19/01/2016 दिन मंगलवार समय 2:58:00PM बजे श्री/श्रीमती/कुमारी M/s Mother India Education Society thru Vincent Thomas Mayur Vihar Phase-3 ND द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

MOTHER INDIA EDUCATION SOCIETY

हस्ताक्षर प्रस्तुतकर्ता

Authorised Signatory

उप/संयुक्त पंजीयन अधिकारी

गुडगावा

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

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

दिनांक

उप/संयुक्त पंजीयन अधिकारी

गुडगावा

श्री M/s Mother India Education Society thru Vincent Thomas (MOTHER)

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी thru- Dinesh kumar क्रेताहाजिर 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 M K Chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी adv GGn.

व श्री/श्रीमती/कुमारी Franas Thomas पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी P K Thomas निवासी 29/C Aravali Aptt Sec-52 Noida ने साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 19/01/2016

उप/संयुक्त पंजीयन अधिकारी

गुडगावा

यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

For MOTHER INDIA EDUCATION SOCIETY

उप / संयुक्त पंजीयन अधिकारी

गुडगावा

This Deed of absolute sale is made at Gurgaon on this 19th, day of January, 2016.

By

M/s. MOTHER INDIA EDUCATION SOCIETY, (PAN NO. AAATM 0314P), a society registered under the Bombay Public Trust Act 1950, F - 11673 (Bom) having its Office at Sector B, Kondli - Ghakoruli, Mayur Vihar, Phase - III, New Delhi - 110096 represented by its authorized signatory Shri. Vincent Albuquerque authorized through Resolution dated 30.12.2015 hereinafter referred to as Vendor (which expression shall, unless it be repugnant to the subject or context thereof, mean and include legal heirs, successors, nominees and assigns).

And

M/s Pyramid Infratech Pvt. Ltd. a Company incorporated under the Companies Act 1956 having its registered office at H -38, Ground Floor, M2K White House, Sector -57, Gurgaon, 122002 through its Director Shri. Dinesh Kumar duly authorized by the Board of Directors of the Company vide resolution dated 12-01-2016 hereinafter referred to as **Vendee**

WHEREAS the VENDOR is the absolute owner and in actual physical, vacant & peaceful possession of Agricultural Land measuring 40 Kanal 19 Marla i.e. 5.11875 Acres situated in the revenue estate of Begumpur Khatola, Tehsil & District Gurgaon, more particularly described as Rect. No. 37 Killa No. 21(2-10), Rect No. 38 Killa No. 16/2(4-16), 17/1(2-17), 24/2(6-0), 25(8-0), Rect No. 51 Killa No. 4/2(7-10), 5(8-0), Rect No. 52 Killa No. 1(1-6) total admeasuring 40 Kanal 19 Marla in Sector 71 of Revenue Estate of Village Begumpur Khatola, Tehsil & District Gurgaon (hereinafter referred to as the **Said Land**). The Said Land has already been conveyed in favour of the Intending Seller vide registered Sale Deed bearing Vasika No. 5886 dated 01-06-2012 duly registered in the office of the Sub Registrar Gurgaon and mutated in the name of the Intending Seller vide Mutation number 3838 sanctioned on 13-06-2012 and

For MOTHER INDIA EDUCATION SOCIETY



ATTESTED TO BE TRUE COPY

MAHENDER S. PUNIA
ADVOCATE & NOTARY
DISTT. GURGAON (Haryana) India

For Pyramid Infratech Pvt. Ltd

Authorized Signatory

Reg. No. Reg. Year Book No.

26,080

2015-2016

1



विक्रेता



क्रेता



गवाह



उप / संयुक्त पंचायत अधिकारी



विक्रेता	Vincent Albuquerque		
क्रेता	thru- Dinesh kumar		
गवाह	M K Chauhan		
गवाह	Franas Thomas		

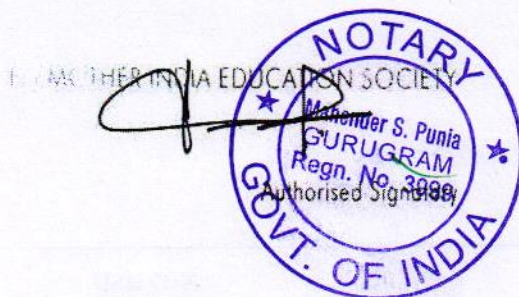
Mutation number 4038 sanctioned on 31-12-2015 hereafter referred to as the '**Said Land**'.

