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# LAKEWOOD INFRA PROJECTS PRIVATE LIMITED



To,

23<sup>rd</sup> January, 2017  
Ref:-LIPPL/PACL/02

The Respected Members and,  
Nodal Officer cum Secretary to the Committee  
Justice (Retd.) R. M Lodha Committee  
(In the matter of PACL Ltd and connected matters)  
The Ashok Arena Building (Oudh Coridor)  
50-B, Chanakyapuri, New Delhi-110 021

Sub:- Your Public Notice dated 27<sup>th</sup> August, 2016 and Letter Ref No JRMLC/PACL/811/16-17 dated 24<sup>th</sup> October, 2016.

Respected Member's,

With reference to your letter dated 24<sup>th</sup> October, 2016 we are pleased to submit the following information and document as sought out in the above mention letter:-

| Sr No | Details of the Property                                | Area                         | MR No.   | Date of Purchase                                                                                                     | Name of the Seller                                                                                                                                                                                                                                                                                                                                                                                                                                            | Amount Involved (Excluding Stamp Duty and Registration Charges) |
|-------|--------------------------------------------------------|------------------------------|----------|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| 1     | Land at Village Thanehavi, Tehsil Khalapur, Maharastra | 3.885 Acres (Survey No 24/2) | 25271-16 | Registration No 2072/2012 dated 11 <sup>th</sup> May, 2012 with the Office of the Sub-Registrar Khalapur, Maharastra | 1) Vishwanath Ram Mhashilkar<br>2) Sitabai Ram Mhashilkar<br>3) Smita Ashok Mhashilkar<br>4) Nikhil Ashok Mhashilkar<br>5) Chaitanya Ashok Mhashilkar<br>6) Vishwanath Ram Mhashilkar<br>7) Jyoti Vishwanath Mhashilkar<br>8) Sai Vishwanath Mhashilkar<br>9) Shraddha Vishwanath Mhashilkar<br>10) Nityanand Ram Mhashilkar<br>11) Vidya Nityanad Mhashilkar<br>12) Sakshi Nityanand Mhashilkar<br>13) Manda Balaram Waghoskar<br>14) Nanda Suresh Choughule | 97,00,000.00                                                    |

# LAKEWOOD INFRA PROJECTS PRIVATE LIMITED

|   |                                                        |                                  |          |                                                                                                                      |                                                                                                         |             |
|---|--------------------------------------------------------|----------------------------------|----------|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------|
|   |                                                        |                                  |          |                                                                                                                      | 15) Aruna Dnyaneshwar Devruskar                                                                         |             |
| 2 | Land at Village Thanehavi, Tehsil Khalapur, Maharastra | 0.25 Acres (Survey Nos 19(3B/2)) | 25272-16 | Registration No 2370/2012 dated 27 <sup>th</sup> May, 2012 with the Office of the Sub-Registrar Khalapur, Maharastra | 1) Khandu Baban Kadam<br>2) Shakuntala Khandu Kadam<br>3) Jayvanti Baban Kadam<br>4) Kavita Baban Kadam | 6,25,000.00 |

Further the said property was purchased out of the fund invested by the holding company M/s Synergyone Infrastructure & Projects Pvt Ltd earlier known as NSB Infrastructure & Projects Pvt Ltd. The Payment details are as follows:-

## Details of Payment to Farmers for Sr. No 1 (MR No 25271-16)

| Sr No | Cheque/ DD No | Dated      | Amount      | In Favour of                  |
|-------|---------------|------------|-------------|-------------------------------|
| 1     | DD            | 02.05.2012 | 5,00,000.00 | Nitin P Torne                 |
| 2     | 000755        | 07.05.2012 | 5,66,000.00 | Sitabai Ramchandra Mhashilkar |
| 3     | 000756        | 07.05.2012 | 4,75,000.00 | Ashok Ram Mhashilkar          |
| 4     | 000757        | 07.05.2012 | 54,250.00   | Smita Ashok Mhashilkar        |
| 5     | 000758        | 07.05.2012 | 4,75,000.00 | Vishwanath Ram Mhashilkar     |
| 6     | 000759        | 07.05.2012 | 54,000.00   | Jyoti Vishwanath Mhashilkar   |
| 7     | 000760        | 07.05.2012 | 4,75,000.00 | Nityanand Ram Mhashilkar      |
| 8     | 000761        | 07.05.2012 | 54,250.00   | Vidya Nityanand Mhashilkar    |
| 9     | 000762        | 07.05.2012 | 1,00,000.00 | Manda Balaram Waghoskar       |
| 10    | 000763        | 07.05.2012 | 1,00,000.00 | Nanda Suresh Choughule        |
| 11    | 000764        | 07.05.2012 | 1,00,000.00 | Aruna Dnyaneshwar Devrukhkar  |
| 12    | 10030         | 10.07.2012 | 9,00,000.00 | Nitin P Torne                 |
| 13    | 10033         | 10.07.2012 | 9,00,000.00 | Sachin D Chavan               |
| 14    | 10034         | 10.07.2012 | 9,00,000.00 | Santosh N Salunke             |
| 15    | 10035         | 16.07.2012 | 3,00,000.00 | Vishwanath Ram Mhashilkar     |
| 16    | 10036         | 16.07.2012 | 2,00,000.00 | Naityanand Ram Mhashilkar     |
| 17    | 10037         | 16.07.2012 | 1,00,000.00 | Ashok Ram Mhashilkar          |
| 18    | 10060         | 22.09.2012 | 1,00,000.00 | Nitin P Torne                 |
| 19    | 10063         | 07.11.2012 | 3,90,000.00 | Vishwanath Ram Mhashilkar     |
| 20    | 10069         | 07.11.2012 | 3,25,000.00 | Ashok Ram Mhashilkar          |
| 21    | 10062         | 07.11.2012 | 1,30,000.00 | Sitabai Ramchandra Mhashilkar |
| 22    | 10064         | 07.11.2012 | 3,25,000.00 | Naityanand Ram Mhashilkar     |
| 23    | 10071         | 07.11.2012 | 2,00,000.00 | Nitin P Torne                 |
| 24    | 10070         | 21.01.2013 | 1,30,000.00 | Nanda Suresh Choughule        |

# LAKWOOD INFRA PROJECTS PRIVATE LIMITED

|              |      |            |                     |                           |
|--------------|------|------------|---------------------|---------------------------|
| 25           | DD   | 09.05.2013 | 2,50,000.00         | Vishwanath Ram Mhashilkar |
| 26           | Cash |            | 15,96,500.00        |                           |
| <b>Total</b> |      |            | <b>97,00,000.00</b> |                           |

## Details of Payment to Farmers for Sr. No 2 (MR No 25272-16)

| Sr No        | Cheque/ DD No | Dated      | Amount             | In Favour of         |
|--------------|---------------|------------|--------------------|----------------------|
| 1            | 010026        | 24.05.2012 | 1,37,500.00        | Khandu Baban Kadam   |
| 2            | 010027        | 24.05.2012 | 25,000.00          | Jayvanti Baban Kadam |
| 3            | 010028        | 24.05.2012 | 25,000.00          | Kavita Baban Kadam   |
| 4            | 010061        | 23.10.2012 | 50,000.00          | Khandu Baban Kadam   |
| 5            | 010067        | 07.11.2012 | 1,37,500.00        | Khandu Baban Kadam   |
| 6            | 010072        | 02.04.2013 | 25,000.00          | Khandu Baban Kadam   |
| 7            | 010075        | 21.05.2013 | 10,000.00          | Khandu Baban Kadam   |
| 8            | Cash          | 21.05.2013 | 2,15,000.00        |                      |
| <b>Total</b> |               |            | <b>6,25,000.00</b> |                      |

Bank Statement reflecting the payments to the concerned farmers is attached herewith along with the Balance Sheet of the Company for the acquired financial year.

**For Lakewood Infra Projects Private Limited**



**Manu Nath**

(Auth. Signatory/Representative)

**AUDITOR'S REPORT**

**TO THE MEMBERS OF LAKEWOOD INFRA PROJECTS PRIVATE LIMITED**

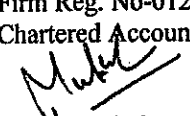
1. We have audited the attached Balance Sheet of **Lakewood Infra Projects Private Limited** (the Company) (PAN AACCL0467H) as at **31st March 2012** and also the statement of Profit & Loss and Cash Flow Statement for the year ended on that date annexed thereto. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audit.
2. We have conducted our audit in accordance with the auditing standards generally accepted in India. These standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amount and disclosure in the financial statement. An audit also includes assessing the accounting principles used and significant estimates made by management as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.
3. As required by the Companies (Auditors Report) Order, 2003 issued by the Central Government of India in terms of section 227(4A) of the Companies Act, 1956, we are of the opinion that the matters specified in the paragraph 4 and 5 of the said Order are not applicable.
4. Further to our comments in the Annexure referred to in paragraph 3 above :
  - (a) We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
  - (b) In our opinion, proper books of accounts have been kept by the Company so far as appears from our examination of the same;
  - (c) The Balance Sheet and Profit & Loss and Cash Flow Statement dealt by this report are in agreement with the books of account;
  - (d) In our opinion, the Balance Sheet and Profit & Loss and Cash Flow Statement dealt with this report comply with the accounting standards referred to in sub-section (3C) of section 211 of the Companies Act, 1956;
  - (e) On the basis of written representations received from the directors, as on 31st March, 2012 and taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2012 from being appointed as a director in terms of clause (g) of sub-section (1) of Section 274 of the Companies Act, 1956;
  - (f) In our opinion and to the best of our information and according to the explanations given to us, the said accounts read with the notes thereon, give the information required by the Companies Act, 1956 in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India;

- [i] In the case of the Balance Sheet, of the state of affairs of the Company as on 31st March 2012;
- [ii] In the case of Statement of Profit & Loss, of the Loss for the year ended on that date; and
- [iii] In the case of Cash Flow Statement, of the flows for the year ended on the date.

For **GOYAL BHANOT & CO**

Firm Reg. No-012376C

Chartered Accountants

  
CA Mukesh Goyal  
Partner, FCA  
MRN: 400697



Pune, 23<sup>rd</sup> August, 2012



# LAKEWOOD INFRA PROJECTS PRIVATE LIMITED

HOUSE NO.187,SOFIA MANZIL, 12th FLOOR, RMV II STAGE, DOLOR'S COLONY, BENGALURU-560094

## BALANCE SHEET AS AT 31ST MARCH, 2012

Amount in

₹

| PARTICULARS                                       | Note No. | Figures as on 31st March, 2012 | Figures as on 31st March, 2011 |
|---------------------------------------------------|----------|--------------------------------|--------------------------------|
| <b>I EQUITIES AND LIABILITIES</b>                 |          |                                |                                |
| (1) Shareholder's Funds                           |          |                                |                                |
| (a) Share Capital                                 | 2        | 1,00,000                       | 1,00,000                       |
| (b) Reserves and Surplus                          | 3        | (54,169)                       | -                              |
| (2) Share application money pending for allotment |          | -                              | -                              |
| (3) Non-Current Liabilities                       |          |                                |                                |
| (a) Long -term borrowings                         |          | -                              | -                              |
| (b) Other Long term liabilities                   |          | -                              | -                              |
| (4) Current Liabilities                           |          |                                |                                |
| (a) Short-term borrowings                         |          | -                              | -                              |
| (b) Trade payables                                |          | -                              | -                              |
| (c) Other current liabilities                     | 4        | 16,16,854                      | 5,515                          |
| (d) Short-term provisions                         |          | -                              | -                              |
| <b>Total</b>                                      |          | <b>16,62,685</b>               | <b>1,05,515</b>                |
| <b>II ASSETS</b>                                  |          |                                |                                |
| (1) Non-current assets                            |          |                                |                                |
| (a) Fixed Assets                                  |          | -                              | -                              |
| (b) Non-current investments                       |          | -                              | -                              |
| (c) Deferred tax assets (Net)                     |          | -                              | -                              |
| (d) Long term loans and advances                  |          | -                              | -                              |
| (e) Other non-current assets                      |          | -                              | -                              |
| (2) Current Assets                                |          |                                |                                |
| (a) Current investments                           |          | -                              | -                              |
| (b) Inventories                                   |          | -                              | -                              |
| (c) Trade receivables                             |          | -                              | -                              |
| (d) Cash and cash equivalents                     | 5        | 16,62,685                      | 70,000                         |
| (e) Short-term loan and advances                  |          | -                              | -                              |
| (f) Other current assets                          | 6        | -                              | 35,515                         |
| <b>Total</b>                                      |          | <b>16,62,685</b>               | <b>1,05,515</b>                |
| Significant Accounting Policies                   | 1        |                                |                                |

The Notes form an integral part of these financial statement

"As per our separate report of even date"

For Goyal Bhanot & Co.

Firm Regn No : 012376C

Chartered Accountants

CA Mukesh Goyal  
(Partner)

Membership No. : 400697



Sandeep Kumar  
(Director)

Prakash Chand Sharma  
(Director)

Pune, 23rd August, 2012.

Pune, 23rd August, 2012.

# LAKEWOOD INFRA PROJECTS PRIVATE LIMITED

HOUSE NO.187,SOFIA MANZIL, 12th FLOOR, RMV II STAGE, DOLOR'S COLONY, BENGALURU-560094

| STATEMENT OF PROFIT AND LOSS FOR THE PERIOD ENDED 31ST MARCH, 2012              |             |                                      | Amount in<br>₹                       |
|---------------------------------------------------------------------------------|-------------|--------------------------------------|--------------------------------------|
| PARTICULARS                                                                     | Note<br>No. | Figures as on<br>31st March,<br>2012 | Figures as<br>on 31st<br>March, 2011 |
| I. Revenue from operations                                                      |             | -                                    | -                                    |
| II. Other incomes                                                               |             | -                                    | -                                    |
| <b>III. Total Revenue</b>                                                       |             | -                                    | -                                    |
| IV. <u>Expenses</u>                                                             |             |                                      |                                      |
| Cost of material consumed                                                       |             | -                                    | -                                    |
| Purchase of Stock-in-trade                                                      |             | -                                    | -                                    |
| Change in inventories of finished goods,<br>work-in-progress and stock-in-trade |             | -                                    | -                                    |
| Employee benefit expenses                                                       |             | -                                    | -                                    |
| Financial Cost                                                                  |             | -                                    | -                                    |
| Depreciation and amortisation expenses                                          |             | -                                    | -                                    |
| Other expenses                                                                  | 7           | 54,169                               | -                                    |
| <b>IV. Total Expenses</b>                                                       |             | 54,169                               | -                                    |
| V. Profit before exceptional and<br>extraordinary items and tax (III-IV)        |             | (54,169)                             | -                                    |
| VI. Exceptional Items                                                           |             | -                                    | -                                    |
| VII. <b>Profit Before Tax ( V + VI)</b>                                         |             | (54,169)                             | -                                    |
| VIII. Tax expenses                                                              |             |                                      |                                      |
| (1) Current tax                                                                 |             | -                                    | -                                    |
| (2) Deferred tax                                                                |             | -                                    | -                                    |
| IX. <b>Profit/(Loss) for the period (VII + VIII)</b>                            |             | (54,169)                             | -                                    |
| X. Earning per equity share:                                                    |             |                                      |                                      |
| Basic & Diluted                                                                 |             | (5.42)                               | -                                    |

The Notes form an integral part of these financial statement

"As per our separate report of even date"

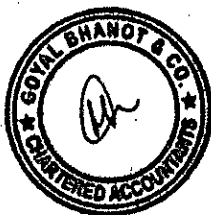
For Goyal Bhanot & Co.

Firm Regn No : 012376C

Chartered Accountants

CA Mukesh Goyal  
(Partner)

Membership No. : 400697



Sandeep Kumar  
(Director)

Prakash Chand Sharma  
(Director)

Pune, 23rd August, 2012.

Pune, 23rd August, 2012.

# LAKWOOD INFRA PROJECTS PRIVATE LIMITED

HOUSE NO.187, SOFIA MANZIL, 12th FLOOR, RMV II STAGE, DOLOR'S COLONY, BENGALURU-560094

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## NOTES TO ACCOUNTS TO FINANCIAL STATEMENT

### 1. SIGNIFICANT ACCOUNTING POLICIES AND PRACTICES

The financial statements have been prepared on accrual basis and under historical cost convention and in compliance, in all material aspects, with the applicable accounting principles in India, the applicable accounting standards notified under section 211(3C) and other relevant provisions of Companies Act, 1956.

#### 1.1 FIXED ASSETS

Tangible fixed assets are stated at cost, net of tax/duty credits availed, less accumulated depreciation/impairment losses, if any. Cost includes original cost of acquisition, including incidental expenses related to such acquisition and installation.

Intangible assets are stated at cost, net of tax/ duty credits availed, less accumulated amortization/impairment losses, if any. Cost includes original cost of acquisition including incidental expenses related to such acquisition.

#### 1.2 DEPRECIATION

Depreciation on fixed assets is provided on the "Written Down Value Method" (W.D.V) at the rates prescribed in the Schedule XIV to the companies act, 1956 from time to time.

Assets individually costing less than Rs. 5000 are fully depreciated in the year of acquisition.

#### 1.3 INVESTMENTS

Investments are classified as long term and current investments. Long Term Investments are carried at cost less provision for permanent diminution, if any in value of such investments. Current investments are carried at lower of cost and fair value.

#### 1.4 INVENTORIES

##### Raw Materials

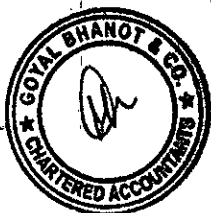
Raw Materials, construction materials and stores & spares are valued at weighted average cost. Cost excludes refundable duties and taxes.

##### Work in Progress

Properties under development are valued at cost. Cost comprises all direct development expenditure, administrative expenses and borrowing costs.

##### Finished Goods

Land held for resale and Properties developed are valued at lower of cost price and net realizable value.



*Neema*

# LAKEWOOD INFRA PROJECTS PRIVATE LIMITED

HOUSE NO.187,SOFIA MANZIL, 12th FLOOR, RMV II STAGE, DOLOR'S COLONY, BENGALURU-560094

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## 1.5 REVENUE RECOGNITION

Revenue is recognised to the extent that is probable that the economic benefit will flow to the company, revenue can be reliably measured and significant risk & reward has been transferred.

Revenue from property development is recognized when the company has entered into agreement to sale with the buyer and all significant risk and rewards of ownership have been transferred to the buyer and there is no uncertainty regarding reliability of the sale consideration.

Interest on investment and bank deposits are recognised on the time proportion basis taking into account the amount invested and the rate applicable.

## 1.6 BORROWING COST

Interest and other borrowing cost attributable to qualifying assets are capitalized. Other interest and borrowing costs are charged to revenue.

## 1.7 PROVISIONS, CONTINGENT LIABILITIES AND CONTINGENT ASSETS

A provision is recognised when there is a present obligation as a result of a past event, that probably requires an outflow of resources and a reliable estimate can be made to settle the amount of obligation. Provision is not discounted to its present value and is determined based on the last estimate required to settle the obligation at the year end. These are reviewed at each year end and adjusted to reflect the best current estimate. Contingent liabilities are not recognised but disclosed in the financial statements. Contingent assets are neither recognised nor disclosed in the financial statements.

## 1.8 TAXATION

Income-tax expense comprises current tax and deferred tax charge or credit. Provision for current tax is made on the basis of the assessable income at the tax rate applicable to the relevant assessment year. The deferred tax asset and deferred tax liability is calculated by applying tax rate and tax laws that have been enacted or substantively enacted by the Balance Sheet date. Deferred tax assets arising mainly on account of brought forward losses and unabsorbed depreciation under tax laws, are recognised, only if there is a virtual certainty of its realisation, supported by convincing evidence. Deferred tax assets on account of other timing differences are recognised only to the extent there is a reasonable certainty of its realisation. At each Balance Sheet date, the carrying amounts of deferred tax assets are reviewed to reassure realisation. Minimum Alternative Tax credit is recognised as an asset only when and to the extent there is convincing evidence that the company will pay normal tax during the specified period.

## 1.9 EARNING PER SHARE

Basic earnings per share is computed and disclosed using the weighted average number of common shares outstanding during the period. Diluted earnings per share is computed and disclosed using weighted average number of common and dilutive common equivalent shares outstanding during the period, except when results would be anti dilutive.

## 1.10 EMPLOYEE BENEFITS

All the employee benefit expenses are booked as and when they become due.



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# LAKEWOOD INFRA PROJECTS PRIVATE LIMITED

HOUSE NO.187,SOFIA MANZIL, 12th FLOOR, RMV II STAGE, DOLOR'S COLONY, BENGALURU-560094

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## 2 SHARE CAPITAL

| PARTICULARS                             | As at 31st<br>March,2012 | As at 31st<br>March,2011 |
|-----------------------------------------|--------------------------|--------------------------|
| <b>Authorised</b>                       |                          |                          |
| 50,000 equity shares of Rs. 10 each     | 5,00,000                 | 5,00,000                 |
| <b>Issued, Subscribed &amp; Paid up</b> |                          |                          |
| 10,000 equity shares @ Rs. 10 each      | 1,00,000                 | 1,00,000                 |
| <b>TOTAL</b>                            | 1,00,000                 | 1,00,000                 |

The reconciliation of the number of equity shares outstanding is as under:

| PARTICULARS                                   | As at 31st<br>March,2012<br>NUMBER | As at 31st<br>March,2011<br>NUMBER |
|-----------------------------------------------|------------------------------------|------------------------------------|
| Shares outstanding as at the beginning of the | 10,000                             | -                                  |
| Shares issued during the year                 | -                                  | 10,000                             |
| Shares outstanding as at the end of the year  | 10,000                             | 10,000                             |

Details of shares held by shareholders holding more than 5% of aggregate shares in company

| PARTICULARS                                               | As at 31st March,2012 |           | As at 31st March,2011 |           |
|-----------------------------------------------------------|-----------------------|-----------|-----------------------|-----------|
|                                                           | No. of shares<br>held | % holding | No. of<br>shares held | % holding |
| 1 Synergyone Infrastructure & Projects<br>Private Limited | 9,999                 | 100%      | 9,500                 | 95%       |

NOTE: The Company has only one class of equity shares having a par value of Rs. 10 per share.

## 3 RESERVES & SURPLUS

| PARTICULARS                  | As at 31st<br>March,2012 | As at 31st<br>March,2011 |
|------------------------------|--------------------------|--------------------------|
| <b>Profit &amp; Loss A/c</b> |                          |                          |
| Opening Balance              | -                        | -                        |
| Add: Profit During the year  | (54,169)                 | -                        |
| Closing Balance              | (54,169)                 | -                        |
| <b>Total</b>                 | (54,169)                 | -                        |



*Sumit*

# LAKWOOD INFRA PROJECTS PRIVATE LIMITED

HOUSE NO.187,SOFIA MANZIL, 12th FLOOR, RMV II STAGE, DOLOR'S COLONY, BENGALURU-560094

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## 4 OTHER CURRENT LIABILITIES

| PARTICULARS            | As at 31st<br>March,2012 | As at 31st<br>March,2011 |
|------------------------|--------------------------|--------------------------|
| (a) Audit Fees Payable | 16,854                   | 5,515                    |
| (b) Greenfield Estates | 16,00,000                | -                        |
| Total                  | 16,16,854                | 5,515                    |

## 5 CASH AND BANK BALANCES

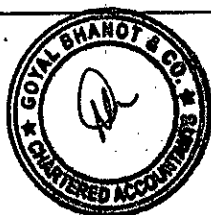
| PARTICULARS                               | As at 31st<br>March,2012 | As at 31st<br>March,2011 |
|-------------------------------------------|--------------------------|--------------------------|
| (a) Balance with Bank<br>-IDBI Bank 00240 | 15,94,485                | -                        |
| (b) Cash on Hand                          | 68,200                   | 70,000                   |
| Total                                     | 16,62,685                | 70,000                   |

## 6 OTHER CURRENT ASSETS

| PARTICULARS                  | As at 31st<br>March,2012 | As at 31st<br>March,2011 |
|------------------------------|--------------------------|--------------------------|
| (a) Pre-Operative Expenses   | -                        | 5,515                    |
| (b) Preliminary Expenses W/o | -                        | 30,000                   |
| Total                        | -                        | 35,515                   |

## 7 OTHER EXPENSES

| PARTICULARS                    | As at 31st<br>March,2012 | As at 31st<br>March,2011 |
|--------------------------------|--------------------------|--------------------------|
| (a) Audit Fees Payable         | 16,854                   | -                        |
| (b) Preliminary Expenses W/o   | 30,000                   | -                        |
| (c) Miscellaneous Expenses W/o | 5,515                    | -                        |
| (d) MCA Fees                   | 1,800                    | -                        |
| Total                          | 54,169                   | -                        |



*Normal*

# LAKEWOOD INFRA PROJECTS PRIVATE LIMITED

HOUSE NO.187,SOFIA MANZIL, 12th FLOOR, RMV II STAGE, DOLOR'S COLONY, BENGALURU-560094

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## 8 CONTINGENT LIABILITIES AND COMMITMENTS (to the extent not provided for)

There were no contingent liabilities of company as on 31st March, 2012.

## 9 RELATED PARTIES

### KEY MANAGEMENT PERSONS

Sandeep Kumar

Prakash Chand Sharma

There has been no related parties transactions in the company for the said period

## 10 AUDITORS' REMUNERATION

| PARTICULARS              | As at 31st<br>March,2012 | As at 31st<br>March,2011 |
|--------------------------|--------------------------|--------------------------|
| (a) Statutory Audit Fees | 16,854                   | -                        |
| (b) Other Fees           | -                        | -                        |
| Total                    | 16,854                   | -                        |

## 11 DISCLOSURE UNDER MSMED ACT 2006

There has been no parties under Micro, Small and Medium Enterprise Development Act, 2006 in the knowledge of management whose disclosure needs to be made.

## 12 FOREIGN CURRENCY DISCLOSURES

There has been no foreign currency transaction in the company for the said period

## 13 MANAGERIAL REMUNERATION

No Payments made or provided during the financial year to Directors as Managerial Remuneration under section 198 of the Companies Act, 1956 or as sitting fees or for any other services.

14 The Financial statement for the year ended 31st march, 2012 has been prepared as per revised schedule VI. Accordingly, the previous year figures have also been reclassified to conform to this year classification.



*Signature*

# LAKEWOOD INFRA PROJECTS PRIVATE LIMITED

HOUSE NO.187, SÖFIA MANZIL, 12th FLOOR, RMV II STAGE, DÖLÖR'S COLONY, BENGALURU-560094

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- 15 The Deferred Tax Assets/Liabilities is not recognized on account of prudence.
- 16 The Company is engaged in the business of real estate activities where the operating cycle commences with the acquisition of land/ project, statutory approvals, construction activities and concludes with sales which normally exceeds 12 months. Accordingly, classification of assets and liabilities into current and non-current has been done considering the relevant operating cycle of the project, estimated by the management.

*"As per our separate report of even date"*

For Goyal Bhanot & Co.

Firm Regn No : 012376C

Chartered Accountants



CA Mukesh Goyal  
(Partner)

Membership No. : 400697



Sandeep Kumar  
(Director)

Prakash Chand Sharma  
(Director)

Pune, 23rd August, 2012.

Pune, 23rd August, 2012.





# LAKEWOOD INFRA PROJECTS PRIVATE LIMITED

HOUSE NO.187,SOFIA MANZIL, 12th FLOOR, RMV II STAGE, DOLOR'S COLONY, BENGALURU-560094

495

## CASH FLOW STATEMENT FOR THE YEAR ENDED AT 31st MARCH,2012

(Amount in Rs.)

|          | PARTICULAR                                                  | Year ended<br>31-Mar-12 | Year ended<br>31-Mar-11 |
|----------|-------------------------------------------------------------|-------------------------|-------------------------|
| <b>A</b> | <b>Cash flow from operating activities</b>                  |                         |                         |
|          | Profit before tax                                           | (54,169)                | -                       |
|          | Adjustments for:                                            |                         |                         |
|          | Depreciation & Amortisation                                 | -                       | -                       |
|          | Non-Cash Items                                              | -                       | -                       |
|          | Interest income                                             | -                       | -                       |
|          | <b>Operating profit before working capital changes</b>      | <b>(54,169)</b>         | <b>-</b>                |
|          | Adjustments for:                                            |                         |                         |
|          | (Increase) / decrease in trade receivables                  | -                       | -                       |
|          | Increase / (decrease) in long term provisions               | -                       | -                       |
|          | (Increase) / decrease in short-term loans and advances      | -                       | -                       |
|          | Increase / (decrease) in trade payables                     | -                       | -                       |
|          | Increase / (decrease) in other current liabilities          | 16,11,339               | 5,515                   |
|          | Increase / (decrease) in short term provisions              | -                       | -                       |
|          | (Increase) / decrease in other current assets               | 35,515                  | (35,515)                |
|          | <b>Cash generated from operations</b>                       | <b>15,92,685</b>        | <b>(30,000)</b>         |
|          | Direct taxes (refunded) / paid                              | -                       | -                       |
|          | <b>Net cash from/(used in) operating activities</b>         | <b>15,92,685</b>        | <b>(30,000)</b>         |
| <b>B</b> | <b>Cash flow from investment activities</b>                 |                         |                         |
|          | Purchase of fixed assets                                    | -                       | -                       |
|          | Sale of fixed assets                                        | -                       | -                       |
|          | Purchase of Non-current investments                         | -                       | -                       |
|          | Dividend Received                                           | -                       | -                       |
|          | Interest received                                           | -                       | -                       |
|          | <b>Net cash from/(used in) investment activities</b>        | <b>-</b>                | <b>-</b>                |
| <b>C</b> | <b>Cash flow from financing activities</b>                  |                         |                         |
|          | Loan To related parties                                     | -                       | -                       |
|          | Loan & Adv to other                                         | -                       | -                       |
|          | Capital Introduction                                        | -                       | 1,00,000                |
|          | Share Application money received                            | -                       | -                       |
|          | Long Term Borrowing                                         | -                       | -                       |
|          | <b>Net cash from/(used in) financing activities</b>         | <b>-</b>                | <b>1,00,000</b>         |
|          | <b>Net increase/(decrease) in cash and cash equivalents</b> | <b>15,92,685</b>        | <b>70,000</b>           |
|          | Cash and cash equivalents at the beginning of the year      | 70,000                  | -                       |
|          | <b>Cash and cash equivalents at the end of the year</b>     | <b>16,62,685</b>        | <b>70,000</b>           |



494

**LAKEWOOD INFRA PROJECTS PRIVATE LIMITED**

HOUSE NO.187,SOFIA MANZIL, 12th FLOOR, RMV II STAGE, DOLOR'S COLONY, BENGALURU-560094

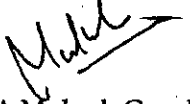
- 1 The Cash Flow statement has been prepared under the 'Indirect Method' as set out in the Accounting Standard -3 on Cash Flow Statement as referred to in scheme 211(3C) of Companies Act,1956.
- 2 Previous Year figures have been regrouped and reclassified to conform to those of the currency year.
- 3 The Cash Flow Statement has been compiled from and based on the balance sheet as at March 31, 2012 and related statement of profit & loss for the year ended on that date.

*"As per our separate report of even date"*

**For Goyal Bhanot & Co.**

Firm Regn No : 012376C

Chartered Accountants

  
CA Mukesh Goyal

Partner

Membership No. : 400697



  
Sandeep Kumar  
(Director)

Prakash Chand Sharma  
(Director)

Pune, 23rd August, 2012.

Pune, 23rd August, 2012.

493

# LAKEWOOD INFRA PROJECTS PRIVATE LIMITED

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To,

23<sup>rd</sup> September, 2016

Ref:-LIPPL/PACL/01

**The Respected Members,**

**Justice (Retd.) R. M Lodha Committee**

(In the matter of PACL Ltd and connected matters)

The Ashok Arena Building (Oudh Coridor)

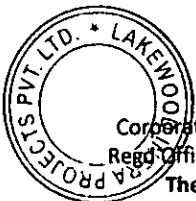
50-B, Chanakyapuri, New Delhi-110 021

**Sub:- Your Public Notice dated 27<sup>th</sup> August, 2016**

Respected Member's,

We have recently come to know that Securities and Exchange Board of India has published a notice dated 27<sup>th</sup> August, 2016 for inviting expression of interest of sale under the guidance of Hon'ble Justice (Retd.) Mr. R. M. Lodha Committee in the matter of PACL Ltd. and others and connected matters for auction of certain properties allegedly belonging to PACL Ltd. which are situated at various locations including certain properties belonging to our company.

We would like to bring your notice those certain properties which are put up for auction exclusively belongs to our company. We had purchased the properties which are more particularly enclosed in Annexure I hereto (hereinafter referred to as the "said properties") from our own funds and income for the purpose of expansion of our company business. Please find enclosed herewith the copies of the agreements at Annexure "II" hereto evidencing the right, title and interest of our company with regard to the said properties. We are the sole and absolute owner and in peaceful possession of the said properties.



Corporate Office: Divya Drishti, Plot No. 1, Sawastik Society, Main Gulmohar Road, JVPD Scheme, VileParle (W), Mumbai – 400056  
Regd Office: House No 187, "Sofia Manzil", 12<sup>th</sup> Cross, RMV II Stage, Dollar's Colony, Bengaluru-560 094, Ph No. +91 (0) 22 2618 7383  
The registered CIN of LIPPL is U45400KA2010PTC056256 | Email Us:-Info@strideindia.com | www.strideindia.com

# LAKEWOOD INFRA PROJECTS PRIVATE LIMITED

That at the outset in and around October, 2013 we got an opportunity to expand our business and entered into joint development of properties with PACL Ltd. for the properties belonging to our company as well as some properties owned by PACL Ltd.

Accordingly, we offered our properties to be developed by PACL Ltd. including but not limited to investment of funds for development for those properties. Looking at the prospective business opportunity and scarcity of own funds to develop the said properties, we decided to enter into an agreement with PACL Ltd. with certain pre-conditions to be fulfilled by both the parties and finally executed Definitive Agreement for Settlement dated 2<sup>nd</sup> October, 2013. Please find enclosed herewith the copy of the said Definitive Agreement at Annexure "III" hereto. Infact a perusal of the said agreement would show that it is not even PACL Ltd. case that the said properties in question belongs to them. In terms of the said agreement we submitted the original documents of the said properties in the joint custody at Office Premises No 402, Crescent Royale, Off New Link Road, Andheri (West), Mumbai. .

However, subsequently due to non-compliance of certain conditions of the said agreement by PACL Ltd. dispute arose between PACL Ltd. and our company. Accordingly, we terminated the said agreement by our letter dated 19<sup>th</sup> March, 2015 addressed to PACL Ltd. Please find enclosed herewith the copy of the said Notice dated 19<sup>th</sup> March, 2015 at Annexure "IV" hereto. However, PACL Ltd. filed a petition under section 9 as well as section 11 of the Arbitration Act before Hon'ble Bombay High Court, which is pending for final disposal.



# LAKEWOOD INFRA PROJECTS PRIVATE LIMITED

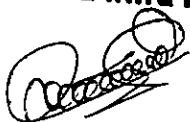
491

In the petition filed under section 9, being Filing No ARBPL/1937/2014 dated 16<sup>th</sup> December 2014 and Registration No ARBP/363/2015 dated 27<sup>th</sup> February 2015, the Hon'ble Bombay High Court has passed an order dated 22<sup>nd</sup> December 2014 inter alia directing our company as well as other respondents therein not to create third party rights with regard to properties and investments of the company (which includes said properties). Please find enclosed herewith the copies of the said Petitions and orders passed by the Hon'ble Bombay High Court at Annexure" V" hereto. In order to meet its liability PACL Ltd. is misleading the Courts/Authorities by passing off other entities properties as its own.

In view of the aforesaid, we are placing our objection before the respected Committee under the guidance of Hon'ble Mr. Justice (Retd.) R. M. Lodha that the said properties be removed from the list of the properties put up for auction. We would like to further request the respected committee to give us a hearing to explain our case in detail for objecting to the sale of the said properties and to show documents evidencing that the right, title and interest in respect of the said properties belongs to our Company.

For Lakewood Infra Projects Private Limited

**Lakewood Infra Projects Pvt. Ltd.**



**Director**

**Manu Nath**

(Auth. Signatory/Representative)



Annexure 1

**ANNEXURE -I**

| Sr No | Documents Type    | Registration Details                                                                                                  | Village/Taluka/ Tehsil/State                    | Survey Nos | Area        | Mr. No   |
|-------|-------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------------|-------------|----------|
| 1     | Agreement to Sale | Registration No 2072/2012 dated 11 <sup>th</sup> May, 2012 with the Office of the Sub-Registrar Khalapur, Maharashtra | Village Thanehavi, Tehsil Khalapur, Maharashtra | 24/2       | 3.885 Acres | 25271-16 |
| 2     | Agreement to Sale | Registration No 2370/2012 dated 27 <sup>th</sup> May, 2012 with the Office of the Sub-Registrar Khalapur, Maharashtra | Village Thanehavi, Tehsil Khalapur, Maharashtra | 19(3B/2)   | 0.25 Acres  | 25272-16 |
|       |                   |                                                                                                                       |                                                 |            |             |          |









Site visit - 10/10/19

श्री. कल्लु. नं.-१,००० रु. (१०० पान्नी) - ५-२०९०-सीट्टे ४०-(३५ए) १७६

दस्तावेज परत केसा.

