



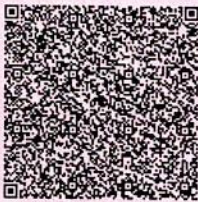
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Punjab

## e-Stamp

Rectified

Base Certificate No. : IN-PB08555239456527S  
 Rectified Certificate No. : IN-PB08555311275302S  
 Certificate Issued Date : 21-Jan-2020 01:20 PM  
 Certificate Issued By : pbkirkums  
 Account Reference : NONACC (BK)/ pbcank02/ ZIRAKPUR/ PB-SN  
 Unique Doc. Reference : SUBIN-PBPBCANBK0217220541947246S  
 Purchased by : AASHISH GUPTA  
 Description of Document : Article 23 Conveyance  
 Property Description : DEVELOPED RESIDENTIAL AREA AT VILLAGE NAGLA SUB TEHSIL ZIRAKPUR  
 Consideration Price (Rs.) : 130,00,00,000  
 (One Hundred Thirty Crore only)  
 First Party : SHIPRA ESTATE LIMITED  
 Second Party : SUKSHA DEVELOPERS PRIVATE LIMITED  
 Stamp Duty Paid By : SUKSHA DEVELOPERS PRIVATE LIMITED  
 Stamp Duty Amount(Rs.) : 1,30,00,000  
 (One Crore Thirty Lakh only)



### LOCKED

-----Please write or type below this line-----

SHIPRA ESTATE LIMITED

Authorised Signatory



SR 0004009494

#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



**Warning**



“The contents of this certificate can be verified and authenticated world-wide by any members of the public at [www.shcilestamp.com](http://www.shcilestamp.com) or at any Authorised collection center address displayed at [www.shcilestamp.com](http://www.shcilestamp.com) free of cost.”

“Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence”

“This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features.”



AC48004000



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Punjab

## e-Stamp

RECTIFY

Certificate No. : IN-PB08555239456527S  
 Certificate Issued Date : 21-Jan-2020 01:16 PM  
 Certificate Issued By : pbkirkums  
 Account Reference : NONACC (BK)/ pbcanbk02/ ZIRAKPUR/ PB-SN  
 Unique Doc. Reference : SUBIN-PBPBCANBK0217220176603647S  
 Purchased by : AASHISH GUPTA  
 Description of Document : Article 23 Conveyance  
 Property Description : DEVELOPED RESIDENTIAL AREA AT VILLAGE NAGLA SUB TEHSIL ZIRAKPUR  
 Consideration Price (Rs.) : 130,00,00,000  
 (One Hundred Thirty Crore only)  
 First Party : SHIPRA ESTATE LIMITED  
 Second Party : SUKHSA DEVELOPERS PRIVATE LIMITED  
 Stamp Duty Paid By : SUKHSA DEVELOPERS PRIVATE LIMITED  
 Stamp Duty Amount(Rs.) : 1,30,00,000  
 (One Crore Thirty Lakh only)



### LOCKED



.....Please write or type below this line.....

SHIPRA ESTATE LIMITED

Authorised Signatory  
Authorised Signatory



**SR** 0004009493

#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at [www.shcilestamp.com](http://www.shcilestamp.com) or at any Authorised collection center address displayed at [www.shcilestamp.com](http://www.shcilestamp.com) free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



0004003133



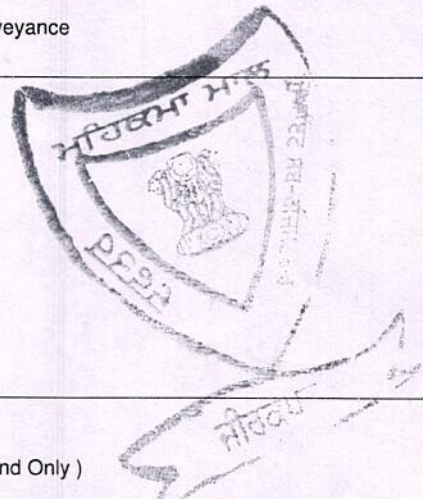
Government of Punjab  
e-Registration Fee Receipt

LOCKED

Receipt No PB1623512001608  
Issue Date 23-JAN-2020 16:51  
ACC Reference SHCIL/PB-SHCIL/PB-NOD  
ESI Certificate No IN-PB08555239456527S  
Purchased By SUKSHA DEVELOPERS PRIVATE LIMITED  
Registration Fees Paid By SUKSHA DEVELOPERS PRIVATE LIMITED  
Property Description DEVELOPED RESIDENTIAL AREA AT VILLAGE NAGLA SUB  
TEHSIL ZIRAKPUR  
Purpose 23 - Conveyance

Particulars	Amount (Rs.)
Registration Fees	₹ 0
Mutation Fees	₹ 300
Pasting Fees	₹ 200
PLRS Facilitation Charges	₹ 5000
Infrastructure Development Fees	₹ 13000300
Service Charges	₹ 200
<b>Total Amount</b>	<b>₹ 13006000</b>

( Rupees One Crore Thirty Lakh Six Thousand Only )



Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.  
The authenticity of e-Registration Fee Receipt can be verified at website i.e.  
<https://www.shcilestamp.com/Registration/> .



