

STATE BANK OF INDIA

GSR/001:265886

RECEIPT

STATE BANK OF INDIA

Received a sum of Rs.

Rs. 55000

(Rupees) One crore forty one lac fifty five thousand on

from Smt. / Shri

M/s. Nosh South Properties (P) Ltd

s/o, d/o, w/o

N

STATE BANK OF INDIA, Credit Co. Government of Haryana

residing at

account towards Stamp Duty

Date

3 SEP 2010

Place

GURGAON

(Signature of Authorised Officer)

SALE DEED

TYPE OF PROPERTY

AGRICULTURAL LAND

VILLAGE/CITY NAME

Maidawas

UNITS LAND

: 55 Kanal 12 Marla

TRANSACTION VALUE

: Rs. 28,31,00,000/-

STAMP DUTY

: Rs. 1,41,55,000/-

STAMP No./DATE

: GSR/001: 265886/03-09-10

EXECUTION DATE

: 09-09-2010

ISSUED BY

: SBI, Mehrauli Road, Gurgaon

N. P. Singh

Signature



प्लेख नः 16440

दिनांक 09/09/2010

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगाँवा	गांव/शहर पैदावास	स्थित पैदावास
भवन का विवरण		
भूमि का विवरण		
चाही	2 Acre 6 Kanal 19 Marla	
धन संबंधी विवरण		
राशि 283,100,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 14,155,000.00 रुपये	
स्टाम्प शुल्क राशि 14,155,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रूपये		

Drafted By: Lakhminder Khatana Adv

यह प्रलेख आज दिनांक 09/09/2010 दिन गुरुवार समय बजे श्री/श्रीमती/कुमारी Kumari Natasha पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Nawar Parsad निवासी द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Keman Natasha Sinha, N.P. Sinha, Mithlesh Sinha

उप/संयुक्त पंजीयन अधिकारी  
गुडगाँवा  
सब रजिस्ट्रार  
गुडगाँव

उपरोक्त विवेकाव श्री/श्रीमती/कुमारी Thru- Rahul Soni

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 Ranjan Gupta पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Ved Parkah निवासी 40 GK  
श्री/श्रीमती/कुमारी Shyam Lal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Neupal निवासी 196/31, Kewal-park New Delhi ने की।  
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 09/09/2010

उप/संयुक्त पंजीयन अधिकारी  
गुडगाँवा  
सब रजिस्ट्रार  
गुडगाँव

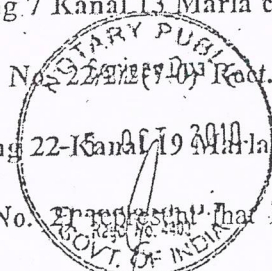
9 42

THIS SALE DEED IS MADE AT SOHNA ON THIS 9<sup>th</sup> day of September, 2010 by  
Kumari Natasha Sinha D/o Mr. Narmadeshwar Prasad Sinha (Mikar No. 1) &  
Mr. N.P. Sinha S/o Mr. R. A. Sharma, Mrs. Mithilesh Sinha W/o Mr. N.P. Sinha  
(Mikar No. 2) all R/o 5, Circuit House Area, Old Jamshedpur, Jharkhand,  
hereinafter called the "VENDORS" (which expression shall mean and include  
his/her/their legal representatives, successors-in-interest, nominees, assigns and all  
persons claiming there under etc.), of the ONE PART.

IN FAVOUR OF

M/s North South Properties Pvt. Ltd., Regd. Office H-65, Connaught Circus,  
New Delhi-110001 through its authorized signatory Mr. Rahul Soni S/o Mr.  
Ramesh Chander Soni R/o Street Khaiwali, Bhadra Bazar, Sirsa (Haryana), duly  
authorized vide Resolution passed in the Meeting of the Board of Directors held  
on dt. 20-08-10, (hereinafter called the "VENDEE" which expression shall unless  
opposed/repugnant to the context hereof include all its successors, survivors,  
administrators, executors, legal representatives and assigns) of the OTHER PART.