608 1971-72

[illegible]

दुय्यम निबंधक

4,000 7, (200)

608 1971-1972

[illegible]

(CUSTOMER COPY)



Order No. : D-S/STP(V)/C.R. 1007/02/05/928-31

Br. F. C. Road

Date 8/5/12

|                 |                |
|-----------------|----------------|
| Stamp Duty      | Rs. 3,88,000/- |
| Service Charges | Rs. 10/-       |
| Total           | Rs. 3,88,010/- |

Name of Stamp duty paying party Kailash  
B. Motwani

Name of counter party Vishwanath  
Ram Mhashilkar

Purpose of transaction Agreement  
to sale

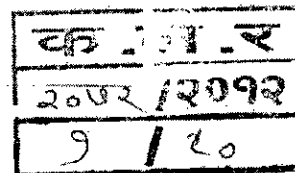
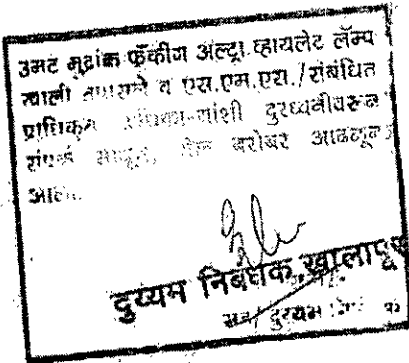
Cheque No., if any, \_\_\_\_\_

Drawn on Bank \_\_\_\_\_

Branch \_\_\_\_\_

Cashier

Authorized Signatory



॥ श्री ॥

साठेकरार



साठेकरार आज दिनांक ११ माहे मे सन २०१२ इसवी ते दिवशी  
खालापूर येथे करण्यात आला.

487

88,000/-

Industrial Development Bank of  
India Ltd. I.D.B.I. House,  
Dnyaneshwar Paduka Chowk,  
Fergusson College Road,  
Shivajinagar, Pune-411 004.  
D-5/STP(V)/C.R.1007/02/05/  
928-31

भारत 63232  
132751  
SPECIAL  
MAY 06 2012  
15:59  
R.0388000/- PF5039  
INDIA STAMP DUTY MAHARASHTRA

इस जाय डी बी आय बैंक लिमिटेड  
For IDBI BANK LIMITED

प्राधिकृत हस्ताक्षरकर्ता/Authorised Signatory  
एफ. सी. रोड शाखा, पुणे/F.C. Rd. Br., Pune-4

श्री. कैलाश बिहारीलाल मोटवानी,

उ.व.अ. : २७ वर्ष, धंदा : शेती व नोकरी.

राहणार : १०४, मेफेअर इल्लाना, फेज - २,

एन.आय.बी.एम. रोड, कोंढवा खुर्द,

पुणे-४११०१८. (पिन कार्ड नं. AODPM7068R).

यांसी यापुढे 'लिहून घेणार' असे संबोधण्यात आले आहे. (अर्थ व संदर्भ यांचेशी विसंगत नसेल तर सदर 'लिहून घेणार' या संज्ञेत त्यांचे वालीवारस, हक्कदार, मृत्युपत्र चालविणारे इसम, प्रशासक, त्याचे संबंधित नॉमिनीज वगैरे सर्वांचा समावेश असल्याचे मानण्यात येईल.)

..... लिहून घेणार / प्रथम पक्ष

आणि ...

अ. विश्वनाथ राम म्हशिलकर (हिंदु एकत्र कुटुंब कर्ता),

उ.व.अ. : ३७ वर्ष, धंदा : शेती.

राहणार : ठाणेन्हावे, तालुका खालापूर व जिल्हा रायगड.

क.ल.र  
2002/2092  
2/10

यांसी यापुढे 'जमीन मालक' असे संबोधण्यात आले आहे (अर्थ व संदर्भ यांचेशी विसंगत नसेल तर सदर 'जमीन मालक' या संज्ञेत, सदर हिंदु एकत्र कुटुंब, त्यातील आज रोजी असलेले - भविष्यकाळात त्यांत होणा-या बदल्यांसह एकत्र कुटुंबांचे या करारावर सही करणारे तसेच सही न करणारे अज्ञान व सज्ञान सभासद, तसेच भविष्यकाळात सदर एकत्र कुटुंबात होणारे सर्व प्रकारचे बदल, तसेच त्याचे विभाजन झाल्यास अशा विभाजनातून तयार होणारी दुसरे पक्ष अनेक हिंदु एकत्र कुटुंबे, त्यातील अज्ञान सभासदांचे पालनकर्ते व एकंदर कुटुंबातील अज्ञान व सज्ञान - त्या त्या वेळी असणा-या सभासदांचे वालीवारस, हक्कदार, मृत्युपत्र चालविणारे इसम, प्रशासक, त्याचे संबंधित नॉमिनीज व वालीवारस, वगैरे सर्वांचा समावेश असल्याचे मानण्यात येईल.)

..... लिहून देणार / दुसरे पक्ष



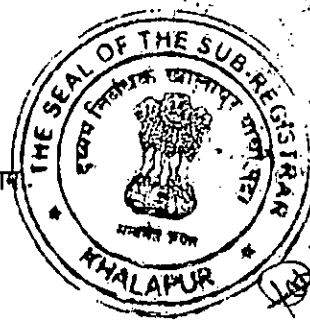
यांसी ..

ब. १) श्रीमती. सिताबाई राम म्हशिलकर,

उ.व.अ. : ७३ वर्ष, धंदा : शेती व घरकाम.

२) श्री.अशोक राम म्हशिलकर,

उ.व.अ. : ३९ वर्ष, धंदा : शेती.

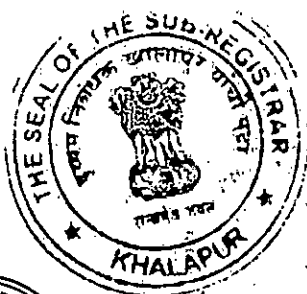


406

|                                                          |                                                       |
|----------------------------------------------------------|-------------------------------------------------------|
| दस्तावेज प्रकार (Nature of Document)                     | Agreement to Sale                                     |
| रजिस्ट्रेशन विवरण (Registration Details)                 | Registrable / Non Registrable                         |
| रजिस्ट्रार नाम (S.R.O.)                                  | Khalapur                                              |
| फ्रान्किंग युनिक नंबर (Franking Unique No.)              | 63232 - 132751                                        |
| संपत्तीचे थोडक्यात वर्णन (Property Description in brief) | Plot SNNO - 2412 Village Thane Nhave Khalapur, Rajgad |
| विचारणा रक्कम (Consideration Amount)                     | 97,00,000/-                                           |
| संपत्तीचे मालकचे नाव (Stamp Name)                        | Kailash Bihari Lal Motwani                            |
| संपत्तीचे मालकचे नाव (Name of the Seller Party)          | Vishwanath Ram Phashilkar                             |
| संपत्तीचे मालकचे नाव (Through Name)                      | Nirmal                                                |
| स्टॅम्प ड्युटी रक्कम (Stamp Duty Amt)                    | Threelakh eighty eight thousand only                  |
| संपत्तीचे मालकचे नाव (Signature)                         | [Signature]                                           |



क.ल.र  
2002/2092  
3 / 60



३) सौ.सिता अशोक म्हशिलकर,  
उ.व.अ. : ३६ वर्ष, धंदा : शेती व घरकाम

४) कु.निखील अशोक म्हशिलकर,  
उ.व.अ. : १३ वर्ष, धंदा : शिक्षण .

५) कु.चैतन्य अशोक म्हशिलकर ,अज्ञान,  
उ.व.अ. : १० वर्ष, धंदा : शिक्षण .

क्रमांक ४ व ५ अज्ञान तर्फे पालनकर्ता म्हणुन वडील

श्री . अशोक राम म्हशिलकर,

६) श्री.विश्वनाथ राम म्हशिलकर,  
उ.व.अ. : ३७ वर्ष, धंदा : शेती

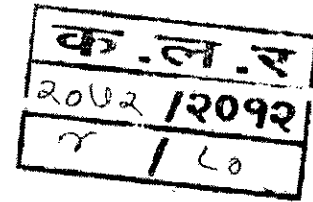
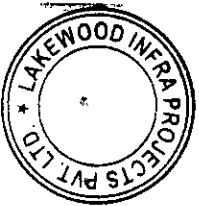
७) सौ. ज्योती विश्वनाथ म्हशिलकर  
उ.व.अ. : ३५ वर्ष, धंदा : शेती व घरकाम .

८) कु. साही उर्फ साई विश्वनाथ म्हशिलकर,  
उ.व.अ. : ५, वर्ष, धंदा : शिक्षण .

९) कु. श्रद्धा विश्वनाथ म्हशिलकर ,  
उ.व.अ. : २ वर्ष, धंदा : काही नाही .

क्रमांक ८ व ९ अज्ञान तर्फे पालनकर्ता म्हणुन वडील  
श्री.विश्वनाथ राम म्हशिलकर,

१०) श्री.नित्यानंद राम म्हशिलकर  
उ.व.अ. : ३५ वर्ष, धंदा : शेती



10/11

484  
A

११) सौ.विद्या नित्यानंद म्हशिलकर  
उ.व.अ. : ३३ वर्ष, धंदा : शेती व घरकाम .

१२) कु.साक्षी नित्यानंद म्हशिलकर,  
उ.व.अ. : ०८ वर्ष, धंदा : शिक्षण .

क्रमांक १२ अज्ञान तर्फे पालनकर्ता म्हणुन वडील  
श्री नित्यानंद राम म्हशिलकर,

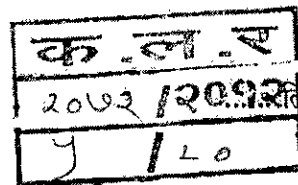
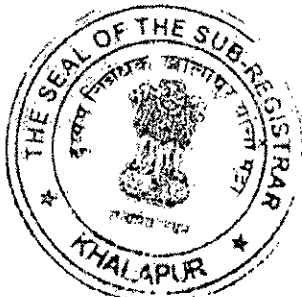
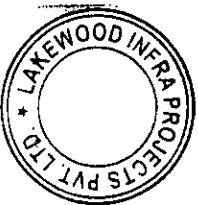
वर क्र १ ते १२ सर्व राहणार, ठाणेन्हावे,  
तालुका खालापूर ,जिल्हा रायगड.

१३) सौ. मंदा बाळाराम वाघोसकर,  
उ.व.अ. : ४५ वर्ष, धंदा : घरकाम .  
राहणार : जांभुळपाडा ,तालुका सुधागड ,जिल्हा रायगड.

१४) सौ.मंदा सुरेश चौगुले (कुंभार),  
उ.व.अ. : ४३ वर्ष, धंदा : घरकाम  
राहणार : पाली, तालुका सुधागड , जिल्हा रायगड.

१५) सौ.अरुणा ज्ञानेश्वर देवरुसकर,  
उ.व.अ. : ४१ वर्ष, धंदा : घरकाम .  
राहणार : गोराई खाडी, बोरीवली (पुर्व),मुंबई.

यांसी यापुढे 'जमीन मालकांचे कुटुंबिय' असे संबोधण्यात आले आहे (अर्थ व संदर्भ यांचेशी विसंगत नसेल तर सदर 'जमीन मालकांचे कुटुंबिय' या संज्ञेत, त्यांचेपैकी प्रत्येकाचे वालीवारस, हक्कदार, मृत्युपत्र चालविणारे, प्रशासक व त्याचे संबंधित वालीवारस व त्याचे वतीने हक्क अधिकार सांगणा-या सर्वांचा समावेश असल्याचे मानण्यात येईल).



लिहून देणार / दुसरे पक्ष

*[Handwritten signature]*

(क्लिष्टता व दुर्बोधता टाळण्यासाठी या करारात 'जमीन मालक', व 'जमीन मालकांचे कुटुंबिय' यांचा संदर्भानुसार एकत्रित उल्लेख 'लिहून देणार / दुसरे पक्ष' असा केलेला आहे)

कारणे साठेकरार करण्यात येतो की :

१. मिळकतीचे वर्णन :-

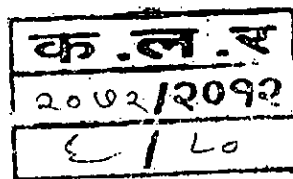
तुकडी जिल्हा रायगड, पोटा तुकडी तालुका खालापूर येथील जिल्हा परिषद रायगड, तालुका पंचायत समिती, खालापूर, यांचे हद्दतील व मे. दुय्यम निबंधक, खालापूर यांच्या कार्यक्षेत्रातील आणि ग्रामपंचायत मौजे ठाणेन्हावे स्थळसीमेतील व तलाठी सजा साजगांव, यांचे कार्यक्षेत्रातील गांव मौजे ठाणेन्हावे येथील खालील वर्णनाची शेतजमिन मिळकत :

| भुमापन क्रमांक / सर्व्हे क्रमांक<br>व हिस्सा क्रमांक | क्षेत्रफल<br>हेक्टर-आर -प्रती                                                                 | आकार<br>रुपये - पैसे. |
|------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------|
| २४/२                                                 | १ - ५५ - ४<br>(०- २०-२ पो.ख. सह)<br>म्हणजे १५५४० चौरस मिटरस म्हणजे<br>सुमारे ३ एकर ३५.२ गुंठे | ०७ = २०               |

यांसी चतुःसीमा खालीलप्रमाणे :-

पुर्वेस वा त्या वाजुस : स.नं. २२ पैकी व स.नं. २३ पैकी .  
दक्षिणेस वा त्या वाजुस : स.नं. २२ पैकी व स.नं. २४/३ पैकी .  
पश्चिमेस वा त्या वाजुस : स.नं. २७ पैकी व स.नं. २४/३ पैकी .  
उत्तरेस वा त्या वाजुस : स.नं. २३ पैकी व स.नं. २४/१ पैकी .

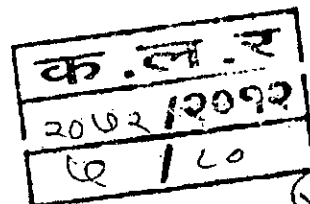
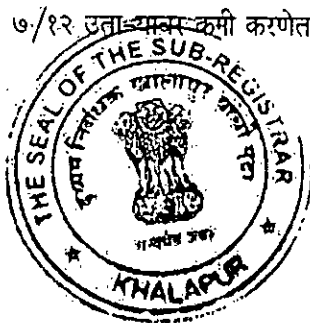
(टिप : वर कलम १ मध्ये नमूद केलेल्या मिळकतीच्या वर्णनात वा तपशिलात आणि मुलकी दफ्तरी, जमीन भुमापन दफ्तरी, मसकतुल्य नोंदीशी कोणत्याही प्रकारे विसंगती आढळून आल्यास मुलकी दफ्तरी, व जमिन भुमापन दफ्तरी अन्वयेची नोंदी प्रमाणे वरील मिळकतीचे वर्णन आहे असे समजून दस्त वाचला जाईल.



येणे प्रमाणे वर कलम १ मध्ये नमुद केलेले क्षेत्र, त्यातील झाड - झाडोरा, दगड, माती, जल, तृण, काष्ठ, पाषाण, वगैरे सर्व तदंगभूत वस्तुसहीत व रस्त्याचे कायमस्वरूपी जाणे - येणेचे, हलक्या जड वाहनांची ने-आण करणे, वगैरे वहिवाटीचे सर्व हक्कसुद्धा, तसेच जमीनी संदर्भात कोणत्याही प्रकारचा काही एक हक्क अधिकार व हितसंबंध राखून न ठेवता दरोवस्त, या दस्ताचा विषय आहे .

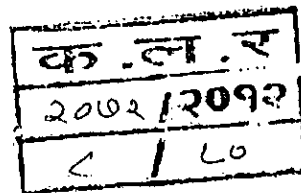
येणेप्रमाणे वर कलम १ मध्ये वर्णन केलेल्या जमीनीचा येथुनपुढे सोईसाठी 'सदर मिळकत'/'दस्त जमीन' असा उल्लेख करणेत आलेला आहे .

२. सन १९५३-१९५४ सालचे ७/१२ पाहता असे दिसून येते की, सदरील स.नं. २४/२ यांसी एकुण क्षेत्र ३ एकर ३३ . १. गुंठे (० एकर २० गुंठे पो.ख. सह) असून यांसी आकार ७ रूपये ३ आणे ० पै. एवढे होते. सदरील मिळकत सया लक्ष्मण पाटील यांचे नावे ७/१२ उता-यावर कब्जेदार सदरी दाखल होती. सदरचे सया लक्ष्मण पाटील यांचे दि. २१.०९.१९३३ रोजी निधन झालेने वारस वडील मुलगा तुकाराम सया पाटील यांचे नावाची नोंद फेरफार कं. ८७ द्वारे करण्यात आली. अश्या रितीने सदरील मिळकतीचे ७/१२ उता-यावर कब्जेदार सदरी श्री. तुकाराम सया पाटील धारणे यांचे नांव नमूद होते. सदरील फेरफार कं. ८७ हा असष्ट उपलब्ध असल्याबद्दल तलाठी सजा साजगांव यांनी दाखला दिला असे .
३. तदनंतर श्री तुकाराम सया पाटील धारणे यांनी सदरील मिळकत दि. १०.०४.१९४० रोजी अब्दुल लतीफ महमुद खोत यांस फरोक्तखताने दिली. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार क्रमांक १३२ अन्वये दि. १५.०५.१९४० रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद दि. ०४.०५.१९४१ रोजी प्रमाणित केली असे .
४. सदरील स.नं. २४/२ याचे खातेदार अब्दुल लतीफ महामूद खोत हे दि. ०४.०८.१९४५ रोजी मयत झाले, त्यांना वारस मुलगा नसलेने वारस म्हणुन फक्त त्यांची पत्नी खतीजा विवी ज. अब्दुल लतीफ खोत व मुली १. हवा विवी, २. अजीजा विवी, अपाक आई खतीजा विवी यांचे नावाची महसुल दफ्तरी नोंद करणेत आली. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार क्रमांक १५७ अन्वये दि. ०६.१०.१९४५ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद १०.११.१९४५ रोजी प्रमाणित केली असे. तदनंतर दि. ०३.१२.१९५६ रोजी अपाक खतीजा विवी ही नोंद सदर मिळकतीचे ७/१२ उता-यावर केली करणेत आली .

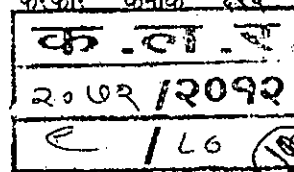




५. सदरील सर्व्हे नं. २४/२ या मिळकतीचे श्री. कोंडू पांगू कुंभार हे सन १९५२-५४ साली सा. कुळ म्हणुन सदरील मिळकत कसत असल्यामुळे सदर मिळकतीचे ७/१२ उता-यावर इतर हक्कांत त्यांचे नावाची नोंद करण्यात आली. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार क्रमांक २३४ अन्वये दि. २३.०५.१९५२ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद दि. १५.१२.१९५२ रोजी प्रमाणित केली असे.
६. कोंडू पांगू कुंभार हे ३ वर्षांपूर्वी मयत झाले व त्यांस वारस म्हणुन वारस मुलगे -१. चिंधू कोंडू म्हशीलकर उर्फ कुंभार २. वामन कोंडू म्हशीलकर ३. राम कोंडू म्हशीलकर, व एक मुलगी मथुबाई मारुती कार्लेकर व पत्नी राधाबाई कोंडू म्हशीलकर एकुण ५ वारस आहेत सवव वारस रजिस्टर नं. २ प्रमाणे वारसांची नावे दाखल केली. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार क्रमांक ३२८ अन्वये दि. १६.०५.१९६७ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद दि. ०९.०३.१९६८ रोजी प्रमाणित केली असे.
७. तदनंतर दि. २६.०४.१९६४ रोजी कुळ कायदा कलम ३२ ग अन्वये चिंधू कोंडू कुंभार या कुळांनी सदर मिळकत विकत घेतली असल्याने त्यांचे नांव नियंत्रित सत्ताप्रकाराने कब्जेदार सदरी दाखल केले व पुर्वीचे कब्जेदार श्रीमती खतीजा बिबीज अ. लतिफ खोत यांचा रक्कम रुपये १०२१-०८ रुपयांचा बोजा इतर हक्कात ठेवला व त्यांचे नाव कब्जेदार सदरातून कमी केले. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार क्रमांक ३३६ अन्वये दि. १५.०७.१९६७ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद दि. ०९.०३.१९६८ रोजी प्रमाणित केली असे. अशा रितीने सदर मिळकतीचे ७/१२ उता-यावर कब्जेदार सदरी १. चिंधू कोंडू म्हशीलकर उर्फ कुंभार २. वामन कोंडू म्हशीलकर ३. राम कोंडू म्हशीलकर, व एक मुलगी मथुबाई मारुती कार्लेकर व पत्नी राधाबाई कोंडू म्हशीलकर यांचे नावाची नोंद करण्यात आली.
८. सदर मिळकतीचे एक खातेदार श्री. चिंधू कोंडू म्हशीलकर यांनी देवन्हावे वि.वि. कार्यकारी सहकारी सोसायटी यांस दि. ०६.०६.१९६९ रोजी इकरार पत्र देवून सदरील मिळकतीवर ८०० रुपयांचा बोजा ठेवला. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार क्रमांक ३५३ अन्वये दि. ०७.०६.१९६९ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद दि. ०४.०९.१९६९ रोजी प्रमाणित केली असे.



९. तदनंतर महाराष्ट्र राज्याचा वजन मापासंवधीचा अंमल वजावणीचा कायदा १९५८ व भारतीय नाणे कायदा १९५५ अन्वये गांवचे हक्क नोंद कागदी अंमल देण्यासाठी माननीय जिल्हा निरीक्षक भूमि अभिलेख दशमान यांचेकडून नवीन दशमान परिमाणात रूपांतरीत आकारबंद व हिस्सा फॉर्म नं. १२ गांव वहिवाटीस आले वरून त्याचा गांवी १ ते ३४ या स.नं. साठी अंमल देण्यासाठी नोंद केली व त्यांचे क्षेत्र व आकाराचे दशमान परिमाणांत रूपांतर केले. सदरील नोंदीने स.नं. २४/२ याचे एकुण क्षेत्र ३ एकर ३३ .।. गुंटे (० एकर २० गुंटे पो.ख. सह) मधुन १ हेक्टर ५५.४ आर (० हेक्टर २०.२ आर पो.ख. सह) व आकार ७ रुपये ३ आणे ० पै. मधुन ७ रुपये १८ पैसे मध्ये जाहिर झाले. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार क्रमांक ३८६ अन्वये दि. ०४.०४.१९७० रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद दि. २४.११.१९७० रोजी प्रमाणित केली असे.
१०. तदनंतर श्री. वामन कोंडू म्हशीलकर यांनी देवन्हावे वि.वि. कार्यकारी सहकारी सोसायटी यांस दि. २४.१०.१९७५ रोजी इकरार पत्र देवून सदरील मिळकतीवर १६०० रुपयांचा वोजा ठेवला. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार क्रमांक ४१८ अन्वये दि. ०१.१२.१९७५ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद दि. २०.०१.१९७६ रोजी प्रमाणित केली असे.
११. शासनाने अल्युमिनीयमची १, २ व ३ पैशांची नाणी चलनांतून कमी केल्यामुळे भरणा करणे सोयीचे व्हावे म्हनून आदेश दिलेमुळे तालुका परिपत्रकांवरून गांवचे संबंधी सर्व्हे नंबर (१ ते ७५) व हिस्सा नंबरच्या आकारांत गांवचे हक्कनोंद कागदी अंमल देणेसाठी आकारामध्ये ५ पैसेच्या पटीत आकारणीत दुरुस्ती केली. मे. तहसिलदार सो. खालापूर यांचेकडील हु. नं. ८३/ आर टी.एस. /११२ ता. १६.०२.१९८३ चे हुकुमाप्रमाणे नोंद करण्यात आली. अशा रितीने सदरील स.नं.२४/२ यांसीं आकार ७ रुपये २० पैसे करण्यात आला. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार क्रमांक ५३९ अन्वये दि. २६.०७.१९८४ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद दि. २४.०९.१९८४ रोजी प्रमाणित केली असे.
१२. तदनंतर सदर मिळकतीची एक खातेदार राधाबाई कोंडू म्हशीलकर हया सुमारे ३० वर्षांपूर्वी मयत झाल्या असून तीस वारस मुलगे, मुली खालील प्रमाणे - १. चिंधु कोंडू म्हशीलकर, २. वामन कोंडू म्हशीलकर, ३. रामचंद्र कोंडू म्हशीलकर व मुलगी ४. मधुबाई मारुती कार्लेकर हया वारस सुमारे ३१ वर्षांपूर्वी मयत झाल्या असून तीस वारस मुलगा किसन मारुती कार्लेकर हे एकटेच वारस आहेत सदर वारसाने खिश्चन धर्म स्विकारले असल्याने त्यांचे वारस म्हणुन नांव नकारता अ. नं. १ ते ३ वारस म्हणुन वारस गजिस्तर नं. ३६ प्रमाणे नोंद दाखल करण्यात आली. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार क्रमांक ६३५ अन्वये



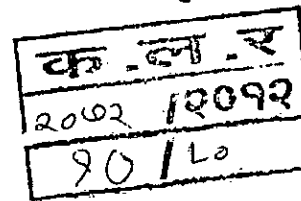
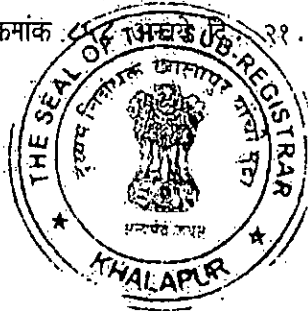
दि. २०.०५.१९९६ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद दि. ०५.०६.१९९६ रोजी प्रमाणित केली असे.

१३. तदनंतर सदर स.नं. २४/२ मिळकतीचे कब्जेदार यांनी रोजगार हमी योजनेशी निगडित फलोत्पादन लागवड योजनेचा लाभ घेतला आहे शासनाने वसुली करावयाची रक्कम लाभधारक शेतकरी बुडवू नये तसेच जमिनीची विक्री झाल्यास खरेदीदार त्याची माहिती द्यावी या करिता संबंधीत खातेदाराचा ७/१२ उता-यावर शासनाचा फलोत्पादन विकास योजनेचा लाभ घेतला आहे असा दाखला इतर हक्कात ठेवण्यात आला. अशा रितीने सदर मिळकतीचे ७/१२ उता-यावर इतर हक्कांत ० हेक्टर ४० आर क्षेत्राकरीता रक्कम रु. ११०१२ याचा शासनाचे फलोत्पादन विकास योजनेचा लाभ घेतला. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार कमांक ७८९ अन्वये दि. ०९.०२.२००१ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने मा. तहसिलदार खालापूर यांजकडून हु.नं. हक्कनोंद/का.त.-४ /रो.ह.यो. नोंद/१०६/२००१ दि. ०३.०२.२००१ जा.कं. ४८४ वरून सदरील नोंद दि. ३१.०७.२००१ रोजी प्रमाणित केली असे.

१४. सदर मिळकतीचे एक खातेदार चिंधू कोंडू कुंभार (म्हशीलकर) हे दिनांक २४.११.२००१ रोजी मयत झाले असून त्यांना खालील वारस आहेत. १. गजानन चिंधू म्हशीलकर, २. भास्कर चिंधू म्हशीलकर, ३. विठोबा चिंधू म्हशीलकर या प्रमाणे वारस नोंद करणेत आली. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार कमांक ७९४ अन्वये दि. १५.०१.२००२ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद दि. ०८.०२.२००२ रोजी प्रमाणित केली असे.

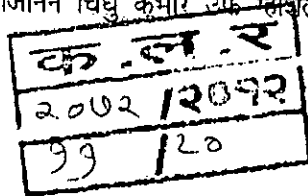
१५. सदर मिळकतीचे कुळ चिंधू कोंडू कुंभार (म्हशीलकर) यांनी मुळ जमीन मालक खतीजा विवी अ. लतिफ खोत यांचा कु.का.क. ३२ ग प्रमाणे रक्कम रु. १०२१-०४ च्या वोल्याची मुददल व व्याजासह फेड केल्यामुळे इतर हक्कातील वोजा मा. तहसिलदार खालापूर यांचेकडील दि. १३.०६.२००६ रोजीचे हु.नं. कुळ वहीवाट/३२ग वोजा /२००५ कमी केला. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार कमांक ८५७ अन्वये दि. १४.०६.२००६ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद दि. १०.०७.२००६ रोजी प्रमाणित केली असे.

१६. सदर मिळकतीचे खातेदार श्री. वामन कोंडू म्हशीलकर यांनी देवन्हावे वि.वि. का. सह. सोसायटीचा संपूर्ण फेड करून इतर हक्कांतील वोजा कमी केल्याचे सोसायटीच्या दाखल्यावरून नोंद करण्यात आली. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार कमांक ८९१ अन्वये दि. ३१.०६.२००६ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली



असून, संबंधीत महसुल अधिका-याने सदरील नोंद सेक्रेटरी साजगांव वि.वि.का.स. सेवा सोसायटी लि यांचे दाखल्याप्रमाणे या शे-यानिशी प्रमाणित केली.

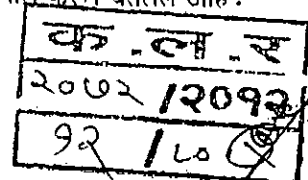
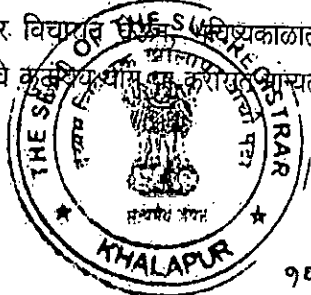
१७. तदनंतर सदर मिळकतीचे खातेदार राम कोंडू म्हशिलकर - मयत तर्फे वारस म्हणुन १. विश्वनाथ राम म्हशिलकर २. अशोक राम म्हशिलकर ३. नित्यानंद राम म्हशिलकर ४. मंदा वाळाराम वाघोसकर ५. नंदा सुरेश चौगुले (कुंभार) ६. अरुणा ज्ञानेश्वर देवरुसकर व सितावाई राम म्हशिलकर यांची नोंद वा.र. नं. १२० प्रमाणे झाली. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार क्रमांक ९२७ अन्वये दि. ११.०६.२००८ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद दि. १४.०७.२००८ रोजी प्रमाणित केली असे.
१८. तदनंतर १. वामन कोंडू म्हशीलकर २. गजानन चिंधू म्हशीलकर, ३. भास्कर चिंधू म्हशीलकर, ४. विठोबा चिंधू म्हशीलकर यांनी दि. २८.०२.२०११ दस्त नं. ८३९.२०११ अन्वये विनामोवदला हक्कसोडपत्र १. विश्वनाथ रामचंद्र कुंभार उर्फ म्हशीलकर २. आशोक रामचंद्र कुंभार ३. नित्यानंद रामचंद्र कुंभार ४. मंदा वाळाराम वाघोसकर ५. नंदा सुरेश चौगुले ६. अरुणा ज्ञानेश्वर देवरुसकर ७. सितावाई रामचंद्र कुंभार यांचे लाभत दि. २८.०२.२०११ रोजी विनामोवदला हक्कसोडपत्र लिहून दिल्यामुळे त्यांचे नावाची नोंद सदर मिळकतीचे ७/१२ उता-यावरून कमी करण्यात येवून कब्जेदार सदरी हक्कसोडपत्र लिहून घेणार यांचे नावाची नोंद कायम ठेवण्यात आली. सदरील विनामोवदला हक्कसोडपत्र मा. दुय्यम निबंधक खालापूर यांचे कार्यालयात दि. २८.०२.२०११ रोजी दस्त कं ८३९/२०११ व्दारे नोंदविण्यात आले. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार क्रमांक १०९३ अन्वये दि. १६.०३.२०११ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद दुय्यम निबंधक खालापूर यांचे कडील दि. २८.०२.२०११ रोजीचा इंडेक्स - २ व रजिस्ट्रार हक्कसोडपत्रांवरून दि. १८.०४.२०११ रोजी प्रमाणित केली.
१९. वर नमुद केलेली सदर मिळकत ही कृषकदिन म्हणजे दिनांक १ एप्रिल, १९५७ पुर्वी पासून लिहून देणार व त्यांचे पुर्वजांचे कब्जा वहीवाटीत कुळ म्हणुन होती व मुंबई कुळ व शेतजमीनी कायदा, १९४८ चे तरतुदीनुसार सदर जमीन विकत घेण्याचा अधिकार लिहून देणार व त्याचे पुर्वजांस प्राप्त झाला होता. वरील परिस्थितीत कुळकायदा कलम कलम ३२ग अनुसार सदर मिळकत लिहून देणार यांच्या पुर्वजांचे नावे ३२-म द्वारे कब्जेदार सदरी दाखल झाली. दरम्यानच्या काळातील लिहून देणार यांचे कुटुंबातील काही सदस्यांच्या जन्म-मृत्युमुळे कौटुंबिक मिळकतीत विविध कुटुंबियांस मालकी हक्क प्राप्त झाले आहेत. दिनांक २८ फेब्रुवारी, २०११ च्या मा.सर्व-रजिस्ट्रार सो., खालापूर यांचेकडे क्रमांक ८३९/२०११ वर नोंदलेल्या रजिस्टर्ड हक्क सोड पत्राद्वारे लिहून देणार यांचे कुटुंबियातील १) श्री. मंगम कोंडू कुंभार उर्फ म्हशीलकर, २) श्री. गजानन चिंधू कुंभार उर्फ म्हशीलकर, ३)



श्री.भास्कर चिंधु कुभार उर्फ म्हशिलकर, ४) श्री.विठोवा चिंधु कुभार उर्फ म्हशिलकर, यांनी मिलकतीतील त्यांचे हक्क अधिकार लिहून देणार यांचे लाभात निरंतरचे सोडून दिले.अशा प्रकारे सदर मिलकत हि लिहून देणार यांची कुळकायदा कलम ४३ सापेक्ष कौटुंबिक मालमत्ता असून सदर मिलकतीचा खुला व निरंतरचा कच्चा दुसरे पक्ष यांचेकडेच आहे. सदरील मिलकत लिहून देणार यांचे वडिलोपार्जित मालकी हक्क व कब्जेवहिवाटीची आहे. त्याप्रमाणे त्यांचे नावाच्या नोंदी दस्त जमीनीचे रेकॉर्ड ऑफ साईटसला मालकी हक्काने दाखल आहेत. सध्या ७/१२ उता-यात कब्जेदार सदरी लिहून देणार यांचेपैकी काही जणांच्या नावाची नोंद आहे. सदरील दस्त जमीनीवावत लिहून देणार हे एकमेव हक्कदार आहेत अन्य कोणीही हक्कदार नाहीत व सदरील मिलकत उपभोगण्याचा, विकण्याचा वा त्यांचे मन मानेल त्याप्रमाणे तिची विल्हेवाट लावण्याचा त्यांना पूर्ण हक्क व अधिकार आहे.

२०. सदर शेतजमिनीपासून लिहून देणार यांना पुरेसे उत्पन्न मिळत नव्हते, तसेच लिहून देणार यांना व्यवसाय धंदा करण्यासाठी व एकत्र कुटुंबाच्या आर्थिक व कायदेशीर गरजा भागविण्यासाठी म्हणजेच प्रापंचिक आर्थिक अडचणीचे निवारण, इतर मिलकतीची सुधारणा, व एकत्र कुटुंबातील अज्ञान व्यक्तींच्या शिक्षणासाठी रोख रकमेची आवश्यकता असल्यामुळे अज्ञानांचे हित, कल्याण, विवाह, आजारपण, घरवांधणी, आपल्या योग्य अशा कायदेशीर गरजा भागविणे साठी, इतर योग्य अशा मिलकतींची खरेदी वगैरेसाठी, तसेच व्हिवाटीस व उपभोगांस गैरसोईची असलेमुळे, तसेच समाधानकारक उत्पन्न येत नाही, कायम तोटाच सहन करावा लागतो, अशा व तदनुशंगीक कारणासाठी, लिहून देणार यांनी सदरील मिलकत विक्रीस देण्यास ठरविले.

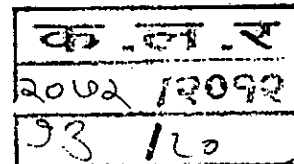
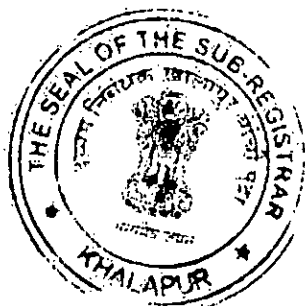
२१. लिहून घेणार हे जमिन खरेदीविक्रीच्या व्यवसायात असून त्यांना त्यांचे व्यावसायिक कामी योग्य अशा जमीनींची आवश्यकता असलेमुळे, ते योग्य अशा जमीनीचे शोधातच होते. लिहून घेणार हे सध्या सदरील ठाणेन्हावे परिसरातील जमीनी संपादित / खरेदी करण्याच्या विचारात आहेत याबाबत लिहून देणार यांना समजल्यावरून लिहून देणार यांनी लिहून घेणार यांना सदरील मिलकत रक्कम रु.२५,००,०००/- (रु.पंचवीस लाख फक्त) प्रति एकर प्रमाणे होणा-या एकूण रक्कम ९७,००,०००/- (अक्षरी रक्कम रूपये सत्याण्व लाख फक्त) या एकूण मोवदल्याकरीता खरेदी देण्याबाबत प्रस्ताव ठेवला. सदरील प्रस्ताव लिहून घेणार यांना मान्य झाल्यामुळे लिहून घेणार यांनी सदरील मिलकत लिहून देणार यांचेकडून लिहून घेणार अथवा त्यांचे नॉमीनिज यांचे नावे खरेदी करण्याचे मान्य व कबूल केले. जमीन मालकांचे कुटुंबिय हे हिंदु एकत्र कुटुंबाचे विद्यमान अज्ञान/सज्ञान सभासद आणि/अथवा त्यांचे कुटुंबिय आहेत. भविष्यकाळात हिंदु एकत्र कुटुंबात व त्यांच्या कर्ता व मॅनेजर यामध्ये होणारे वदल, विद्यमान सभासदात जन्म - मृत्युमुळे होणारे वदल, तसेच वेळोवेळी संबंधित सदस्यांच्या वारसास हिंदु वारसा कायदा, १९५६ अनुसार प्राप्त होणारे हक्क अधिकार विचारपूर्वक भविष्यकाळात काही तांत्रिक समस्या निर्माण होऊ नयेत म्हणून जमीन मालकांचे कुटुंबिय यांना या कायदा अन्वयात देण्यासाठी समील करून घेतलेले आहे.