SHIPRA ESTATE LIMITED

Authorised Signatory

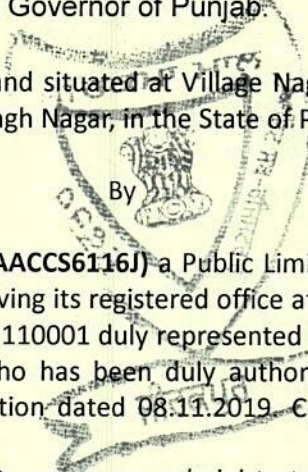
## Office of the Joint Sub Registrar, Zirakpur

### SALE DEED

Total Consideration	Rs. 1,30,00,00,000/- (Rupees One Hundred and Thirty Crore Only)
Stamp Duty @ 1% (S.I.S.)	Rs. 1,30,00,000/- ( Rupees One Crore Thirty Lakh Only )
Area of said entire land	11.43 acres (Approx)
Village	Village Nagla, Hadbast No. 51, Sub Tehsil Zirakpur, Tehsil Derabassi, District SAS Nagar – Punjab – India.
Stamp Papers Details	E-Stamp certificate No. IN-PB08555239456527S, Dated 21-01-2020 and Rectified E-Stamp Certificate No. IN-PB08555311275302S, Dated 21-01-2020, Canara Bank Zirakpur

Exemption From Stamp Duty as leviable in schedule 1A of the Indian stamp duty act and registration charges on First Sale of Developed Area vide Memo No. CC/JDP/Mega/CCI PVT LTD/SMP4999, Dated 05-08-2008 and memorandum of agreement dated 18-05-2009 entered in to between shipra estate limited and Governor of Punjab.

This Sale Deed is made at Zirakpur For land situated at Village Nagla falling under Sub Tehsil Zirakpur, Tehsil Derabassi, District Sahibzada Ajit Singh Nagar, in the State of Punjab on 24th day of February, 2020 (24/01/2020)

By   
**M/s SHIPRA ESTATE LIMITED (PAN No. AACCS6116J)** a Public Limited Company duly registered under the provisions of Companies Act, 1956 having its registered office at Flat No 502, 502A, 5<sup>th</sup> Floor, Narain Manzil, 23 Barakhamba Road, New Delhi, 110001 duly represented by its authorized signatory **Rajinder Sharma son of Sh. Dev dutt sharma** who has been duly authorized by Board of Directors in their meeting held on 08.11.2019 vide resolution dated 08.11.2019. Copy of which is annexed hereto as **Annexure A** hereto.

*which expression shall mean and include its successors, administrators, executors, nominees and assigns*) (Hereinafter jointly called the "**VENDOR**") of the ONE PART;

In favour of

**M/s SUKSHA DEVELOPERS PRIVATE LIMITED (PAN No. AAZCS0331C)** a private limited company duly registered under the provisions of Companies Act, 2013 having its registered office at 5069 B, Sector 38 West, Chandigarh duly represented by its authorized person **Sh. Amit Gupta son of Sh. Subhash Chand Gupta** who has been duly authorized by Board of Directors in their meeting held on 24-02-2020 vide resolution dated 24-02-2020. Copy of which is annexed hereto as **Annexure B** hereto. *(which expression shall mean and include its administrators, executors, nominees and assigns)* (Herein after called as "**PURCHASER**") of the SECOND PART

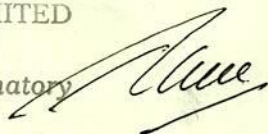
The Vendor and Purchaser are collectively referred to as the 'Parties' and individually as the 'Party'.

#### 1. RECITALS

- A. Whereas, the Vendor is the sole and absolute owner and in possession of land which is being sold in favour of the purchaser, situated at Village Nagla falling in Sub Tehsil Zirakpur, Tehsil Derabassi & District SAS Nagar (Mohali), Punjab total measuring 11.43 acres (Approx);

SHIPRA ESTATE LIMITED

Authorised Signatory





## ਦਸਤਾਵੇਜ਼ ਦੀ ਤਸਦੀਕ

Token No :- 20200000049293

ਦਸਤਾਵੇਜ਼ ਦੀ ਕਿਸਮ :- ਬੈਨਾਮਾ ,ਮਾਲੀਅਤ :- Rs.88857879/-, ਮਾਲੀਅਤ :- Rs.1300000000/-

ਸਟੈਂਪ ਡਿਊਟੀ :- Rs. 0, ਰਜਿਸਟਰੇਸ਼ਨ ਫੀਸ :- Rs. 0, ਸ਼ੇਸ਼ਲ ਇਨਫਰਾਸਟਰਕਚਰ ਸੈਸ :- Rs. 13000000, ਪੀ. ਐਲ. ਆਰ. ਐਸ. ਫੈਸੀਲੀਟੇਸ਼ਨ ਚਾਰਜਿਜ :- Rs. 5000, ਇੰਤਕਾਲ ਫੀਸ :- Rs. 300, ਪੇਸਟਿੰਗ ਫੀਸ ਪੰਜਾਬੀ :- Rs. 200, :- Rs. 500, ਪੀ.ਆਈ.ਡੀ.ਬੀ. ਫੀਸ :- Rs. 13000000,

