

Sanitar Benisala

प्रलेख नः 3328

दिनांक 07/11/2007

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Bhondsi	स्थित Bhondsi
भवन का विवरण		
भूमि का विवरण		
चाही	9 Acre 2 Kanal 11 Marla	
धन संबंधी विवरण		
राशि 37,275,000.00 रुपये	स्टाम्प ड्यूटी की राशि 2,237,000.00 रुपये	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: Manoj Goyal Adv

यह प्रलेख आज दिनांक 07/11/2007 दिन बुधवार समय बजे श्री/श्रीमती/कुमारी Sunita Beriwal
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Punit Beriwal निवासी 15/10, Serverpriya Vihar N Delhi द्वारा पंजीकरण हेतु प्रस्तुत
किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Sunita Beriwal
श्री Sunita Beriwal

उप/संयुक्त पंजीयन अधिकारी
सोहना

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thro-A S Dahi क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर
तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता
को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों को पहचान श्री/श्रीमती/कुमारी Jagdish Nambedar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Daula
व श्री/श्रीमती/कुमारी Ambuj Agarwal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी R N Agarwal निवासी Gurgaon ने की।
साक्षी नः 1 को हम नम्बरदार/आधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 को पहचान करता है।

दिनांक 07/11/2007



उप/संयुक्त पंजीयन अधिकारी
सोहना

IN FAVOUR OF

M/s Ascendant Estates Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 7C, Surya Tower, Sardar Patel Road, Secunderabad (Hyderabad), hereinafter called "the Vendee", which expression shall, unless it be repugnant to the context or meaning thereof mean and include its executors and administrators or its successors in interest, through its authorized signatory Mr. A.S. Dalal, DGM Marketing, duly authorized vide resolution dated 25-08-2007, of the Other Part

WHEREAS the Vendor is the absolute lawful owner of and absolutely seized and possessed of, or otherwise well and sufficiently entitled to agricultural land admeasuring Seventy-four kanals and Eleven marlas (74 kanals-11 marlas) (herein after referred to as 'said Land'), which is approx. 1600/2207th share of the total piece of agricultural land admeasuring One hundred and two kanals and Seventeen marlas (102 kanals-17 marlas) which total piece of land is more specifically described in Schedule – I hereunder situated in the revenue estate of Village Bhondsi, Tehsil Sohna & District Gurgaon, .

WHEREAS the Vendor herein had purchased the said Land from Smt. Bimla Rani W/o Shri Somnath, R/o Sainik Farm, Khanpur, Delhi, vide a registered sale deed bearing vasika no. 1761 dated 09-08-2004, duly registered in the office of the Sub-Registrar, Sohna

WHEREAS the mutation (intiquial) has also been recorded in favour of the Vendor by the competent Revenue Authority in respect of the said Land.

AND WHEREAS the Vendor herein is desirous to sell and the Vendee is desirous to purchase the 'said Land' on the terms and conditions herein contained.

NOW, THEREFORE, THIS SALE DEED WITNESSETH AS FOLLOWS:

1. PURCHASE AND SALE

1.1 Sale Of Agricultural Land

Sunita Bercala

Reg. No.	Reg. Year	Book No.
3328	2007-2008	1



विक्रेता



क्रेता



गवाह

विक्रेता

Sunita Beriwal

Sunita Beriwal

क्रेता

Thro-A S Datal

Thro-A S Datal



गवाह 1:- Jagdish Namberdar

गवाह 2:- Ambuj agarwal

Jagdish Namberdar

Ambuj agarwal

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3,328 आज दिनांक 07/11/2007 को बही न: 1 जिल्द न: 1,576 के पृष्ठ न: 1 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 72 के पृष्ठ सख्या 90 से 92 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 07/11/2007

उप/संयुक्त पंजीयन अधिकारी
सोहना



The Vendor hereby sells, transfers, conveys and assigns absolutely to the Vendee the 'said Land' (i.e. land admeasuring 74 kanal 11 marle), falling in following khasra no.comprising the total piece of agricultural land admeasuring One hundred and two kanals and Seventeen marlas (102 kanals-17 marlas), situate in the revenue estate of Village Bhondsi, Tehsil Sohna & District Gurgaon, bearing the following Khewat/Jamabandi numbers, Khatauni number, Khasra number and Kila number, respectively, 1091/1301/240/11(8-0), 1091/1301/240/12(8-0), 1091/1301/240/18/1(4-0), 1091/1301/240/19/1(4-0), 1091/1301/240/20/1(4-0), 1091/1301/241/6(8-0), 1091/1301/241/7/1(2-6), 1091/1301/241/7/2(5-14), 1091/1301/241/8/1/1(2-7), 1091/1301/241/8/2(1-9), 1091/1301/241/9/2(2-12), 1091/1301/241/13(8-0), 1091/1301/241/14/1(7-2), 1091/1301/241/15/1(4-0), 1091/1302/241/9/1(5-8), 1091/1302/241/10/2(7-7), 1091/1302/242/4(4-12), 1091/1302/242/5(8-0), 1091/1302/242/6(8-0) (Total fields 19), more particularly described in Schedule - : hereunder written free from all encumbrances, charges, liens, mortgages and claims of whatsoever nature.