२३. लिहून देणार यांचे वंशवेळ परिशिष्ट 'ब' मध्ये दिलेली आहे. सदर वंशवेळ वरोवर व विनचुक असल्याची खात्री व हमी लिहून देणार देत आहेत. सदर खात्री व हमीवर विसंबुन लिहून देणार हे हा खरेदीचा व्यवहार करित आहेत.
२३. सदरील मिळकत वर्ग २ खालील आहे व त्यावर शासनाचा फलोत्पादन विकास योजनेचा लाभ घेतला आहे या बाबी वगळता, सदरील मिळकत पुर्णतः निर्वेध, निजोखमी न वोजारहीत आहे, तसेच त्यांचा शेजारील बांध भावांशी कोणत्याही प्रकारचा वाद नाही. लिहून देणार यांना, सदरील दस्त जमीनीचे पुर्ण पणनयोग्य हक्क आहे. परंतु सदरील मिळकतीबाबत खरेदीचा व्यवहार करणेकामी कुळकायदा कलम कलम ४३ क अनुसार विक्रीची परवानगी मिळणे गरजेचे असल्यामुळे तसेच सदर परवानगी मिळणेकामी वेळ लागणार असल्यामुळे लिहून देणार हे सदरील मिळकतीचे सर्व हक्क अधिकार व हितसंबंध लिहून देणार यांना तवदिल करण्याचा दृष्टीने आजमितीस केवळ प्रस्तुतचे साठेखत लिहून देत आहेत.
२४. अशा रितीने सदरील लिहून देणार हे याखाली नमूद केलेल्या अटी व शर्तीवर तसेच साठेखतामध्ये नमूद केलेल्या मोबदल्यापोटी सदरील साठेखत सदरील लिहून देणार यांचे लाभात वर नमूद मोबदल्यापोटी दस्त निष्पादीत करून देत आहेत.

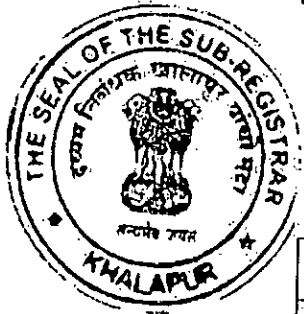
सदरील दस्तापोटी उभयतांचे दरम्यान ठरलेल्या अटी व शर्ती खालीलप्रमाणे :-

१. सदरील दस्त मिळकतीचे एकूण खरेदीची एकूण किंमत रक्कम रु ९७,००,०००/- (अक्षरी रक्कम रूपये सत्पाण्णव लाख फक्त) निश्चित झाली. सदरील विकसन व विक्री हक्क मोबदल्याची रक्कम दस्त जमीनीचे क्षेत्र विचारात घेऊन ठरलेली आहे.
२. सदरील विकसन व विक्री हक्क मोबदल्याचे किंमतीपोटीचे किंमतीपोटीचा एक भाग म्हणुन रक्कम रूपये २४,५३,५००/- (रक्कम रूपये चोवीस लाख त्रेपन्न हजार पाचशे फक्त), लिहून देणार यांनी, लिहून देणार यांना, खाली नमूद केलेले तपशिलाप्रमाणे दिलेली असून पुढील रक्कम ही पीडीसी द्वारे देण्याची असून ती लिहून देणार यांनी लिहून देणार यांना खालील अटीची व शर्तीची पूर्तता केल्यानंतर द्यावयाची आहे. सदर लिहून देणार यांना देण्यात आलेला भरणा तपशिल येणेप्रमाणे :



अ. लिहून घेणार यांनी लिहून देणार यांना सदरील मिळकतीसाठी आय.डी.वी.आय. वेंक, गाझियाबाद, उत्तर प्रदेश शाखेवरील चेकने साठेखतापोटी दिलेली रक्कम खालीलप्रमाणे :-

| रक्कम                                                         | लिहून देणार नंबर व नांव           | चेक नंबर | चेक तारीख  |
|---------------------------------------------------------------|-----------------------------------|----------|------------|
| ५,६६,०००/-                                                    | १. श्रीमती.सिताबाई राम म्हशिलकर   | ०००७५५   | ०७.०५.२०१२ |
| ४,७५,०००/-                                                    | २. अशोक राम म्हशिलकर              | ०००७५६   | ०७.०५.२०१२ |
| ५४,२५०/-                                                      | ३. सौ.स्मिता अशोक म्हशिलकर        | ०००७५७   | ०७.०५.२०१२ |
| ४,७५,०००/-                                                    | ६. विश्वनाथ राम म्हशिलकर          | ०००७५८   | ०७.०५.२०१२ |
| ५४,०००/-                                                      | ७. सौ. ज्योती विश्वनाथ म्हशिलकर   | ०००७५९   | ०७.०५.२०१२ |
| ४,७५,०००/-                                                    | १०. नित्यानंद राम म्हशिलकर        | ०००७६०   | ०७.०५.२०१२ |
| ५४,२५०/-                                                      | ११. सौ.विद्या नित्यानंद म्हशिलकर  | ०००७६१   | ०७.०५.२०१२ |
| १,००,०००/-                                                    | १३. सौ. मंदा बाळाराम बाघोसकर      | ०००७६२   | ०७.०५.२०१२ |
| १,००,०००/-                                                    | १४. सौ.नंदा सुरेश चौगुले (कुंभार) | ०००७६३   | ०७.०५.२०१२ |
| १,००,०००/-                                                    | १५. सौ.अरुणा ज्ञानेश्वर देवरुसकर  | ०००७६४   | ०७.०५.२०१२ |
| २४,५३,५०० /- (रक्कम रुपये चोवीस लाख त्रेपन्न हजार पाचशे फक्त) |                                   |          |            |

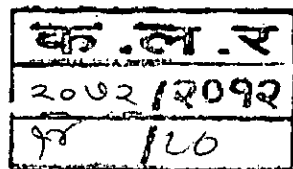


ब. उपरोक्त रक्कम वजा जाता, खरेदीखताचे किंमतीपोटी उर्वरीत किंमत लिहून घेणार यांनी लिहून देणार यांना खाली नमूद केलेले तपशिलाप्रमाणे साठेखतात नमूद अटी व शर्तीची पूर्तता झाल्यानंतर, कु.का.क ४३ क ची परवानगी आले नंतर द्यावयाची आहे.

| रक्कम रुपये  | तपशिल                                                         |
|--------------|---------------------------------------------------------------|
| १९,००,००० /  | सदरील दस्त तारखेपासून ३ महिन्यांचे अखेरपावेतो.                |
| १५,००,००० /- | सदरील दस्त तारखेपासून ६ महिन्यांचे अखेरपावेतो.                |
| ३८,४६,५०० /- | सदरील दस्त तारखेपासून ९ महिन्यांचे अखेरपावेतो.                |
| ७२,४६,५००/-  | एकुण रक्कम रुपये (बाह्यतर लाख शेहचाळीस हजार पाचशे रुपये फक्त) |

१७,००,०००/-

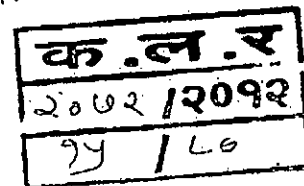
(अक्षरी रक्कम रुपये सत्याण्णव लाख फक्त)



सदरील दस्त मिळकतीचें खरेदीची एकुण किंमत रक्कम रु १७,००,०००/- (अक्षरी रक्कम रूपये सत्याण्णव लाख फक्त) निश्चित झाली असून वरीलप्रमाणे 'अ' या भरण्याचे कलमामध्ये नमूद केल्याप्रमाणे मिळकतीचा लिहून घेणार यांनी लिहून देणार यांना त्यांच्यामध्ये ठरल्याप्रमाणे मोबदला रक्कम रूपये २४,५३,५०० /- (रक्कम रूपये चौवीस लाख त्रेपन्न हजार पाचशे फक्त) ही धनादेशाने (चेकद्वारे) मिळाल्याचे लिहून देणार हे मान्य व कबूल करतात. उपरोक्त रक्कम वजा जाता विकसन व विक्री हक्क मोबदल्याचे किंमतीपोटीची उर्वरित रक्कम रूपये ७२,४६,५००/- (वाहल्लर लाख शेहचाळीस हजार पाचशे रूपये फक्त) लिहून घेणार यांनी लिहून देणार यांना वर नमूद 'व' या भरण्याचे कलमाप्रमाणे देण्याची ठरलेली आहे. वरील कलम 'अ' मध्ये नमूद भरण्या वावत लिहून देणार यांची कोणतीही तक्रार नाही. वेगळी भरणा पावतीची आवश्यकता नाही. सदरील सर्व रक्कम सर्वांचे विनंती व सांगणे वरून देण्यात आलेली आहे. सदरील भरणा हा त्यांचे कौटुंबिक घटकांमध्ये आपापसात ठरल्याप्रमाणे देण्यात आलेला असून, सदरील भरण्याप्रमाणे सदरील दस्तामध्ये नमूद केलेप्रमाणे रक्कम प्रत्येक लिहून देणार यांचे नावे काढण्यात आलेली असून ती त्यांना मान्य व कबूल आहे व त्यासाठी ते भविष्यात देखील कोणतीही हरकत उपस्थित करणार नाहीत व आत्तादेखील त्यांची काही हरकत नाही.

३. सदरील दस्त जमीनीची लिहून घेणार यांनी अॅड. दामोदर पाटील यांचे तर्फे सदर मिळकतीचे लिहून देणार यांचे पणनयोग्य हक्क तपासण्यासाठी जाहीर नोटीस प्रसिध्द केली होती. सदरील जाहीर नोटीसीस किंवा व्यवहारास कोणत्याही प्रकारची हरकत आल्यास, सदरील हरकतीचे लिहून देणार यांनी आपले स्वखर्चाने त्वरीत निवारण करून दयावयाचे आहे. त्याची कोणत्याही प्रकारची तोशीस लिहून घेणार यांस लागू दयावयाची नाही. तसेच सदर मिळकतीवावत कोणताही वाद / त्रयस्थ व्यक्तींचे हक्क, अथवा हितसंबंध असल्यावावत दावा निर्माण होवून सदर मिळकतीचे पणनयोग्य हक्कास वाधा निर्माण झाल्यास सदरील वाधेचे निवारण लिहून देणार यांनी लिहून घेणार यांचे समाधान होईपर्यंत करून देण्याचे आहे. सदरील वाधेचे निवारण होईपर्यंत लिहून घेणार हे लिहून देणार यांना देय असलेला पुढील मोबदला देणार नाहीत.

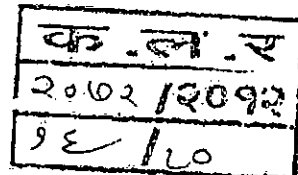
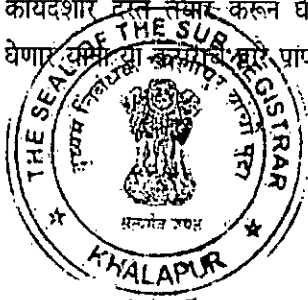
४. लिहून देणार यांनी सदरील जमिनीची सरकारी मोजणी करून देण्याची आहे त्यासाठी लागण्या-या सहाया, संमत्या जाबजवाब विनाविलंब देण्याचे असून लिहून देणार यांनी सदर मोजणीचे वेळी प्रत्यक्ष हजर राहून मिळकतीचे चारही कोपरे दाखवून त्याप्रमाणे मिळकतीच्या चतुःसिमा कायम करून देण्याच्या आहेत व ७/१२ प्रमाणे प्रत्यक्ष जागेवर क्षेत्र काढून द्यावयाचे आहे, अतिक्रमण आढळ्यास काढून द्यावयाचे आहे. मोजणीनुसार क्षेत्रात बदल झाल्यास अथवा प्रत्यक्षरित्या जेवढे क्षेत्र ताब्यात मिळेल, संपादन आदेशाचे किंमतीत बदल होईल.



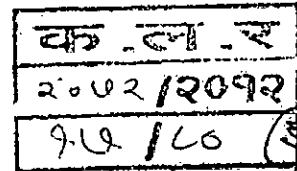
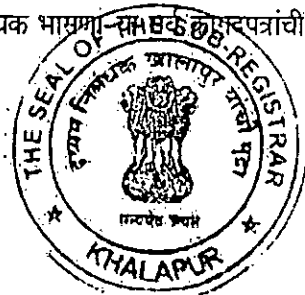
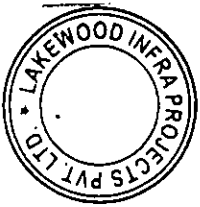


५. नगर रचना व. मुख्य निर्धारण विभाग रायगड अलिवाग यांचे कडील दि. ०९.०५.२०१२ रोजीच्या झोन दाखल्यानुसार मंजूर रायगड प्रादेशिक योजनेतील प्रस्तावामधील पेण, पनवेल, खालापूर परिसर विकास केंद्राच्या प्रास्तवानुसार सदरील स.नं. २४ हा रहिवास झोनमध्ये समाविष्ट आहे.

६. सदरील मिळकतीवर बांधण्यात येणा-या युनिट्स/गोडाऊन्स/ऑफिस/फार्म हाऊसेस/रो हाऊसेस/ बंगले/हॉर्टिकल्चर प्लॉट्स/टाऊनशिप/विशेष आर्थिक झोन(SEZs)/माहिती तंत्रज्ञान (ITES)/इन्फरमेशन टेक्नॉलॉजी इनेवेल सर्व्हिसेस (ITES)/ विज्ञान प्रोसेसिंग आऊटसोर्सिंग (BPO)/ इन्फरमेशन टेक्नॉलॉजी पार्क (IT Park)/ शैक्षणिक (Educational)/ हॉर्टिकल्चर इत्यादी प्रकल्पांसाठी मंजूर विकास नियमावलीप्रमाणे ले-आऊट तयार करणे, ले आऊट मंजूर करून घेणे, युनिट्स/गोडाऊन्स/ऑफिस/फार्म हाऊसेस/ रो हाऊसेस/ बंगले (निवासी व/किंवा अनिवासी) वगैरेची संबंधित लागू कायद्यानुसार बांधकाम योजना, स्वतः किंवा तर्फे झसम, नॉमिनीज, भागीदार, जॉईन्ट व्हेचर, वगैरे माध्यमाने रावविणेचे सर्व हक्क व अधिकार लिहून घेणार यांना, या दस्ताने प्राप्त झालेले आहेत. अशा रितीने दस्त जमीनीत आपल्याला योग्य व सोईस्कर वाटेल त्याप्रमाणे सुधारणा करणे. तसेच वेगवेगळ्या शिर्षकाखालील नमूद प्रकल्पांचे बांधकामासाठी/बांधकामाची योजना रावविणेकामी, ले-आऊट बांधकामाचा आराखडा/ नकाशा तयार करणेकरिता,आर्किटेक्ट नेमणे,तो तयार करून घेणे,तो संबंधित,ग्रामपंचायत, महानगरपालिका, कलेक्टोरेट, टाऊन प्लॅनिंग, वगैरेकडून मंजूर करून घेणे, आवश्यकतेप्रमाणे त्यात बदल करणे, कागदपत्रांची पूर्तता करणे, बदललेला ले-आऊट/आराखडा मंजूर करून घेणे, त्याप्रमाणे बांधकाम सुरू करणेचा दाखला मिळविणे, बांधकाम करणे पूर्णत्वाचा दाखला मिळविणे, वगैरे सर्व हक्क व अधिकार, लिहून घेणार यांना, या कराराने प्राप्त झालेले आहेत. त्याचप्रमाणे सदरील शिर्षकाखाली नमूद बांधकाम वगैरे योजनेमध्ये बांधणेत येणारे, व्यापारी किंवा निवासी युनिट्स/गाळे, गोडाऊन्स, वगैरेची, कोणत्याही अवस्थेत व वेळोवेळी विक्री करणेचा व त्यापोटी आपणांस योग्य वाटतील त्या रकमा स्विकारणे, विक्रीचे दस्त करणे,त्यांचे तावे नियोजित खरेदीदारांस देणे, त्याकामी आवश्यक ते सर्व दस्तऐवज लिहून, नोंदवून पुर्ण करून देणे,तावे पावती लिहून देणे, पावती घेणे, तसेच या करारान्वये प्राप्त हक्क व अधिकार अन्य त्रयस्थांस हस्तांतर/ असाईन करणे, त्याप्रमाणे योग्य ते हस्तांतरणासंबंधीचे दस्तऐवज लिहून देणे, त्यापोटी रकमा स्विकारणे, अशाप्रकारचे सर्व दस्त संबंधित नोंदणी अधिका-याचे कचेरीत दाखल करणे, नोंदवून पुर्ण करून देणे, घेणे, वगैरे, सर्व हक्क व अधिकार, लिहून घेणार यांना, या कराराने प्राप्त झालेले आहेत. तसेच त्या त्या नमूद शिर्षकाखाली रावविण्यात येणा-या प्रकल्पधारकांची सहकारी गृहरचना संस्था,अपार्टमेंट्स, वगैरे योग्य वाटेल ते स्थापन करणे, त्याची नोंद करणे, प्रकल्पधारकांकडून सर्व खर्च वसूल करणे, सर्व कायदेशीर दस्त तयार करून घेणे,डिक्लेरेशन ऑफ अपार्टमेंट्स/ सोसायट्या/कंपन्या वगैरेचे नावे, आवश्यक ते सर्व कायदेशीर दस्त तयार करून घेणे,देणे, वगैरे सर्व कार्यवाही, करणेचे हक्क व अधिकार, लिहून घेणार यांना, या कराराने प्राप्त झालेले आहेत.



७. गरज लागल्यास, सदरील दस्त जमीनीचा झोन बदलून घेणे, त्याकामी अर्ज करणे, जाब-जबाब देणे, प्रतिज्ञापत्र, हमीपत्र देणे, कागदपत्रा पुरावे दाखल करणे, झोन बदलणेकामी सुरवातीपासुन अखेरपावेती सर्वतोपरी योग्य ती कायदेशीर कार्यवाही करणेचे हक्क व अधिकार, लिहून घेणार यांना, या दस्ताने प्राप्त झालेले आहेत.
८. सदरील दस्त जमीनीचा वापर विगर शेती कारणांसाठी करणेकामी आवश्यक असणा-या सर्व कायदेशीर परवानग्या लिहून घेणार यांनी मिळविणेच्या आहेत व हुकुमाप्रमाणे विगरशेती रक्कम भरणेची आहे. आवश्यक त्या सर्व सहाय, संमत्या, कागदपत्रे वगैरे लिहून देणार यांनी, लिहून घेणार यांचे मागणीप्रमाणे द्यावयाची आहेत.
९. सदरील दस्त जमीनीवर नियोजित बांधकाम लिहून घेणार यांनी, आपल्या सोईप्रमाणे, आपल्या स्वखर्चाने व आपल्या स्वजबाबदारीवर करावयाचे आहे. सदरील योजनेशी/बांधकामाशी, तसेच त्यावरील विक्री वरील नफा - तोटयाशी लिहून देणार यांचा कोणत्याही प्रकारचा हक्क, अधिकार व हितसंबंध राहणार नाही, अशी हमी लिहून देणार यांनी, लिहून घेणार खरेदीदार यांना या दस्ताने दिलेली आहे.
१०. तसेच सदरील दस्त जमीनीस फेन्सिंग करणे, योजनेसंबंधी बोर्डस लावणे, रस्ते तयार करणे, रापाटीकरण करणे, पोटहिस्से पाडणे, एकत्रिकरण करणे योजनेसंबंधी व युनिटस कामी, दैनिक वर्तमानपत्रात साप्ताहिकांत वा मासिकांत जाहिरात देणे, वगैरे, सर्व जाहिरात माध्यमांचा सोईप्रमाणे उपयोग करून घेणे व तदनुषंगाने उद्भवणारी सर्व कामे, दस्त पत्रव्यवहार, वगैरे सर्व कार्यवाही करणेसाठी, लिहून देणार यांनी, लिहून घेणार यांना, या दस्ताने लायसेन्सी म्हणुन परवानगी दिलेली आहे. सदरील लायसेन्स केंव्हाही रद्द करता येणार नाही. लिहून घेणार यांना, खरेदीदार यांचे संबंधित बांधकामाचे योजनेस कोणत्याही प्रकारचा हिल्ला हरकत होईल किंवा अडचण निर्माण होईल असे कोणत्याही प्रकारचे कृत्य, लिहून देणार यांनी वा तर्फेचे कोणीही हक्कदार वगैरेंनी करावयाचे नाही. केल्यास व त्यामुळे लिहून घेणार यांची होणारी नुकसान भरपाई, लिहून देणार यांनी आपले स्वखर्चाने करून द्यावयाची आहे.
११. लिहून घेणार यांना वा तर्फेचे नॉमिनीजला/सोसायटी/असोशिएशन्स/कंपनी वगैरे, आपल्या सोई व इच्छेप्रमाणे स्थापन करून, सदरील दस्तावरून, एक अथवा अनेक खरेदीखत/खरेदीखते अगर तत्सम कोणत्याही प्रकारचे योग्य व कायदेशीर असे तवदीलीसंबंधीचे दस्त करणे झाल्यास, लिहून देणार यांचे व्यक्तिरिक्त, लिहून देणार अगर संमती देणार म्हणुन, अन्य इसमांची आवश्यकता भासल्यास लिहून देणार यांनी संबंधित इसमांस जातीने हजर ठेऊन, अशाप्रकारचे कायदेशीर दस्त, कोणत्याही प्रकारचा जादा मोवदला न घेता करून द्यावयाचे आहेत व त्याचे नोंदणी कामी आवश्यक भासण-या कागदपत्रांची पूर्तता करावयाची आहे.



१२. सदरील दस्त जमीन वर्ग २ खाली येत असून सबब त्याप्रमाणे ७/१२ दफ्तरी नियंत्रित सत्ता प्रकार असा शेरा दाखल आहे. सदरील कामी लागणारी कुळ कायदा कलम ४३ अन्वये आवश्यक ती विक्री परवानगी मिळणेकामी मे. जिल्हाधिकारी वा संबंधित शासकीय दफ्तरी अर्ज करणे, जाव-जबाब देणे, प्रतिज्ञापत्र, हमीपत्र देणे, कागदोपत्री पुरावे दाखल करणे, नजराणा भरणे, दस्त जमीन जुन्या शर्तीवर दाखल करून घेणे वगैरे सर्व कार्यवाही लिहुन देणार यांनी आपले स्वखचनि करावयाची आहे. त्याकामी लागणा-या सर्व सहया,संमत्या, कागदपत्रे लिहुन देणार यांनी,लिहुन घेणार सांगतील त्यावेळी देणेची हमी लिहुन देणार यांनी, लिहुन घेणार यांना, या दस्ताने दिलेली आहे.

१३. सदरील दस्त जमीनीमध्ये, वर नमुद केलेप्रमाणे, ग्रामपांचायत/ महानगरपालिका/ कलेक्टोरेट/टाऊन प्लॅनिंग, वगैरे संबंधित कार्यलयांकडून अगर इतर योग्य त्या संबंधित कार्य लयाकडून, बांधकामाची परवानगी घेऊन, मंजुर नकाशाप्रमाणे, लिहुन घेणार यांनी बांधकाम करावयाचे आहे. तसेच संबंधित खात्याकडून बदल होणा-या नियमानुसार, जादा चटई क्षेत्र वाढवुन मिळाले तर त्यानुसार नवीन आराखडा सादर करून सदरील वाढीव चटई क्षेत्राचा लाभ लिहुन घेणार यांनी एकटयानेच घ्यावयाचा आहे. अशाप्रकारे भविष्यात वाढवुन मिळणा-या वाढीव चटई क्षेत्राचे मोबदल्यावर, लिहुन देणार यांनी, कोणत्याही प्रकारचा काही एक हक्क, अधिकार वा हितसंबंध सांगावयाचा नाही. जास्ती प्राप्त झालेले चटई क्षेत्राचा वापर दुसरीकडील बांधकामाकरता वापरल्यांस, लिहुन देणार यांनी, त्यावावत कोणत्याही प्रकारची तक्रार करावयाची नाही, त्यांस याच दस्ताने पुर्ण संमती देणेत आलेली आहे. त्यासाठी वेगळ्या संमतीची आवश्यकता नाही. थोडक्यात, वर नमुद केलेल्या मोबदल्या व्यतिरिक्त अन्य कोणत्याही प्रकारचा मोबदला घेणेचा व मागणेचा लिहुन देणार यांना हक्क व अधिकार नाही व तो नसल्याचे त्यांनी य दस्ताने मान्य व कबुल केलेले आहे. तसेच रस्ता रूंदी ताव्यात देणे व त्याचा एफ.एस.आय. मिळविणेचे संपुर्ण हक्क व अधिकार, लिहुन घेणार यांना, या दस्ताने प्राप्त झालेले आहेत.

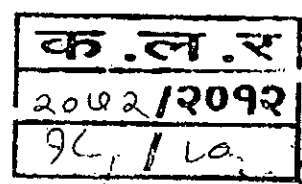
१४. सदरील दस्त जमीनीवावत भविष्यात काही टी.डी.आर मिळाल्यास तो अन्य जमीनीवर घेणे वा अन्य जमीनीचा टी.डी.आर सदरील दस्त जमीनीवर घेणे व त्याप्रमाणे आवश्यक ते दस्त नोंदविणे, पुर्ण करून घेणे, देणे, वगैरे, सर्व हक्क व अधिकार, लिहुन घेणार यांना, या दस्ताने प्राप्त झालेले आहेत. लिहुन देणार यांनी, लिहुन घेणार यांना, सदरील दस्त जमीनीवावत शासनाकडून मिळणारी नुकसान भरपाई घेणेचे हक्क व अधिकार या दस्ताने दिलेले आहे. तसेच त्यासाठी वेगळे कधीही रद्दवातल न होणारे कुलमुखत्यारपत्रही लिहुन दिलेले आहे. यदाकदाचित संबंधित खात्याने, सदरील नुकसान भरपाईची रक्कम, लिहुन देणार यांचे नावाने दिल्यांस, लिहुन देणार यांनी, सदरील रक्कम लिहुन घेणार यांना, त्वरीत घावयाची आहे. सदरील रक्कम मागण्याचा किंवा ती वसुल करणेचे सर्वस्वी हक्क व अधिकार लिहुन घेणार यांना, या दस्ताने प्राप्त झालेले आहेत.



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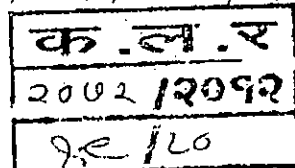
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१५. सदरील दस्त जमीनीवर जशी आहे तशी किंवा ले-आऊट मंजूर केलेनंतर किंवा बांधणेत येणा-या इमारतीचे बांधकामावर, कोणत्याही अवस्थेमध्ये, लिहुन घेणार यांना, तसेच नियोजित युनिट्स/ बांधकाम खरेदीदारांस, प्लॉट धारकांस योग्य वाटेल त्या वेळा, विलिख संस्था किंवा व्यक्तिकडून सदरील दस्त जमीन व त्यांचेवर हाणारे बांधकाम कोणत्याही अवस्थेत व वेळी गहाण ठेऊन, त्यांवर कर्ज घेणे, त्याप्रमाणे योग्य ते कायदेशीर दस्त, लिहुन व ते संबंधित दस्त नोंदी अधिका-याच्या कचेरीत नोंदवून पुर्ण करून देणे,वगैरे सर्व हक्क व अधिकार, लिहुन घेणार यांना, दस्ताने प्राप्त झालेले आहेत. सदरील कामी कायमस्वरूपी संमती, लिहुन देणार यांनी,लिहुन घेणार यांना, दस्ताने दिलेली आहे. पुन्हा वेगळ्या संमतीची आवश्यकता नाही. तथापि, सदरील कर्जाची परतफेड करणेची जबाबदारी मात्र, लिहुन घेणार व संबंधित नियोजित युनिट्स खरेदीदार/ प्लॉटधारक यांचीच राहिल. अशाप्रकारे कर्ज परतफेडीची व त्यावावटचे परिणामांची कोणत्याही प्रकारची तोषीस, लिहुन देणार यांना लागू घावयाची नाही.
१६. सदरील दस्त जमीनीवर बांधकामाची योजना रावविणेकामी, स्कील्ड/नॉन स्कील्ड, मंजूर, ठेकेदार, अभियंते, सुपरवायझर्स, कारागीर, अर्किटेक्ट, वकील, वगैरे नेमणे त्यांच्या सेवा घेणे, तसेच त्यांच्या सेवा खंडित करणे वगैरे संपुर्ण हक्क व अधिकार, लिहुन घेणार यांना, या दस्ताने प्राप्त झालेला आहेत. त्याच प्रमाणे बांधकाम झालेनंतर, कलेक्टोरेट/महानगरपालिका/ग्रामपांचायत अगर तत्सम संबंधित कार्यालयातून बांधकाम पुर्णत्वाचे दाखले आणणे, गाळयांचे हस्तांतर करून अशा गाळे धारकांची एक अगर अनेक सहकारी संस्था/असोशिएशन/कंपनी, वगैरे संपुर्ण हक्क अधिकार, लिहुन घेणार यांना असुन सदरील दस्त जमीनींमध्ये आवश्यकतेप्रमाणे अनामत रक्कम भरणे, महाराष्ट्र राज्य विद्युत वितरण कंपनी मर्यादितची परवानगी घेऊन योग्य ती विजेची कनेक्शनस घेणे, जरूर पडल्यास ट्रान्सफॉर्मर वगैरे, वसविणेचे सर्वस्वी हक्क व अधिकार लिहुन घेणार/ यांना, या दस्ताने प्राप्त झालेले आहेत. त्यासाठी लिहुन देणार यांच्या सहीची संमतीची आवश्यकता लागल्यास, ती लिहुन देणार यांनी विनाहरकत, विनाशर्त व विनामोवदला देणेचे मान्य व कबुल केले आहे. तसेच पाण्याचे कनेक्शन वसविणे, बांधकामाची कर आकारणी करून घेणे, त्यासाठी संबंधित कार्या लयांशी संपर्क साधणे, रक्कम भरणे, पावती घेणे वगैरे सर्व हक्क व अधिकार, लिहुन घेणार यांना, या दस्ताने प्राप्त झालेले आहेत.
१७. सदरील दस्त जमीनीचे सरकारी, निमसरकारी कर, सारा, पट्ट्या, वगैरे लिहुन देणार यांनी, भरावयाची आहे. यापुढील सर्व उपरोक्त व तदनुशांगिक कर, सारा, पट्ट्या, इत्यादी लिहुन घेणार यांना, भरावयाच्या आहेत.

१८. लिहुन देणार या दस्ताने यापुढे असे प्रतिपादन करतात की, सदरील दस्त जमीनीवर, लिहुन देणार यांचे व्यतिरिक्त अन्य कोणाचाही कोणत्याही प्रकारचा गहाण, दान, लीज, पोटणी, अन्नवत्र, वाटप, विस्तार, कमी, अदलावदल, कोर्ट वाद, वारसहक्क अतिक्रमण, विरोधी कब्जा,



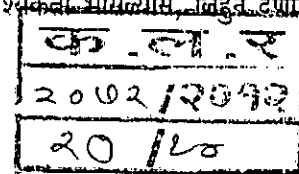
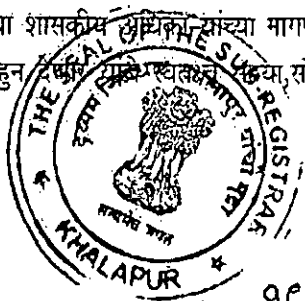
वगैरे नव्हता व नाही. थोडक्यात, सदरील दस्त जमीनीवर, लिहुन देणार यांचे व्यतिरिक्त अन्य कोणत्याही प्रकारचा काही एक हक्क, अधिकार हितसंबंध नाहीत व तशाप्रकारची कोणतीही माहिती लिहुन देणार यांनी लपवुन ठेवलेली नाही.

१९. सदरील दस्त जमीन (कुळकायदा कलम कलम ४३ क अनुसार विक्रीची परवानगी वगळता) पुर्ण तः निर्वेध, निजोखमी, निष्कर्जी व बोजारहित असुन, लिहुन देणार यांना, सदरील दस्त जमीनीचे पुर्ण पणनयोग्य हक्क आहे, असा भरवसा व खात्री, लिहुन देणार यांनी, लिहुन घेणार यांना, या दस्ताने दिलेली आहे व त्यावर विसवुन लिहुन घेणार यांनी, सदरील दस्त जमीनी, विकसनांस घेणेचे निश्चित केलेले आहे. याहीउपर, लिहुन देणार यांचे तर्फे अन्य कोणीही सदरील दस्त जमीनीवर कोणत्याही प्रकारचा हक्क, अधिकार वा हितसंबंध क्लेम केल्यांस, लिहुन देणार यांनी आपल्या स्वर्खाने त्याचे निवारण करावयाचे आहे व त्याची कोणत्याही प्रकारची तोशीस, लिहुन घेणार यांना वा तर्फेचे नॉमीनीज, हक्कदार, असायनी, प्रतिनिधी वगैरेस लागु द्यावयाची नाही, अशी हमी लिहुन देणार यांनी, लिहुन घेणार यांना, या दस्ताने दिलेली आहे.

२०. सदरील दस्त जमीनीच्या संदर्भात आपल्या मालकीहक्क व पणनयोग्य हक्कांविषयीची आवश्यक ती सर्व कागदपत्रे लिहुन देणार यांनी, लिहुन घेणार यांना द्यावयाची आहे. तसेच लिहुन देणार यांच्या सदरील दस्त जमीनीवावतच्या मालकीहक्कांविषयी योग्य खात्री करुन घेणेकामी, लिहुन घेणार यांनी त्यांना योग्य वाटेल त्या माध्यमाने आपल्या वकीलांमार्फत शासकीय दफ्तरी शोध घेणे, शासकीय रेकॉर्ड तपासणे, तसेच लिहुन घेणार यांना वाटेल त्या माध्यमाने खात्री करुन घेणेचे सर्व हक्क व अधिकार लिहुन घेणार यांना, या दस्ताने प्राप्त झालेले आहेत व त्यासाठी वेगळ्या संमतीची आवश्यकता नाही.

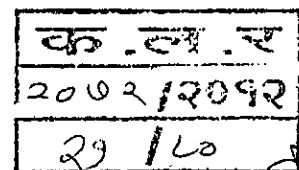
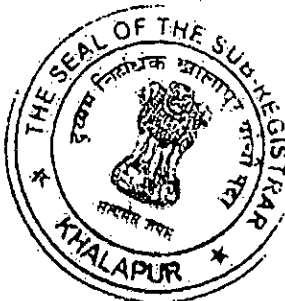
२१. सदरील दस्त जमीनीवर राबविणेत येणा-या नियोजित बांधकामांकरता आवश्यक असणारे सर्व प्रकारचे मटेरियल, उदाः दगड, विटा, वाळू, सिमेंट, स्टील, बांबू, लाकूड, वगैरेची खरेदी करणे, त्यांची ने आण करणे, त्यांची साठवणुक करणे, कोठी बांधणे, त्याचे संरक्षणासाठी चौकीदार ठेवणे, वगैरे सर्व कामे, लिहुन घेणार यांनी आपल्या स्वजवावदारीवर करावयाची आहेत, त्याचेशी लिहुन देणार यांचा, कोणत्याही प्रकारचा काही एक हक्क, अधिकार वा हितसंबंध राहणार नाही. बांधकामासाठी वापरण्यात येणा-या सर्व मालांचा मालकीहक्क लिहुन घेणार यांचा राहील.

२२. सदरील दस्त जमीनीवर योजना यशस्वीरित्या राबविणे/ले-आऊट मंजुर करुन घेणे वगैरेकामी, दस्तासोबत, कधीही रद्दवातल न करता येणारे नोंदणीकृत कुलमुखत्यारपत्र, लिहुन देणार यांनी, लिहुन घेणार यांना, लिहुन दिलेले आहे. याहीउपर, सदरील योजना राबविणे कामी, शासकीय आदेशाप्रमाणे किंवा शासकीय अधिकारींच्या मागणी अन्वये, मिळकत मालक या नात्याने, काही कागदपत्रांवर, लिहुन देणार यांनी स्वतःच्या संमत्याची आवश्यकता भासल्यास, लिहुन देणार

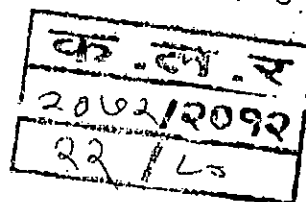


यांनी, अशा सहाय्य,संपत्त्या, वगैरे, त्वरीत विनाशार्त, विनासवव व विनामोवदला देऊन पुर्ण सहकार्य करावयाचे आहे .