ਜ਼ਮੀਨ ਦਾ ਪ੍ਰਕਾਰ :- ਰਿਹਾਇਸ਼ੀ , ਜ਼ਮੀਨ ਦਾ ਖੇਤਰ :- 11.43 ਏਕੜ

ਸੈਗਮੈਂਟ ਦਾ ਨਾਮ :- ਨਗਲਾ ,ਸੈਕਸ਼ਨ ਕਲੈਕਟਰ ਰੋਟ :-Rs. 2560 /-

ਭਾਗ ਵੇਰਵਾ :- ਨਗਲਾ,ਗੈਰਮੁਮਕੀਨ ਜਮੀਨ

ਸ੍ਰੀ/ਸ੍ਰੀਮਤੀ Shipra Estate Limited Through Rajinder Sharma s/o/d/o/w/o ਨੇ ਇਸ ਦਫਤਰ ਵਿੱਚ ਦਸਤਾਵੇਜ਼ ਰਜਿਸਟਰੇਸ਼ਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

ਅੱਜ ਮਿਤੀ :- 24-Feb-2020 ਦਿਨ :- Monday ਸਮਾਂ :- 04:35:07 pm



Shipra Estate Limited Through Rajinder Sharma (Colonization Owner)

ਪੇਸ਼ਕਰਤਾ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ

ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

SHIPRA ESTATE LIMITED

Authorised Signatory

ਸ੍ਰੀ/ਸ੍ਰੀਮਤੀ Shipra Estate Limited Through Rajinder Sharma s/o/d/o/w/o ਪੇਸ਼ਕਰਤਾ ਨੂੰ ਦਸਤਾਵੇਜ਼ ਦੀ ਲਿਖਤ ਪੜਕੇ ਸੁਣਾਈ ਗਈ। ਜੋ ਉਸਨੇ ਠੀਕ ਮੰਨ ਕੇ ਪ੍ਰਵਾਨ ਕੀਤੀ। ਬੈਨਾਮਾ ਦੀ ਕੁੱਲ ਕੀਮਤ ਵਿੱਚੋਂ - ਰੁ: ਮੇਰੇ ਸਾਹਮਣੇ ਪ੍ਰਾਪਤ ਕੀਤੇ। ਬਾਕੀ ਰਾਸ਼ੀ ਨਕਦ/ਚੈਕ /ਡਰਾਫਟ/ਆਰ.ਟੀ.ਜੀ.ਐਸ ਰਾਹੀਂ ਪਹਿਲਾ ਵਸੂਲ ਕੀਤੇ। ਦੋਨਾਂ ਧਿਰਾਂ ਦੀ ਸਨਾਖਤ ਗਵਾਹ ਨੰਬਰ 1 Khushpal Singh ਅਤੇ ਗਵਾਹ ਨੰਬਰ 2 Jasvir Singh . ਤਸਦੀਕ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ ਜੋ ਕਿ ਦੂਸਰੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ ਅਤੇ/ਜਾਂ ਧਿਰਾਂ ਨੇ ਆਪਣੀ ਸਵੈ ਪਹਿਚਾਣ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪੇਸ਼ ਕੀਤੀ।

ਧਿਰ ਦਾ ਨਾਮ	ਪਹਿਚਾਣ ਪੱਤਰ ਦੀ ਕਿਸਮ	ਪਹਿਚਾਣ ਪੱਤਰ ਦਾ ਨੰਬਰ	ਇਨਕਮ ਟੈਕਸ ਪੈਨ ਕਾਰਡ
Shipra Estate Limited Through Rajinder Sharma			

ਲਿਹਾਜਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ:- 24-Feb-2020

ਗਵਾਹ

1.

(ਪਹਿਲੀ ਧਿਰ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ)

ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

2.

(ਦੂਜੀ ਧਿਰ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ)



Suksha Developers Private Limited Through Amit Gupta  
( )