Definition and interpretation

In this deed:

- a. The '**VENDOR**' is the absolute owner of the said property.
- b. The '**said Land**' means Agriculture Land admeasuring 40 Kanal 19 Marla i.e. 5.11875 acres situated in the revenue estate of Village Begumpur Khatola, Tehsil and District Gurgaon, more particularly described as Rect. No. 37 Killa No. 21(2-10), Rect No. 38 Killa No. 16/2(4-16), 17/1(2-17), 24/2(6-0), 25(8-0), Rect No. 51 Killa No. 4/2(7-10), 5(8-0), Rect No. 52 Killa No. 1(1-6) total admeasuring 40 Kanal 19 Marla in Sector 71 of Revenue Estate of Village Begumpur Khatola, Tehsil & District Gurgaon (hereinafter referred to as the Said Land). The Said Land has already been conveyed in favour of the Intending Seller vide registered Sale Deed bearing Vasika No. 5886 dated 01-06-2012 duly registered in the office of the Sub Registrar Gurgaon and mutated in the name of the Intending Seller vide Mutation No 3838 sanctioned on 13.06.2012 and Mutation number 4038 sanctioned on 31-12-2015.
- c. Words importing the masculine gender include the feminine and the neuter and vice versa.
- d. Words importing the singular include the plural and vice versa.
- e. References to persons include bodies corporate and vice versa.
- f. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- g. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR



ATTESTED TO BE TRUE COPY

MAHENDER S. PUNIA
ADVOCATE & NOTARY
DISTT. GURGAON (Haryana) India

Pyramid Infratech Pvt. Ltd.


Authorised Signatory

Reg. No. Reg. Year Book No.

26,080

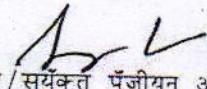
2015-2016

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प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 26,080 आज दिनांक 19/01/2016 को बही न: 1 जिल्द न: 13,143 के पृष्ठ न: 109 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 4,874 के पृष्ठ सख्या 39 से 41 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 19/01/2016


उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा



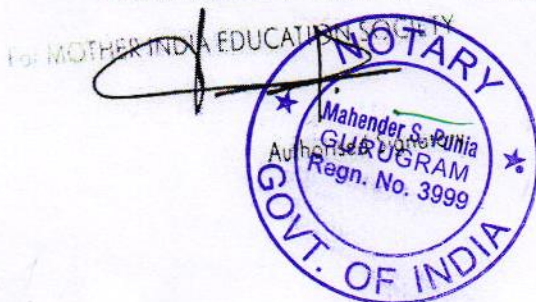
WHEREAS the Vendor affirmed, represented, assured the PURCHASER that the said land

- i. Is legally marketable property owned and possessed by the Vendor with clear title having right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- ii. Is in the possession along with all appurtenances as stated herein above.

NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-

1. AND WHEREAS the VENDOR hereby grant, convey, transfer, by way of sale of the said land and assign unto and in favour of the of the said land and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easementary rights, equities, claims, demands, privileges, appurtenances or any other things and Whereas the has agreed to purchase the said land for a total sale consideration of Rs 30,00,00,000/- (Rupees Thirty crore Only) and have paid the total sale consideration a sum of Rs. 30,00,00,000/- (Rupees Thirty Crore Only), to the Vendors as per following details:-

Vendor /received by	Amount	Ch/DD	Date	Paid by
MOTHER INDIA EDUCATION SOCIETY	11,00,00,000	027676	12-10-2015	Pyramid Infratech Pvt. Ltd
MOTHER INDIA EDUCATION SOCIETY	2,00,00,000/-	001547	30-10-2015	Pyramid Infratech Pvt. Ltd
MOTHER INDIA EDUCATION SOCIETY	11,77,59,825	911272	08-01-2016	Pyramid Infratech Pvt. Ltd
MOTHER INDIA	48,85,500/-	891294	18.01.2016	Pyramid Infratech



ATTESTED TO BE TRUE COPY

MAHENDER S. PUNIA
ADVOCATE & NOTARY
DISTT. GURGAON (Haryana) India

For Pyramid Infratech Pvt. Ltd.