२३. नियोजित बांधकामाचे योजनेमध्ये बांधणेत येणा-या इमारतींसाठी, लिहुन घेणार यांनी, आवश्यकता व सोईप्रमाणे लिफ्टची सोय उपलब्ध करून द्यावयाची आहे . व त्यासाठी लागणा-या आवश्यक त्या सर्व परवानग्या लिहुन घेणार यांनी, मिळविणेच्या आहेत .मिळकत मालक या नात्याने लिहुन घेणार यांनी, यांनी याच दस्ताने संमती दिलेली आहे .
२४. सदरील योजना जॉईंट व्हेंचर किंवा भागीदारमध्ये किंवा कायद्याने परवानगी असेल अशा अन्य कोणत्याही माध्यमाने रावविता येईल व त्याप्रमाणे, योग्य ते कायदेशीर दस्त संबंधितांस लिहुन देणेचे किंवा घेणेचे हक्क व अधिकार लिहुन घेणार यांस याच दस्ताने प्राप्त झालेले आहेत . व त्यास लिहुन घेणार यांनी,याच दस्ताने कायमस्वरूपी संमती दिलेली आहे .वेगळ्या संमतीची आवश्यकता नाही .
२५. सदरील दस्त जमीनीवर बांधणेत येणा-या इमारतींचे वा स्कीमचे नामकरण करण्याचे सर्वस्वी हक्क व अधिकार लिहुन घेणार यांनाच आहे व राहतील . त्यामध्ये लिहुन घेणार यांना कोणतीही हरकत घेता येणार नाही .
२६. सदरील दस्त जमीन, त्यातील वेसमेंट, स्टिल्ट पोर्शन, नियोजित इमारत/इमारती व किंवा कार पार्किंग व/किंवा मोकळी जागा यांचे सर्व फायदे घेणेचे सर्वस्वी हक्क व अधिकार फक्त लिहुन घेणार यांनाच आहेत व राहतील .
२७. सदरील दस्त जमीनीवर राबविणेत येणा-या योजनेमध्ये ड्रेनेज लाईन टाकणे, त्याकामी दप्तरी अर्ज करणे, जाच-जवाब देणे, प्रतिज्ञापत्र करणे, हमीपत्र देणे, गरज भासल्यास ड्रेनेज लाईन हलविणे, ती दुसरीकडे सरकवून घेणे वगैरे सर्व हक्क व अधिकार लिहुन घेणार यांना या दस्ताने प्राप्त झालेले आहेत .
२८. सदरील करारावरून, पुढील योग्य ते पुर्णांशाने मालकीहक्क प्राप्त होणीकामी, जे जे काही दस्त, लिहुन घेणार यांना वा तर्फेचे नॉमीनीज/सोसायटी/असोशिएशन/कंपनी वगैरेस कायद्याने करून द्यावे लागतील, ते ते सर्व दस्त, लिहुन घेणार यांनी,स्वतः जातीने हजर राहून, जादा मोवदला न घेता लिहुन घेणार सांगतील त्याप्रमाणे विनामोवदला करून द्यावयाचे आहेत व तसे कायदेशीर बंधन लिहुन घेणार यांचेवर राहिल .

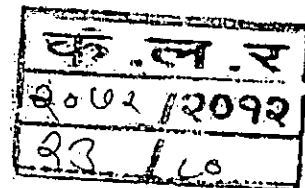
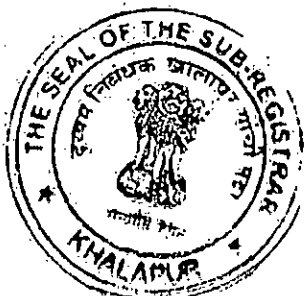


२९. सदरील दस्त जमीनीवर योजना रावविणेकामी/ले-आऊट मंजूर करणेकामी, शेजारील लागुन असलेल्या जमीनींशी एकत्रीकरण करणे, पीट हिस्से करणे, रस्ता सोडणे, एकमेकांचे रस्त्याचा वहिवाटीचा हक्क घेणे - देणे, त्यासाठी योग्य व सोईस्कर जागा सोडणे, त्याप्रमाणे आवश्यक ते कायदेशीर नोंदणीकृत दस्त एकमेकांस लिहून देणे, घेणे, वगैरे तसेच सदरील दस्त जमीनीपर्यंत पाई प लाईन करणे, त्याकामी संबंधित खात्यातुन परवानगी मिळविणे, त्याकामी अर्ज करणे, जाव-जबाब देणे, हमीपत्र, प्रतिज्ञापत्र करणे, वगैरे सर्व हक्क व अधिकार लिहून घेणार यांना, या कराराने प्राप्त झालेलें आहेत .
३०. सदरील दस्त जमीनीबाबत व त्यातील योजनांवाबत ज्या काही खाजगी वा शासकीय योजना आजमितीस अस्तित्वात आहे व पुढे येतील अशा सर्व योजनांपासुन मिळणारे अनुदान व फायदे घेणे, तसेच योजनेकामी खते, किटकनाशके, पाणी, रस्ते, तसेच दस्त मिळकतीस तारेंचे कुंपण, दगडी/वीट/भित, सिमेंट पोल, बांधणे वगैरेंचे सर्वस्वी अधिकार लिहून घेणार यांना या दस्ताने प्राप्त झालेले आहेत .
३१. आवश्यकतेप्रमाणे व कायदेशीररित्या, सदरील दस्त जमीनीचे रेकॉर्ड ऑफ राईटसला अंमल देणे, तसेच स्वतःचे नांव, तर्फेचे नॉमीनीज/सोसायटी/असोशिएशन/कंपनी वगैरेस नांव, लिहून घेणार यांनी एक अथवा अनेक आपल्या सोईप्रमाणे खरेदीखत/खरेदीखते व तत्सम स्वरूपाचे दस्त करून द्यावयाचे आहेत . व त्याप्रमाणे अशाप्रकारचे दस्त लिहून देणार यांनी, संबंधित दस्त नोंदणी अधिका-याच्या कचेरीत स्वतः जातीने हजर राहुन नोंदवून पुर्ण करून द्यावयाचे आहेत . खरेदीखतांपुर्वी लिहून देणार यांचा मृत्यु झाल्यास, मयताचे वारसांनी, प्रस्तुत दस्तास संमती द्यावयाची आहे . तसेच, अशा वारसांस, खरेदीखतांत सामाविष्ट करून द्यावयाचे आहे .
३२. लिहून देणार यांनी कोणत्याही कारणावरून हा विक्री व्यवहार पुर्ण करणेस नकार दिल्यास वा टाळाटाळ केल्यास लिहून घेणार यांस कोर्टामार्फत विशेष रितीने हा करार पुर्ण करून घेता येईल व त्याचे खर्चाची व परिणामांची जबाबदारी लिहून देणार यांचेवर राहिल . या करारावर विसंबून लिहून घेणार हे सदर मिळकतीत त्रयस्थांचे हक्क व हितसंबंध निर्माण करणार आहेत . सवव, कोणत्याही परिस्थितीत हा करार रद्द करण्याचा अधिकार लिहून देणार यांस राहणार नाही .
३३. लिहून देणार यांनी, लिहून घेणार यांना स्वतःस, तर्फेचे व्यक्ती, सोसायटी, संस्था, अपार्टमेंटस, कंपनी, वगैरेचे नांव करून घेतलेल्या दस्ताचे आधारे, दस्त जमीनीचे तसेच सदरील जमीनीवर बांधणेत येणा-या गाळयांचे/युनिटसचे रेकॉर्ड ऑफ राईटसला मालकीहक्काने नोंदी दाखल करून घ्यावयाच्या आहेत व त्याकामी जाव-जबाब देणे, प्रतिज्ञापत्र देणे, ना हरकत दाखला देणे, हमीपत्र देणे, वगैरे सर्व कार्यवाही, लिहून देणार यांनी, कोणत्याही प्रकारचा जादा मोबदला न घेता, करावयाची आहे . कोणाची सदरील कामी हरकत आल्यास, अशा हरकतीचे लिहून देणार यांनी, आपले स्वखर्चाने निवारण करून द्यावयाचे आहे, त्याची कोणत्याही प्रकारची तोशीस, लिहून घेणार यांना लागु द्यावयाची आहे .



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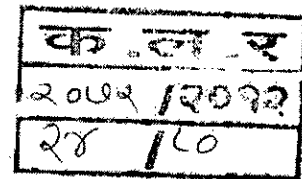
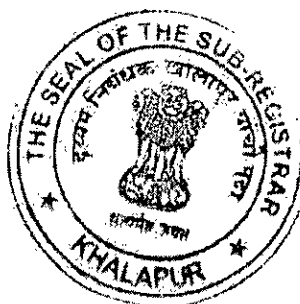
३४. सदरील दस्त जमीनीचे वर्णनामध्ये भविष्यात काही चुक झालेली आहे, असे निदर्शनास आल्यास, उभयतांनी त्याप्रमाणे तसा दुरुस्ती व पुरक दस्त करावयाचा आहे व तसे कायदेशीर बंधन उभयतांवर राहील. चुकीचे वर्णनामुळे, सदरील दस्त वा सदरील व्यवहार वेकायदेशीर होणार नाही हे उभयतांस मान्य व कबुल आहे.
३५. सदरील योजना यशस्वीरित्या राबविणेकामी, लिहून देणार यांनी, लिहून घेणार यांना, प्रस्तुत दस्ताने अटी व शर्तीस अधीन राहून वेगळे कधीही रद्दवातल न होणारे कुलमुखत्यारपत्र लिहून दिलेले आहे.
३६. सदरील दस्त जमीनीबाबत, कामी वाद उपस्थित झाल्यास वा कराव्या लागल्यास, त्यासाठी संबंधित न्यायालयांत (दिवाणी, फौजदारी, महसुल, सहकार, वगैरे), दावा दाखल करणे, अर्ज करणे, जाब-जवाब देणे, पुरावा देणे, शासकीय रेकॉर्ड तपासणे, वगैरे, सर्व हक्क व अधिकार लिहून घेणार यांना या दस्ताने प्राप्त झालेला आहेत.
३७. सदरील दस्त जमीनीसंबंधी; व त्यातील योजनेसंबंधी, लिहून देणार यांचे तर्फे, कोणत्याही शासकीय दफ्तरी कोणत्याही स्वरूपाची आवश्यक ती कायदेशीर कार्यवाही करणे भाग पडल्यास व तिचा सदरील दस्तामध्ये उल्लेख नाही असे आढळून आल्यास, अशा सर्व गोष्टी सदरील दस्तामध्ये अत्यंत स्पष्टपणे नमुद करणेत आलेल्या आहेत असे समजून अशाप्रकारचे कार्यवाही संबंधीचे सर्व हक्क व अधिकार, लिहून घेणार यांना, याच कराराने प्राप्त झालेले आहेत. वेगळ्या दस्ताची पुन्हा आवश्यकता नाही.
३८. लिहून देणार यांचे कुटुंबाचे श्री. विश्वनाथ राम म्हशिलकर हे कुटुंबप्रमुख आहेत. ते सदरील कुटुंबाच्या जमीनीची देखभाल करतात. भविष्यात कुटुंबप्रमुखाच्या सांगणेवरून व विनंतीवरून, सदरील दस्त जमीनीचा भाग भरणा, कुटुंबप्रमुखाचे स्वतःचे नावे काढणे किंवा ते सांगतील त्याप्रमाणे इतर कुटुंबातील घटकांच्या नावे काढणे. स्वतःचे नावे स्विकारलेला भरणा इतर कुटुंबियांमध्ये वाटणेची संपूर्ण जबाबदारी कुटुंबप्रमुखांची राहील.
३९. लिहून देणार यांचे कुटुंबाचे श्री. विश्वनाथ राम म्हशिलकर हे कुटुंबप्रमुख आहेत त्यांनी कुटुंबातर्फे कोणत्याही दस्तऐवजांवर सहाय्य केल्यास, त्या संपूर्ण कुटुंबाने केलेल्या आहेत व त्यास संपूर्ण कुटुंबाची संमती आहे, असे ग्राह्य धरले जाईल.





४०. सदरील दस्त केव्हाही व कोणत्याही कारणासाठी लिहून देणार यांना वा तर्फेचे वालीवारस, हक्कदार, प्रतिनिधी, हितसंबंधितांस रद्दवातल करता येणार नाही व तसे त्यांना काही एक हक्क व अधिकार नाहीत व ते नसलेचेही लिहून देणार यांनी या दस्ताने मान्य व कबूल केलेले आहेत.
४१. सदरील दस्तांचा व या दस्तावरून भविष्यात होणा-या सर्व दस्तांचा खर्च, उदा. मुद्रांक, टंकलेखन, नोंदणी शुल्क, वकील फी, वगैरे लिहून घेणार व संबंधित भविष्यकालीन खरेदीदारांनी करावयाचा आहे.
४२. सदरील दस्त जमीनींची विकसन व विक्री हक्क मोबदल्याची एकुण किंमत रक्कम रुपये ९७,००,०००/- आहे. सबब सदर करारास मुंबई मुद्रांक कायदा, १९५८ अनुसार रक्कम रुपये ३,८८,०००/- चा मुद्रांक दिलेला आहे.
४३. भविष्यात सदरील दस्त मिळकत महानगरपालिका हद्दीत समाविष्ट झाल्यास, सदरील कामी कोणत्याही प्रकारची कायदेशीर वा तांत्रिक त्रुटी राहू नये म्हणून सदरील दस्तांमध्ये महानगरपालिका या शब्दाचा समावेश करणेत आलेला आहे.
४४. लिहून देणार व लिहून घेणार हे या दस्ताने असे नमूद करतात की, सदरील मराठी दस्ताचे इंग्रजीमध्ये भाषांतर केलेले आहे, सदरील इंग्रजी दस्ताची प्रत सदरील दस्तांसोबत परिशिष्ट म्हणून जोडलेली आहे. तसेच लिहून देणार व लिहून घेणार असेही मान्य व कबूल करतात की, मराठी साठेकराराचा दस्त सर्व दस्तांचे प्रतिनिधित्व करेल.
४५. सदरील दस्त सर्वांचे वालीवारसांवर पुर्णपणे बंधनकारक आहे व राहील.

\* \* \* \* \*



घेणेप्रमाणे साठेकरारनामा + हस्तांतर करारनामा लिहून घेणार यांनी आपले राजीखुशीने, अक्कलहुशारीने, स्पष्टपणे, समजवून, उमजवून, लिहून दिला असे व लिहून घेणार यांनी तो घेतला असे व उभयतांनी साक्षीदारांसमक्ष, सदरील दस्तावर आपापल्या स्वाक्ष-या केल्या असे व साक्षीदारांनीही, उभयतांचे समक्ष सदरील दस्तावर आपापल्या साक्षीदाखल आपापल्या स्वाक्ष-या केल्या असे.

साक्षीदार

१. सही :

नाव :

पत्ता :

२. सही :

नाव :

पत्ता :



श्री. कैलाश बिहारीलाल मोटवानी,

लिहून घेणार



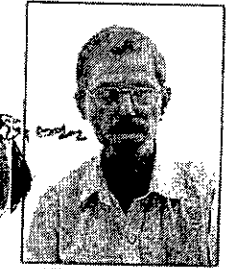
अ.१) श्री. विश्वनाथ राम म्हणून

(हिंदु एकत्र कुटुंब प्रमुख),

(स्वतःसाठी व आपल्या एकत्र हिंदु कुटुंबांचा कर्ता व मॅनेजर म्हणून)



ब. १) श्रीमती. सिताबाई राम म्हणिले



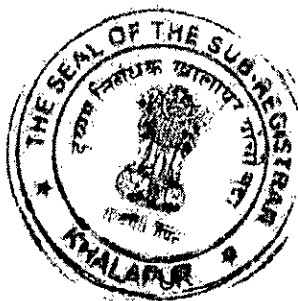
२) श्री. अशोक राम म्हणिले

स्वतःकरिता व क्रमांक ४ व ५ अज्ञान तर्फे

पालनकर्ता म्हणून

क. ल. र  
2002/2092  
24/14

*(Handwritten signature)*



9.

सही :

नावः॥

पत्ता ४

पो. ला. जगो. व. म. २०११, मा. ३८  
मि. २१५ म. ५

२

सही ००

नाव ४

पत्नी

1. 31.01.2014

Livels

Spent

श्रीमान् महाराज

३) सौ.स्मिता अशोक म्हशिलकर,

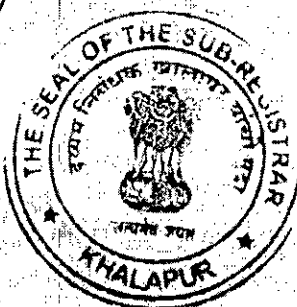
६) श्री.विश्वनाथ राम म्हशिलकर

स्वतःकरिता व क्रमांक ८ व ९ अज्ञान तर्फे  
पालनकर्ता म्हणून

७) सौ. ज्योती विश्वनाथ म्हाशिलकर

१०) श्री.नित्यानंद राम म्हशिले

स्वतःकरिता व क्रमांक १२ अज्ञान तर्फे पालनकर्ता म्हणून



क.ल.र.  
2002/2092  
२६/१०

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सिद्धा म्हाशिलकर



११) सौ.विद्या नित्यानंद म्हाशिलकर

साक्षीदार

१. सही : \_\_\_\_\_  
 नाव : \_\_\_\_\_  
 पत्ता : \_\_\_\_\_  
 \_\_\_\_\_

सौ.मंदा बाळाराम वाघोसकर



१३) सौ.मंदा बाळाराम वाघोसकर,

२. सही : \_\_\_\_\_  
 नाव : \_\_\_\_\_  
 पत्ता : \_\_\_\_\_  
 \_\_\_\_\_



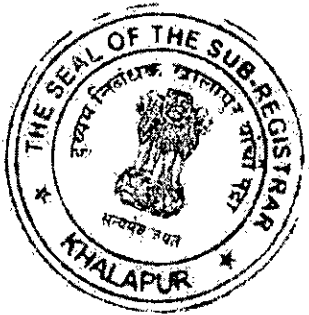
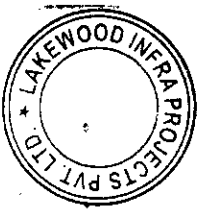
१४) सौ.नंदा सुरेश चौगुले (कुंभार)

सौ.अरुणा ज्ञानेश्वर दयलसकर



१५) सौ.अरुणा ज्ञानेश्वर दयलसकर

लिहून देणार



क.ल.र  
 २००२/२०१२  
 २५/८०

*(Signature)*

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# AGREEMENT TO SELL

This Agreement to Sell is made and executed today at 17<sup>th</sup> on this — day of May, 2012, Khalapur.

**Mr. Kailash Biharilal Motwani,**  
Age : 27 years, Occ. : Agriculturist and Service,  
R/at : A-104, Mayfair Eleganza, Phase - 2,  
N.I.B.M. Road, Konidhwa Khurd,  
Pune - 411048.

Hereinafter referred to as 'Purchaser' (The term 'Purchaser' deemed to be include his heirs, claimants, beneficiary, administrators, their concerned nominees etc.)

..... Purchaser

AND

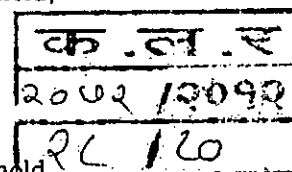
**A. Vishwanath Ram Mhashilkar (Manager of HUF),**  
Age : 37 years, Occ. : Agriculturist,  
R/at : Thanenhav, Tal. Khalapur, Dist. Raigad

Hereinafter referred to as 'Land Owner' (Unless repugnant from the context and meaning, the term includes the said Hindu Undivided Family, units exist therein till date alongwith the changed carried out therein as per the passage of time, and changes carried out in the minor and major units executing the said Agreement, further alongwith the changes which would have taken place in the undivided family in near future and alongwith the other parties of many Undivided Hindu Families which may form after division of such families, and guardians of minor members and all minor and major members such families, and it also includes their heirs, claimants, beneficiary, administrators, their concerned nominees for the time being etc.)

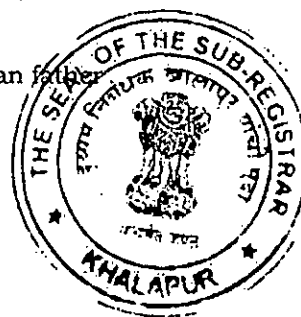
..... Vendor

AND

- B.**
- 1) **Smt. Sitabai Ram Mhashilkar,**  
Age : 73 years, Occ. : Agriculturist & Household,
  - 2) **Shri. Ashok Ram Mhashilkar,**  
Age : 39 years, Occ. : Agriculturist,
  - 3) **Sou. Smita Ashok Mhashilkar,**  
Age : 36 years, Occ. : Agriculturist & Household,
  - 4) **Kum. Nikhil Ashok Mhashilkar,**  
Age : 13 years, Occ. : Agriculturist & Household,
  - 5) **Kum. Chaitanya Ashok Mhashilkar,**  
Age : 10 years, Occ. : Education,



Nos. 4 and 5 minor through guardian father  
Shri. Ashok Ram Mhashilkar



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- 6) **Shri. Vishwanath Ram Mhashilkar,**  
Age : 37 years, Occ. : Agriculturist,
  - 7) **Sou. Jyoti Vishwanath Mhashilkar,**  
Age : 35 years, Occ. : Agriculturist & Household,
  - 8) **Kum. Sahi alias Sai Vishwanath Mhashilkar,**  
Age : 5 years, Occ. : Education,
  - 9) **Kum. Shraddha Vishwanath Mhashilkar,**  
Age : 2 years, Occ. : Nil,
- Nos. 8 and 9 minor through guardian father  
Shri. Vishwanath Ram Mhashilkar
- 10) **Shri. Nityanand Ram Mhashilkar,**  
Age : 35 years, Occ. : Agriculturist,
  - 11) **Sou. Vidya Nityanand Mhashilkar,**  
Age : 33 years, Occ. : Agriculturist & Household,
  - 12) **Kum. Sakshi Nityanand Mhashilkar,**  
Age : 08 years, Occ. : Education,  
Minor No. 12 though Natural Guardian  
Mr. Nityanand Ram Mhashilkar  
Nos. 1 to 12 all R/at : Thanenhavne,  
Taluka Khalapur and Dist. Raigad
  - 13) **Sou. Manda Balaram Waghoskar,**  
Age : 45 years, Occ. : Household,  
R/at : Jambhulpada, Tal. Sudhagad,  
Dist. Raigad
  - 14) **Sou. Nanda Suresh Choughule (Kumbhar),**  
Age : 43 years, Occ. : Household,  
R/at : Pali, Tal. Sudhagad & Dist. Raigad
  - 15) **Sou. Aruna Dnyaneshwar Devruskar,**  
Age : 41 years, Occ. : Household,  
R/at : Roraikhadi, Boriwali (East), Mumbai

Hereinafter referred to as 'family members of land owner'.  
(Unless repugnant from the context and meaning, the term includes legal heirs, claimants, beneficiary, administrator and their concerned nominees of each of them for the time being etc.)

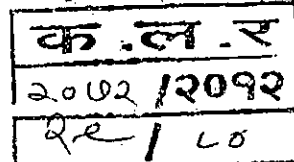
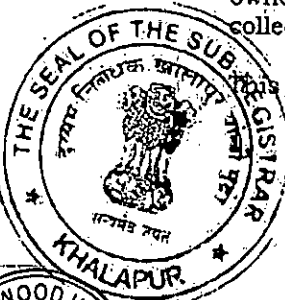
..... **Second Party/Vendor**

(To avoid the complexity and ambiguity, as per the reference, 'the land owner' and 'family members of the land owners' are hereinafter collectively referred to as 'Second Party')

This Agreement to Sell is being made as under :-

**Description of the property :-**

All that piece and parcel of agricultural land within the jurisdiction of Hon'ble Sub-Registrar, Khalapur and within the limits of Panchayat Sammittee Khalapur and Grampanchayat



*[Handwritten signature]*

Thanenhav situated at village Mouje Thanenhav details of which are as under :-

| Survey No./Survey No. and Hissa No. | Area Hec. - Ares - Point                                                                      | Assessment Rs. Ps. |
|-------------------------------------|-----------------------------------------------------------------------------------------------|--------------------|
| 24/2                                | 1 - 55 - 4<br>(Alongwith PK 0-20-2)<br>i.e. 15540 sq.mtrs.<br>i.e. about 3 Acres 35.5 Gunthas | 07=20              |

which is bounded as under :-

On or towards East : Out of S. No. 22 and S. No. 23  
On or towards South : Out of S. No. 22 and S. No. 24/3  
On or towards West : Out of S. No. 27 and S. No. 24/3  
On or towards North : Out of S. No. 23 and S. No. 24/1

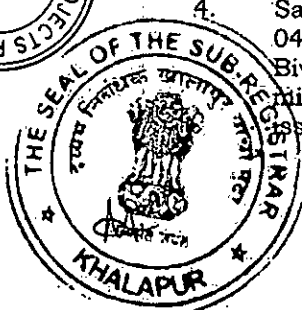
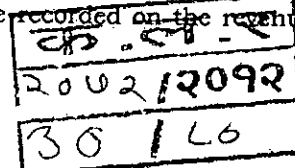
(Note - If there are any discrepancies found in the description of the land mentioned in para 1 hereinabove and the revenue record, land survey and entries therein, this document will be read taking into consideration the description of the property according to the revenue records, land survey and entries therein.)

Thus the area of the property described hereinabove alongwith the trees-bushes, stone, soil, water, grass, rock, etc. and alongwith all perpetual easementary rights therein without reserving any rights, title and interest with respect to the said land, will be the subject matter of the said document.

Thus, for the sake of convenience, the property described in para 1 hereinabove will be hereinafter referred to as 'Said Property'.

2. Perusing 7/12 extract of the year 1953-54 it appears that, the land bearing S. No. 24/2 admeasures about 3 Acres 33.5 Gunthas (alongwith PK 0 Acre 20 Gunthas) which is assessed at 7 Rs. 3 Aane 0 Ps. and name of Mr. Tukaram Saya Patil Dharne was recorded in owners column of the 7/12 extract of the said property. As the said Mr. Saya Laxman Patil expired on 21/09/1933, name of his elder brother viz. Tukaram Saya Patil was recorded vide Mutation Entry No. 87. Thus the name of Mr. Tukaram Saya Patil Dharne recorded on the 7/12 extract of the said property. The Talathi gave certificate stating that the Mutation Entry no. 87 is available in illegible manner.
3. Thereafter, said Mr. Tukaram Saya Patil sold the said land to one Mr. Abdul Latif Mohamud Khot by a Sale Deed Dt. 10/04/1940. The Talathi Office has recorded the transaction on the 7/12 extract of the said property vide a Mutation Entry No. 132 dated 15/05/1940 and the concerned revenue officer has certified the said mutation on 04/05/1941.

4. Said holder of S. No. 24/2 Abdul Latif Mahmood Khot expired on 04/08/1945 leaving behind him his only legal heir wife Khatija Biwi J. Abdul Latif Khot and daughter 1. Hava Bibi, 2. Ajija Bibi, minors through mother Khatija and he did not have any male issue and accordingly their names were recorded on the revenue



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records. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 157 dated 06/10/1945 and the concerned revenue officer has also certified the said entry on 10/11/1945. Thereafter, an entry of minors natural guardian Khatija Bibi was deleted on 03/12/1956 on the 7/12 extract of the said property.

5. As one of the holder of S. No. 24/2, Mr. Kondu Pangu Kumbhar was cultivating the said land as tenant in the year 1952-54, his name was recorded in the other rights column of the 7/12 extract of the said property. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 234 dated 23/05/1967 and the concerned revenue officer has also certified the said entry on 15/12/1952.
6. Thereafter, Mr. Kondu Pangu Kumbhar expired before 3 years and names of their legal heirs viz. Sons - 1) Chindhu Kondhu Mhashilkar alias Kumbhar, 2) Waman Kondu Mhashilkar, 3) Ram Kondu Mhashilkar and one daughter Mathubai Maruti Karlekar and wife Rathabai Kondu Mhashilkar, thus in all 5 heirs, were recorded on the heirs register No. 2. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 328 dated 16/05/1967 and the concerned revenue officer has also certified the said entry on 09/03/1968.
7. Thereafter as the tenant Chindhu Kondu Kumbhar purchased the said property u/s. 32G of the Tenancy Act on 26/04/1964, his name has been recorded in the in the owners column under the restricted tenancy and a charge of Rs. 1021-08 was kept in the other rights column in the name of earlier holder Smt. Khatija Bibij A. Latif Khot and her name was deleted from the owners column. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 336 dated 15/07/1967 and the concerned revenue officer has also certified the said entry on 09/03/1968. In this manner names of 1) Chindhu Kondu Mhashilkar alias Kumbhar, 2) Waman Kondu Mhashilkar, 3) Ram Kondu Mhashilkar and one daughter Mathubai Maruti Karlekar and wife Radhabai Kondu Mhashilkar are recorded in the owners column of the said property.
8. Thereafter, Mr. Chindhu Kondu Mhashilkar has put a charge of Devnhave V. V. Sahakari Society (Credit Society) against a sum of Rs. 800/- by issuing an Ekrar Patra (Loan Bond) dated 06/06/1969. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 356 dated 07/06/1969 and the concerned revenue officer has also certified the said entry on 04/09/1969.

Thereafter, to give effect to the Maharashtra State's Implementation of Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 on the revenue records of the said land, as the measurement system is converted into new decimal system and accordingly assessment and Hiss Form No. 12 received by the Haveli District Inspector Land Records (Decimal) the same recorded for giving effect to land bearing S. Nos. 1 to 74 and therefore, the area and the assessment was converted into decimal system of measurement. Vide this entry, the total area of S. No.

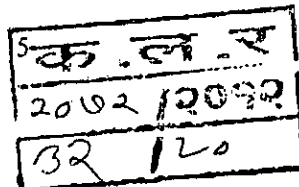
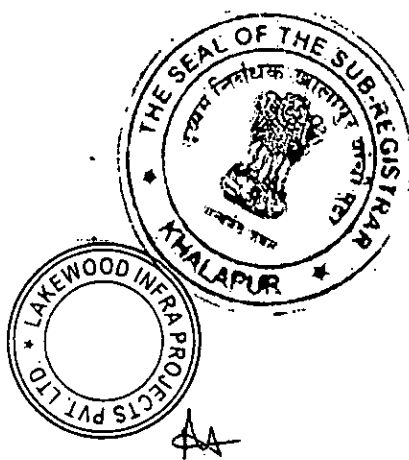


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24/2 i.e. 3 Acres 33.5 Gunthas (Alongwith PK admeasuring about 0 Acres 20 Gunthas) changed to 1 Hecter 55.4 Ares (Alongwith PK admeasuring about 0 Hecter 20.2 Ares) and assessment declared to be converted into 7 Rupees 18 Paise from 7 Ruppes 3 Aane 0 Paise. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 386 dated 04/04/1970 and the concerned revenue officer has also certified the said entry on 24/11/1970.

10. Thereafter, Mr. Waman Kondu Mhashilkar has put a charge of Devnhave Multipurpose Co-Operative Credit Society against a sum of Rs. 1600/- by issuing an Ekrar Patra (Loan Bond) dated 24/10/1975. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 418 dated 01/12/1975 and the concerned revenue officer has also certified the said entry on 20/01/1976.
11. As per the Government's order of exempting the aluminum coins of 1, 2 and 3 Paise from the currency in view of making payments conveniently and according to the taluka circulars pertaining to village survey number (1 to 75) and to give the effect of the same in asscssment of Hissa Numbers, an assessment is rectified in multiplication of 5 Ps. The mutation was recorded as per the order of Hon'ble Tahasildar, Khalapur bearing O. No. 83/R.T.S./112 Dt. 16/02/1983. Thus, said S. No. 24/2 is assessed at Rs. 7.20 Ps. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 539 dated 26/07/1984 and the concerned revenue officer has also certified the said entry on 24/09/1984.
12. Thereafter, one of the holder of the said property viz. Radhabai Kondu Mhashilkar expired before 30 years leaving behind her legal heirs sons viz. 1) Chindhu Kondhu Mhashilkar, 2) Waman Kondu Mhashilkar, 3) Ramchandra Kondu Mhashilkar, 4) Mathubai Maruti Karlekar, who expired before 31 years leaving behind her only legal heir son viz. Kisan Maruti Karlekar. Her said only legal heir son willfully accepted Christian religion and excluding his name names of Nos. 1 to 3 hereinabove has been recorded as heirs to heir register No. 36. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 695 dated 20/05/1996 and the concerned revenue officer has also certified the said entry on 05/06/1996.
13. Thereafter, the holders of the said land bearing S. No. 24/2 availed benefits of the Employment Assurance Scheme by taking horticultural productions in the said land and taking into consideration the issue that the beneficiary agriculturist should not default the amount to be recovered by the Government and he should inform about the Purchaser if he sold the land, a remark of 'Availing benefits of Government's Horticultural Development Scheme' was recorded in the other rights column. Thus, it is mentioned in the other rights column of the 7/12 extract of the said property that a benefit of Rs. 11012 for the area of 0 Hec. 40 Ares has been availed under the Government's Horticultural Scheme. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 789 dated 09/02/2001 and the concerned revenue officer has also

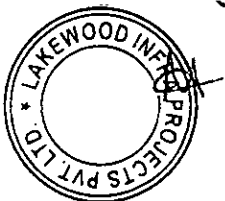


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certified the said entry on 31/07/2001 according to the order received by Hon'ble Tahasildar, Khalapur bearing O. No. Hakkanond/K.T.-4/R.H.Y. Nond/106/2001 dated 03/02/2011 having O.No. 484.

14. Thereafter, one of the account holder of the said property viz. Chindhu Kondu Kumbhar (Mhashilkar) expired on 24/11/2001 leaving behind him legal heirs viz. 1) Gajanan Chindhu Mhashilkar, 2) Bhaskar Chindhu Mhashilkar, 3) Vithoba Chindhu Mhashilkar and accordingly heirs were recorded. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 794 dated 15/01/2002 and the concerned revenue officer has also certified the said entry on 08/02/2002.
15. Thereafter as the tenant of the said property Chindhu Kondu Kumbhar (Mhashilkar) repaid charge of principal and interest Rs. 1021-04 recorded in the name of original land owner Khatija Bibi A. Latif Khot u/s. 32G of the Tenancy Act the charge in the other rights column was deleted as per the order of Hon'ble Tahasildar, Khalapur vide his order bearing No. Kul Vahivat/32G charge/2005 dated 13/06/2006. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 857 dated 14/06/2006 and the concerned revenue officer has also certified the said entry on 10/07/2006.
16. Thereafter, as the holder of the said land Mr. Waman Kondu Mhashilkar repaid the entire loan of Devnhave Multipurpose Co-Operative Credit Society Ltd., a deletion of charge is recorded as per the certificate issued by the society. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 858 dated 21/06/2006 and the concerned revenue officer has also certified the said entry on 14/06/2006 as per the certificate provided by the Secretary, of Sajgaon V.V.K.S. Seva Society.
17. Thereafter, the holder of the said land Mr. Ram Kondu Mhashilkar - expired leaving behind him his legal heir viz. 1) Vishwanath Ram Mhashilkar, 2) Ashok Ram Mhashilkar, 3) Nityanand Ram Mhashilkar, 4) Manda Balaram Waghoskar, 5) Nanda Suresh Choughule (Kumbhar), 6) Aruna Dnyaneshwar Devruskar and Sitabai Ram Mhashilkar and their names are recorded vide H.R. No. 120. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 927 dated 11/06/2008 and the concerned revenue officer has also certified the said entry on 14/07/2008.
18. Thereafter, 1) Waman Kondu Mhashilkar, 2) Gajanan Chindhu Mhashilkar, 3) Bhaskar Chindhu Mhashilkar, 4) Vithoba Chindhu Mhashilkar executed a Release Deed without consideration dated 28/02/2011 in favour of 1) Mr. Vishwanath Ramchandra Kumbhar or Mhashilkar, 2) Ashok Ramchandra Kumbhar, 3) Nityanand Ramchandra Kumbhar, 4) Manda Balaram Waghoskar, 5) Nanda Suresh Choughule, 6) Aruna Dnyaneshwar Devruskar, 7) Sitabai Ramchandra Kumbhar which is registered at Sr. No. 839/2011 on 28/02/2011 and accordingly their names were deleted from the 7/12 extract of the said property and names of the purchasers are recorded in the owners column. Said Release



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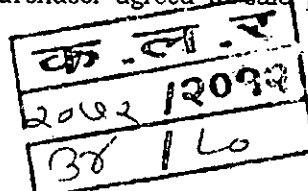
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Deed without consideration is registered with the office of Sub-Registrar, Khalapur on 28/02/2011 at Sr. No. 839/2011. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 1093 dated 16/03/2011 and the concerned revenue officer has also certified the said entry on 18/04/2011 on the basis of Index - 2 dated 28/02/2011 and a registered Release Deed received from the Hon'ble Sub-Registrar, Khalapur.

19. As the Vendors and their predecessors holding the possession of the said property before 1<sup>st</sup> April, 1957 i.e. the Tillers Day, the Vendors and their predecessors were became entitled to purchase the said land as per the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948. In this scenario, according to the provisions of Sec. 32G, names of the Vendors and their predecessors recorded in the owner's column of the said property through 32M Certificate. Meanwhile, because of birth and death of many family members in the family of the Vendors, many families obtained ownership rights in the ancestral property. By virtue of the registered Release Deed dated 28/2/2011 registered with the office of Sub-Registrar, Khalapur at Sr. No. 839/2011, family members of the Vendor viz. 1) Waman Kondu Kumbhar alias Mhashilkar, 2) Gajanan Chindhu Kumbhar alias Mhashilkar, 3) Bhaskar Chindhu Kumbhar alias Mhashilkar, 4) Vithoba Chindhu Kumbhar alias Mhashilkar released their right, title and interest in the said property in favour of the Vendors. Thus, the said property is a family property of the Vendors subject to Sec. 43 of the Tenancy Act and the vacant and contiguous possession of the said property is with the Vendors only. Therefore, the said property is ancestrally owned and possessed by the Vendors. Accordingly, their names are recorded on the record of rights of the said property. At present, out of all Vendors, name of some of them have been recorded in the other rights column of 7/12 extract. The Vendors are the only claimant of the said property and there are no other claimants and they are absolutely entitled to enjoy the said property or to sell it as per the will.