ਉਪਰੋਕਤ ਦਸਤਖਤ ਅਤੇ ਅਗੁੰਠੇ ਦੇ ਨਿਸ਼ਾਨ ਮੇਰੀ ਰਾਜ਼ਰੀ ਵਿੱਚ ਲਗਾਏ ਗਏ

Authorised Signatory

ਮਿਤੀ:- 24-Feb-2020

ਦਸਤਾਵੇਜ਼ ਨੰਬਰ :- 2019-20/13/1/12163

ਜਿਲਦ ਨੰਬਰ :-

ਪਰ ਰਜਿਸਟਰਡ ਦਸਤਾਵੇਜ਼ ਚਸਪਾ ਕੀਤਾ ਗਿਆ

ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

ਬੁੱਕ ਨੰਬਰ :- 1

ਪੰਨਾ ਨੰਬਰ :-

ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

- B. And Whereas, the Vendor herein has declared, represented and warranted to the Purchaser that it is well & sufficiently entitled to develop a project total measuring 1170 acre which was approved by the State Government of Punjab vide a Memorandum of Agreement dated 18.05.2009 (Hereinafter referred to as "the concession agreement") as entered into in this respect by the Vendor after having received the Letter of Intent dated 5.08.2008 and the said concession agreement having been revised vide letter dated 24.07.2018 followed by revised layout plan dated 8.8.18;
- C. And Whereas, under the said concession agreement dated 18.05.2009 as revised on 24.7.18, it was agreed that the Vendor shall set up Super Mega Mixed Use Integrated Industrial Park Project under Category A to be located at various villages including Village Nagla falling in District Mohali ( Now SAS Nagar ) with an investment of 3500 crores and the said project was allocated to Vendor under Mixed use category i.e. the said project shall consist of three components i.e. Industrial component, Commercial component as also the Residential component. Letter of Change of land use was granted in favour of the Vendor/Vendor for the land total measuring 277.43 acres by Department of Town and Country Planning, Punjab vide Letter dated 11.1.2010 AND recently revised layout plan of the first phase of the project total measuring 110.12 acres has been duly granted by Department of Town and Country Planning, Punjab on 08.8.18 (collectively hereinafter "Approval Letters").
- D. And Whereas, out of the said land total measuring 277.43 acres for which the CLU has been granted, the Vendor has agreed to vest with purchaser herein by absolutely selling to the Second party/Purchaser, the following parcels of said Approved Project Land measuring 11.43 acres of Residential Component of the project having 13,00,000 sq.ft Residential F.S.I.

The detailed of 11.43 Acre land falling in village Nagla, Hadbast No. 51, Sub Tehsil Zirakpur, Tehsil Derabassi District S.A.S Nagar is as under.

S No	Khasra Number	Area in Bighas-Biswas-Biswasis	Area in Sq Yards
1	220	2-18-04	2908.54
2	221	4-00-00	4011.11
3	222	4-00-00	4011.11
4	223	4-00-00	4011.11
5	224	4-00-00	4011.11
6	225	4-00-00	4011.11
7	226	6-00-07	6016.67
8	227	4-00-00	4011.11
9	228	4-00-00	4011.11
10	229	1-15-16	1788.57
11	230	1-06-01	1302.91
12	235	0-00-00	0.7
13	286	0-02-12	128.77
14	289	0-06-16	339.61
15	290/1	3-09-09	3472.81
16	291	2-13-19	2697.74
17	291/1	1-14-14	1736.09
18	292	2-18-14	2934.62
19	293	3-18-04	3910.60
<b>Total</b>	<b>55-06-06 (55 Bighas- 06 Biswas- 06 Biswasi)</b>		<b>55315.4 Sq. Yards</b>
<b>Total area in acres</b>			<b>11.43 Acre Approx.</b>

E. And Whereas, the Vendor has further represented & warranted to the purchaser that the title of SHIPRA ESTATE LIMITED

Authorised Signatory



भारत सरकार  
GOVERNMENT OF INDIA



रजिन्दर शर्मा  
Rajinder Sharma  
जन्म तिथि/DOB: 06/09/1951  
पुरुष/ MALE



8199 9175 0939

MERA AADHAAR, MERI PEHACHAN



भारतीय निधि  
पञ्चकुल प्रौद्योगिकी प्राधिकरण  
INDIA

Address:  
C/O. 158, Sector -4 Mdc. 4 Mdc.  
Mansa Devi Complex, Panchkula,  
Panchkula,  
Haryana - 134114

पता:  
158, विभाग -4 ब्लक, 4 ब्लक, मन्सा देवी  
कॉम्प्लेक्स, पंचकुला, पंचकुला,  
हरियाणा - 134114

8199 9175 0939

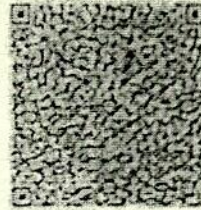
MERA AADHAAR, MERI PEHACHAN



भारत सरकार  
Government of India



अमित गुप्ता  
Amit Gupta  
जन्म तिथि / DOB : 12/09/1980  
पुरुष / Male



7623 8606 5046

आधार - आम आदमी का अधिकार



Unique Identification Authority of India

पता: S/O. सुभाष चंद गुप्ता, #  
105, गुरु नानक कॉलोनी, दफरपुर,  
मुबारकपुर, एसएस नगर (मोहाली),  
पंजाब, 140201

Address: S/O. Subhash Chand Gupta, #  
105, Guru Nanak Colony, Dafarpur,  
Mubarakpur, SAS Nagar (Mohali), Punjab,  
140201