1.2 Excluded Liabilities

Vendee shall not assume, and Vendor shall be solely liable for all its following liabilities i.e. the Excluded Liabilities:

1.2.1 Tax & Other Liabilities

All liabilities towards Central Government, State Government or local authorities including taxes due and payable for the said Land for all periods relating to prior to the date of this Sale Deed, shall be borne by the Vendor.

2. PURCHASE PRICE

The Purchase Price of the 'said Land' is Rs.3,72,75,000/- (Rupees Three Crore Seventy Two Lakh and Seventy Five Thousand Only). The Vendor hereby confirms and acknowledges the receipt from the Vendee, of the full and final consideration for the purchase of the 'said Land' in the following manner, as given below:

- (i) Rs.1,00,00,000/- (Rupees One Crore only) vide cheque no. 229829 dated 17-10-2007 drawn on UTI Bank (presently known as 'Axis Bank'), Secunderabad and,

Sunita Benivala

(ii) Rs.2,72,75,000/- (Rupees Two Crore Seventy Two Lakh and Seventy Five Thousand Only) vide cheque no. 229831 dated 02-11-2007, drawn on UTI Bank (presently known as 'Axis Bank'), Secunderabad.

3. VENDOR'S REPRESENTATIONS AND WARRANTIES

Vendor represents and warrants to the Vendee on the date of this Deed as follows.

3.1 Except for the matters arising from the transactions contemplated by this Deed, the Vendor has neither sold, assigned, transferred or leased the 'said Land' or entered into any agreement or other arrangements for any such acquisition or disposition.

3.2 Schedule - I, written hereunder, contains accurate and complete list of the Khasra and Kila numbers alongwith their respective areas (raqaba) as well as Khatauni Numbers for the said Land, as contained in the mutation (intiqal) and revenue (jamabandi) records; the area (raqaba) of the total agricultural land admeasuring One hundred and two kanals and seventeen marlas (102 kanals-17 marlas), out of which a portion admeasuring Seventy four kanals and Eleven marlas (i.e., 'said Land'), is being sold by the Vendor herein.

3.3 All the original title deed(s) through which the said Land was acquired by the Vendor have been handed over to the Vendee at the time of execution of this Deed and Vendee hereby acknowledges the receipt of the said original deed(s).

3.4 The 'said Land' is being sold on 'as is where is' basis and nothing has been removed therefrom.

3.5 The title of the Vendor to the said Land is clear and marketable. The said Land owned by the Vendor, and all easements and right of ways thereon, are the only interest owned by the Vendor, and that all such right, title and interest, hereinafter shall vest in the Vendee and the Vendor shall have no interest or claim of any nature whatsoever in the said Land. The Vendee shall get quiet and peaceful possession of the said Land and the Vendor shall not disturb the quiet and peaceful possession of the said Land conveyed/transferred hereby to, and acquired hereby by, the Vendee.

3.6 The representations and warranties of the Vendor contained herein or in any Schedule to this Deed do not contain any untrue statement of a material fact or omit to

Sunita Beniwal

state a material fact necessary, in order to make the statements contained therein not misleading.

3.7 Vendor has no liabilities, debts, obligations or claims against it in respect of the said Land which would be assumed liabilities, accrued, absolute, contingent or otherwise, whether due or to become due.

3.8 The Vendor shall indemnify and keep indemnified the Vendee of all costs, charges, fees, fines, penalties, dues etc. that may be imposed/levied on the Vendee by any authority in respect of the said Land towards local taxes and any other statutory or dues, demands, claims etc. relating to the period up to the date of execution of this Deed.

3.9 The Vendor shall indemnify and keep indemnified the Vendee of any costs, charges, fees, fines, penalties, interests, constraints, disturbances of whatsoever nature suffered/to be suffered by the Vendee out of/arising from any defects in the ownership and/or title to the said Land.

3.10 Vendor hereby undertakes to indemnify the Vendee and refund the full sale consideration and stamp duty paid by the Vendee under this Deed owing to dispossession of the 'said Land' due to falsehood or misstatement, made by the Vendor in this sale deed.