20. The Vendors are not getting enough income from the said agricultural land and therefore with an intention to meet with their business needs and financial and legal necessities of the undivided family and to solve the financial problems of livelihood, to improve the status of other properties and as they need cash amount for the education of the minors in the joint family and for the welfare, marriage, health, construction of house, other legal necessities, for purchasing other proper properties, further as the said property is inconvenient for enjoyment and is not giving satisfactory income, the vendors compel to bear loss and therefore have decided to sell the said property for the such relevant reasons.

21. As the Purchaser is in business of real estate also required such lands, they were in search of such lands. The Purchaser proposes to acquire/purchase lands in a vicinity of said village Thanenhav. When the Vendors came to know this fact, the Vendors put a proposal of sale of said land before the Purchaser for and against a consideration of Rs. 25,00,000/- (Rs. Twenty Five Lacs Only) per Acre which comes to Rs. 97,00,000/- (Rs. Ninety Seven Lacs Only). As the Purchaser agreed to said proposal, thereby



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agreed to purchase the said property from the original owners in the name of the Purchaser or their nominees. The family members of the land owner are either minor/major and/or existing members of the Hindu Undivided Family. Considering the changes which may take place in the Hindu Joint Family and Karta and Manager in near future, changes in the existing members due to birth-death further considering the rights and powers accrued time to time by the successor of the concerned member under the provisions of the Hindu Succession Act, 1956, the family members of the land owners are included to this Agreement just to avoid any technical lacunas which may create in future.

22. The genealogy of the Vendors is enumerated in Schedule 'B'. The Vendors assures and indemnifies that the said genealogy is true and correct. Relying on such assurances and indemnification, the Purchaser will enter into the forgoing purchase transaction.
23. The said property is categorized in Class 2 and except the issue of availing benefits of the fruit productions scheme of the Government, the said property is totally clean, clear and free from encumbrances. Further, there is no disputes exist between the adjacent land owners. The Vendors got absolute marketable title pertaining to the said property. But as it is necessary to obtain a sale permission under Sec. 43 C of the Tenancy Act for carrying out any kind of transaction of the said property and as it may take substantial time, the Vendors hereby agreed to transfer all right, title and interest in respect of the said property in favour of the Purchaser by virtue of the forgoing Agreement to Sell.
24. Thus, on the terms and conditions mentioned hereinbelow in this Agreement to Sell, the Vendors have executing this Agreement to Sell in favour of the Purchaser.

**NOW THIS AGREEMENT WITNESSETH THE TERMS AND CONDITIONS AGREED BY AND BETWEEN THE PARTIES HEREIN WHICH ARE AS FOLLOWS :-**

1. The total consideration of the said property is fixed to **Rs. 97,00,000/- (Rs. Ninety Seven Lacs Only)**. Such consideration of development and sell is ascertained after taking into account the area of the said land.
2. Being part or entire payment of the said development or sell rights of the said property, the Purchaser has paid/paying the Vendors an amount of **Rs. 24,53,500/- (Rs. Twenty Four Thousand Fifty Three Thousand Five Hundred Only)** as specified hereinbelow :-

A. By virtue of this Agreement to Sell, the Purchaser has paid following amount to the vendors vide cheques drawn on I.D.B.I. Bank's \_\_\_\_\_ Branch as under :-

| Amount     | Name of the Vendors                | Cheque No. | Date     |
|------------|------------------------------------|------------|----------|
| 5,66,000/- | Smt. Sitabai Ramchandra Mhashilkar | 000755     | 7/5/2012 |
| 4,75,000/- | Ashok Ram Mhashilkar               | 000756     | 7/5/2012 |

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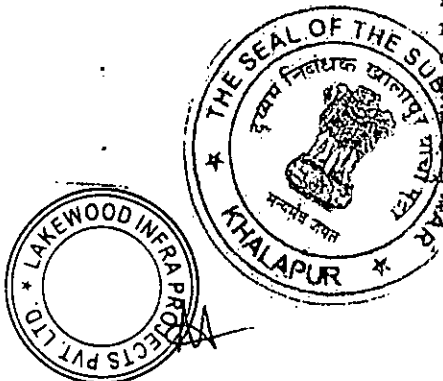
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| 54,250/-                                                                            | Smita Ashok Mhashilkar                | 000757 | 7/5/2012 |
| 4,75,000/-                                                                          | Vishwanath Ram Mhashilkar             | 000758 | 7/5/2012 |
| 54,000/-                                                                            | Mrs. Jyoti Vishwanath Mhashilkar      | 000759 | 7/5/2012 |
| 4,75,000/-                                                                          | Mr. Nityanand Ram Mhashilkar          | 000760 | 7/5/2012 |
| 54,250/-                                                                            | Mrs. Vidya Nityanand Mhashilkar       | 000761 | 7/5/2012 |
| 1,00,000/-                                                                          | Mrs. Manda Balaram Waghoskar          | 000762 | 7/5/2012 |
| 1,00,000/-                                                                          | Mrs. Nanda Suresh Choughule (Kumbhar) | 000763 | 7/5/2012 |
| 1,00,000/-                                                                          | Mrs. Aruna Dnyaneshwar Devrukhkar     | 000764 | 7/5/2012 |
| <b>24,53,500/- (Rupees Twenty Four Lacs Fifty Three Thousand Five Hundred Only)</b> |                                       |        |          |

B. After deducting the aforementioned amount, the Purchaser has to pay the balance amount to the Vendors after compliance of terms and conditions mentioned in this Agreement and after obtaining permission u/s. 43 of the Tenancy Act as mentioned hereinbelow :-

| Amount             | Details                                                                            |
|--------------------|------------------------------------------------------------------------------------|
| 19,00,000/-        | By the end of 3 <sup>rd</sup> month from the execution of this Agreement           |
| 15,00,000/-        | By the end of 6 <sup>th</sup> month from the execution of this Agreement           |
| 38,46,500/-        | By the end of 9 <sup>th</sup> month from the execution of this Agreement           |
| <b>72,46,500/-</b> | <b>Total amount of Rs. (Seventy Two Lacs Forty Six Thousand Five Hundred only)</b> |

**Rs. 97,00,000/- (Rupees Ninety Seven Thousand Seven Hundred only)**

The total consideration of this said property is fixed to **Rs. 97,00,000/- (Rs. Ninety Seven Lacs Only)** and as decided by and between the Purchaser and the Vendors, a sum of **Rs. 24,53,500/- (Rs. Twenty Four Lacs Fifty Three Thousand Five Hundred Only)** has been paid to the Vendors as mentioned in 'A' hereinabove vide cheques and the Vendors have acknowledged the receipt of aforementioned payment. Subtracting the said amount from the entire agreed consideration of the development and sell rights of the said property, the Purchaser has to pay the balance consideration of **Rs. 72,46,500/- (Rs. Seventy Two Lacs Forty Six Thousand Five Hundred Only)** to the Vendors as mentioned in clause 'B' written hereinabove. The Vendors do not have any complaint about the payment. Separate receipt of payment is not required. The said amount was paid as per the request and instructions of all members. The Vendors have indemnified the

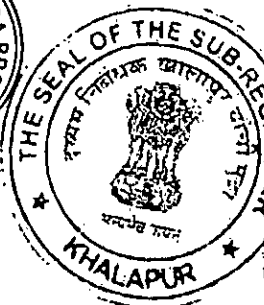


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Purchaser by virtue of this Agreement that, the purchaser will not suffer anyhow in that regard.

3. For verifying the marketable title of the said property, the Purchaser has published a public notice through Adv. Damodar Patil. If any objection raised to such public notice or transaction, the Vendors will be under an obligation to settle the same at their own cost and the Purchaser shall not suffer anyhow in that respect. Further, any dispute/claims of third parties arises in respect right, title and interest of the said property and if the marketable title of Vendors getting affected with the same, the Vendors have to settle the same upto the satisfaction of the Purchaser. The purchaser will not give further consideration to the Vendors until the settlement of such disputes.
4. The Vendors have to carry out demarcation of the said property and obtain a report of Taluka Inspector of Land Records and if there is a change in area, the consideration will also change proportionately.
5. Said land is included in \_\_\_\_ zone. To make improvements the said land as it fit proper to them. By virtue of this Agreement, the Purchaser is absolutely entitled to carry out by himself or through his persons, nominees, partners, joint ventures etc. constructions of Units/ Godowns/offices/farm houses/ row houses/ bungalow / horticulture plots/township / Special Economic Zone (SEZs) / Information Technologies / Information Technology Enable Services / Business processing outsource/ Information Technology Park/ Educational/Preparation of layout, to get sanctioned all such layouts, and all kind of construction schemes of units / godowns / offices / farm houses / row houses / bungalows permissible under the laws.
6. If required, to change the zone of the said land, to apply for the same, to give statements, affidavits, indemnity bonds, to submit documentary evidences and by virtue of this Agreement the Purchaser acquired all those rights of carrying out proper legal proceedings from start to end pertaining to change of zone.
7. The Purchaser has to obtain all those legal permissions required for using the said land for any non-agricultural purpose and to deposit non-agricultural assessment (Nazarana) according to orders passed and in response to the demand made by the Purchaser, the Vendors should give all signatures, consents, documents etc. to that effect.
8. As mentioned hereinabove, the Purchaser by virtue of this Agreement entitled to prepare a layout of the construction plan/map for the construction of farm houses/row houses/bungalows/horticulture plots/township/special economic zones (SEZs) / Information Technology/ Information Technology Enable Services / Business Proceeding Outsourcing (BPO)/ Information Technology Park (IT Park) / Educational purposes etc. and to appoint architect for the same, to obtain such plans, to file the same in concerned Grampanchayat, Municipal Corporation, Collectorate, Town Planning etc. to carry out requisite changes therein, to comply with the requisite documents, to get sanctioned

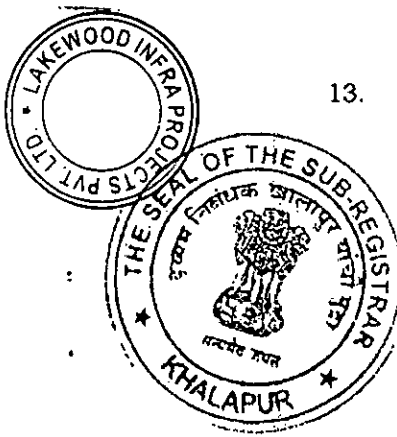


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the layout/plan, to obtain commencement Certificate, to complete the construction and obtain completion certificate etc.

9. It will be the sole responsibility of the Purchaser to carry out the proposed construction on the said property according to their convenience and at their own costs. By virtue of this Agreement, the Purchaser indemnifies/assure the Vendors that, the Vendors will not have any right, title and interest or will not at all concerned with the schemes/constructions on the said property, benefits -losses arising out of the sale proceeds.
10. Further, by virtue of this Agreement, the Vendors, being Licensee, gave permission/license to the Purchaser to make fencing to the said lands, to put boards displaying the schemes, to prepare roads, to make level, make sub-divisions, to amalgamate the properties according to schemes and units, to publish an advertisement in daily newspapers, weekly and monthly etc. and to utilize all such advertisement media as per their convenience. Such license will be irrevocable in nature. The Vendors or any claimant on their behalf shall not do any act, things which may create any obstacle or hurdle to the concerned construction scheme. If any such things or acts done, the Vendor will compensate the loss caused to the Purchaser due to such acts.
11. After formation of the society/association/company etc. by the Purchaser or his nominee as per their will and convenience, if persons other than the Vendors requires for execution of one or more Sale Deed/Sale Deeds or any type of relevant proper and legal document, it will be the responsibility of the Vendors to bring such person and to execute such legal documents without demanding any additional consideration and to comply with all documentary formalities pertaining to registration of such document.
12. The said land falls under Occupancy Class 2 and a remark to that effect viz. 'Restricted Tenancy' is recorded on the 7/12 extract of the said land. The Vendors, at their own cost, require to obtain the requisite permission for sell of the said property u/s. 43 of the Tenancy Act for which they have to apply to the Hon'ble Collector or concerned government office, to give statements, affidavits, indemnity bonds, to file all documentary evidences, to pay Nazarana, to get the said land transferred on old tenure. By virtue of this Agreement, the Vendors have agreed that they will provide their signatures, consents and give all documents for the same as and when requested by the Purchaser.
13. The Purchaser has to carry out construction on the said land as mentioned hereinabove after obtaining construction permission from the Grampanchayat / Municipal Corporation/ Collectorate/Town Planning etc. and other concerned officers and that too according to the sanctioned plan/layout. Further, as per the changing policies of the concerned department if the Purchaser gets an additional FSI then to prepare and furnish new plan accordingly and the Purchaser have to solely enjoy the benefits of such additional FSI. In this way, the Vendors cannot claim any kind of right, title and interest on any additional FSI which may arise in future. If the additional FSI is to be utilized for the construction at other place, the Vendors will not complain



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anyhow and hereby give consent for the same. No separate permission is required for the same. In short, except the consideration for development as mentioned hereinabove, the Vendors are not entitled to accept or claim any type of consideration and the said issue is accepted and agreed by them by virtue of this Agreement. Further, by virtue of this Agreement, the Purchaser will have all rights, title and interest of handing over the area under proposed road widening and to obtain FSI in lieu thereof.

14. By virtue of this Agreement, the Purchaser have obtained all those right, title and interest pertaining to the TDR, if derived in future in respect of the said land, to get it transferred on other land or to transferred the TDR of other lands in the said land and to register all requisite documents to that effect. Further, by virtue of this Agreement, the Vendors have granted certain rights and powers to the Purchaser for obtaining compensation received from the Government in respect of the said land. For that purpose, a separate Irrevocable Power of Attorney is also executed. In case, if a concerned department paid the amount of compensation in the name of the Vendors, the Vendors will handover such amount to the Purchasers forthwith. By virtue of this Agreement, the Purchaser is solely entitled to claim or recover such amount.
15. As per the rights and powers accrued by the Purchaser by virtue of this Agreement, the Purchaser can sell the said land as it is or before or after improving the status of the said land or after preparing layout or plotting or alongwith the construction of Godowns / Offices / Farm Houses / Row-Houses/Townships/special economic zone (SEZs)/ Information Technology (ITES)/Information Technology Enable Services (ITES)/Business Proceeding Outsourcing (BPO)/Information Technology Park (IT Park)/Educational, Horticultural constructions etc. - to be constructed on the said property, and alongwith residential or commercial units, godown etc. for and against a consideration deemed fit by the Purchaser and to accept the consideration, to execute deeds of sale, to handover possession to the prospective purchaser, to execute and register necessary documents, to execute possession receipt, to take receipt, to transfer/assign rights and powers accrued through this Agreement to any third party, further to execute all proper documents requested to transfer, to accept amount in lieu thereof, to file all such documents in the office of concerned sub-registrar, to complete the registration formalities etc.
16. By virtue of this Agreement the Purchaser alongwith the prospective buyers of unit/construction are entitled to mortgage the said property as it is or after sanctioning its layout or any building construction thereon irrespective of its status or the plots with any bank, financial institutions and individuals and raise a loan and to execute legal document to that effect and file the same in the office of sub-registrar and to complete the process of registration. In this regard the Vendors have given an irrevocable consent to the Purchaser. No separate sanction is required. However, the Purchaser or the concerned proposed buyer of units or plot holder will be solely responsible for the repayment of such loan. Thus, the Vendors will not suffer anyhow in respect of the repayment of loan or consequences thereof.



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17. By virtue of this Agreement, the Purchaser has accrued certain rights and authorities of implementing the scheme of construction on the said property, to take services of the skilled/non-skilled labours, contractors, engineers, supervisors, craftsmen, architect, advocate etc. or to terminate their services. Further, by the said Agreement the Purchaser is also granted with rights to obtain construction completion certificates from the Collectorate/ Municipal Corporation/ Grampanchayat or any other concerned office, to transfer units in the said land and to form one or more co-operative society/association /company etc. and the Purchaser is also entitled to deposit requisite deposits as per the requirements, to obtain electricity connections with the permission of the Maharashtra State Electricity Distribution Co. Ltd., establish transformers, if required. And if separate signatures or permission is required from the Vendors, they have agreed to provide the same without any objection or without any consideration. Further, by virtue of the said Agreement, the Purchaser also acquired all rights pertaining to fix water connection, to carry out tax assessment of the building, to carry contact with the concerned officers for the same, to pay amount, to accept receipt thereof etc.
18. The Vendors have paid all the government, semi-government taxes, cesses, charges pertaining to the said property till date. Henceforth, the purchaser will bear all such aforementioned taxes, cesses, charges etc.
19. The Vendors hereby further represent that, except Vendors nobody has any kind of rights in respect of the said property by way of mortgage, gift, lease, maintenance, partition, earnest receipt, agreement, exchange, court disputes, inheritance, adverse possession etc. In short, except vendors, nobody have any kind of right, title and interest to the said property and the Vendors have not concealed any such information.
20. By virtue of the said Agreement, the Vendors assures the Purchaser that their title with respect to the said land is fully clean, clear and free from encumbrances (except a permission for sell to be obtained u/s. 43 of the Tenancy Act) and the said property is totally marketable and relying on such representations, the Purchaser has decided to purchase the said property. Moreover, if any person other than the Vendors claims any right, title and interest on the said property, the Vendors have to clear the same at their cost and shall also take care that the purchaser or their nominees, claimants, assignees, representatives etc. should not suffer anyhow for the same.
21. The Vendors have to handover all requisite documents pertaining to their ownership and marketable title to the said property to the Purchasers. Further, by virtue of this Agreement, the Purchaser is also entitled take search to the government offices through their advocates to verify all government records and by various modes to confirm themselves about the ownership rights to the said property and no separate consent is required to that effect.
22. It is the responsibility of the Purchaser to purchase material required for the proposed construction on the said property e.g.



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*[Handwritten signature]*

stone, bricks, sand/silicon, cement, steel, bamboo, wooden etc. and to carry out its transportation, to store the same, to construct rooms, and to appoint security guard for its protection and the Vendors will not have any right, title and interest in respect of the said property. However, the Purchaser will have the ownership rights on such materials required for the construction.

23. The Vendors have executed and registered an Irrevocable Power of Attorney in favour of the Purchaser so as to enable him to carry out the scheme successfully on the said land/to get sanctioned the layouts thereof etc. Moreover, if the Purchaser needs the signatures, consents of the Vendors being original land owner for the implementation of the said scheme or in order to follow the Government orders or demand of the Government Officers, the Vendors will provide such signatures, consents etc. forthwith without any condition or reason and will co-operate fully without claiming any additional consideration.
24. As per the necessity and convenience, the Purchaser needs to provide a lift to the buildings to be constructed in the said proposed scheme and obtain all permissions required to be obtained for the same. Being owner of the property, the Vendors have given their consent to the same by this Agreement.
25. The said scheme may be implemented by Joint Ventures or Partnership or any other mode permissible under law and by virtue of this Agreement, the Purchasers are granted with all rights and authorities to execute or get executed all such legal documents and the Vendors have given a permanent consent to the same. There is no requirement of separate consent.
26. By virtue of this Agreement, the Purchaser is entitled to form co-operative housing society, Apartments etc. as they deem fit of the holders of godown/offices/residential/units/township/special economic zone (SEZs)/ Information Technology (ITES)/Information Technology Enable Services (ITES)/Business Proceeding Outsourcing (BPO)/Information Technology Park (IT Park)/Educational etc. in the scheme to be implemented on the said land and to register the same and to recover all expenses pertaining to the plots/units/(Residential/Non-Residential)/Township/ special economic zone (SEZs)/ Information Technology (ITES)/Information Technology Enable Services (ITES)/Business Proceeding Outsourcing (BPO)/Information Technology Park (IT Park)/Educational etc. and to prepare all legal documents, Declaration of Apartment/Society/Company etc. and to give and take all legal documents after its preparation and to proceed accordingly.
27. The Purchaser will have the exclusive right to name the buildings or scheme to be constructed on the said property and the vendor will not resist to the same.
28. The Purchaser will also have an exclusive right to enjoy all benefits arising out of the said land, its basement, stilt portion, proposed building/buildings or car parking and/or open space

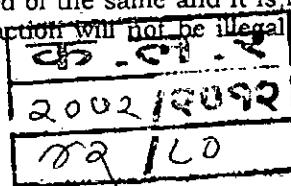
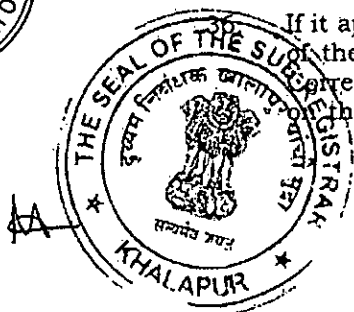


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| क.ल.र     |
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| 89/10     |

*[Handwritten signature]*

29. By virtue of this Agreement, the Purchaser are granted with rights and powers to provide drainage lines in the scheme to be implemented on the said land, to apply offices, to file statements, affidavits, indemnity and if required to move such drainage line and replace it to other place.
30. According to the said Agreement, so as to fully perfect the ownership rights of the said property in favour of the Purchaser or their nominees/society/association/company etc., the Vendors have to personally execute all those legal documents required by the Purchaser without claiming any additional consideration and the Vendors are legally duty bound to do accordingly.
31. By virtue of this Agreement, the Purchaser are entitled to implement the scheme on the said property/get sanctioned layout, to amalgamate the said land with the adjacent lands, to make sub-division, to leave area for road, to grant easementary rights to each other and to provide pipeline upto the said land and to obtain permission from the concerned department, to apply for the same, to give statements, indemnity bonds etc.
32. By virtue of this Agreement, the Purchaser is entitled to take all grant and benefits those are derived from all private and government schemes which are exists as on date and to use all kind of fertilizers, water, roads and put a fencing and compound of stone/bricks/walls, cement poll etc. to the said property.
33. As the case may be and according to law, the Purchaser has to record his name or names of his nominees/society/association/company etc. on the record of rights of the said property and the Purchaser may execute one or more Sale Deed or relevant document and the Vendors personally require to execute and register such documents in the office of the concerned sub-registrar. If the Vendor expired before execution of Sale Deed, legal heirs of such deceased Vendor may give consent to the said agreement. Further, such heirs will be made party to the Sale Deed.
34. If the Vendor or the Purchaser or any one of them breaches or not fulfilled the terms of this Agreement, then the other party will be entitled by this Agreement to get such thing done by Court. The party breaching terms will bear the cost of the same.
35. On the basis of the documents executed by the Vendors in favour of the Purchaser or any person, society, institution, apartment, company etc. the Purchaser has to get recorded their name to the record of rights of the units constructed on the said land and to give statements, affidavit, no objection certificate, indemnity bond etc. for the same and to the entire process will be carried out by the Vendors without charging any additional consideration. If anybody raised any objection in that respect, the Vendors will settle the same at their cost and the Purchaser should not suffer anyhow for the same.

If it appears in future that, there is any mistake in the description of the said land then both the parties have to execute Deed of correction and Supplementary Deed of the same and it is binding on the parties. The forgoing transaction will not be illegal merely

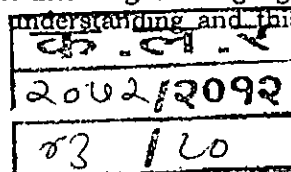
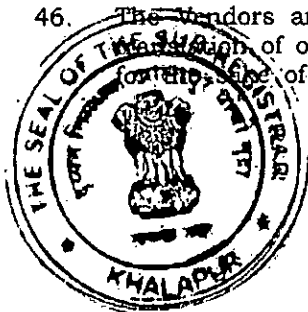


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because of wrong description of the property and the same is agreed by the parties.

37. For successful implementation of the said scheme on the property, subject to the terms of this Agreement, the Vendors have executed an irrevocable Power of Attorney in favour of the Purchaser.
38. By virtue of this Agreement, the Purchaser has been granted with the powers and authority to file any kind of proceedings (Civil, Criminal, Revenue, Co-Operative etc.) if any disputes arises in respect of the said property and to file application, give statement, provide evidence, to verify the government records etc.
39. If the Purchaser require/compel to take any legal action in any Government authorities pertaining to the said property on behalf of the Vendors and if it found that such powers are not mentioned in this Agreement, it will be assumed that such powers are clearly mentioned in the said Agreement and accordingly the Purchaser will be entitled to enjoy all such power and authorities to that effect. No separate agreement is required for the same.
40. Mr. Vishwanath Ramchandra Mhashilkar is the head of family of the Vendor. He is looking after properties of the said family. The payment of the consideration of the said land require to be paid in the name of the head of the family or in the name of any family member as per the suggestions and request of the head of family. The head of the family will be solely responsible for the distribution of amount received in his own name and in the name of family member.
41. Mr. Vishwanath Ramchandra Mhashilkar is the head of the family and if he signs any document on behalf of the family of the Vendors, it will be assumed that the same is signed by the entire family and the entire family gave consent to the same.
42. The Vendors or their legal heirs, claimants, representatives, concerns cannot cancel this agreement at any time for whatsoever reason and they are not entitled to do so and have agreed accordingly by virtues of this Agreement.
43. The Purchaser and the concerned prospective purchaser will bear the expenses towards all documents to be executed in future which includes stamp duty, typing, registration charges, advocate fees etc.
44. The total agreed consideration for the development and sell of the said property is fixed Rs. 97,00,000/-. Therefore a stamp duty of Rs. 3,88,000/- has been paid on said Agreement as per the provisions of the Bombay Stamps Act, 1958.
45. A word 'Municipal Corporation' has been included in the said Agreement so as to avoid any legal and technical lacuna in the said Agreement, if the said property came into the limits of municipal corporation in near future.

46. The Vendors and Purchaser mentioned that, this is a general agreement of original Marathi Agreement into English language for the sake of convenience and better understanding and this



*[Handwritten signature]*

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English version of Agreement is enclosed herewith as Annexure. The Vendors and Purchaser clearly state and agree that, if there is any dispute in respect of interpretation of the clauses/covenants of this agreement, Marathi Power of Attorney will supersede the English translation while deciding the dispute.

47. The said Agreement is totally binding on all heirs of both the parties.

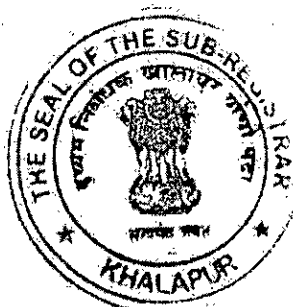
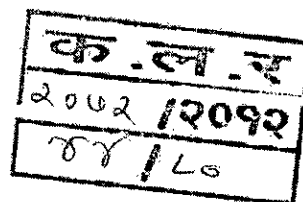
This Agreement to Sell + Agreement of Transfer is executed by the Vendors as per their will, wish and conscience and the same is clearly made understand to the Vendors and the Purchaser and in witness whereof both the parties have put their respective hands on the said agreement before the each others.

SIGNED AND DELIVERED BY THE  
WITHIN NAMED " THE VENDORS "

) Signature / Left Thumb  
) Impressions.

SIGNED SEALED AND DELIVERED  
WITHIN NAMED " THE PURCHASER "

) Signature.  
)



१. अनुच्छेद सतरा किंवा अठरा अन्यथे.

३. फाईल करण्याची फी.

अनुच्छेद वीस अन्वये.

ਪ੍ਰਭੂ ਜੀ.

१. मोक्षोत्पत्तिं वाकिटांजलिः

१. मोहोरुनः ताकिटे एएए एगे धेणे.

११. परिणामिक! किंवा स्त्री परिचाराची सेवा.

१३. जड संग्रहाऱ्या वस्तूंच्या विक्रीचे उत्पन्न.

१५. प्रचार मा.वि.

94356

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② mis

— 11. 11. 1941 —

खालीलप्रमाणे की गितानी:-

पुष्पिका-नि-ना-क

LEAH D. HOFF

1. (1911) 44 (1) 13 ff.

17. 12. 13.

AS host

दस्तावेज नाली नाग मिलेसुवा अवतार का  
नावे नोटप्रीकृत शास्त्राचार्य निबंधक, खालापूर  
रहास्यी करावा

साय रकर्ता

[illegible]



ता. खालापुर येथील सूची क्र. दोन INDEX No. ॥ चा उतारा

[illegible]

सूची क्रमांक २ वरून

अस्सल बरहकुम नधल

अर्ज क्रमांक

अर्जदार श्री  
उस मूल के पादलि

यांचा अर्ज दि. १९ व २० १३

अन्वये नक्कल समक्ष दि. २४/२०१७

दुय्यम निबंधक खमलापूर

मी नवकल केली  
मी वाचली  
मी रुजवात घातल

द्वयम् निबंधक, खास्तापूर

(CUSTOMER COPY)



Order No. : D-5/STP(V)/C.R. 1007/02/05/928-31

Br. F. C. Road

Date 25/5/12

|                 |              |
|-----------------|--------------|
| Stamp Duty      | Rs. 25,000/- |
| Service Charges | Rs. 10/-     |
| Total           | Rs. 25,010/- |

Name of Stamp duty paying party  
Kailash B. Matwani

Name of counter party  
Khandu Babam Kadarn

Purpose of transaction  
Agreement to sale

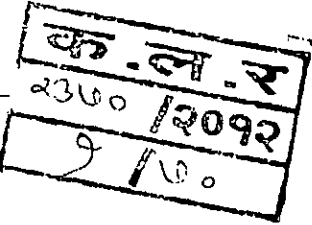
Cheque No., if any. 000767

Drawn on Bank AOB

Branch Gaziabad, U.P.

Cashier

Authorized Signatory



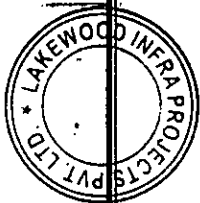
विकी करारनामा + विकसन करारनामा

(साठेकार)

विकी करारनामा + विकसन करारनामा आज दिनांक 25 माहे 5 सन 2012  
इसवी ते दिवशी येथे करण्यात आला.

गाव मौजे : ठाणेन्हावे, तालूका खालापूर जिल्हा रायगड येथील सर्व्हे नंबर 19/33/2 यांसी क्षेत्र  
00 हेक्टर 10 आर, यांसी आकार रु 00 = 15 पैसे. या जमिन मिळकतीचा.

|                                                   |              |
|---------------------------------------------------|--------------|
| विकी करारनामा + विकसन करारनामा मोवदला रक्कम रुपये | : 6,25,000/- |
| आवश्यक असलेले मुद्रांक शुल्क रुपये                | : 25,000/-   |
| जोडलेले मुद्रांक शुल्क रुपये                      | : 25,000/-   |





Industrial Development Bank of India  
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

INDIA STAMP DUTY MAHARASHTRA

कृते आय वी ले आय बैंक लिमिटेड  
FOREIGN BANK LIMITED

प्रमाणित दस्तावेज/Authenticated Document  
एफ. सी. रोड रायगड, जिल्हा रायगड, महाराष्ट्र

उमट मुद्रांक फॅकीज अल्हा द्वायलेट लेम्प  
खाली तपासणे व एम.एस./संवर्धित  
प्राधिकृत ... ..  
... ..  
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... ..

दुय्यम निबंधक/खालापुर

श्री .कैलाश बिहारीलाल मोटवानी,  
उ.व.अ. : २७ वर्ष, धंदा : शेती व नोकरी.  
राहणार : १०४, मेफेअर इलंगझा, फेज - २,  
एन.आय.बी.एम. रोड, कोंढवा खुर्द,  
पुणे ४११०१८ (पॅन कार्ड नं. AODPM7068R)

यांसीयापुढे 'लिहून घेणार' असेसंवोधण्यात आले आहे. (अर्थ व संदर्भ यांचेशी विसंगत नसेल तर सदर  
'लिहून घेणार' या संज्ञेत त्यांचे वालीवारस, हक्कदार, मृत्युपत्र चालविणारे इसम, प्रशासक, त्याचे संबंधित  
नॉमिनीज वगैरे सर्वांचा समावेश असल्याचे मानण्यात येईल.)

..... लिहून घेणार/प्रथम पक्ष

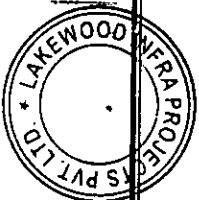
आणि ...

अ. श्री .खंडू बबन कदम (हिंदु एकत्र कुटुंब तर्फे कर्ता व मॅनेजर),  
उ.व.अ. : ५२ वर्ष, धंदा : शेती.  
राहणार : ठाणेन्हावे, तालुका खालापुर, जिल्हा रायगड.

क.ल.स.  
२३७०/२०१२  
२/७०

यांसीयापुढे 'जमीन मालक' असे संवोधण्यात आले आहे (अर्थ व संदर्भ यांचेशी विसंगत नसेल तर सदर  
'जमीन मालक' यासंज्ञेत, सदर हिंदु एकत्र कुटुंब, त्यातील आज रोजी असलेले -भविष्यकाळात त्यांत  
होणा-या बदल्यांसह एकत्र कुटुंबांचे या करारावर सही करणारे तसेच सही न करणारे अज्ञान व सज्ञान  
सभासद, तसेच भविष्यकाळात सदर एकत्र कुटुंबात होणारे सर्व प्रकारचे बदल, तसेच त्याचे विभाजन  
झाल्यास अशा विभाजनातून तयार होणारी दुसरे पक्ष अनेक हिंदु एकत्र कुटुंब, त्यातील अज्ञान  
सभासदांचे पालनकर्ते व एकंदर कुटुंबातील अज्ञान व सज्ञान - त्याच्या वेळी असणा-या सभासदांचे  
वालीवारस, हक्कदार, मृत्युपत्र चालविणारे इसम, प्रशासक, त्याचे संबंधित नॉमिनीज व वालीवारस, वगैरे  
सर्वांचा समावेश असल्याचे मानण्यात येईल.)

..... लिहून देणार/दुसरे पक्ष





आणि . .

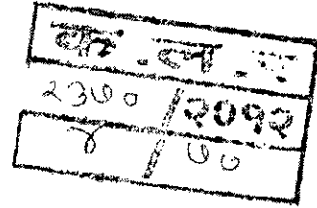
ब. १. श्री. खंडू बबन कदम  
स्वतःकरीता व मुलगी कु. प्रतिक्षा खंडू कदम  
हिचे अपाक म्हणुन .  
उ.व.अ. : ५२ वर्षे, धंदा : शेती .

२. सौ. शकुंतला खंडू कदम  
उ.व.अ. : ४८ वर्षे, धंदा : शेती व घरकाम .

३. श्री. जयवंती बबन कदम  
उ.व.अ. : ४५ वर्षे, धंदा : शेती व घरकाम .

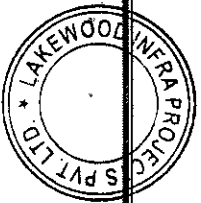
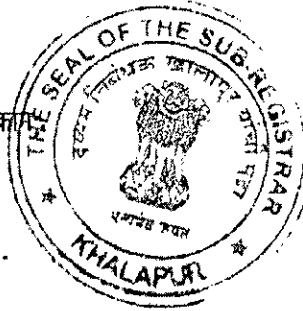
४. श्री. कविता बबन कदम  
उ.व.अ. : ४० वर्षे, धंदा : शेती व घरकाम .

५. श्री. जयवंती बबन कदम  
उ.व.अ. : ४५ वर्षे, धंदा : शेती व घरकाम .



६. कु. जयवंती बबन कदम  
उ.व.अ. : २५ वर्षे, धंदा : शेती व घरकाम .

७. कु. कविता बबन कदम  
उ.व.अ. : ३० वर्षे, धंदा : शेती व घरकाम .  
वर कंमाक १ ते ७ राहणार  
मौजे ठाणेन्हावे, ता. खालापूर जि. रायगड .

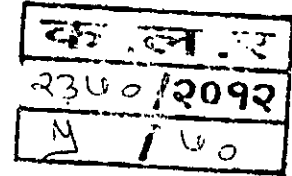


यांसी यापुढे 'जमीन मालकांचे कुटुंबिय' असे संबोधण्यात आले आहे (अर्थ व संदर्भ यांचेशी विसंगत नसेल तर सदर 'जमीन मालकांचे कुटुंबिय' या संज्ञेत, त्यांचेपैकी प्रत्येकाचे वालीवारस, हक्कदार, मृत्युपत्र चालविणारे, प्रशासक व त्याचे संबंधित वालीवारस व त्याचे वतीने हक्क अधिकार सांगणा-या सर्वांचा समावेश असल्याचे मानण्यात येईल).

..... दुसरे पक्ष / लिहून देणार

(विलिखता व दुर्वोधता टाळण्यासाठी या करारात 'जमीन मालक', व 'जमीन मालकांचे कुटुंबिय' यांचा संदर्भानुसार एकत्रित उल्लेख 'लिहून देणार/दुसरे पक्ष' असा केलेला आहे).