7623 8606 5046

the said entire land is clear & marketable in its hand and that it has a valid legal title, right of ownership and possession of the said entire land without their being any third party rights, disputes, litigations or any intervention of any kind of regulation or law more particularly the Land Ceiling Act or any FEMA violations etc. and the land is free from all and every kind of charges, liens, claims, litigations, cesses and/ or disputes etc and the said land is in no way a prohibited land in any manner be it shamlat land, defence land or notified land under any Act including NHAI etc. and the Vendor have every legal right to sell, alienate and/or transfer the same in favor of the Purchaser under any/all the prevalent laws in force. No prior agreement for sale, development/joint development or creating any encumbrances, sale, transfer regarding the said entire land have been effected or executed by the Vendor with any other person, firm, company or institution etc., nor the said entire land or any part thereof is subject to any liens, pending litigation, charges, encumbrances, hindrances, attachment, acquisition, gifts, requisition and trust whatsoever or any notice for the same nor it is subject to any acquisition or notice or notification for the same or any income tax proceedings, debt recovery proceedings etc.

- F. And Whereas, the mutation entry/name of the Vendor have been affected in the revenue records of the concerned Tehsildar in respect of the said entire land and the same is duly confirmed by the Tehsildar to reflect the Vendor as the sole owner of the said entire land.
- G. And Whereas, the Vendor has offered to sell and transfer all its right, title and interest in the said entire land to the Purchaser and based on the aforesaid representation and believing the same to be true, the Purchaser has agreed to purchase the said entire land.
- H. And Whereas, by virtue of the present deed, the Vendor do hereby sell, transfer and assign all its right, title and interest including its entitlement in the said entire land with the right to use, occupy and possess the said entire land free from any obstructions, restrictions and hindrance of any nature whatsoever and based on the representations, covenants, declarations and undertakings given by the Vendor & based thereupon the Purchaser has agreed to purchase and acquire the said entire land on the terms and conditions set out herein.

**NOW THIS DEED FURTHER WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:**

1. The Vendor represent that it has a clear marketable & legal title, right of ownership and possession of the said entire land and are absolutely seized and possessed of and well and entitled to the said entire land with the right to use, occupy and possess the said entire land and is in vacant, unencumbered, unfettered and unrestricted possession of the said entire land free from all encumbrances, charges, mortgages, litigations, attachments and claims etc of any nature whatsoever. The Vendor further represents and assures the Purchaser that they have not transferred, sold, leased, licensed, encumbered, mortgaged, charged or created any third-party rights of any nature whatsoever in the said entire land. The Vendor further represents that they have the absolute legal capacity to sell and transfer the said entire land.
2. The Vendor hereby absolutely, unequivocally and irrevocably sells, transfers and assigns all its rights, title, interest along with all easementary rights in respect of the said entire land including any structures, trees, out rooms, tube wells (if any), situated in and over the said entire land including right to use the existing approvals of the said entire land whereby the purchaser shall be further entitled to sell the same to any third parties free from all encumbrances, charges, mortgages, litigations, attachments and claims etc of any nature whatsoever to the Purchaser for the total consideration of **Rs. 130,00,00,000.00/- (Rupees One Hundred Thirty Crores Only)**

('Total Consideration'). The details of the payment is as under:

SHIPRA ESTATE LIMITED

Authorised Signatory



(a) A sum of **Rs. 130,00,00,000.00/- (Rupees One Hundred Thirty Crores Only)** has already been paid in the following manner :

DATE	PARTY NAME	REFERENCE NO.	AMOUNT	REMARKS
27-07-18	SHIPRA ESTATE LIMITED	003843	10,890,000.00	
27-07-18	SHIPRA ESTATE LIMITED	TDS	110,000.00	Part of CHALLAN NO. 11872 DTD 08.08.2018, HDFC BANK BSR 0510075
29-10-18	SHIPRA ESTATE LIMITED	000025	9,900,000.00	
29-10-18	SHIPRA ESTATE LIMITED	TDS	100,000.00	CHALLAN NO. 11731 DTD 08.11.2019, HDFC BANK BSR 0510075
08-11-18	SHIPRA ESTATE LIMITED	000029	9,900,000.00	
08-11-18	SHIPRA ESTATE LIMITED	TDS	100,000.00	CHALLAN NO. 11731 DTD 08.11.2019, HDFC BANK BSR 0510075
15-02-19	SHIPRA ESTATE LIMITED	NEFT	99,910,000.00	
15-02-19	SHIPRA ESTATE LIMITED	TDS	1,009,192.00	CHALLAN NO. 11731 DTD 08.11.2019, HDFC BANK BSR 0510075
26-02-19	SHIPRA ESTATE LIMITED	NEFT	25,000,000.00	
26-02-19	SHIPRA ESTATE LIMITED	TDS	252,525.00	CHALLAN NO. 11731 DTD 08.11.2019, HDFC BANK BSR 0510075
02-05-19	SHIPRA ESTATE LIMITED	NEFT	50,000,000.00	
02-05-19	SHIPRA ESTATE LIMITED	TDS	505,050.00	CHALLAN NO. 10885 DTD 16.01.2020, HDFC BANK BSR 0510075
10-05-19	SHIPRA ESTATE LIMITED	001890	9,900,000.00	
10-05-19	SHIPRA ESTATE LIMITED	TDS	100,000.00	CHALLAN NO. 10885 DTD 16.01.2020, HDFC BANK BSR 0510075
14-05-19	SHIPRA ESTATE LIMITED	Part of Ch. No. 001912	3,000,001.00	
14-05-19	SHIPRA ESTATE LIMITED	TDS	30,303.00	CHALLAN NO. 10885 DTD 16.01.2020, HDFC BANK BSR 0510075
17-07-19	SHIPRA ESTATE LIMITED	NEFT	29,000,000.00	
17-07-19	SHIPRA ESTATE LIMITED	TDS	292,929.00	CHALLAN NO. 10885 DTD 16.01.2020, HDFC BANK BSR 0510075
31-12-19	SHIPRA ESTATE LIMITED	NEFT	103,95,00,000.00	
31-12-19	SHIPRA ESTATE LIMITED	TDS	1,05,00,000.00	CHALLAN NO. 10885 DTD 16.01.2020, HDFC BANK BSR 0510075
TOTAL			130,00,00,000.00	