4. VENDEE'S REPRESENTATIONS AND WARRANTIES

Vendee represents and warrants on the date of this Deed to the Vendor as follows:

4.1 Organization

Vendee is a company, duly registered under the Companies Act, 1956, and validly existing under the laws of India, and has full power to carry out its business/activities as being presently carried out by it as well to enter into this Sale Deed and fulfil its obligations under it.

4.2 Authority

The execution, delivery and performance of this Deed by Vendee have been duly and properly authorized by proper action by its Board of Directors.

Sunita Bawisala

4.3 Stamp duty, registration fee and expenses

That the stamp duty, registration fee, and any other expenses for the execution and registration of this Deed has been borne and discharged by the Vendee.

5. ASSISTANCE

The Vendor agrees to execute and deliver such certificates, consents and other instruments and agreements reasonably required by Vendee to perfect its title or to obtain requisite approvals for owning the said Land.

6. DELIVERIES BY VENDOR

6.1 The Vendor hereby delivers to the Vendee the following documents:

1. Original sale deeds of the land.
2. The original maps (aks sazra) of the said Land
3. certified copies of jamabandi and mutation records in respect of the said Land

6.2 Such other good and sufficient instruments of conveyance, which shall vest in Vendee good and marketable title to the said Land, free and clear of all encumbrances of any kind or character, direct or indirect, whether accrued, absolute, contingent or otherwise.

6.3 Vacant, lawful and peaceful possession of the said Land.

7. MISCELLANEOUS

7.1 Registration Of Deed

The Vendor and the Vendee hereby agree to register this Deed with the Sub Registrar at Tehsil Sohna and District Gurgaon on execution, and the cost of such registration and any stamping shall be borne by the Vendee.

7.2 Titles And Headings

The titles and headings to sections hereof are inserted for convenience of reference only and are not intended to be a part of or to affect the meaning or interpretation of this Deed.

Sunita Benwala

4.3 Stamp duty, registration fee and expenses

That the stamp duty, registration fee, and any other expenses for the execution and registration of this Deed has been borne and discharged by the Vendee.

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7.2 Titles And Headings

The titles and headings to sections hereof are inserted for convenience of reference only and are not intended to be a part of or to affect the meaning or interpretation of this Deed.

Sunita Beraula

IN WITNESS WHEREOF THE VENDOR AND VENDEE HEREOF HAVE HEREUNTO
SET THEIR RESPECTIVE HANDS, ON THE DAY, MONTH, YEAR AND PLACE FIRST
HEREINABOVE WRITTEN.

Signed by the within named Vendor

Sunita Beriwal

Signed by the within named Vendee

M/s Ascendant Estates Private Limited,
Through its Authorized Signatory

Page 31 me as per Instructions
(M/s Ascendant Estates Private Limited)
ADUR

Smt. Sunita Beriwal

A.S. Dalal
Mr. A.S. Dalal

In the presence of (witnesses) :

1. *17/11/14*

2. *17/11/14*

ANBUS AGARWAL
s/o RN Agarwal
186/4 Tagore Town
Allahabad - 211002

presently at
c/o Vipul Tech Square
Gold Course Rd,
Sector - 113, Gurgaon.

दसीका नं० 3328 अति. बही नं० /
जिल्द नं० 1619 पृष्ठ नं० पर
चस्पा किया गया बही नं० /
जिल्द नं० 118 पृष्ठ नं०
दिनांक 7-11-07 को दर्ज रजिस्टर
किया गया।

सब रजिस्ट्रार
सोहना



Schedule - I

<u>Sl. No.</u>	<u>Khewat/ Jamabandi No.</u>	<u>Khatauni No.</u>	<u>Khasra No.</u>	<u>Kila No.</u>	<u>Area</u>	<u>Total</u>
1.	1091	1301	240	11(8-0)	8k-0m	
2.	1091	1301	240	12(8-0)	8k-0m	
3.	1091	1301	240	18/1(4-0)	4k-0m	
4.	1091	1301	240	19/1(4-0)	4k-0m	
5.	1091	1301	240	20/1(4-0)	4k-0m	
6.	1091	1301	241	6(8-0)	8k-0m	
7.	1091	1301	241	7/1(2-5)	2k-6m	
8.	1091	1301	241	7/2(5-14)	5k-14m	
9.	1091	1301	241	8/1/1(2-7)	2k-7m	
10.	1091	1301	241	8/2(1-9)	1k-9m	
11.	1091	1301	241	9/2(2-12)	2k-12m	
12.	1091	1301	241	13(8-0)	8k-0m	
13.	1091	1301	241	14/1(7-2)	7k-2m	
14.	1091	1301	241	15/1(4-0)	4k-0m	
15.	1091	1302	241	9/1(5-8)	5k-8m	
16.	1091	1302	241	10/2(7-7)	7k-7m	
17.	1091	1302	242	4(4-12)	4k-12m	
18.	1091	1302	242	5(8-0)	8k-0m	
19.	1091	1302	242	6(8-0)	8k-0m	102 k - 11 m