WHEREAS the VENDORS (Mikar No. 1) represent that he/she/they is/are owners  
and in peaceful physical possession and otherwise sufficiently entitled to total land  
measuring 7 Kanal 13 Marla comprised in Khewat/Khata No. 197/227, Rect. No.  
46 Killa No. 22/2(7-19), 9(8-0), fields 3, land  
measuring 22 Kanal 19 Marla to the extent of 1/3 share i.e. 7 Kanal 13 Marla &  
(Mikar No. 2) represent that he/she/they is/are owners and in peaceful physical  
possession and otherwise sufficiently entitled to total land measuring 47 Kanal 19  
Marla comprised in Khewat/Khata No. 197/227, Rect. No. 46 Killa No. 22/2(7-  
0) Rect. No. 48 Killa No. 2/2(7-19), 9(8-0), fields 3, land measuring 22 Kanal 19  
Marla to the extent of 306/459 share i.e. 15 Kanal 6 Marla (Mithilesh Sinha  
230/459 share & N.P. Sinha 76/459 share) & Khewat/Khata No. 198/228, Rect.  
No. 46 Killa No. 23/2(7-11) 24/2(6-10), Rect. No. 48 Killa No. 3(8-0), 4(8-0), 8(7-8),

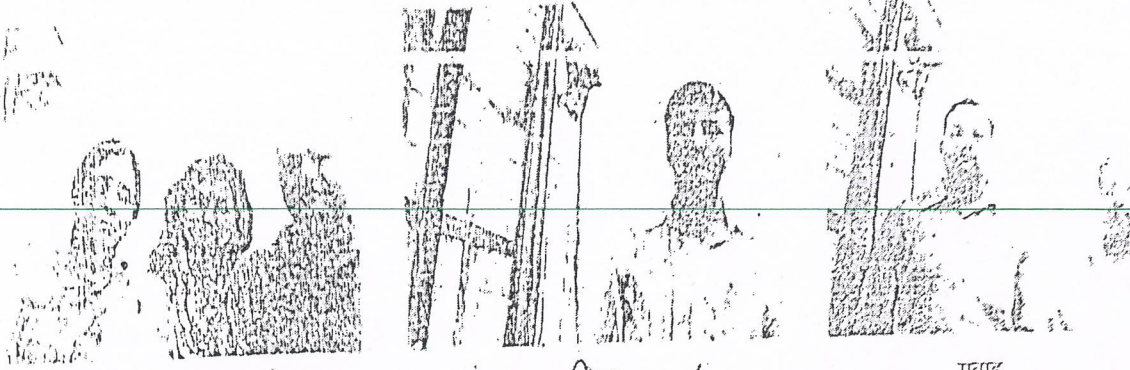


*N.P. Sinha*

*Mithilesh Sinha*



Reg. No. 16440 Reg. Year 2010-2011 Book No. 1



विद्वेष  
 1. Natasha Sinha N.P. Sinha Mithlesh Sinha  
 2. Rahul Soni  
 3. Ranjan Gupta Shyam Lal

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 16,440 आज दिनांक 09/09/2010 को बही न: 1 जिल्द न: 9,753 के पृष्ठ न: 140 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 832 के पृष्ठ सख्या 52 से 53 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 09/09/2010

उप/सहायक पंजीयन अधिकारी  
 गडगांव  
 पंकज सेठिया  
 सब इजिस्ट्रार  
 गडगांव

fields 5, land measuring 32 Kanal 13 Marla Salim (in equal share). "Total land of both Mikran from above noted Khewat's 55 Kanal 12 Marla" situated in the revenue estate of Village Maidawas, Tehsil & District Gurgaon, hereinafter referred to as the 'Said Land' as shown in the revenue record for the Jamabandi for the year 2004-05.

AND WHEREAS the VENDORS affirm, represent, assure and confirm that the said Land is free from all sorts of encumbrances, mortgages, prior sales, prior agreement to sell etc. and the same is not subject matter of any litigation, Court Case agreements, mortgage etc. and have legally clear marketable title.

AND WHEREAS the VENDORS herein due to some personal needs & purchase of other land and development of family have decided to sell the said Land the VENDEE herein has agreed to purchase the same on the following terms and conditions:-

NOW THIS SALE DEED WITNESSES AS FOLLOWS:-

THAT the total agreed sale consideration of Rs. 28,31,00,000/- (Rupees Twenty Eight Crore Thirty One Lacs only) has/have been received by the VENDORS to the VENDEE in the following manner:-

NOTARY PUBLIC  
Rs. 28,31,00,000/- vide D.D. No. 164314 dt. 01-09-10 drawn on SBI, Janpath, New  
Delhi by Narmadeshwar Prasad Sinha  
Rs. 4,15,50,000/- vide D.D. No. 164315 dt. 01-09-10 drawn on SBI, Janpath, New  
Delhi by Mihilesh Sinha  
Rs. 3,89,51,708/- vide D.D. No. 164318 dt. 01-09-10 drawn on SBI, Janpath, New  
Delhi by Natasha Sinha  
Rs. 1/- Cash

This sale deed will be applicable after clearing the above noted Demand Drafts.