Thereby a Total sum of **Rs. 130,00,00,000.00/- (Rupees One Hundred Thirty Crores Only)** has been paid which includes 1% TDS of Rs. 1,30,00,000/-

SHIPRA ESTATE LIMITED

Authorised Signatory

3. In pursuance of the full and final (total consideration) being paid by the Purchaser to the Vendor, the Vendor hereby absolutely and unconditionally grants, conveys, sells, transfers, assigns to the Purchaser all its rights, title and interest in the said entire land whatsoever and convey unto the Purchaser, to the use of the Purchaser's heirs, executors, administrators, successors and assigns absolutely and forever free from all encumbrance, lien, charge, mortgage, litigation, attachment and claim, etc., upon the said entire land along with all appurtenances, homesteads, trees, tanks, water sources, ways, rights, privileges and other easementary rights including right of passage from the nearest road whatsoever. The Vendor further convey unto the Purchaser the absolute right to hold and enjoy the said entire land and to its heirs, executors, administrators, successors and assign without any interruption or hindrance by the Vendor or any person claiming through or under him and the Vendor expressly agree and confirm that they have been left with no right, title, interest, claim or concern of any nature in respect of the said entire land and the Purchaser has become the absolute owner of the said entire land.
4. The Vendor hereby declare, affirm, acknowledge and confirm that the said entire land is absolutely clear and marketable land and they have a legal and marketable title / ownership to the same and further declares and undertakes that no part of the said entire land is or has been at any point of time in past, in any way a prohibited land in any manner, be it shamlat land, defence land or notified land under any Act and full possession of the said entire land given by Vendor in these presents, the Purchaser has in good faith agreed to purchase and acquire the said entire land from the Vendor.
5. The Vendor further hereby confirms that, henceforth, the Purchaser shall be the exclusive owner of the said entire land and the same shall be in the exclusive possession of the purchasers immediately on the execution of the present Sale Deed which purchaser shall be entitled to hold, use and enjoy the same for all times in future. Meaning thereby by virtue of the present Sale Deed, the Vendor do hereby confirm to handover the actual physical and exclusive possession of the said entire land to the purchaser in an unambiguous manner.
6. The Vendor have on execution hereof handed over actual, physical, quiet, vacant and peaceful possession of the said entire land to the Purchaser and the Purchaser shall hereinafter peacefully hold, use and enjoy the said entire land as its own property without any hindrance, interruption, claims or demand by or from the Vendor or any other person(s) whomsoever under or through him.
7. The Vendor hereby declares, undertakes and confirms that the said entire land have not been notified under Section 4 or 6 of the Land Acquisition Act, 1894 by the State/Central Government for any purpose and the same is not situated in the Green Belt outside the urbanized limit and is neither under Forest Land and/or under any Act for the time being in force. The said entire land is in possession of the Vendor and there is no bar or prohibition of transferring the title and actual, physical, quiet, vacant and peaceful possession of the said entire land to the Purchaser.
8. The Vendor hereby declares, undertakes and confirms that they have cleared all or any kind of outstanding dues, statutory dues, duties, charges, revenue charges, municipal cesses and taxes,

SHIPRA ESTATE LIMITED

Authorised Signatory



etc., if any applicable till date and will pay all charges of the government departments, semi-government and public bodies and local authorities and agencies if any calculated, raised or demanded by any department or local authority against the said entire land up to the date of execution of this Sale Deed. Further, the Vendor hereby undertakes to indemnify and keep the Purchaser fully indemnified and hold the Purchaser harmless against any claim, damage, loss, demand, action, dispute, litigation etc. of any nature sustained or suffered by the Purchaser on account of the non-payment of any applicable and payable rents, rates, taxes, assessments, dues, duties, cesses, charges and other outgoings whatsoever payable by the Vendor to any concerned government, semi-government and public bodies and local authorities or to any society etc. in respect of the said entire land for the period prior to the date of this Sale Deed. Provided however and notwithstanding anything else that may be provided in this Sale Deed, all and any amounts, statutory dues, duties, charges, revenue charges, municipal cesses and / or taxes that are not applicable as on the date of execution of this Sale Deed, but are levied, enforced and made applicable retrospectively shall not be, in any manner, liability of the Vendor, and the Purchaser shall bear the same.