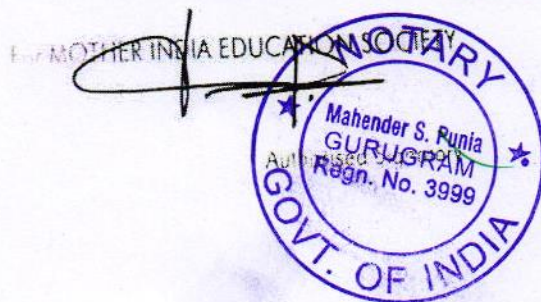
Authorised Signatory



EDUCATION SOCIETY				Pvt. Ltd
MOTHER INDIA EDUCATION SOCIETY	1,32,54,675-	891292	16.01.2016	Pyramid Infratech Pvt. Ltd
MOTHER INDIA EDUCATION SOCIETY	3,11,00,000	891296	16.01.2016	Pyramid Infratech Pvt. Ltd
TDS @ 1%	30,00,000/-	AC 6458583	19.01.2016	Pyramid Infratech Pvt. Ltd
Total	30,00,00,000			

The VENDOR hereby acknowledges and admits the receipt of the above payment towards full and final sale consideration amounting to Rs. 29,70,00,000/- (Rupees Twenty nine cores seventy lacs Only) and a sum of Rs.30,00,000/- (Rupees Thirty Lacs only) had been deducted as 1% of the Sale Consideration by the Vendee being the TDS payable as per Section 194IA of the Income Tax Act, 1962, and deposited in the credit of the Vendor.

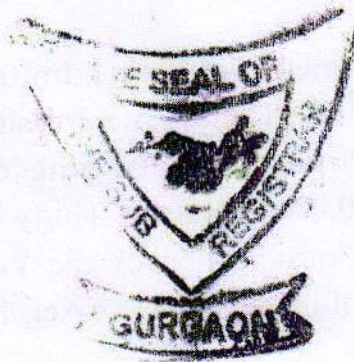
2. That total sale consideration of Rs. 30,00,00,000/- (Rupees Thirty Crore Only) which is calculated on the basis on actual measurement of the said land as aforementioned is paid by the Vendee to the VENDOR.
3. The VENDOR confirms that the VENDOR is the absolute owner in possession of the said land and has a clear and unencumbered title and in actual physical possession of the said land and the possession of the same is being handed over under this sale deed to the Vendee.
4. That the Vendee has carried out the due diligence of the said land on its own and the Vendee is fully satisfied with the title of the VENDOR in respect of the said land.



ATTESTED TO BE TRUE COPY

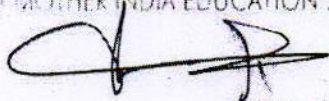
MAHENDER S. PUNIA
ADVOCATE & NOTARY
DISTT. GURGAON (Haryana) India

Authorised Signatory



5. That on the basis of this sale deed, the vendee is entitled to get the said land mutated in its own name in the revenue record and also with other concerned authorities to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and participate in the mutation process.
6. That the VENDOR has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the said property which at any time may be required by the and/or any office or authority concerned for necessary mutation of the said property in favour of the Vandee.
7. The said Land is hereby conveyed & transferred by the VENDOR to the Vendee free from all encumbrances and any third party rights and/or interest in the said Land and the VENDOR has handed over the physical, peaceful and vacant possession of the above said Land to the Vandee.
8. The Vendor doth hereby declare that it has put the in possession of the said property.
9. The Vendee admits that all charges and expenses of the transfer i.e. stamp duty, registration charges for this deed and sale deed have been borne by the Vendee.

TO MOTHER INDIA EDUCATION SOCIETY



Authorised Signatory

For Pyramid Infratech Pvt. Ltd.



Authorised Signatory



ATTESTED TO BE TRUE COPY

MAHENDER S. PUNIA
ADVOCATE & NOTARY
DISTT. GURGAON (Haryana) India



10/10/2019



IN WITNESS WHEREOF the parties have set their respective hands and seal on these present at the place and on the day, month and year first above written in the presence of the following witness:

Drafted By
Maheesh K. Chauhan
Advocate
Distt. Gurugram, Gurgaon

Signed and Accepted by
The "VENDEE"

MOTHER INDIA EDUCATION SOCIETY

Signed and Accepted by
The "VENDOR"

WITNESSES:

1.

Maheesh K. Chauhan
Advocate, Gurgaon

2.

FRANCIS THOMAS, S/O Late P. K. THOMAS
29/C, ARAVALI APARTMENT
SECTOR 52, NOIDA.

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory



ATTESTED TO BE TRUE COPY

MAHENDER S. PUNIA
ADVOCATE & NOTARY
DISTT. GURGAON (Haryana) India