Sunita Bera

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEJPB3096E



नाम /NAME
SUNITA BERIWALA

पिता का नाम /FATHER'S NAME
DURGA PRASAD PODDAR

जन्म तिथि /DATE OF BIRTH
07-07-1962

हस्ताक्षर /SIGNATURE

Sunita Beriwal

B. Has

आयकर अधिकारी, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Sunita Beriwal

LICENCING AUTHORITY



LICENCE HOLDER'S SIGNATURE

Handwritten signature

INDIA DRIVING LICENCE
UTTAR PRADESH

DL NO.	23555/A/93	25.8.93	ISSUED ON
NAME	RUPU AGRAWAL		
ADDRESS	S/O. R.N. AGRAWAL 186/4, TACORE TOWNE ALLUPORE-11.5.75/ M/CYCLE 11.5.75/ 10.6.2014		
VEHICLE CATEGORY	ALLAHABAD		
VALID UPTO	VALID THROUGHOUT INDIA		
RENEWED UPTO			

New Account

Date: 02/11/2007

Pay *Ac Payee*

SUNITA BERTWALA

OR ORDER

Rupees *Two crores ~~seventy~~ seventy two Lakhs and seventy five thousand only*

Rs. 2,72,75,000/-

Ac No 068010200013147

CABCA 068400



UTI BANK LTD.

SECUNDERABAD
D.NO 5-3-338/3, LPF HOUSE
RASHTRAPATI ROAD
SECUNDERABAD 500003

For ASCENDANT ESTATES PRIVATE LIMITED

P. Nagaraj Rao

Authorised Signatory(ies)

Payable AT PAR at ALL branches

⑈ 229831⑈ 0002110001⑈ 068400⑈ 29

A & T 192

Form S.T.R. 4

(See Rule S.T.R. 2.7 & 2.20)

CHALLAN

(FOR USE IN TREASURY OFFICE)

Challan No.....

Challan Date

(TO BE FILLED IN BY THE TENDERER)

Tendered By.....M/s. Ascendant Estates (P) Ltd

TC Surya Towers Bandar Patel Road

Particulars..... Secunderabad (H.P.).....

Sal. dec. Rs 37275000/-

$\frac{1}{x^2} = x^{-2}$

Amount (Rs.) 22,37,000/- (Rupees) Twenty two lakhs thirty seven thousand only

149181 Seven Arzoo (Signature of Tender)

By Deepak K. Subhashin dth

(To Be Filled In By The Departmental Officer of the Treasury)

1. Technology

G	G	N
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अनुसंधान विभाग, अवकाश

D. D. O. Code :

3	7	1		
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 (On whose behalf the money is tendered)

Major Head	Sub Major Head	Major Head	Sub Head
------------	----------------	------------	----------

Major Head	Sub Major Head	Major Head	Sub Head	Amount
		22/10/1		9937000

0	0	3	0	01	Q-COE	1002	9	8	Rs.
---	---	---	---	----	-------	------	---	---	----------

[illegible]

RS.....

(Head of Account) Shri. Suresh Chandra Rs.

[illegible]

Rs.....

9237000) Treasury Office

DATE: 10/1/80 BY: [Signature] REVISION: 02/1/80

[illegible]

(Signature of the Officer)
Ordering the money to paid in

रजिस्ट्री संख्या 3
पुस्तक क्र 00053

कार्यालय सब-रजिस्ट्रार सोहना

Sumita Beriwal

दस्तावेज पेश करने वाले का नाम

दस्तावेज की तकलीफ करने वाले का नाम
और तकलीफ की तारीख

दस्तावेज पेश होने की तारीख 7/11/17

दस्तावेज की किस्म और
मुआवजे की रकम 372,750.00

स्टाम्प मूल्य 2237.00

प्राप्त हुए शुल्क, रजिस्ट्री शुल्क और नकल
शुल्क की रकम का जोड़ और विवरण

शब्दों की संख्या 15002 रकम

रजिस्ट्री अधिकारी के हस्ताक्षर

3328

Red Cross Society

GURGAON

19189

Date 7/11/7

Received with thanks from

[Signature]

Rs. Two hundred only on account of service Charges
for Haryana Registration Information System (HARIS)

Rs. 200/-

for Distt. Red Cross Society