9. That the Vendor further declares, undertakes & confirms that it shall be bound to clear any kind of legal impediments, encumbrances/defects in title in respect of the transfer of the said entire land in favour of the Purchaser in case any such problem arises whether before or after the execution and registration of this Sale Deed, the Vendor shall remove such defect to the full satisfaction of the Purchaser, at the Vendor's own costs and expenses and within one (1) month from the date of such defect being known and informed to the Vendor. Further, the Vendor shall get/fully co-operate in getting the mutation entry of the said entire land done in favour of the Purchaser after the registration of this Sale Deed. For abundant caution and notwithstanding anything else that may be provided in this Sale Deed, it is clarified that: (a) all and any amounts, statutory dues, duties, charges, revenue charges, municipal cesses and / or taxes that are not applicable as on the date of execution of this Sale Deed, but are levied, enforced and made applicable retrospectively shall not be, in any manner, liability of the Vendor, and the Purchaser shall bear the same; and (b) any legal impediments, encumbrances/defects (or another restriction or interest of similar nature) that arises due to actions / inactions, non-compliances, etc. by the Purchase or which do not pertaining to any action or inaction of the Vendor, shall not be, in any manner, liability of the Vendor, and the Purchaser shall be solely, at its own cost, be responsible for the same.

10. That the Vendor have further agrees that subject to the terms and conditions of this Sale Deed that Vendor shall keep Purchaser and/or its assigns, representatives, etc., saved, harmless and indemnified from and against all encumbrances, suits, actions, charges, losses, damages, attachments, litigation, actions, proceedings, costs or expenses, liabilities, fines and penalties, all proceedings of courts of law and, or, claims of third parties which the Purchaser and/or its assigns, representatives, etc., sustains or incurs or may sustain or may incur by reason of any legal or otherwise defect in the title of said entire land or any part thereof or by reason of any claim made by anybody, whatsoever on the said entire land in respect of the title of the Vendor and/or any liability outstanding against the said entire land on the date of this Sale Deed and/or arising on account of misrepresentation or breach of any representations and warranties of the

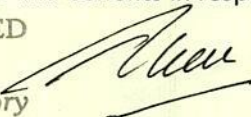
Authorised Signatory

Vendor under this Sale Deed. Further, in case the Purchaser is deprived of the complete use of the said entire land or any part thereof except for reasons which are attributed to any default, breach, action or inaction of the Purchaser, the Purchaser shall be entitled to and have the right to receive adequate compensation and charges at the rates not less than the market value/rates prevalent as on that date. The Vendor hereby agrees and undertakes that all persons claiming under or through or in trust for them and their successors-in-interest shall, from time to time and at all times hereafter, at the request and cost of the Purchaser, do or cause to be done all acts, deeds, matters and things and execute all such applications, affidavits, undertakings, documents, letters, papers, deeds, power of attorneys and writings whatsoever as may be required by the Purchaser to effectively fully transfer the said entire land in the name of the Purchaser in the land revenue records of the various authorities and for more perfectly transferring the right, title, interest and benefit of the Vendor in the said entire land and every part thereof to the exclusive use and benefit of the Purchaser as aforesaid.

11. The Vendor hereby declares, represents, warrants and covenants to the Purchaser:
- (a) That the Vendor have duly paid and discharged in full all applicable (as of the date of this Sale Deed) and payable dues and liabilities in respect of the said entire land including the municipal outgoings, taxes, rates, maintenance charges, penalties, dues and out standings etc. towards any municipal authority, society, concerned government, semi-government, public bodies and any local authorities upto the date hereof.
  - (b) That there are no tax recovery dues (Income Tax, Wealth Tax, or otherwise) pending or payable by the Vendor in respect of the said entire land and there is no order of attachment by the Income Tax Authorities or by any other Authorities nor any notice of acquisition/ requisition have been received in respect of the said entire land or any part thereof.
  - (c) That the Vendor are the absolute and sole owners and beneficiaries of the said entire land duly standing in the name of the Vendor in the revenue records and is absolutely entitled to the same and to all incidental rights thereto and to the exclusive right to use, enjoy and occupation of the said entire land and except the Vendor no other person or persons have any right, title, interest, claim or demand of any nature whatsoever upon the said entire land.
  - (d) That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Vendor or any person or persons lawfully or equitably claiming by, from, through, or in trust for the Vendor, the Vendor have full power and absolute authority in its own right to sell, assign and transfer etc the said entire land and to relinquish and transfer all its rights, title and interest therein in favour of the Purchaser under this Sale Deed.
  - (e) That neither the Vendor nor anyone on its behalf have committed or omitted any act, deed, matter or thing whereby rights in and/or to the said entire land including the right to peaceful use, occupation, ownership, enjoyment and right of way of the said entire land and other rights and benefits in respect thereof may become or may be prejudicially