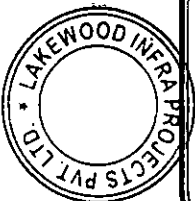
कारणे विक्री करारनामा + विकसन करारनामा लिहून देतो की,



१. मिळकतीचे वर्णन :

तुकडी रायगड, पोस्ट तुकडी तालुका खालापूर जिल्हा रायगड येथील मे.दुय्यम निबंधक, खालापूर यांचे कार्यक्षेत्रातील व ग्रामपंचायत ठाणेन्हावे, पंचायत समिती खालापूर, जिल्हा परिषद रायगड यांचे हद्दीतील गाव मौजे ठाणेन्हावे व तलाठी सजा माजगांव, यांचे कार्यक्षेत्रातील गांव मौजे ठाणेन्हावे येथील शेत जमिन मिळकत ज्यांसी मध्ये नं.१९हिससा नं. ३४/२, यांसी एकुण क्षेत्र ०० हेक्टर १० आर व आकार रु ०० = १५ पैसे यांसी चतुःसिमा खालीलप्रमाणे :-

|                        |   |             |
|------------------------|---|-------------|
| पुर्वेस वा त्या वाजुस  | : | स.नं. १९/२. |
| दक्षिणेस वा त्या वाजुस | : | स.नं. २७.   |
| पश्चिमेस वा त्या वाजुस | : | स.नं. २९.   |
| उत्तरेस वा त्या वाजुस  | : | स.नं. १९/२. |

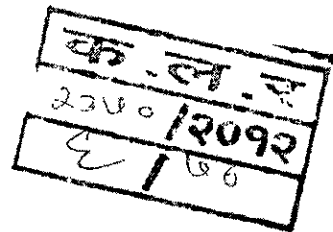
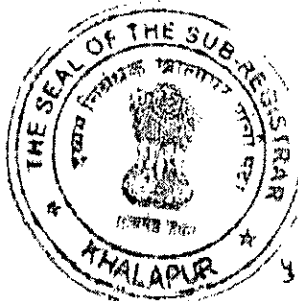
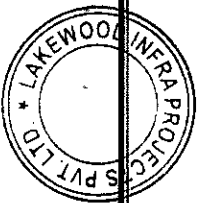


(टिप : वर कलम १ मध्ये नमूद केलेल्या मिळकतीच्या वर्णनात वा तपशिलात आणि मुलकी दप्तरी, जमीन भुमापन दप्तरी, असलेल्या नोंदीशी कोणत्याही प्रकारे विसंगती आढळून आल्यास मुलकी दप्तरी, व जमिन भुमापन दप्तरी असलेल्या नोंदी प्रमाणे वरील मिळकतीचे वर्णन आहे असे समजून दस्त वाचला जाईल.)

येणे प्रमाणे वर कलम १ मध्ये नमूद केलेली चतुःसिमापुर्वक मिळकत, त्यातील झाड - झाडोरा, दगड, माती, जल, तृण, काष्ठ, पाषाण, वगैरे सर्व तदंगभूत वस्तुसहीत व रस्त्याचे कायमस्वरूपी जाणे- येणेचे, हलक्या जड वाहनांची ने-आण करणे, वगैरे बहिवाटीचे सर्व हक्कांसुद्धा, तसेच जमीनी संदर्भात कोणत्याही प्रकारचा काही एक हक्क, अधिकार व हितसंबंध राखून न ठेवता दरोबस्त, या दस्ताचा विषय आहे.

येणेप्रमाणे वर कलम १ मध्ये वर्णन केलेल्या जमीनीचा येथुनपुढे सोईसाठी 'सदर मिळकत' असा उल्लेख करणेत आलेला आहे .

२. सदरील सर्व्हे नं. १९/३व/२ ही मिळकत मुळ सर्व्हे नं. १९ यांसी एकुण क्षेत्र ०२ हेक्टर ७८.७ आर व आकार २५ रुपये ६६ पैसे याचा भाग होती. सदरील सर्व्हे नं. १९ याचे फाळणीमुळे १९/१अ, १व, २अ, २व, ३अ, ३व/१ व ३व/२ असे पोटहिस्से झाले. अश्या रितीने सन १९६६ ते १९८५ चे ७/१२ उतारे अवलोकीता असे दिमुन येते की, सदरील सर्व्हे नं. १९/३व/२ ही मिळकत सर्व्हे नं. १९/३व यांसी एकुण क्षेत्र ० एकर ३२.॥१ गुंटे व आकार ४ रुपये १४ आणे ६ पै. याचा हिस्सा होती. सदरसर्व्हे नंबर १९/३व हा मुलतः श्री.गणपत गंगाधर पाटील यांच्या मालकी हक्काचा व ताबेवहीवाटीचा होता. सदरील श्री. गणपत गंगाधर पाटील धागणे यांनी सदरचे स.नं. १९/३व पैकी पश्चिम बाजुकडील ० एकर ११ गुंटे व आकार ० रुपये ३ आणे ६ पै एवढे क्षेत्र दि. ०२.०६.१९४५ रोजीच्या खरेदीखताव्दारे अब्दुल लतीम महमुद खोत यांस रक्कम रुपये ८५०/- खरेदी दिले. सदरील खरेदीखतामुळे स.नं. १९/३व यांसी १९/३व/२ व स.नं. १९/३व/१ असे पोट हिस्से झाले ते खालील प्रमाणे :

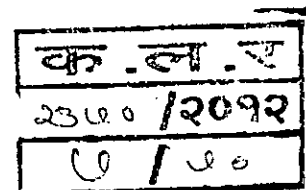
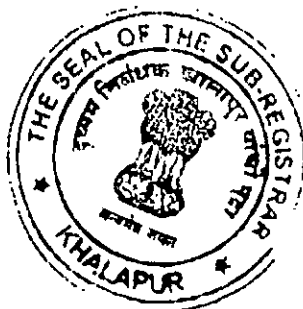
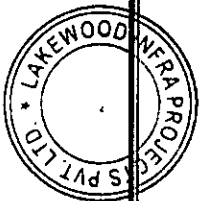


| सर्व्हे नंबर | क्षेत्र      | आकार             | मालक                    |
|--------------|--------------|------------------|-------------------------|
| १९/३४/१      | ० एकर २२.॥॥. | ४ रु ११ आणि ० पै | अब्दुल लतीम महमुद खोत   |
| १९/३४/२      | ० एकर १०.॥॥. | ० रु ३ आणि ६ पै  | गणपत गंगाधर पाटील धारणे |

अश्या रितीने स.नं.१९/३४/२ हा श्री.गणपत गंगाधर पाटील धारणे यांचे मालकीस खरेदीखताब्दारे आला. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार कमांक १५५ अन्वये दि. २८.०७.१९४५ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद ०१.११.१९४५ रोजी प्रमाणित केली असे.

३. सदरील स.नं. १९/३४ सह इतर मिळकतीस तुकडेवंदी व तुकडेजोड कायदया अन्वये 'तुकडा' असे संवोधण्यात येवून तसा शेरा इतर हक्कांत नमुद करण्यात आला. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार कमांक २०९ अन्वये दि. २१.०३.१९५१ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद १०.०४.१९५२ रोजी प्रमाणित केली असे.

४. सदरील मिळकतीचे खातेदार गणपत गंगाराम पाटीलधारणे यांचे दि.१२/१०/१९६९ रोजी निधन झाले असून त्यांचे पश्चात त्यांना खालील कायदेशीर वारस मुले -१. श्री.रामभाऊ गणपत धारणे, २.श्री.वामन गणपत धारणे, ३.श्री.नारायण गणपत धारणे, ४.श्री.नामदेव गणपत धारणे, ५.श्री.लक्ष्मण गणपत धारणे, व विवाहीत मुलगी ६.सौ. निराबाई लक्ष्मण ढळवी व पत्नी नाही. अशी वारस रजिस्टर कं. ७ प्रमाणे वारस नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार कमांक ३८३ अन्वये दि. १२.१२.१९६९ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद २७.०१.१९७० रोजी प्रमाणित केली असे.



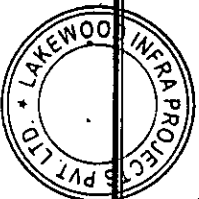
५. आणि ज्याअर्थी, तदनंतर मौजे ठाणेन्हावे येथील २४ सव्हे मिळकतींसाठी दि. दि. २/०४/७० रोजी पुरवणी आकारफोड पत्रक क.७/१९५७ आलेवरून सदरील मिळकतींच्या क्षेत्रा व आकारात दुरुस्ती करण्यात आल्यामुळे सदरचा स.नं. १९/३४/२ यांसी क्षेत्र ० एकर १० गुंटे व आकार ० रुपये २ आणि ६ पै असा करण्यात येवून कब्जेदार सदरी श्री. गणपत गंगाराम पाटील धारणे यांचे नावाची नोंद नमूद करण्यात आली होती. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार कमांक ३८५ अन्वये दि. ०२.०४.१९७० रोजी सदर सव्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद २७.०१.१९७१ रोजी आकारफोड पत्रकावरून प्रमाणित केली असे.

६. तदनंतर महाराष्ट्र राज्याचा वजन मापासंबंधीचा अंमल वजावणीचा कायदा १९५८ व भारतीय नाणे कायदा १९५५ अन्वये गांवचे हक्क नोंद कागदी अंमल देण्यासाठी माननीय जिल्हा निरीक्षक भूमि अभिलेख दशमान यांचेकडून नवीन दशमान परिमाणात रूपांतरीत आकारवंद व हिस्सा फॉर्म नं. १२ गांव वहिवाटीस आले वरून त्याचा गांवी १ ते ३४ या स.नं. साठी अंमल देण्यासाठी नोंद केली व त्यांचे क्षेत्र व आकाराचे दशमान परिमाणांत रूपांतर केले. सदरील नोंदीने स.नं. १९/३४/२ याचे एकुण क्षेत्र ० एकर १० गुंटे व आकार ० रुपये २ आणि ६ पै मधुन वदलुन ०० हेक्टर १० आर व आकार ० रुपये १६ पैसे मध्ये जाहिर झाले. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार कमांक ३८६ अन्वये दि. ०४.०४.१९७० रोजी सदर सव्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद दि. २४.११.१९७० रोजी प्रमाणित केली असे.

३३००/२०१२  
८/७०



सदर सदरील मिळकतीचे एक खातेदार नामे श्री. लक्ष्मण गणपत धारणे यांनी दि. २७/११/१९८० च्या खेतीपट्टीच्या नव्या सदरील मिळकत श्री. ववन वाळू कदम यांना खोदी दिली. त्यानुसार दि. १३/१२/१९८२ च्या फेरफार क.५२० अन्वये, श्री. लक्ष्मण गणपत धारणे व इतर यांची नावे सदरील मिळकतीच्या ७/१२ उता-यावरून कमी करून मालक सदरी श्री. ववन वाळू कदम यांचे नाव दाखल करण्यात आले. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार कमांक ५२० अन्वये दि. १३.१२.१९८२ रोजी सदर सव्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद दि. १२.०१.१९८३ रोजी तुकडेबंदी कायद्यान्वये कारवाईस पात्र या

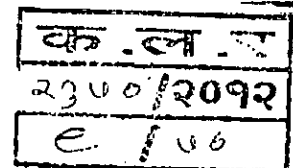
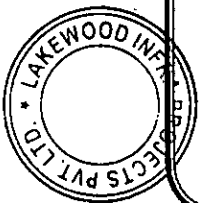


शे-यानिशी प्रमाणित केली असे. अशा रितीने सदरील मिळकत खरेदीखताद्वारे ववन वाळू कदम यांचे मालकीस येवून तशी त्यांच्या नावाची नोंद सदर मिळकतीचे ७/१२ उता-यावर कब्जेदार सदरी नमूद करण्यात आली.

८. शासनाने अल्युमिनीयमची १, २ व ३ पैशांची नाणी चलनांतून कमी केल्यामुळे भरणा करणे सोयीचे व्हावे म्हणून आदेश दिलेमुळे तालुका परिपत्रकांवरून गांवचे संबंधी सर्व्हे नंबर (१ ते ७५) व हिस्सा नंबरच्या आकारांत गांवचे हक्कनोंद कागदी अंमल देणेसाठी आकारामध्ये ५ पैसेच्या पटीत आकारणीत दुरुस्ती केली. मे. तहसिलदार सो. खालापूर यांचेकडील हु.नं. ८३/आर टी.एस./११२ ता.१६.०२.१९८३ चे हुकुमाप्रमाणे नोंद करण्यात आली. अशा रितीने सदरील स.न.१९/३व/२ यांसी आकार ० रुपये १५ पैसे करण्यात आला. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार कमांक ५३९ अन्वये दि. २६.०७.१९८४ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद दि. २४.०९.१९८४ रोजी प्रमाणित केली असे.

९. तदनंतर सदर मिळकतीचे खातेदार श्री. ववन वाळू कदम हे ०६.०४.१९९२ रोजी मयत झाले त्यास वारस म्हणून पत्नी - १. श्रीमती भिमाबाई ववन कदम व मुलगे - २. खंडू ववन कदम व ३. संतोष ववन कदम आणि मुली - ४. जया सदानंद पवार, ५. हिरा ववन कदम, ६. आशा ववन कदम, ७. जयवंती ववन कदम, ८. कविता ववन कदम वरील कं. ५ ते ८ यांचे अ.पा.क. म्हणून खंडू ववन कदम अशी वारस रजिस्टर प्रमाणे नोंद करण्यात आली. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार कमांक ६१६ अन्वये दि. १७.०६.१९९२ रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद दि. १९.०८.१९९२ रोजी प्रमाणित केली असे.

१०. तदनंतर १. सौ. जया सदानंद पवार, २. हिराबाई सतिश शिरसागर उर्फ हिराबाई ववन कदम व ३. आशा ववन कदम यांनी दि. १२.१९९८ रोजी विनामोवदला हक्कसोडपत्र १. खंडू ववन कदम, २. संतोष ववन कदम यांचे लीमिटेड ३१.१२.१९९८ रोजी विनामोवदला हक्कसोडपत्र लिहून

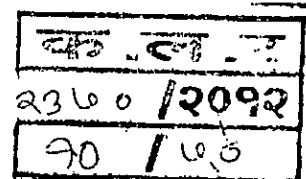
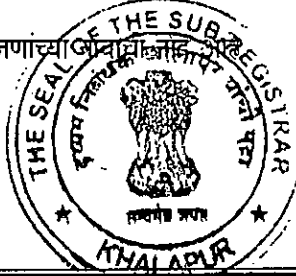
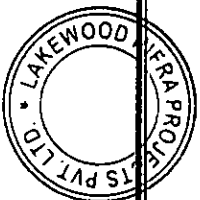




दिल्यामुळे त्यांचे नावाची नोंद सदर मिळकतीचे ७/१२ उता-यावरून कमी करण्यात येवून कब्जेदार सदरी हक्कसोडपत्र लिहून घेणार यांचे नावाची नोंद कायम ठेवण्यात आली. सदरील विना मोवदला हक्कसोडपत्र मा. दुय्यम निबंधक यांचे कार्यालयात दि. ३१.१२.१९९८ रोजी नोंदविण्यात आला. अशी नोंद तलाठी कार्यालयाने सदर मिळकतीचे ७/१२ उता-यावर फेरफार क्रमांक ७६३ अन्वये दि. २५.०२.२००० रोजी सदर सर्व्हे नंबरचे महसुल रेकॉर्ड मध्ये केली असून, संबंधीत महसुल अधिका-याने सदरील नोंद दुय्यम निबंधक खालापूर यांचे कडील दि. ३१.१२.१९९८ रोजीचा इंडेक्स - २ व रजिस्टर हक्कसोडपत्रांवरून दि. २३.०५.२००० रोजी प्रमाणित केली.

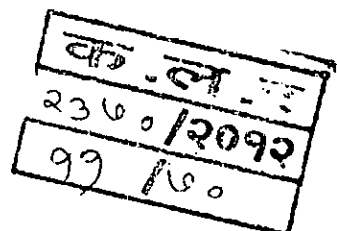
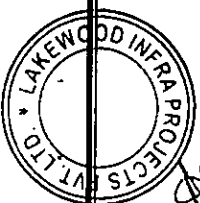
११. आणि ज्याअर्थी, सदरील मिळकतचे खातेदार १) खंडू ववन कदम, २) श्री.संतोष ववन कदम, व ३) श्री. भिमावाई ववन कदम यांनी दि.३१/१२/१९९८ रोजी सदरील मिळकतीचे वाटणीपत्र निष्पादीत केलेव त्यान्वये सदरील संपूर्ण मिळकत श्री.खंडू ववन कदम यांचे वाटणीस/हिश्यास आली त्याकामी मा.तहसिलदार साहेब, खालापूर यांनी त्यांचेकडील आदेश क्र.हक्कनोंद/कात १५५८९/२००८ दि. ११/०८ नुसार दि.२५/११/२००८ रोजीच्या फेरफार क्र.९६२ अन्वये सदरील मिळकतीच्या ७/१२ उता-यावरून श्री.ववन वाळू कदम व सौ.भिमावाई ववन कदम यांची नावे कमी करून श्री.खंडू ववन कदम यांचे नावाची नोंद जयवंती ववन कदम व कविता ववन कदम यांचे नावासह सदर मिळकतीचे ७/१२ उता-यावर कब्जेदार सदरी नमूद करण्यात आले.

१२. अशा प्रकारे, दि.३१/१२/१९९८ रोजीच्या वाटणीपत्रान्वयेव दि. ३१.१२.१९९८ च्या हक्कसोडपत्रकान्वये सदरील लिहून देणार हे सदरील मिळकतीचे मालक झाले असून तेव्हापासुन आजतागायत सदरील मिळकत त्यांचेच मालकी हक्काची व तावेवहीवाटीची असुन सदरील मिळकतीचा त्यांचे मन मानेल त्याप्रमाणे उपभोग घेण्याचा वा तिची विल्हेवाट लावण्याचा त्यांना पुर्ण हक्क व अधिकार आहे. अशा प्रकारे सदर मिळकत हि लिहून देणार यांची कौटुंबिक मालमत्ता असुन सदर मिळकतीचा खुला व निरंतरचा कब्जा दुसरे पक्ष यांचेकडेच आहे. सदरील मिळकत लिहून देणार यांचे वडिलोपार्जित मालकी हक्क व कब्जेवहीवाटीची आहे. त्याप्रमाणे त्यांचे नावाच्या नोंदी वस्तु जमीनीचे रेकॉर्ड ऑफ राईट्सला मालकी हक्काने दाखल आहेत. सध्या ७/१२ उता-यात कब्जेदार सदरी लिहून देणार यांचेपैकी काही जणांच्या नावाची नोंद आहे.



१३. सदर शेतजमिनीपासून लिहून देणार यांना पुरेसे उत्पन्न मिळत नव्हते, तसेच लिहून देणार यांना व्यवसाय धंदा करण्यासाठी व एकत्र कुटूंबाच्या आर्थिक व कायदेशीर गरजा भागविण्यासाठी म्हणजेच प्रापंचिक आर्थिक अडचणींचे निवारण, इतर मिळकतीची सुधारणा, व एकत्र कुटूंबातील अज्ञान व्यक्तींच्या शिक्षणासाठी रोख रकमेची आवश्यकता असल्यामुळे अज्ञानांचे हित, कल्याण, विवाह, आजारपण, घरबांधणी, आपल्या योग्य अशा कायदेशीर गरजा भागविणे साठी, इतर योग्य अशा मिळकतींची खरेदी वगैरेसाठी, तसेच बहिवाटीस व उपभोगास गैरसोईची असलेमुळे, तसेच समाधानकारक उत्पन्न येत नाही, कायम तोटाच सहन करावा लागतो, अशा व तदनुशंगिक कारणासाठी, लिहून देणार यांनी सदरील मिळकत विक्रीस देण्यास ठरविले.

१४. लिहून घेणार यांना योग्य अशा जमीनीची आवश्यकता असलेमुळे, ते योग्य अशा जमीनीचे शोधातच होते. लिहून घेणार हे सध्या सदरील ठाणेन्हावे परिसरातील जमीनी संपादित / खरेदी करण्याच्या विचारात आहेतयावावत लिहून देणार यांना समजल्यावरून लिहून देणार यांनी लिहून घेणार यांना सदरील मिळकत रक्कम रु. २५,००,०००/- (रु. पंचवीस लाख रुपये फक्त) प्रति एकर प्रमाणे होणा-या एकूण रक्कम रु. ६,२५,०००/- (रु. सहालाख पंचवीस हजार रुपये फक्त) या एकूण मोवदल्याकरीता खरेदी देण्यावावत प्रस्ताव ठेवला. सदरील प्रस्ताव लिहून घेणार यांना मान्य झाल्यामुळे लिहून घेणार यांनी सदरील मिळकत लिहून देणार यांचेकडून लिहून घेणार अथवा त्यांचे नॉमीनिज यांचे नावे खरेदी करण्याचे मान्य व कबूल केले. जमीन मालकांचे कुटुंबिय हे हिंदु एकत्र कुटुंबाचे विद्यमान अज्ञान/सज्ञान सभासद आणि/अथवा त्यांचे कुटुंबिय आहेत. भविष्यकाळात हिंदु एकत्र कुटुंबात व त्यांच्या कर्ता व मॅनेजर यामध्ये होणारे वदल, विद्यमान सभासदात जन्म - मृत्यु मुळे होणारे वदल, तसेच वेळोवेळी संबंधित सदस्यांच्या वारसास हिंदु वारसा कायदा, १९५६ अनुसार प्राप्त होणारे हक्क अधिकार विचारात घेऊन, भविष्यकाळात काही तांत्रिक समस्या निर्माण होऊ नयेत म्हणून जमीन मालकांचे कुटुंबिय यांस या करारात मान्यता देण्यासाठी सामील करून घेतलेले आहे.



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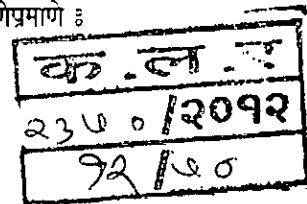
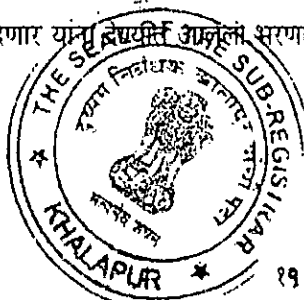
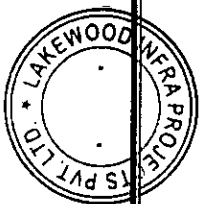
१५. लिहून देणार यांचे वंशवेल परिशिष्ट 'ब' मध्ये दिलेली आहे. सदर वंशवेल वरोवर व विनचुक असल्याची खात्री व हमी लिहून देणार देत आहेत. सदर खात्री व हमीवर विसंवुन लिहून घेणार हे हा खरेदीचा व्यवहार करित आहेत.

१६. सदरील मिळकत (तुकडे बंदी कायद्यान्वये कारवाईस पात्र हा शेरा वगळता) पूर्णतः निर्वेध, निजोखमी न वोजारहीत आहे, तसेच त्यांचा शेजारील बांधभावांशी कोणत्याही प्रकारचा वाद नाही. लिहून देणार यांना, सदरील दस्त जमीनीचे पूर्ण पणनयोग्य हक्क आहे. परंतू सदरील मिळकतीवावत खरेदीचा व्यवहार करणेकामी तुकडे बंदी कायद्यान्वये कारवाईस पात्र हा शे-याचा वाध येत असल्यामुळे व तो कमी करणे गरजेचे असल्यामुळे तसेच सदरकामी वेळ लागणार असल्यामुळे लिहून देणार हे सदरील मिळकतीचे सर्व हक्क अधिकार व हितसंबंध लिहून घेणार यांना तबदिल करण्याच्या दृष्टीने आजमितीस केवळ प्रस्तुतचे विक्री + विकसन करारनामा लिहून देत आहेत.

१७. अशा रितीने सदरील लिहून देणार हे याखाली नमूद केलेल्या अटी व शर्तीवर तसेच विक्री करारनामा + विकसन करारनाम्यामध्ये नमूद केलेल्या मोवदल्यापोटी सदरील विक्री करारनामा + विकसन करारनामा सदरील लिहून घेणार यांचे लाभात निष्पादीत करून देत आहेत.

सदरील दस्तापोटी उभयतांचे दरम्यान ठरलेल्या अटी व शर्ती खालीलप्रमाणे :-

१. सदरील दस्त मिळकतीचे एकुण खरेदीची एकुण किंमत रक्कमरु ६,२५,०००/- (अक्षरी रक्कम रूपये सहा लाख पंचवीस हजार फक्त) निश्चित झाली. सदरील विकसन व विक्री हक्क मोवदल्याची रक्कम दस्त जमीनीचे क्षेत्र विचारात घेऊन ठरलेली आहे.
२. सदरील विकसन व विक्री हक्क मोवदल्याचे किंमतीपोटीचे किंमतीपोटीचा एक भाग म्हणुन रक्कम रूपये १,८७,५००/- (रक्कम रूपये एक लाख सत्तरांशे हजार पाचशे फक्त), लिहून घेणार यांनी, लिहून देणार यांना, खाली नमूद केलेले तपशिलाप्रमाणे दिलेली असून पुढील रक्कम ही पीडीसी द्वारे देण्याची असून ती लिहून घेणार यांनी लिहून देणार यांना खालील अटींची व शर्तीची पूर्तता केल्यानंतर धावयाची आहे. सदर लिहून देणार यांना देण्यात आलेली भरणा तपशिल येणेप्रमाणे :-

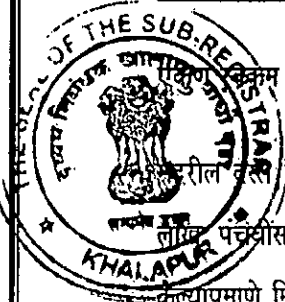


अ. लिहून घेणार यांनी लिहून देणार यांना सदरील मिळकतीसाठी आय.डी.वी.आय. वॅक, गाझियाबाद, उत्तर प्रदेश शाखेवरील चेकने विक्री करारनामा + विकसन करारनाम्यापोटी दिलेली रक्कम खालीलप्रमाणे :-

| रक्कम                                                          | लिहून देणार नंबर व नांव | चेक नंबर | चेक तारीख  |
|----------------------------------------------------------------|-------------------------|----------|------------|
| १,३७,५००/-                                                     | ब. १ श्री. खंडू बबन कदम | ०१००२६   | २४.०५.२०१२ |
| २५,०००/-                                                       | ६. कु. जयवंती बबन कदम   | ०१००२७   | २४.०५.२०१२ |
| २५,०००/-                                                       | ७. कु. कविता बबन कदम    | ०१००२८   | २४.०५.२०१२ |
| १,८७,५००/- एकुण रक्कम रुपये एक लाख सत्याऐंशी हजार पाचशे फक्त . |                         |          |            |

ब. उपरोक्त रक्कम वजा जाता, खरेदीखताचे किंमतीपोटी उर्वरीत किंमत लिहून घेणार यांनी लिहून देणार यांना खाली नमूद केलेले तपशिलाप्रमाणे विक्री करारनामा + विकसन करारनाम्यात नमूद अटी व शर्तीची पूर्तता झाल्यानंतर, तुकडे बंदी कायद्यान्वये कारवाईस पात्र हा शेरा योग्य त्या शासकीय परवानगी अन्वये कमी केल्यानंतर द्यावयाची आहे .

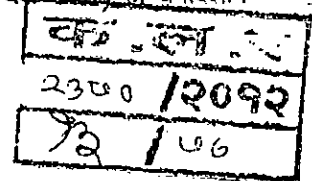
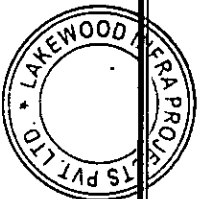
| रक्कम रुपये | तपशिल                                             |
|-------------|---------------------------------------------------|
| १,८७,५००/-  | सदरील दस्त तारखेपासून ३ महिन्यांचे अखेरपावेतो .   |
| १,८७,५००/-  | सदरील दस्त तारखेपासून ६ महिन्यांचे अखेरपावेतो .   |
| ६२,५००/-    | सदरील दस्त तारखेपासून ९ महिन्यांचे अखेरपावेतो .   |
| ४,३७,५००/-  | (एकुण रक्कम रुपये चार लाख सदोतीस हजार पाचशे फक्त) |



रक्कम रुपये ६,२५,०००/- (अक्षरी रक्कम रुपये सहा लाख पंचवीस हजार फक्त)

मिळकतीचे खरेदीची एकुण किंमत रक्कम रु ६,२५,०००/- (अक्षरी रक्कम रुपये सहा लाख पंचवीस हजार फक्त) निश्चित झाली असून वरीलप्रमाणे 'अ' या भरण्याचे कलमामध्ये नमूद केल्याप्रमाणे मिळकतीचा लिहून घेणार यांनी लिहून देणार यांना त्यांच्यामध्ये ठरल्याप्रमाणे मोवदला रक्कम

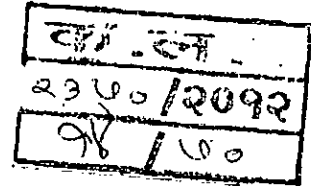
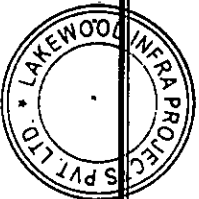
रुपये १,८७,५००/- (एकुण रक्कम रुपये एक लाख सत्याऐंशी हजार पाचशे फक्त) ही धनादेशाने



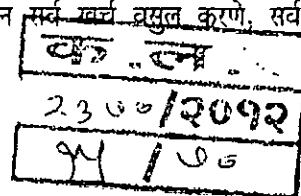
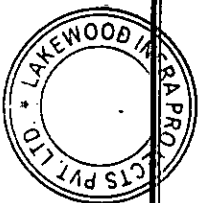
(चेकव्दारे) मिळाल्याचे लिहून देणार हे मान्य व कवूल करतात. उपरोक्त रक्कम वजा जाता विकसन व विक्री हक्क मोवदल्याचे किंमतीपोटीची उर्वरित रक्कम रुपये ४,३७,५००/- (एकुण रक्कम रुपये चार लाख सदोतीस हजार पाचशे फक्त) लिहून घेणार यांनी लिहून देणार यांना वर नमूद 'ब' या भरण्याचे कलमाप्रमाणे देण्याची ठरलेली आहे. वरील कलम 'अ' मध्ये नमूद भरण्या वावत लिहून देणार यांची कोणतीही तक्रार नाही. वेगळी भरणा पावतीची आवश्यकता नाही. सदरील सर्व रक्कम सर्वांचे विनंती व सांगणे वरून देण्यात आलेली आहे. सदरील भरणा हा त्यांचे कौटूंबिक घटकांमध्ये आपापसात ठरल्याप्रमाणे देण्यात आलेला असून, सदरील भरण्याप्रमाणे सदरील दस्तामध्ये नमूद केलेप्रमाणे रक्कम प्रत्येक लिहून देणार यांचे नावे काढण्यात आलेली असून ती त्यांना मान्य व कवूल आहे व त्यासाठी ते भविष्यात देखील कोणतीही हरकत उपस्थित करणार नाहीत व आत्तादेखील त्यांची काही हरकत नाही.

३. सदरील दस्त जमीनीची लिहून घेणार यांनी अॅड. दामोदर पाटील यांचे तर्फे सदर मिळकतीचे लिहून देणार यांचे पणनयोग्य हक्क तपासण्यासाठी जाहीर नोटीस प्रसिध्द केली होती. सदरील जाहीर नोटीसीस किंवा व्यवहारास कोणत्याही प्रकारची हरकत आल्यास, सदरील हरकतीचे लिहून देणार यांनी आपले स्वखर्चाने त्वरीत निवारण करून द्यावयाचे आहे. त्याची कोणत्याही प्रकारची तोशीस लिहून घेणार यांस लागू द्यावयाची नाही. तसेच सदर मिळकतीवावत कोणताही वाद / त्रयस्थ व्यक्तींचे हक्क, अथवा हितसंबंध असल्यावावत दावा निर्माण होवून सदर मिळकतीचे पणनयोग्य हक्कास बाधा निर्माण झाल्यास सदरील बाधेचे निवारण लिहून देणार यांनी लिहून घेणार यांचे समाधान होईपर्यंत करून देण्याचे आहे. सदरील बाधेचे निवारण होईपर्यंत लिहून घेणार हे लिहून देणार यांना देय असलेला पुढील मोवदला देणार नाहीत.

४. लिहून देणार यांनी सदरील जमिनीची सरकारी मोजणी करून देण्याची आहे त्यासाठी लागण्या-या सह्या, संमत्या जाबजवाब विनाविलंब देण्याचे असून लिहून देणार यांनी सदर मोजणीचे वेळी प्रत्यक्ष हजर राहून मिळकतीचे चारही कोपरे दाखवून त्याप्रमाणे मिळकतीच्या चतुःसिमा कायम करून देण्याच्या आहेत व ७/१२ प्रमाणे प्रत्यक्ष जागेवर क्षेत्र काढून द्यावयाचे आहे, अतिकमण आढल्यास काढून द्यावयाचे आहे. मोजणीनुसार क्षेत्रात बदल झाल्यास अथवा प्रत्यक्षरित्या जेवढे क्षेत्र ताव्यात मिळेल त्याप्रमाणे विक्री करारनामा + विकसन क्षेत्राच्या किंमतीचे बदल होईल.



५. सदरील मिळकतीवर बांधण्यात येणा-या युनिट्स/गोडाऊन्स/ऑफिस/फार्म हाऊसेस/रो हाऊसेस/ बंगले/ हॉर्टिकल्चर प्लॉट्स/टाऊनशिप/विशेष आर्थिक झोन (SEZs)/ माहिती तंत्रज्ञान (ITES)/ इन्फरमेशन टेक्नॉलॉजी इनेवेल सव्हिसेस (ITES)/ बिझनेस प्रोसेसिंग आऊटसोर्सिंग (BPO)/ इन्फरमेशन टेक्नॉलॉजी पार्क (IT Park) / शैक्षणिक (Educational)/ हॉर्टिकल्चर इत्यादी प्रकल्पांसाठी मंजूर विकास नियमावलीप्रमाणे ले-आऊट तयार करणे, ले आऊट मंजूर करून घेणे, युनिट्स/गोडाऊन्स/ऑफिस/फार्म हाऊसेस/ रो हाऊसेस/ बंगले(निवासी व/किंवा अनिवासी) वगैरेची संबंधित लागू कायदानुसार बांधकाम योजना, स्वतः किंवा तर्फेचे झसम, नॉमिनीज, भागीदार, जॉईन्ट व्हेचर, वगैरे माध्यमाने रावविणेचे सर्व हक्क व अधिकार लिहून घेणार यांना, या दस्ताने प्राप्त झालेले आहेत. अशा रितीने दस्त जमीनीत आपल्याला योग्य व सोईस्कर वाटेल त्याप्रमाणे सुधारणा करणे. तसेच वेगवेगळ्या शिर्षकाखालील नमूद प्रकल्पांचे बांधकामासाठी/बांधकामाची योजना रावविणेकामी, ले-आऊट बांधकामाचा आराखडा/ नकाशा तयार करणेकरिता, आर्किटेक्ट नेमणे,तो तयार करून घेणे,तो संबंधित,ग्रामपंचायत, महानगरपालिका, कलेक्टोरेट, टाऊन प्लॅनिंग, वगैरेकडून मंजूर करून घेणे, आवश्यकतेप्रमाणे त्यात बदल करणे, कागदपत्रांची पूर्तता करणे, बदललेला ले-आऊट/आराखडा मंजूर करून घेणे, त्याप्रमाणे बांधकाम सुरू करणेचा दाखला मिळविणे, बांधकाम करणे पूर्णत्वाचा दाखला मिळविणे, वगैरे सर्व हक्क व अधिकार, लिहून घेणार यांना, या कराराने प्राप्त झालेले आहेत. त्याचप्रमाणे सदरील शिर्षकाखाली नमूद बांधकाम वगैरे योजनेमध्ये बांधणेत येणारे, व्यापारी किंवा निवासी युनिट्स/गाळे, गोडाऊन्स, वगैरेची, कोणत्याही अवस्थेत व वेळोवेळी विक्री करणेचा व त्यापोटी आपणांस योग्य वाटतील त्या रकमा स्विकारणे, विक्रीचे दस्त करणे,त्यांचे तावे नियोजित खरेदीदारांस देणे, त्याकामी आवश्यक ते सर्व दस्तऐवज लिहून, नोंदवून पुर्ण करून देणे, तावे पावती लिहून देणे, पावती घेणे, तसेच या करारान्वये प्राप्त हक्क व अधिकार अन्य त्रयस्थांस हस्तांतर/ असाईन करणे, त्याप्रमाणे योग्य ते हस्तांतरणासंबंधीचे दस्तऐवज लिहून देणे, त्यापोटी रकमा स्विकारणे, अशाप्रकारचे सर्व दस्त संबंधित नोंदणी अधिका-याचे कचेरीत दाखल करणे, नोंदवून पुर्ण करून देणे, घेणे, वगैरे, सर्व हक्क व अधिकार, लिहून घेणार यांना, या कराराने प्राप्त झालेले आहेत. तसेच त्या त्या नमूद शिर्षकाखाली रावविणारे, त्यांच्या प्रकल्पधारकांची सहकारी गृहरचना संस्था, अपार्टमेंट्स, वगैरे योग्य वाटेल ते स्थापन करणे, त्यांच्या प्रकल्पधारकांकडून सर्व खर्च वसूल करणे, सर्व



कायदेशीर दस्त तयार करून घेणे, डिक्लेरेशन ऑफ अपार्टमेंटस/ सोसायट्या/कंपन्या वगैरेचे नावे, आवश्यक ते सर्व कायदेशीर दस्त तयार करून घेणे, वगैरे सर्व कार्यवाही, करणेचे हक्क व अधिकार, लिहून घेणार यांना या कराराचे द्वारे प्राप्त झालेले आहेत .