1. That the VENDORS hereby represent, declare, confirm and assure that no one else except the VENDORS has/have any right, title, claim, interest and

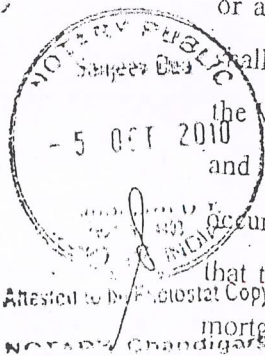
*N. P. Sinha*

*Mihilesh Sinha*



concern whatsoever in the Land hereby conveyed or any part thereof. That the Land hereby conveyed is free from all sorts of encumbrances, legal flaws or otherwise, mortgages, charges, lien, easement, customary rights, debt, court-decree, general or special power of attorney, assignment, relinquishment, and attachments etc.

2. That the actual physical, vacant and peaceful possession of the said Land hereby conveyed has been delivered to the VENDEE at the spot who has become absolute owner in possession of the same with all rights, privileges, passages, appurtenances benefits, advantages, easementary rights, in the said Land without any let or hindrance, claims, demands by the VENDORS or its heirs etc.
3. Now onwards the VENDORS has/have been left with no right, title, interest, claim or concern of any nature with the said Land and hereafter the VENDEE has become the absolute owner of the said Land, with full right to use and enjoy the same as absolute owner without any objection/hindrance by the VENDORS or any other person claiming through or under the VENDORS.
4. That if at any time hereafter the representations, assurances and contents contained hereinabove are found to be incorrect or if there is any defect in the title of the VENDORS or his/her/their rights to sell the Land hereby conveyed or any part thereof and the VENDEE suffers any loss then the VENDORS shall be liable to make good the loss thus suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified through their property movable and immovable against all losses, costs, damages and expenses occurred/to be occurred by the VENDEE. That the VENDORS further assure the VENDEE that the said Land is free from all kinds of encumbrances such as sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction, agreement, lease, patta, rehan etc. and if it is ever proved otherwise, or if the whole or any portion of the said Land is taken away or goes out from the possession of the VENDEE on account of any legal defect in the ownership and title of the VENDORS then the VENDORS shall be liable and responsible to make good the loss suffered by the VENDEE.



3. That the taxes, duties, charges, rates, cesses, dues or demands and other statutory outgoings or other liabilities or respective arrears pertaining to the said land have been paid and cleared by the VENDORS upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes etc.

6. 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 VENDORS shall have no objection for the same.

7. That the VENDORS has/have agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, document, application, etc. in respect of the Said Land which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the said property in favour of the VENDEE.

8. That all the expenses towards stamp duty, registration charges, fee etc. and other incidental charges for this sale deed have been borne and paid by the VENDEE.

9. That original documents and all the relevant papers of title and ownership in respect of this said Land has/have been handed over by the VENDORS to the VENDEE at the time of execution of this sale deed. If any original document which should be handed over but was not handed over to the VENDEE, the same shall be handed over forthwith and in any case shall not be used adversely to the interests of the VENDEE.



Copy That this Sale Deed is valid only subject to realization in the ICIC Bank Account of Mr. Narmadeshwar Prasad Sinha, Mrs. Mithilesh Sinha and Mrs. Natasha Sinha.

11. That Vendors has sold this land on a as is where is basis.

*N. P. Sinha*

*Mithilesh Sinha*

*Natasha Sinha*



IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE  
AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DATE  
MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE FOLLOWING  
WITNESSES:

WITNESSES:

1. *Ranjana Gupta*  
RANJANA Gupta  
S/O U.P. Gupta  
W-40 GK-II  
New Delhi

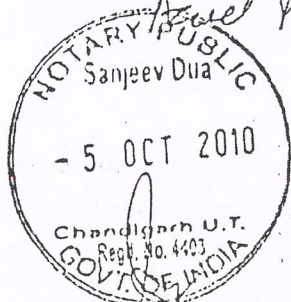
VENDORS  
N.P. Sinha - Mithilesh Sinha

*N.P. Sinha* *Mithilesh Sinha*  
- Natasha Sinha  
*Natasha Sinha*

2. *Shyam Lal*  
SHYAMLAL  
S/O MITTERPAL  
196/31 Karam Park,  
Anand Pur, Delhi

VENDEE  
M/s North South Properties Pvt. Ltd.  
through authorized signatory  
Mr. Rahul Soni

*Rahul Soni*



Attested to be Photostat Copy  
NOTARY Chandigarh