SHIPRA ESTATE LIMITED

Authorised Signatory

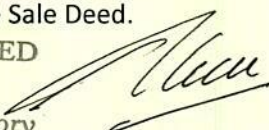


affected or encumbered in any manner whatsoever or whereby the said entire land and its other right, title and interest therein may become liable to attachment and/or sale whether by a decree or order of any competent court or otherwise and/or any encumbrance and/or claim from any third party.

- (f) That the Vendor have not created or purported to create any trust, gift, tenancy, license, charge, lease, mortgage, inheritance, lien or any other encumbrance or any kind of third party rights over the said entire land and no other person or party shall have any right, title or interest, claim or demand in to or upon the same either by way of mortgage, gift, trust, inheritance, lease, easement or otherwise and that the same is free from all and/or any encumbrances and there is no pending litigation of any kind whatsoever.
- (g) That the title to the said entire land is clear and marketable and the Vendor have not done any act or deed which shall in any manner be prejudicial to the clear and marketable title of the said entire land or any part thereof.
- (h) That the Vendor have not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof the Vendor is prevented from selling, conveying, transferring the said entire land to the Purchaser.
- (i) That the Purchaser, on completion of the sale, peaceably and quietly be entitled to hold and own the said entire land and all rights incidental thereto including the right to enter upon and remain in sole occupation, use and enjoyment of the said entire land and/or any part thereof in the Purchaser's own right without any interference, disturbance, interruption, claim or demand whatsoever and/or any person or persons lawfully equitably claiming by from, through, under or in trust for the Vendor.
- (j) That the Vendor have duly complied with, observed, performed all material rules, regulations, bye-laws and laws/statutes (as may be applicable) from the time being in force and that the Vendor have neither received any notice in relation to any breach of any of the rules, regulations bye-laws and laws/statutes (as may be applicable) from the competent and/or statutory authorities nor are there any actions or proceedings pending against the Vendor instituted by the competent and/or statutory authorities in respect of the said entire land.
- (k) That the Vendor have not received any notice for acquisition or requisition of the said entire land or any portion thereof from the government and/or any authority and the same is not subject to any attachment before or after judgment in any litigation and further that there is no dispute, notice, lis pen dens, litigation, judgment, demand, claim, lien, charge, mortgage, easement affecting the said entire land or any part thereof.
- (l) That the Vendor shall hand over to the Purchaser all the original title documents on the execution of the Sale Deed.

SHIPRA ESTATE LIMITED

Authorised Signatory



- (m) That the Vendor have the full legal capacity and the requisite authority to enter into/execute this Sale Deed and the same is a legally binding document.
- (n) That there are no facts and/or circumstances and/or contracts and/or arrangements, which in any manner will be adversely prejudicial to the rights of the Purchaser hereunder.

Relying upon the aforesaid representations, warranties, statements, covenants and assurances of the Vendor, the Purchaser has purchased the said entire land.

12. All expenses pertaining to the stamp duty and the registration fees in respect of this Sale Deed shall be borne by the Purchaser. The Vendor undertakes to extend all co-operation necessary including remaining present at the relevant sub registrar's office and do all such acts, deeds and things and execute such documents as may be necessary to enable the Purchaser to register this Sale Deed and such other documents as may be required by the Purchaser to effectively transfer the said entire land in favour of the Purchaser.

13. The aforesaid Recitals, Schedules, Annexures annexed hereto shall form an integral part of this Sale Deed and no alteration or amendment of this Sale Deed shall be valid or enforceable unless made in writing and signed by or on behalf of all the Parties hereto. This Sale Deed shall prevail over all other documents, deeds and / or writings that may have been executed by and between the Parties pertaining to the said entire land.

IN WITNESS WHEREOF, the Parties, hereto have set their respective hands to these presents on the day, date and year first above written in presence of the following witness:

Witness 1.

Khushpal Singh Advocate  
Zirakpur



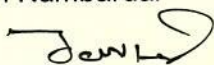
Vendor  
Mr. Rajinder Sharma UID 819991750939  
Authorised Signatory For M/s Shipra  
Estates Ltd. ( As authorized vide resolution  
Annexure A)



SHIPRA ESTATE LIMITED

Witness 2.

Jasvir Singh Nambardar  
Bhabat



Purchaser  
Mr. Amit Gupta UID 762386065046  
For M/s Suksha Developers (P) Ltd. (As  
authorised Person vide resolution Annexure B)

Authorised Signatory

DRAFTED BY  
K.P SINGH Advocate  
Zirakpur Date.....

13/7  
24/02/2020