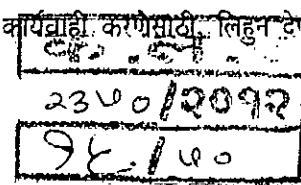
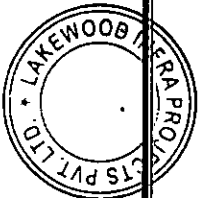
६. लिहून घेणार हे सदरील मिळकतीसह त्यास लागत असलेली सर्व्हे नं. २३/१ व १९/२व ही मिळकत देखील खरेदी करत असल्यामुळे सदरील लागतच्या मिळकत क्षेत्रामुळे सदरील मिळकत ही तुकडा होत नाही .

७. गरज भागल्यास ,सदरील दस्त जमीनीचा झोन बदलून घेणे, त्याकामी अर्ज करणे, जाब-जवाब देणे, प्रतिज्ञापत्र, हमीपत्र देणे,कागदोपत्री पुरावे दाखल करणे, झोन बदलणेकामी सुरवातीपासुन अखेरेपावेती सर्वतोपरी योग्य ती कायदेशीर कार्यवाही करणेचे हक्क व अधिकार, लिहून घेणार यांना, या दस्ताने प्राप्त झालेले आहेत.

८. सदरील दस्त जमीनीचा वापर विगर शेती कारणांसाठी करणेकामी आवश्यक असणा-या सर्व कायदेशीर परवानग्या लिहून घेणारयांनी मिळविणेच्या आहेत व हुकुमाप्रमाणे विगरशेती रक्कमा भरणेची आहे.आवश्यक त्या सर्व सहाय,संमत्या,कागदपत्रे वगैरे लिहून देणार यांनी,लिहून घेणार यांचे मागणीप्रमाणे द्यावयाची आहेत.

९. सदरील दस्त जमीनीवर नियोजित बांधकाम लिहून घेणार यांनी, आपल्या सोईप्रमाणे, आपल्या स्वखर्चाने व आपल्या स्वजवावदारीवर करावयाचे आहे .सदरील योजनेशी/बांधकामाशी,तसेच त्यावरील विक्री वरील नफा - तोटयाशी लिहून देणार यांचा कोणत्याही प्रकारचा हक्क, अधिकार व हितसंबंध राहणार नाही, अशी हमी लिहून देणार यांनी, लिहून घेणार खरेदीदार यांना या दस्ताने दिलेली आहे .

१०. तसेच सदरील दस्त जमीनीस फेनसिंग करणे, योजनेसंबंधी वॉर्डस लावणे, रस्ते तयार करणे, सपाटीकरण करणे, पोटहिस्से पाडणे, एकत्रिकरण करणे योजनेसंबंधी व युनिटसकामी, दैनिक वर्तमानपत्रात साप्ताहिकांत वा मासिकांत जाहिरात देणे, वगैरे, सर्व जाहिरात माध्यमांचा सोईप्रमाणे उपयोग करून घेणे व तदनुषंगाने उद्भवणारे सर्व कामे, लिहून घेणार यांच्या पत्रव्यवहार, वगैरे सर्व कार्यवाही करणेसाठी लिहून देणार

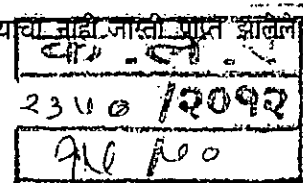
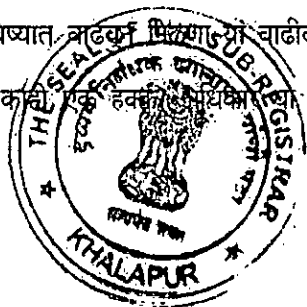
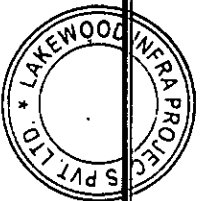


यांनी, लिहून घेणार यांना, या दस्ताने लायसेन्सी म्हणून परवानगी दिलेली आहे . सदरील लायसेन्स केव्हाही रद्द करता येणार नाही . लिहून घेणार यांना, खरेदीदार यांचे संबंधित बांधकामाचे योजनेस कोणत्याही प्रकारचा हिल्ला हरकत होईल किंवा अडचण निर्माण होईल असे कोणत्याही प्रकारचे कृत्य, लिहून देणार यांनी वा तर्फेचे कोणीही हक्कदार वगैरेंनी करावयाचे नाही . केल्यास व त्यामुळे लिहून घेणार यांची होणारी नुकसान भरपाई, लिहून देणार यांनी आपले स्वखर्चाने करून द्यावयाची आहे .

११ . लिहून घेणारयांना वा तर्फेचे नॉमिनीजला/सोसायटी/असोशिएशन्स/कंपनी वगैरे, आपल्या सोई व इच्छेप्रमाणे स्थापन करून, सदरील दस्तावरून, एक अथवा अनेक खरेदीखत/खरेदीखतेअगर तत्सम कोणत्याही प्रकारचे योग्य व कायदेशिर असे तवदीलीसंबंधीचे दस्त करणे झाल्यास, लिहून देणार यांचे व्यतिरिक्त, अन्य इसमांची आवश्यकता भासल्यास लिहून देणार यांनी संबंधित इसमांस जातीने हजर ठेऊन, अशाप्रकारचे कायदेशीर दस्त, कोणत्याही प्रकारचा जादा मोबदला न घेता करून द्यावयाचे आहेत व त्याचे नोंदणी कामी आवश्यक भासणा-या सर्व कागदपत्रांची पूर्तता करावयाची आहे .

१२ . आवश्यक त्या परवानगी मिळणेकामी मे . जिल्हाधिकारी वा संबंधित शासकीय दफ्तरी अर्ज करणे, जाव-जवाब देणे, प्रतिज्ञापत्र, हमीपत्र देणे, कागदोपत्री पुरावे दाखल करणे, वगैरे सर्व कार्यवाही लिहून देणारयांनी आपले स्वखर्चाने करावयाची आहे . त्याकामी लागणा-या सर्व सहया,संमत्या, कागदपत्रे लिहून देणार यांनी, लिहून घेणारसांगतील त्यावेळी देणेची हमी लिहून देणार यांनी, लिहून घेणारयांना, या दस्ताने दिलेली आहे .

१३ . सदरील दस्त जमीनींमध्ये, वर नमुद केलेप्रमाणे, ग्रामपांचायत / महानगरपालिका / कलेक्टोरेट / टाऊनप्लॅनिंग, वगैरे संबंधित कार्यलयांकडून अगर इतर योग्य त्या संबंधित कार्यलयांकडून, बांधकामाची परवानगी घेऊन, मंजुर नकाशाप्रमाणे, लिहून घेणारयांनी बांधकाम करावयाचे आहे . तसेच संबंधित खात्याकडून बदल होणा-या नियमानुसार, जादा चटई क्षेत्र वाढवून मिळाले तर त्यानुसार नवीन आराखडा सादर करून सदरील वाढीव चटई क्षेत्राचा लाभ लिहून घेणारयांनी एकटयानेच घ्यावयाचा आहे . अशाप्रकारे भविष्यात वाढवून मिळणा-या वाढीव चटई क्षेत्राचे मोबदल्यावर, लिहून देणार यांनी, कोणत्याही प्रकारचा कोही हक्क किंवा अधिकार त्या हितसंबंध सांगावयाचा नाही जास्ती जास्त झालेले

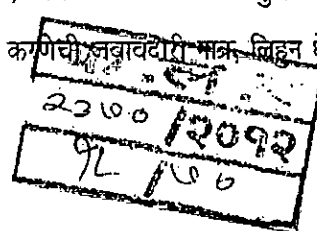
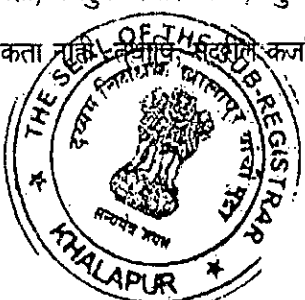
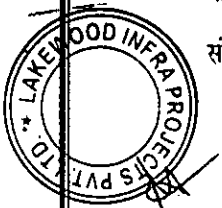




चटई क्षेत्राचा वापर दुसरीकडील बांधकामाकरता वापरल्यास, लिहुन देणार यांनी, त्याबाबत कोणत्याही प्रकारची तक्रार करावयाची नाही, त्यास याच दस्ताने पुर्ण संमती देणेत आलेली आहे. त्यासाठी वेगळ्या संमतीची आवश्यकता नाही. थोडक्यात, वर नमुद केलेल्या मोबदल्या व्यतिरिक्त अन्य कोणत्याही प्रकारचा मोबदला घेणेचा व मागणेचा लिहुन देणार यांना हक्क व अधिकार नाही व तो नसल्याचे त्यांनी य दस्ताने मान्य व कबुल केलेले आहे. तसेच रस्ता रुंदी ताब्यात देणे व त्याचा एफ.एस.आय.मिळविणेचे संपुर्ण हक्क व अधिकार, लिहुन घेणारयांना, या दस्ताने प्राप्त झालेले आहेत.

१४. सदरील दस्त जमीनीबाबत भविष्यात काही टी.डी.आर मिळाल्यास तो अन्य जमीनीवर घेणे वा अन्य जमीनीचा टी.डी.आर सदरील दस्त जमीनीवर घेणे व त्याप्रमाणे आवश्यक ते दस्त नोंदविणे, पुर्ण करून घेणे, देणे, वगैरे, सर्व हक्क व अधिकार, लिहुन घेणारयांना, या दस्ताने प्राप्त झालेले आहेत. लिहुन देणार यांनी, लिहुन घेणारयांना, सदरील दस्त जमीनीबाबत शासनाकडून मिळणारी नुकसान भरपाई घेणेचे हक्क व अधिकार या दस्ताने दिलेले आहे. तसेच त्यासाठी वेगळे कधीही रद्दवातल न होणारे कुलमुखत्यारपत्रही लिहुन दिलेले आहे. यदाकदाचित संबंधित खात्याने, सदरील नुकसान भरपाईची रक्कम, लिहुन देणार यांचे नावाने दिल्यास, लिहुन देणार यांनी, सदरील रक्कम लिहुन घेणार यांना, त्वरीत द्यावयाची आहे. सदरील रक्कम मागण्याचा किंवा ती वसुल करणेचे सर्वस्वी हक्क व अधिकार लिहुन घेणार यांना, या दस्ताने प्राप्त झालेले आहेत.

१५. सदरील दस्त जमीनीवर जशी आहे तशी किंवा ले-आऊट मंजूर केलेनंतर किंवा बांधणेत येणा-या इमारतीचे बांधकामावर, कोणत्याही अवस्थेमध्ये, लिहुन घेणारयांना, तसेच नियोजित युनिटस/ बांधकाम खरेदीदारांस, प्लॉट धारकांस योग्य वाटेल त्या बँका, वित्तिय संस्था किंवा व्यक्तिकडून सदरील दस्त जमीन व त्याचेवर हाणारे बांधकाम कोणत्याही अवस्थेत वेळोवेळी गहाण ठेऊन, त्यांवर कर्ज घेणे, त्याप्रमाणे योग्य ते कायदेशीर दस्त, लिहुन व ते संबंधित दस्त नोंदी अधिका-याच्या कचेरीत नोंदवुन पुर्ण करून देणे, वगैरे सर्व हक्क व अधिकार, लिहुन घेणारयांना, दस्ताने प्राप्त झालेले आहेत. सदरील कामी कायमस्वरूपी संमती, लिहुन देणार यांनी, लिहुन घेणार यांना, दस्ताने दिलेली आहे. पुन्हा वेगळ्या संमतीची आवश्यकता नाही. तसेच, सदरील कर्जाची परतफेड करणेची जबाबदारी मात्र लिहुन घेणार व

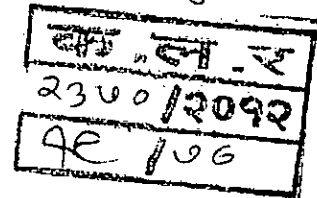
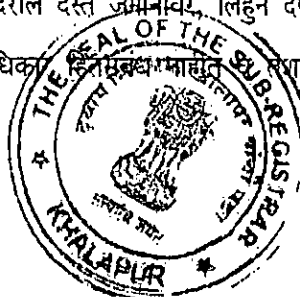
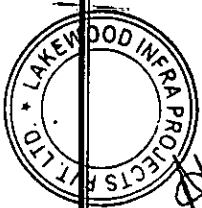


संबंधित नियोजित युनिट्स खरेदीदार/प्लॉटधारक यांचीच राहिल. अशाप्रकारे कर्ज परतफेडीची व त्याबाबतचे परिणामांची कोणत्याही प्रकारची तोशीस, लिहुन देणार यांना लागू द्यावयाची नाही.

१६. सदरील दस्त जमीनीवर बांधकामाची योजना राबविणेकामी, स्कील्ड/नॉन स्कील्ड, मंजुर, ठेकेदार, अभियंते, सुपरवायझर्स, कारागीर, अर्किटेक्ट, वकील, वगैरे नेमणे त्यांच्या सेवा घेणे, तसेच त्यांच्या सेवा खंडित करणे वगैरे संपुर्ण हक्क व अधिकार, लिहुन घेणार यांना, या दस्ताने प्राप्त झालेला आहेत. त्याच प्रमाणे बांधकाम झालेनंतर, कलेक्टरेट/महानगरपालिका/ग्रामपांचायत अगर तत्सम संबंधित कार्यालयातुन बांधकाम पूर्णत्वाचे दाखले आणणे, गाळांचे हस्तांतर करून अशा गाळे धारकांची एक अगर अनेक सहकारी संस्था/असोशिएशन/कंपनी, वगैरे संपुर्ण हक्क अधिकार, लिहुन घेणारयांना असुन सदरील दस्त जमीनीमध्ये आवश्यकतेप्रमाणे अनामत रक्कम भरणे, महाराष्ट्र राज्य विद्युत वितरण कंपनी मर्यादितची परवानगी घेऊन योग्य ती विजेची कनेक्शनस घेणे, जरूर पडल्यास ट्रान्सफॉर्मर वगैरे, वसविणेचे सर्वस्वी हक्क व अधिकार लिहुन घेणार/ यांना, या दस्ताने प्राप्त झालेले आहेत. त्यासाठी लिहुन देणार यांच्या सहीची संमतीची आवश्यकता लागल्यास, ती लिहुन देणार यांनी विनाहरकत, विनाशर्त व विनामोवदला देणेचे मान्य व कवुल केले आहे. तसेच पाण्याचे कनेक्शन वसविणे, बांधकामाची कर आकारणी करून घेणे, त्यासाठी संबंधित कार्यालयांशी संपर्क साधणे, रक्कम भरणे, पावती घेणे वगैरे सर्व हक्क व अधिकार, लिहुन घेणारयांना, या दस्ताने प्राप्त झालेले आहेत.

१७. सदरील दस्त जमीनीचे सरकारी, निमसरकारी कर, सारा, पट्ट्या, वगैरे लिहुन देणार यांनी, भरावयाची आहे. यापुढील सर्व उपरोक्त व तदनुशांगिक कर, सारा, पट्ट्या, इत्यादी लिहुन घेणार यांना, भरावयाच्या आहेत.

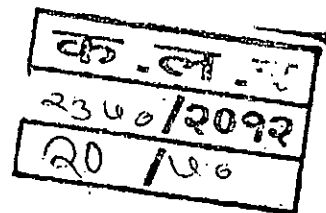
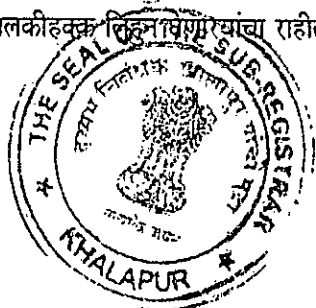
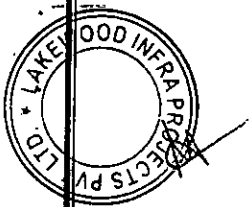
१८. लिहुन देणार या दस्ताने यापुढे असे प्रतिपादन करतात की, सदरील दस्त जमीनीवर, लिहुन देणार यांचे व्यतिरिक्त अन्य कोणाचाही कोणत्याही प्रकारचा गहाण, दान, लीज, पोटणी, अन्नवस्त्र, वाटप, विसारपावती, करारनामा, अदलावदल, कोर्ट वाद, वारसहक्क अतिक्रमण, विरोधी कब्जा, वगैरे नव्हता व नाही. थोडक्यात, सदरील दस्त जमीनीवर, लिहुन देणार यांचे व्यतिरिक्त अन्य कोणत्याही प्रकारचा काही एक हक्क, अधिकार किंवा हक्क नाहीत. अशाप्रकारची कोणतीही माहीती लिहुन देणार यांनी लपवुन ठेवलेली नाही.



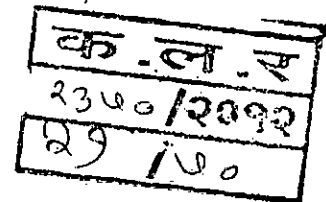
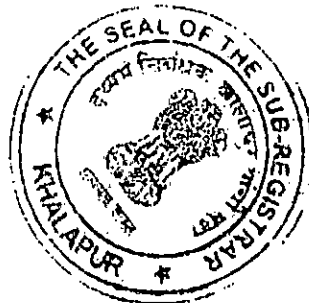
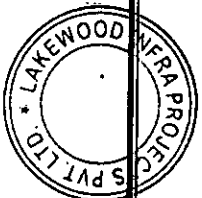
१९. सदरील दस्त जमीन पुर्णतः निर्वेध, निजोखमी, निष्कर्जी व बोजारहित असुन, लिहून देणार यांना, सदरील दस्त जमीनीचे पुर्ण पणनयोग्य हक्क आहे, असा भावसा व खात्री, लिहून देणार यांनी, लिहून घेणार यांना, या दस्ताने दिलेली आहे. व त्यावर विसंबुन लिहून घेणार यांनी, सदरील दस्त जमीनी, विकसनांस घेणेचे निश्चित केलेले आहे. याहीउपर, लिहून देणार यांचे तर्फे अन्य कोणीही सदरील दस्त जमीनीवर कोणत्याही प्रकारचा हक्क, अधिकार वा हितसंबंध क्लेम केल्यास, लिहून देणार यांनी आपल्या स्वखनि त्याचे निवारण करावयाचे आहे व त्याची कोणत्याही प्रकारची तोशीस, लिहून घेणार यांना वा तर्फेचे नॉमीनीज, हक्कदार, असायनी, प्रतिनिधी वगैरेस लागु द्यावयाची नाही, अशी हमी लिहून देणार यांनी, लिहून घेणार यांना, या दस्ताने दिलेली आहे. तसेच लिहून देणार अथवा त्यांचेतर्फे कोणत्याही पुर्वासुरी मालक यांनी कोणत्याही प्रकारची हरकत अथवा दावा उपस्थित केल्यास अंशा संपुर्ण दाव्याची खर्चासुद्धा निवारण लिहून देणार यांनी करावयाचे असून लिहून घेणार हे अशा विवादग्रस्त परिस्थितीत लिहून देणार यांना पीडीसी व्दारे देय असलेला मोवदला रोखून धरतील.

२०. सदरील दस्त जमीनीच्या संदर्भात आपल्या मालकीहक्क व पणन योग्य हक्कांविषयीची आवश्यक ती सर्व कागदपत्रे लिहून देणार यांनी, लिहून घेणार यांना द्यावयाची आहे. तसेच लिहून देणार यांच्या सदरील दस्त जमीनींवावतच्या मालकीहक्कांविषयी योग्य खात्री करून घेणेकामी, लिहून घेणार यांनी त्यांना योग्य वाटेल त्या माध्यमाने आपल्या वकीलांमार्फत शासकीय दफ्तरी शोध घेणे, शासकीय रेकॉर्ड तपासणे, तसेच लिहून घेणार यांना वाटेल त्या माध्यमाने खात्री करून घेणेचे सर्व हक्क व अधिकार लिहून घेणार यांना, या दस्ताने प्राप्त झालेले आहेत व त्यासाठी वेगळ्या संमतीची आवश्यकता नाही.

२१. सदरील दस्त जमीनींवर रावविणेत येणा-या नियोजित बांधकामाकरता आवश्यक असणारे सर्व प्रकारचे मटेरियल, उदाः दगड, चिटा, वाळु, सिमेंट, स्टील, बांबू, लाकूड, वगैरेंची खरेदी करणे, त्यांची ने आण करणे, त्यांची साठवणुक करणे, कोठी बांधणे, त्याचे संरक्षणासाठी चौकीदार ठेवणे, वगैरे सर्व कामे, लिहून घेणार यांनी आपल्या स्वजबाबदारीवर करावयाची आहेत, त्याचेशी लिहून देणार यांचा, कोणत्याही प्रकारचा काही एक हक्क, अधिकार वा हितसंबंध राहणार नाही. बांधकामासाठी वापरण्यात येणा-या सर्व मालांचा मालकीहक्क लिहून घेणार यांचा राहील.



२२. सदरील दस्त जमीनीवर योजना यशस्वीरित्या रावविणे/ले-आऊट मंजूर करून घेणे वगैरेकामी, दस्तासोबत, कधीही रद्दबातल न करता येणारे नोंदणीकृत कुलमुखत्यारपत्र, लिहुन देणार यांनी, लिहुन घेणारयांना, लिहुन दिलेले आहे. याहीउपर, सदरील योजना रावविणे कामी, शासकीय आदेशाप्रमाणे किंवा शासकीय अधिका-यांच्या मागणी अन्वये, मिळकत मालक या नात्याने, काही कागदपत्रांवर, लिहुन देणारयांचे स्वतःचे सहाय,संमत्यांची आवश्यकता भासल्यास, लिहुन देणार यांनी, अशा सहाय,संमत्या, वगैरे, त्वरीत विनाशर्त, विनासवच व विनामोवदला देऊन पुर्ण सहकार्य करावयाचे आहे .
२३. नियोजित बांधकामांचे योजनेमध्ये बांधणेत येणा-या इमारतींसाठी, लिहुन घेणार यांनी, आवश्यकता व सोईप्रमाणे लिफ्टची सोय उपलब्ध करून द्यावयाची आहे . व त्यासाठी लागणा-या आवश्यक त्या सर्व परवानग्या लिहुन घेणारयांनी, मिळविणेच्या आहेत . मिळकत मालक या नात्याने लिहुन देणार यांनी, यांनी याच दस्ताने संमती दिलेली आहे .
२४. सदरील योजना जॉईंट व्हेंचर किंवा भागीदारमध्ये किंवा कायद्याने परवानगी असेल अशा अन्य कोणत्याही माध्यमाने रावविता येईल व त्याप्रमाणे, योग्य ते कायदेशीर दस्त संबंधीतांस लिहुन देणेचे किंवा घेणेचे हक्क व अधिकार लिहुन घेणार यांस याच दस्ताने प्राप्त झालेले आहेत . व त्यास लिहुन देणार यांनी,याच दस्ताने कायमस्वरूपी संमती दिलेली आहे . वेगळ्या संमतीची आवश्यकता नाही .
२५. सदरील दस्त जमीनीवर बांधणेत येणा-या इमारतींचे वा स्कीमचे नामकरण करण्याचे सर्वस्वी हक्क व अधिकार लिहुन घेणार यांनाच आहे व राहतील . त्यामध्ये लिहुन देणार यांना कोणतीही हरकत घेता येणार नाही .
२६. सदरील दस्त जमीन, त्यातील बेसमेंट, स्टिल्ट पोर्शन, नियोजित इमारत/इमारती व किंवा कार पार्किंग व/किंवा मोकळी जागा यांचे सर्व फायदे घेणेचे सर्वस्वी हक्क व अधिकार फक्त लिहुन घेणार यांनाच आहेत व राहतील .



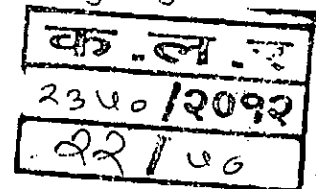
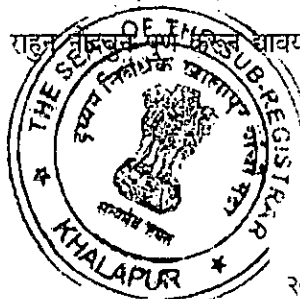
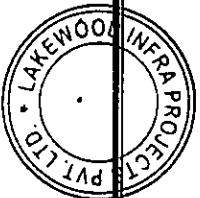
२७. सदरील दस्त-जमीनीवर रावविणेत येणा-या योजनेमध्ये ड्रेनेज लाईन टाकणे, त्याकामी दप्तरी अर्ज करणे, जाब-जवाब देणे, प्रतिज्ञापत्र करणे, हमीपत्र देणे, गरज भासल्यास ड्रेनेज लाईन हलविणे, ती दुसरीकडे सरकवून घेणे वगैरे सर्व हक्क व अधिकार लिहुन घेणार यांना या दस्ताने प्राप्त झालेले आहेत.

२८. सदरील करारावरून, पुढील योग्य ते पूर्णांशाने मालकीहक्क प्राप्त होणेकामी, जे जे काही दस्त, लिहुन घेणार यांना वा तर्फेचे नॉमीनीज/सोसायटी/असोशिएशन/कंपनी वगैरेस कायद्याने करून द्यावे लागतील, ते ते सर्व दस्त, लिहुन घेणार यांनी, स्वतः जातीने हजर राहून, जादा मोबदला न घेता लिहुन घेणार सांगतील त्याप्रमाणे विनामोबदला करून द्यावयाचे आहेत व तसे कायदेशीर बंधन लिहुन घेणार यांचेवर राहिले.

२९. सदरील दस्त जमीनीवर योजना रावविणेकामी/ले-आऊट मंजूर करणेकामी, शेजारील लागून असलेल्या जमीनींशी एकत्रीकरण करणे, पोट हिस्से करणे, रस्ता सोडणे, एकमेकांचे रस्त्याचा वहिवाटीचा हक्क घेणे - देणे, त्यासाठी योग्य व सोईस्कर जागा सोडणे, त्याप्रमाणे आवश्यक ते कायदेशीर नोंदणीकृत दस्त एकमेकांस लिहुन देणे, घेणे, वगैरे तसेच सदरील दस्त जमीनीपर्यंत पाईप लाईन करणे, त्याकामी संबंधित खात्यातून परवानगी मिळविणे, त्याकामी अर्ज करणे, जाब-जवाब देणे, हमीपत्र, प्रतिज्ञापत्र करणे, वगैरे सर्व हक्क व अधिकार लिहुन घेणार यांना, या कराराने प्राप्त झालेले आहेत.

३०. सदरील दस्त जमीनीबाबत व त्यातील योजनांबाबत ज्या काही खाजगी वा शासकीय योजना आजमितीस अस्तित्वात आहे व पुढे येतील अशा सर्व योजनांपासुन मिळणारे अनुदान व फायदे घेणे, तसेच योजनेकामी खते, किटकनाशके, पाणी, रस्ते, तसेच दस्त मिळकतीस तारेचे कुंपण, दगडी/वीट/भित, सिमेंट पोल, बांधणेवगैरेचे सर्वस्वी अधिकार लिहुन घेणार यांना या दस्ताने प्राप्त झालेले आहेत.

३१. आवश्यकतेप्रमाणे व कायदेशीररित्या, सदरील दस्त जमीनींचे रेकॉर्ड ऑफ राईटसला अंमल देणे, तसेच स्वतःचे नावे, तर्फेचे नॉमीनीज/सोसायटी/असोशिएशन/कंपनी वगैरेस नावे, लिहुन घेणार यांनी एक अथवा अनेक आपल्या सोईप्रमाणे खरेदीखत/खरेदीखते व तत्सम स्वरूपाचे दस्त करून द्यावयाचे आहेत. व त्याप्रमाणे अशाप्रकारचे दस्त लिहुन घेणार यांनी, संबंधित दस्त नोंदणी अधिका-याच्या कचेरीत स्वतः जातीने हजर राहून घेणे वगैरे सर्व हक्क व अधिकार लिहुन घेणार यांना या दस्ताने प्राप्त झालेले आहेत. खरेदीखतांपुर्वी लिहुन घेणार यांचा मृत्यु



झाल्यास, मयताचे वारसांनी, प्रस्तुत दस्तास संभती द्यावयाची आहे .तसेच, अशा वारसांस, खरेदीखतांत सामाविष्ट करून द्यावयाचे आहे .

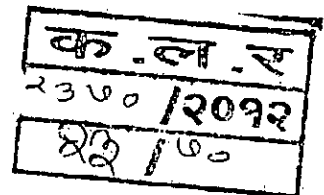
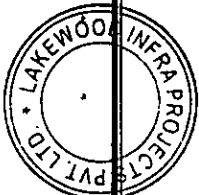
३२ . लिहुन देणार व घेणार यांचे पैकी अथवा त्यांचे पैकी कोणाचेही हया कराराप्रमाणे ज्याने त्याने पुर्ण करावयाचा भाग पुर्ण न केलेस, दुस-यांस तो कोर्टामार्फत, पुर्ण करून घेणेचा हक्क याच दस्ताने प्राप्त झालेला आहे .त्याचा खर्च मात्र, ज्याने कराराचा भाग पुर्ण केला नाही त्यावर राहील .

३३ . लिहुन देणार यांनी, लिहुन घेणारयांना स्वतःस, तर्फेचे व्यक्ती, सोसायटी, संस्था, अपार्टमेंटस, कंपनी, वगैरेचे नावे करून घेतलेल्या दस्ताचे आधारे, दस्त जमीनींचे तसेच सदरील जमीनींवर बांधणेत येणा-या गाळयांचे/युनिटसचे रेकॉर्ड ऑफ राईटसला मालकीहक्काने नोंदी दाखल करून घ्यावयाच्या आहेत व त्याकामी जाव-जवाब देणे, प्रतिज्ञापत्र देणे, ना हरकत दाखला देणे, हमीपत्र देणे, वगैरे सर्व कार्यवाही, लिहुन देणार यांनी, कोणत्याही प्रकारचा जादा मोबदला न घेता, करावयाची आहे . कोणाची सदरील कामी हरकत आल्यास, अशा हरकतीचे लिहुन देणार यांनी, आपले स्वखचनि निवारण करून द्यावयाचे आहे, त्याची कोणत्याही प्रकारची तोशीस, लिहुन घेणार यांना लागू द्यावयाची नाही .

३४ . सदरील दस्त जमीनींचे वर्णनामध्ये भविष्यात काही चुक झालेली आहे, असे निदर्शनास आल्यास, उभयतांनी त्याप्रमाणे तसा दुरुस्ती व पुरक दस्त करावयाचा आहे व तसे कायदेशीर बंधन उभयतांवर राहील . चुकीचे वर्णनामुळे, सदरील दस्त वा सदरील व्यवहार वेकायदेशीर होणार नाही हे उभयतांस मान्य व कबुल आहे .

३५ . सदरील योजना यशस्वीरित्या राबविणेकामी, लिहुन देणार यांनी, लिहुन घेणार यांना, प्रस्तुत दस्ताने अटी व शर्तीस अधीन राहुन वेगळे कधीही रद्दवातल न होणारे कुलमुखत्यारपत्र लिहुन दिलेले आहे .

३६ . सदरील दस्त जमीनींवावत, कामी वाद उपस्थित झाल्यास वा कराव्या लागल्यास, त्यासाठी संबंधित न्यायालयांत (दिवाणी, फौजदारी, महसुल, सहकार, वगैरे), दावा दाखल करणे, अर्ज करणे, जाव-जवाब देणे, पुरावा देणे, शासकीय रेकॉर्ड्समधील सर्व हक्क व अधिकार लिहुन घेणार यांना या दस्ताने प्राप्त झालेला आहेत .



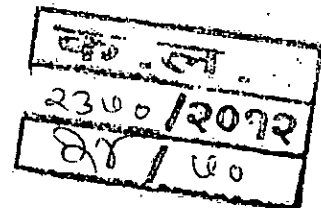
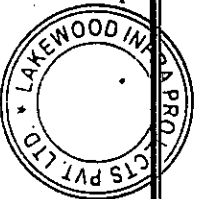
३७. सदरील दस्त जमीनीसंबंधी, व त्यातील योजनेसंबंधी, लिहुन देणार यांचे तर्फे, कोणत्याही शासकीय दफ्तरी कोणत्याही स्वरूपाची आवश्यक ती कायदेशीर कार्यवाही करणे भाग पडल्यास व तिचा सदरील दस्तामध्ये उल्लेख नाही असे आढळून आल्यास, अशा सर्व गोष्टी सदरील दस्तामध्ये अत्यंत स्पष्टपणे नमुद करणेत आलेल्या आहेत असे समजून अशाप्रकारचे कार्यवाही संबंधीचे सर्व हक्क व अधिकार, लिहुन देणार यांना, याच कराराने प्राप्त झालेले आहेत. वेगळ्या दस्ताची पुन्हा आवश्यकता नाही.

३८. लिहुन देणार यांचे कुटुंबाचे श्री. खंडू बबन कदम हे कुटुंबप्रमुख आहेत. ते सदरील कुटुंबाच्या जमीनींची देखभाल करतात. भविष्यात कुटुंबप्रमुखाच्या सांगणेवरून व विनंतीवरून, सदरील दस्त जमीनींचा भाग भरणा, कुटुंबप्रमुखाचे स्वतःचे नावे काढणे किंवा ते सांगतील त्याप्रमाणे इतर कुटुंबातील घटकांच्या नावे काढणे. स्वतःचे नावे स्विकारलेला भरणा इतर कुटुंबियांमध्ये वाटणेची संपूर्ण जबाबदारी कुटुंबप्रमुखांची राहिल.

३९. लिहुन देणार यांचे कुटुंबाचे श्री. खंडू बबन कदम हे कुटुंबप्रमुख आहेत त्यांनी कुटुंबातर्फे कोणत्याही दस्तऐवजांवर सहाय्य केल्यास, त्या संपूर्ण कुटुंबाने केलेल्या आहेत व त्यास संपूर्ण कुटुंबाची संमती आहे, असे ग्राह्य धरले जाईल.

४०. सदरील दस्त केव्हाही व कोणत्याही कारणासाठी लिहुन देणार यांना वा तर्फेचे वालीवारस, हक्कदार, प्रतिनिधी, हितसंबंधितांस रद्दवातल करता येणार नाही व तसे त्यांना काही एक हक्क व अधिकार नाहीत व ते नसलेचेही लिहुन देणार यांनी या दस्ताने मान्य व कबुल केलेले आहेत.

४१. सदरील दस्तांचा व या दस्तावरून भविष्यात होणा-या सर्व दस्तांचा खर्च, उदा. मुद्रांक, टंकलेखन, नोंदणी शुल्क, वकील फी, वगैरे लिहुन देणार व संबंधित भविष्यकालीन खरेदीदारांनी करावयाचा आहे.

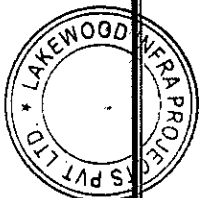
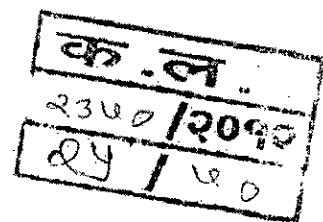


४२. सदरील दस्त जमीनीची विकसन व विक्री हक्क मोवदल्याची एकुण किंमत रक्कम रुपये ६,२५,०००/- आहे. सवव सदर करारास मुंबई मुद्रांक कायदा, १९५८ अनुसार रक्कम रुपये २५०००/- चा मुद्रांक दिलेला आहे.

४३. भविष्यात सदरील दस्त मिळकत महानगरपालिका हद्दीत समाविष्ट झाल्यास, सदरील कामी कोणत्याही प्रकारची कायदेशीर वा तांत्रिक त्रुटी राहु नये म्हणुन सदरील दस्तांमध्ये महानगरपालिका या शब्दाचा समावेश करणेत आलेला आहे.

४४. लिहून देणार व लिहून घेणार हे या दस्ताने असे नमूद करतात की, सदरील दस्त हा मुळ मराठी करारनाम्याचा इंग्रजी भाषेतील स्वैर अनुवाद असून अशा इंग्रजी दस्ताची प्रत यासह सोईसाठी व उत्तम अकलनासाठी सोबत जोडण्यात येत आहे. सदरील लिहून देणार व लिहून घेणार असे सष्टपणे नमूद करून मान्य करतात की, सदरील करारनाम्यातील मजकुर/अभिवदने यांच्या अन्वायार्थाबाबत कोणताही वाद उपस्थित झाला तर अशा वेळी अशा वादांचे निवारणार्थ सदरील मराठी दस्त इंग्रजी अनुवादाचे प्रतिनिधीत्व करेल / मराठी दस्त विचारात घेण्यात येईल.

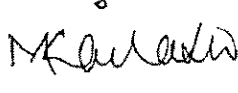
४५. सदरील दस्त सर्वांचे वालीवारसांवर पुर्णपणे बंधनकारक आहे व राहिल.



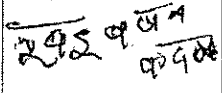
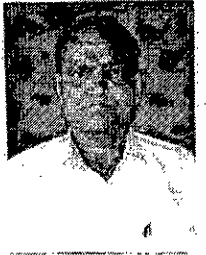


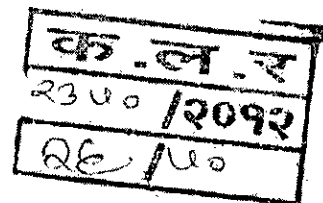
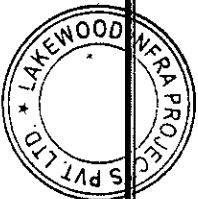
येणेप्रमाणे विक्री करारनामा + विकसन करारनामा लिहून देणार यांनी आपले राजीखुशीने, अक्कलहुशारीने, स्पष्टपणे, समजवुन, उभजवुन, लिहून दिला असे व लिहून घेणारयांनी तो घेतला असे व उभयतांनी साक्षीदारांसमक्ष, सदरील दस्तावर आपापल्या स्वाक्ष-या केल्या असे व साक्षीदारांनीही, उभयतांचे समक्ष सदरील दस्तावर आपापल्या साक्षीदाखल आपापल्या स्वाक्ष-या केल्या असे.

(लिहून घेणार)

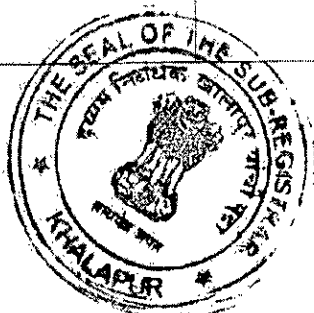
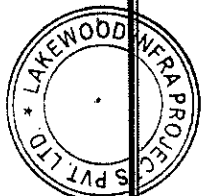
| नांव                           | सही                                                                                 | अंगठा                                                                               | फोटो                                                                                 |
|--------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| श्री . कैलाश बिहारीलाल मोटवानी |  |  |  |

(लिहून देणार)

| नांव                                                                           | सही                                                                                 | अंगठा                                                                                | फोटो                                                                                  |
|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| श्री . १ . खंडू बबन कदम<br>(हिंदु एकत्र कुटुंब तर्फे कर्ता व<br>मॅनेजर म्हणुन) |  |  |  |



|                                                                                                             |                       |                                                                                      |  |
|-------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------|--|
|                                                                                                             |                       |                                                                                      |  |
|  <p>द्व. कदम</p>          | <p>रौल रंजु कदम</p>   |    |  |
| <p>3.</p>  <p>कु. ग.</p> | <p>अपवन्ती चवन अम</p> |  |  |
| <p>४.</p>  <p>ग.</p>     | <p>अधिर ककन अम</p>    |  |  |
|                                                                                                             |                       |                                                                                      |  |



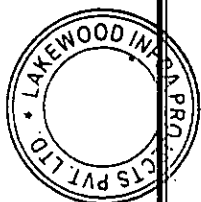
क.ल.र  
23/10/2092  
24/10

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|                                   |  |  |  |
|-----------------------------------|--|--|--|
| १. <u>विश्वनाथ राम लक्ष्मीनंद</u> |  |  |  |
| २. <u>सौंदर्य रविंद्र बोले</u>    |  |  |  |

साक्षिदार :

| नांव                              | पत्ता                                                | सही |
|-----------------------------------|------------------------------------------------------|-----|
| १. <u>विश्वनाथ राम लक्ष्मीनंद</u> | मु. पी. मंगेन्द्रवे<br>लालका खाताफुर<br>जिल्हा रायगड | X   |
| २. <u>सौंदर्य रविंद्र बोले</u>    | _____                                                | X   |



क. ल.  
23/00/2092  
26/00

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### AGREEMENT TO SELL + DEVELOPMENT AGREEMENT

This Agreement to Sell + Development Agreement is made and executed today at 29 on this 5 day of 2012. At Khalapur

Village Mouje : Thanenhav, Taluka Khalapur, Dist. Raigad bearing Survey No. 19/3B/2 admeasuring about 00 Hec. 10 Ares, which is assessed at Rs. 00=15 ps.

|                                                                 |              |
|-----------------------------------------------------------------|--------------|
| Consideration towards Agreement to Sell + Development Agreement | : 6,25,000/- |
| Stamp duty required                                             | : 25,000/-   |
| Stamp duty paid                                                 | : 25,000/-   |

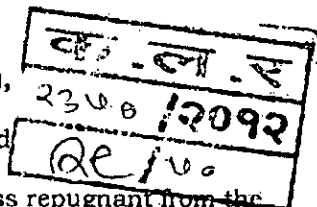
**Mr. Kailash Biharilal Motwani,**  
Age: 27 years, Occ. : Agriculturist and Service,  
R/at : A-104, Mayfair Eleganza, Phase - 2,  
N.I.B.M. Road, Kondhwa Khurd,  
Pune - 411048.

Hereinafter referred to as '**Purchaser**' (The term '**Purchaser**' deemed to be include his heirs, claimants, beneficiary, administrators, their concerned nominees etc.)

..... **Purchaser**

AND

**A. Mr. Khandu Baban Kadam (Manager of HUF),**  
Age : 52 years, Occ. : Agriculturist,  
R/at : Thanchhav, Tal. Khalapur, Dist. Raigad

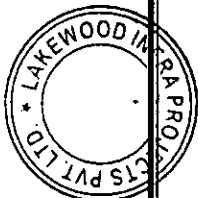


Hereinafter referred to as '**Land Owner**' (Unless repugnant from the context and meaning, the term includes the said Hindu Undivided Family; units exist therein till date alongwith the changed carried out therein as per the passage of time, and changes carried out in the minor and major units executing the said Agreement to Sell + Development Agreement, further alongwith the changes which would have taken place in the undivided family in near future and alongwith the other parties of many Undivided Hindu Families which may form after division of such families, and guardians of minor members and all minor and major members such families, and it also includes their heirs, claimants, beneficiary, administrators, their concerned nominees for the time being etc.)

Vendor

AND

**B. 1) Mr. Khandu Baban Kadam,**  
Age : 52 years, Occ. : Agriculturist,  
For himself and being guardian of minor  
Ms. Pratiksha Khandu Kadam



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- 2) **Mrs. Shakuntala Khandu Kadam,**  
Age : 48 years, Occ. : Agriculturist,

- 6) **Ms. Jayvanti Baban Kadam,**  
Age : 25 years, Occ. : Agricultural and Household,

- 7) **Ms. Kavita Baban Kadam,**  
Age : 30 years, Occ. : Agricultural and Household,  
Nos. 1 to 7 R/at : Thanenhav,  
Tal. Khalapur, Dist. Raigad.

Hereinafter referred to as '**family members of land owner**'.

(Unless repugnant from the context and meaning, the term includes legal heirs, claimants, beneficiary, administrator and their concerned nominees of each of them for the time being etc.)

..... **Second Party/Vendor**

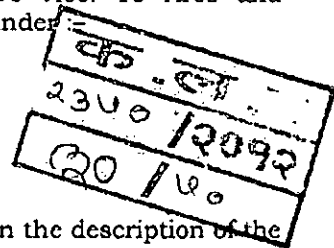
(To avoid the complexity and ambiguity, as per the reference, 'the land owner' and 'family members of the land owners' are hereinafter collectively referred to as '**Second Party**')

This Agreement to Sell + Development Agreement is being made as under:-

1. **Description of the property :-**

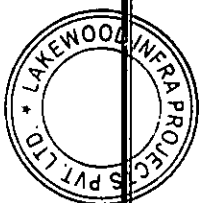
All that piece and parcel of agricultural land within the jurisdiction of Hon'ble Sub-Registrar, Khalapur and within the limits of Panchayat Sammittee Khalapur and Grampanchayat Thanenhav situated at village Mouje Thanenhav, bearing Survey No. 19, Hissa No. 3B/2 which is admeasuring about 00 Hec. 10 Ares and assessed at Rs. 0.15 ps. which bounded as under:-

|                     |               |
|---------------------|---------------|
| On or towards East  | : S. No. 19/2 |
| On or towards South | : S. No. 27   |
| On or towards West  | : S. No. 29   |
| On or towards North | : S. No. 19/2 |



(Note - If there are any discrepancies found in the description of the land mentioned in para 1 hereinabove and the revenue record, land survey and entries therein, this document will be read taking into consideration the description of the property according to the revenue records, land survey and entries therein.)

Thus the area of the property described hereinabove alongwith the trees-bushes, stone, soil, water, grass, rock, etc. and alongwith all perpetual casementary rights therein without reserving any rights, title and interest with respect to the said land, will be the subject matter of the said document.

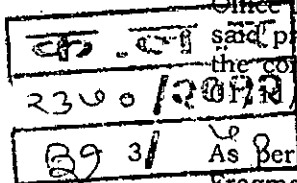


Thus, for the sake of convenience, the property described in para 1 hereinabove will be hereinafter referred to as 'Said Property'.

2. Said Survey No. 19/3B/2 was originally numbered as S. No. 19 totally admeasuring about 02 Hectors 78.7 Ares and assessed at Rs. 25.66 Paise. After its division, it was sub-divided into 19/1A, 1B, 2A, 2B, 3A, 3B/1 and 3B/2. In view of the 7/12 extracts of 1966 to 1985 it appears that, the said Survey No. 19/3B/2 was a part of Survey No. 19/3B, totally admeasuring about 0 Acres 32.5 gunthas and which is assessed at Rs. 4 Aane 6. Thus, in view of the 7/12 extracts of the said property for the years 1966 to 1985 that, said Survey No. 19/3B/2 was a part of S. No. 19/3B totally admeasuring about 0 Acres 32.5 Gunthe which is assessed at 4 Rs. 14 Aane 0 Ps. Said Survey number was originally owned and possessed by one Mr. Ganpat Gangadhar Patil. By a Sale Deed dated 02/06/1945, said Mr. Ganpat Gangadhar Patil - Dharne sold the western area out of the said S. No. 19/3B admeasuring about 0 Acre 11 Gunthe which is assessed at 0 Rupees 3 Aane and 6 Paise to Abdul Latim Mahmood Khot for and against a sum of rs. 850/-. Because of the said Sale Deed, the said land Survey No. 19/3B was partitioned into s. No. 19/3B/1 and 19/3B/2 which are as under :-

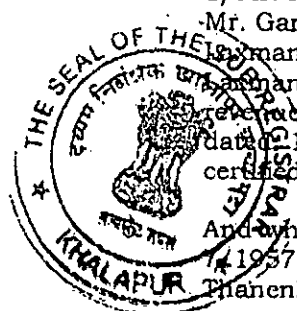
| Survey No. | Area         | Assessment         | Owner                         |
|------------|--------------|--------------------|-------------------------------|
| 19/3B/1    | 0 Acre 22.75 | Rs. 4 Aane 6 Ps. 0 | Abdul Latim Mahmood Khot      |
| 19/3B/2    | 0 Acre 10.75 | Rs. 0 Aane 3 Ps. 6 | Ganpat Gangadhar Patil Dharne |

Thus, by virtue of the Sale Deed, the land bearing S. No. 19/3B/2 came to the ownership of Mr. Ganpat Gangadhar Patil. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 155 dated 28/07/1945 and the concerned revenue officer has also certified the said entry on 23/08/1945.

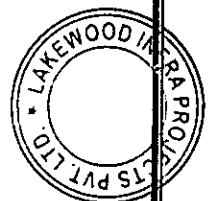


As per the provisions of the Prevention from Consolidation and Fragmentation Act, the said S. No. 19/3B alongwith the other properties was referred as 'Fragment' (Tukda) and accordingly a remark was recorded in the other rights column. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 209 dated 21/03/1951 and the concerned revenue officer has also certified the said entry on 10/04/1952.

4. The account holder of the said property Ganpat Gangadhar Patil - Dharne expired on 12/10/1969 leaving behind him legal heirs viz. 1) Mr. Rambhau Ganpat Dharne, 2) Mr. Waman Ganpat Dharne, 3) Mr. Ganpat Narayan Dharne, 4) Mr. Namdev Ganpat Dharne, 5) Mr. Waman Ganpat Dharne and married daughter viz. 6) Mrs. Nirabai Dalvi. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 383 dated 12/12/1969 and the concerned revenue officer has also certified the said entry on 27/01/1970.



And whereas, thereafter as a supplementary Assessment Card No. 1957 was introduced for 24 survey properties of village Mouje Thanehave, the area and assessment of the said property was



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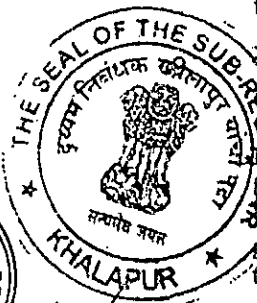
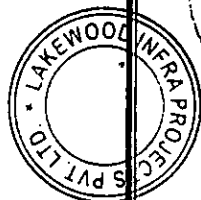
corrected and therefore said S. No. 19/3B/2 formed with area admeasuring 0 Acres 10 Cutnhas and assessment 0 Rupees 2 Aana and 6 Pai and name of Mr. Ganpat Gangaram Patil Dharne was recorded. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 385 dated 02/04/1970 and the concerned revenue officer has also certified the said entry on 27/01/1971.

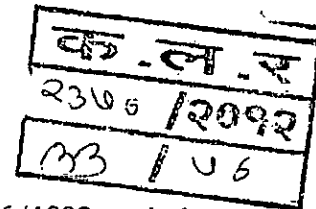
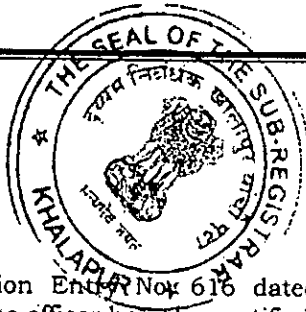
6. Thereafter, to give effect to the Maharashtra State's Implementation of Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 on the revenue records of the said land, as the measurement system is converted into new decimal system and accordingly assessment and Hiss Form No. 12 received by the Hon'ble District Inspector Land Records (Decimal) the same recorded for giving effect to land bearing S. Nos. 1 to 34 and therefore, the area and the assessment was converted into decimal system of measurement. Vide this entry, the total area of S. No. 19/3B/2 i.e. 0 Acre 10 Gunthas changed to 00 Hectar 10 Ares and assessment declared to be converted into 0 Rupees 16 Paise from 0 Rupees 2 Aane 6 Ps.. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 386 dated 04/04/1970 and the concerned revenue officer has also certified the said entry on 24/11/1970.

7. Thereafter, one of the account holder Mr. Laxman Ganpat Dharne sold the said land to one Mr. Baban Balu Kadam vide a Sale Deed Dt. 27/11/1980. Accordingly, vide a Mutation Entry No. 520 dated 13/12/1982, names of Mr. Laxman Ganpat Dharne and others were deleted from the 7/12 extract of the said property and name of Mr. Baban Balu Kadam was recorded in the owners column. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 520 dated 13/12/1982 and the concerned revenue officer has also certified the said entry on 12/01/1983. Thus, on the basis of said Sale Deed, name of the Mr. Baban Balu Kadam was recorded in the owners column of 7/12 extract of the said property.

As per the Government's order of exempting the aluminum coins of 1, 2 and 3 Paise from the currency in view of making payments conveniently and according to the taluka circulars pertaining to village survey number (1 to 75) and to give the effect of the same in assessment of Hissa Numbers, an assessment is rectified in multiplication of 5 Ps. The mutation was recorded as per the order of Hon'ble Tahasildar, Khalapur bearing O. No. 83/R.T.S./112 Dt. 16/02/1983. Thus, said S. No. 19/3B/2 is assessed at Rs. 0.15 Ps. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 539 dated 26/07/1984 and the concerned revenue officer has also certified the said entry on 24/09/1984.

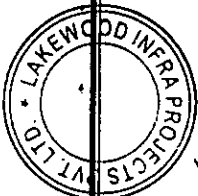
Thereafter, the holder of the said property Mr. Baban Balu Kadam expired on 06/04/1992 leaving behind him as his legal heirs his wife, viz. 1) Smt. Bhimabai Baban Kadam and sons viz. 2) Khandu Baban Kadam, 3) Santosh Baban Kadam, 4) Jaya Sadanand Pawar, 5) Hira Baban Kadam, 6) Asha Baban Kadam, 7) Jaywanti Baban Kadam, 8) Kavita Baban Kada, Nos. 5 to 8, minors through natural guardian Khandu Baban Kadam. The Talathi Office has recorded the said entry on the revenue records of the said property vide



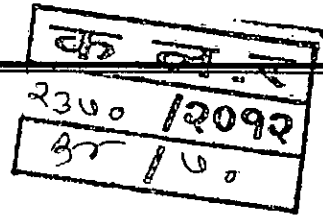
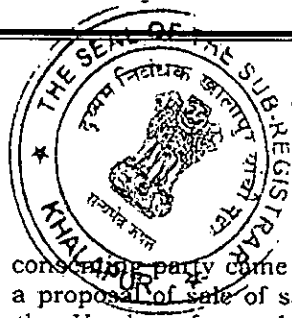


Mutation Entry No. 616 dated 17/06/1992 and the concerned revenue officer has also certified the said entry on 19/08/1992.

10. Thereafter, as 1) Mrs. Jaya Sadanand Pawar, 2) Hirabai Satish Kshirsagar alias Hirabai Baban Kadam and 3) Asha Baban Kadam executed a Release Deed without consideration dated 31/12/1998 their names were deleted from the 7/12 extract of the said property on 31/12/1998 and name of the person in whose favour the Release Deed is executed confirmed in the owners column. Said Release Deed without consideration is registered with the Sub-Registrar, Office on 31/12/1998. The Talathi Office has recorded the said entry on the revenue records of the said property vide Mutation Entry No. 763 dated 25/02/1998 and the concerned revenue officer has also certified the said entry on 23/05/2000 on the basis of Index - II dated 31/12/1998 and registered Release Deed.
11. And whereas, the holder of the said property 1) Khandu Baban Kadam, 2) Mr. Santosh Baban Kadam and 3) Smt. Bhimabai Baban Kadam executed a Deed of Partition on 31/12/1998 and whereby the entire property came to the share of Mr. Khandu Baban Kadam and as per the order of Hon'ble Tahasildar Saheb, Khalapur bearing No. Hakkanond/Kat 15589/2008, dated /11/1998 a Mutation Entry No. 962 dated 25/11/2008 was introduced whereby names of Mr. Baban Balu Kadam and Mrs. Bhimabai Baban Kadam deleted from the 7/12 extract of the said property and names of Mr. Khandu Baban Kadam alongwith names of Jayvanti Baban Kadam and Kavita Baban Kadam were recorded on the 7/12 extract of the said property.
12. Thus, as per the Deed of Partition dated 31/12/1998 and a Release Deed dated 31/12/1998, the Vendors herein become owners of the said property and since then till today, the said property is owned and purchased by the Vendors and they got absolute right, title and interest to enjoy or dispose of the same as per their will and wish. Thus, the said property became family property of the Vendors and the same is in their exclusive and contiguous possession. The said property is an ancestral property owned and possessed by the Vendors. Accordingly, their names are recorded on the record of rights of the said property as owners thereof. At present, name of some Vendors are recorded in the owners column of the 7/12 extract of the said property.
13. The Vendors are not getting enough income from the said agricultural land and therefore with an intention to meet with their business needs and financial and legal necessities of the undivided family and to solve the financial problems of livelihood, to improve the status of other properties and as they need cash amount for the education of the minors in the joint family and for the welfare, marriage, health, construction of house, other legal necessities, for purchasing other proper properties, further as the said property is inconvenient for enjoyment and is not giving satisfactory income, the vendors compel to bear loss and therefore have decided to sell the said property for the such relevant reasons.
14. As the Purchaser is in business of real estate also required such lands, they were in search of such lands. The Purchasers proposes to acquire/purchase lands in a vicinity of said village Thanenhav.







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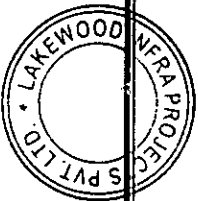
When the consenting party come to know this fact, the consenting party put a proposal of sale of said land before the Purchaser on behalf of the Vendors for and against a consideration of Rs. 25,00,000/- ( Rs. Twenty Five Lacs Only) per Acre which comes to **Rs. 6,25,000/- ( Rs. Six Lacs Twenty Five Thousand Only)**. As the Purchaser agreed to said proposal, the Purchaser agreed to purchase the said property from the original owners in the name of the Purchaser or their nominees. The family members of the land owner are either minor/major and/or existing members of the Hindu Undivided Family. Considering the changes which may take place in the Hindu Joint Family and Karta and Manager in near future, changes in the existing members due to birth-death further considering the rights and powers accrued time to time by the successor of the concerned member under the provisions of the Hindu Succession Act, 1956, the family members of the land owners are included to this Agreement to Sell + Development Agreement just to avoid any technical lacunas which may create in future.

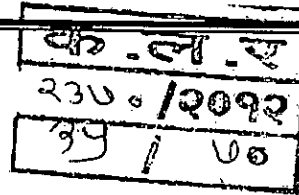
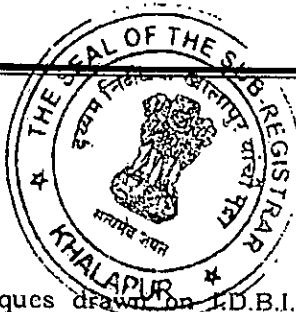
15. The genealogy of the Vendors is enumerated in Schedule 'B'. The Vendors assures and indemnifies that the said genealogy is true and correct. Relying on such assurances and indemnification, the Purchaser will enter into the forgoing purchase transaction.
16. The said property is totally clean, clear and free from all encumbrances (except a remark of 'subject to the provisions of Fragmentation Act'). Further, they don't have any disputes with the landowners of the adjacent lands. The Vendors have absolute marketable title to the said property. However, as it is required to delete the remark of 'subject to provisions of Fragmentation Act', it will take substantial time to get it done. Therefore, in view of transfer the right, title and interest of the said property in favour of the Purchaser, the Vendors hereby executing this Agreement to Sell + Development Agreement in favour of the Purchaser.
17. Thus, on the terms and conditions mentioned hereinbelow in this Agreement to Sell + Development Agreement, the Vendors/Consenting Party have executing this Agreement to Sell + Development Agreement in favour of the Purchaser.

**NOW THIS AGREEMENT TO SELL + DEVELOPMENT AGREEMENT WITNESSETH THE TERMS AND CONDITIONS AGREED BY AND BETWEEN THE PARTIES HEREIN WHICH ARE AS FOLLOWS :-**

1. The total consideration of the said property is fixed to **Rs. 6,25,000/- ( Rs. Six Lacs Twenty Five Thousand Only)**. Such consideration of development and sell is ascertained after taking into account the area of the said land.
2. Being part or entire payment of the said development or sell rights of the said property, the Purchaser has paid/paying the Vendors an amount of **Rs. 6,25,000/- ( Rs. Six Lacs Twenty Five Thousand Only)** as specified hereinbelow and further payment is to be paid by PDC upon compliance of terms and conditions agreed by and between the Vendors and Purchaser as hereinbelow. Payment made to the vendors as under :-

- A. By virtue of this Agreement to Sell + Development Agreement, the Purchaser has paid following amount to the vendors vide





cheques drawn on I.D.B.I. Bank's, Gaziabad, Uttar Pradesh Branch as under :-

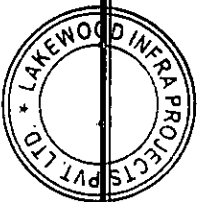
| Amount      | Name of the Vendors                                              | Cheque No. | Date       |
|-------------|------------------------------------------------------------------|------------|------------|
| 1,37,500.00 | 1. Mr. Khandu Baban Kadam                                        | 010026     | 24/05/2012 |
| 25,000.00   | 2. Ms. Jayvanti Baban Kadam                                      | 010027     | 24/05/2012 |
| 25,000.00   | 3. Ms. Kavita Baban Kadam                                        | 010028     | 24/05/2012 |
| 1,87,500.00 | Total amount Rs. One Lac Eighty Seven Thousand Five Hundred only |            |            |

B. After deducting the aforementioned amount, the Purchaser has to pay the balance amount to the Vendors after compliance of terms and conditions mentioned in this Agreement to Sell + Development Agreement and after deleting the remark 'subject to action under Fragmentation Act' from the proper Government authority as mentioned hereinbelow :-

| Amount     | Details                                                                                                                      |
|------------|------------------------------------------------------------------------------------------------------------------------------|
| 1,87,500/- | To be paid by the end of 3 <sup>rd</sup> month from the date of execution of this Agreement to Sell + Development Agreement. |
| 1,87,500/- | To be paid by the end of 6 <sup>th</sup> month from the date of execution of this Agreement to Sell + Development Agreement. |
| 62,500/-   | To be paid by the end of 9 <sup>th</sup> month from the date of execution of this Agreement to Sell + Development Agreement. |
| 4,37,500/- | (Total Rs. Four Lacs Thirty Seven Thousand Five Hundred Only)                                                                |

**Rs. 6,25,000/- ( Rs. Six Lacs Twenty Five Thousand Only)**

The total consideration of this said property is fixed to **Rs. 6,25,000/- ( Rs. Six Lacs Twenty Five Thousand Only)** and as decided by and between the Purchaser and the Vendors, a sum of **Rs. 1,87,500/- ( Rs. One Lacs Eighty Seven Thousand Five Hundred Only)** has been paid to the Vendors as mentioned in 'A' hereinabove vide cheques and the Vendors have acknowledged the receipt of aforementioned payment. Subtracting the said amount from the entire agreed consideration of the development and sell rights of the said property, the Purchaser has to pay the balance consideration of **Rs. 4,37,500/- (Rs. Four Lacs Thirty Seven Thousand Five Hundred Only)** to the Vendors as mentioned in clause 'B' written hereinabove. The Vendors do not have any complaint about the payment. Separate receipt of payment is not required. The said amount was paid as per the request and instructions of all members. The Vendors have indemnified the Purchaser by virtue of this Agreement to Sell + Development Agreement that, the purchaser will not suffer anyhow in that regard.



3. For verifying the marketable title of the said property, the Purchaser has published a public notice through Adv. Damodar Patil. If any objection raised to such public notice or transaction, the Vendors will be under an obligation to settle the same at their own cost and the Purchaser shall not suffer anyhow in that respect. Further, any dispute/claims of third parties arises in respect right, title and interest of the said property and if the marketable title of Vendors getting affected with the same, the Vendors have to settle the same upto the satisfaction of the Purchaser. The purchaser will not give further consideration to the Vendors until the settlement of such disputes.
4. The Vendors have to carry out demarcation of the said property and obtain a report of Taluka Inspector of Land Records and if there is a change in area, the consideration will also change proportionately.
5. To make improvements the said land as it fit proper to them. By virtue of this Agreement to Sell + Development Agreement, the Purchaser is absolutely entitled to carry out by himself or through his persons, nominees, partners, joint ventures etc. constructions of Units/ Godowns/offices/farm houses/ row houses/ bungalow / horticulture plots/township / Special Economic Zone (SEZs) / Information Technologies / Information Technology Enable Services / Business processing outsource/ Information Technology Park/ Educational/Preparation of layout, to get sanctioned all such layouts, and all kind of construction schemes of units / godowns / offices / farm houses / row houses / bungalows permissible under the laws.
6. As the Purchaser is also purchasing the adjacent land Survey No. 23/1 and 19/2B, because of such adjacent land, said property is not getting fragmented.

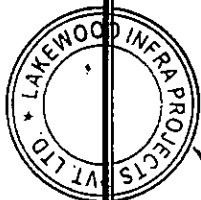
7. If required, to change the zone of the said land, to apply for the same, to give statements, affidavits, indemnity bonds, to submit documentary evidences and by virtue of this Agreement to Sell + Development Agreement the Purchaser acquired all those rights of carrying out proper legal proceedings from start to end pertaining to change of zone.

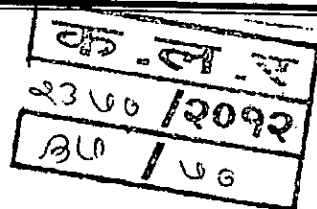
8. The Purchaser has to obtain all those legal permissions required for using the said land for any non-agricultural purpose and to deposit non-agricultural assessment (Nazarana) according to orders passed and in response to the demand made by the Purchaser, the Vendors should give all signatures, consents, documents etc. to that effect.



It shall be the sole responsibility of the Purchaser to carry out the proposed construction on the said property according to their convenience and at their own costs. By virtue of this Agreement to Sell + Development Agreement, the Purchaser indemnifies/assure the Vendors that, the Vendors will not have any right, title and interest or will not at all concerned with the schemes/constructions on the said property, benefits -losses arising out of the sale proceeds.

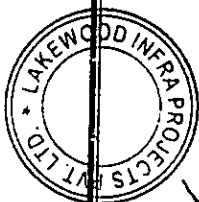
10. Further, by virtue of this Agreement to Sell + Development Agreement, the Vendors, being Licensee, gave permission/license to





the Purchaser to make fencing to the said lands, to put boards displaying the schemes, to prepare roads, to make level, make subdivisions, to amalgamate the properties according to schemes and units, to publish an advertisement in daily newspapers, weekly and monthly etc. and to utilize all such advertisement media as per their convenience. Such license will be irrevocable in nature. The Vendors or any claimant on their behalf shall not do any act, things which may create any obstacle or hurdle to the concerned construction scheme. If any such things or acts done, the Vendor will compensate the loss caused to the Purchaser due to such acts.

11. After formation of the society/association/company etc. by the Purchaser or his nominee as per their will and convenience, if persons other than the Vendors requires for execution of one or more Sale Deed/Sale Deeds or any type of relevant proper and legal document, it will be the responsibility of the Vendors to bring such person and to execute such legal documents without demanding any additional consideration and to comply with all documentary formalities pertaining to registration of such document.
12. The Vendors, at their own cost, will apply to the Collector or concerned Government Department to obtain requisite permission for sale of the said property, to file statements, affidavits, indemnities, documentary evidence etc. at their own cost. By virtue of this presence, the Vendors have agreed that they will provide their signatures, consents and give all documents for the same as and when requested by the Purchaser.
13. The Purchaser has to carry out construction on the said land as mentioned hereinabove after obtaining construction permission from the Grampanchayat / Municipal Corporation/Collectorate/Town Planning etc. and other concerned officers and that too according to the sanctioned plan/layout. Further, as per the changing policies of the concerned department if the Purchaser gets an additional FSI then to prepare and furnish new plan accordingly and the Purchaser have to solely enjoy the benefits of such additional FSI. In this way, the Vendors cannot claim any kind of right, title and interest on any additional FSI which may arise in future. If the additional FSI is to be utilized for the construction at other place, the Vendors will not complain anyhow and hereby give consent for the same. No separate permission is required for the same. In short, except the consideration for development as mentioned hereinabove, the Vendors are not entitled to accept or claim any type of consideration and the said issue is accepted and agreed by them by virtue of this Agreement to Sell + Development Agreement. Further, by virtue of this Agreement to Sell + Development Agreement, the Purchaser will have all rights, title and interest of handing over the area under proposed road widening and to obtain FSI in lieu thereof.
14. By virtue of this Agreement to Sell + Development Agreement, the Purchaser have obtained all those right, title and interest pertaining to the TDR, if derived in future in respect of the said land, to get it transferred on other land or to transferred the TDR of other lands in the said land and to register all requisite documents to that effect. Further, by virtue of this Agreement to Sell + Development Agreement, the Vendors have granted certain rights and powers to the Purchaser for obtaining compensation received from the Government in respect of the said land. For that purpose, a



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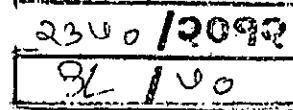
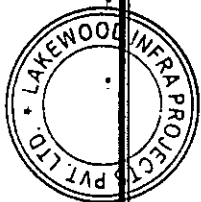
separate Irrevocable Power of Attorney is also executed. In case, if a concerned department paid the amount of compensation in the name of the Vendors, the Vendors will handover such amount to the Purchasers forthwith. By virtue of this Agreement to Sell + Development Agreement, the Purchaser is solely entitled to claim or recover such amount.

15. By virtue of this Agreement to Sell + Development Agreement the Purchaser alongwith the prospective buyers of unit/construction are entitled to mortgage the said property as it is or after sanctioning its layout or any building construction thereon irrespective of its status or the plots with any bank, financial institutions and individuals and raise a loan and to execute legal document to that effect and file the same in the office of sub-registrar and to complete the process of registration. In this regard the Vendors have given an irrevocable consent to the Purchaser. No separate sanction is required. However, the Purchaser or the concerned proposed buyer of units or plot holder will be solely responsible for the repayment of such loan. Thus, the Vendors will not suffer anyhow in respect of the repayment of loan or consequences thereof.

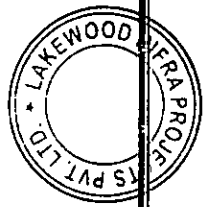
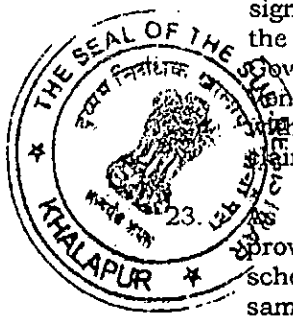
16. By virtue of this Agreement to Sell + Development Agreement, the Purchaser has accrued certain rights and authorities of implementing the scheme of construction on the said property, to take services of the skilled/non-skilled labours, contractors, engineers, supervisors, craftsmen, architect, advocate etc. or to terminate their services. Further, by the said Agreement to Sell + Development Agreement the Purchaser is also granted with rights to obtain construction completion certificates from the Collectorate/ Municipal Corporation/ Grampanchayat or any other concerned office, to transfer units in the said land and to form one or more co-operative society/association /company etc. and the Purchaser is also entitled to deposit requisite deposits as per the requirements, to obtain electricity connections with the permission of the Maharashtra State Electricity Distribution Co. Ltd., establish transformers, if required. And if separate signatures or permission is required from the Vendors, they have agreed to provide the same without any objection or without any consideration. Further, by virtue of the said Agreement to Sell + Development Agreement, the Purchaser also acquired all rights pertaining to fix water connection, to carry out tax assessment of the building, to carry contact with the concerned officers for the same, to pay amount, to accept receipt thereof etc:

The Vendors have paid all the government, semi-government taxes, cesses, charges pertaining to the said property till date. Henceforth, the purchaser will bear all such aforementioned taxes, cesses, charges etc.

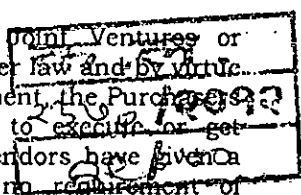
The Vendors hereby further represent that, except Vendors nobody has any kind of rights in respect of the said property by way of mortgage, gift, lease, maintenance, partition, earnest receipt, agreement, exchange, court disputes, inheritance, adverse possession etc. In short, except vendors, nobody have any kind of right, title and interest to the said property and the Vendors have not concealed any such information.



19. By virtue of this presence, the Vendors have assured the Purchaser that their title with respect to the said land is fully clean, clear and free from encumbrances and the said property is totally marketable and relying on such representations, the Purchaser has decided to purchase the said property. Moreover, if any person other than the Vendors claims any right, title and interest on the said property, the Vendors have to clear the same at their cost and shall also take care that the purchaser or their nominees, claimants, assignees, representatives etc. should not suffer anyhow for the same and the vendors should indemnify the Purchaser in that regard. Further, if the Vendors or any previous owner raise any objection or claim, then it will be the responsibility of the Vendors to settle the same at their own cost alongwith cost of such claim and in such litigating scenario, the Purchaser is entitled to hold the payment of consideration made by PDC.
20. The Vendors have to handover all requisite documents pertaining to their ownership and marketable title to the said property to the Purchasers. Further, by virtue of this Agreement to Sell + Development Agreement, the Purchaser is also entitled take search to the government offices through their advocates to verify all government records and by various modes to confirm themselves about the ownership rights to the said property and no separate consent is required to that effect.
21. It is the responsibility of the Purchaser to purchase material required for the proposed construction on the said property e.g. stone, bricks, sand/silicon, cement, steel, bamboo, wooden etc. and to carry out its transportation, to store the same, to construct rooms, and to appoint security guard for its protection and the Vendors will not have any right, title and interest in respect of the said property. However, the Purchaser will have the ownership rights on such materials required for the construction.
22. The Vendors have executed and registered an Irrevocable Power of Attorney in favour of the Purchaser so as to enable him to carry out the scheme successfully on the said land/to get sanctioned the layouts thereof etc. Moreover, if the Purchaser needs the signatures, consents of the Vendors being original land owner for the implementation of the said scheme or in order to follow the Government orders or demand of the Government Officers, the Vendors will provide such signatures, consents etc. forthwith without any condition or reason and will co-operate fully without claiming any additional consideration.
23. As per the necessity and convenience, the Purchaser needs to provide a lift to the buildings to be constructed in the said proposed scheme and obtain all permissions required to be obtained for the same. Being owner of the property, the Vendors have given their consent to the same by this Agreement to Sell + Development Agreement.
24. The said scheme may be implemented by Joint Ventures or Partnership or any other mode permissible under law and by virtue of this Agreement to Sell + Development Agreement, the Purchasers are granted with all rights and authorities to execute or get executed all such legal documents and the Vendors have given a permanent consent to the same. There is no requirement of separate consent.



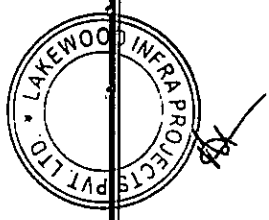
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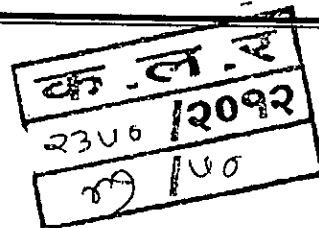
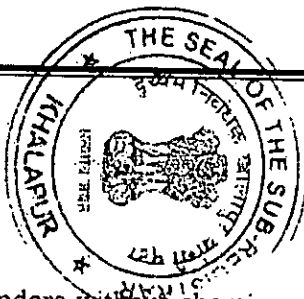


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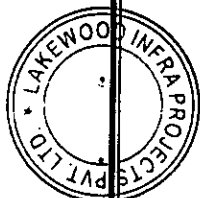
25. The Purchaser will have the exclusive right to name the buildings or scheme to be constructed on the said property and the vendor will not resist to the same.
26. The Purchaser will also have an exclusive right to enjoy all benefits arising out of the said land, its basement, stilt portion, proposed building/buildings or car parking and/or open space etc.
27. By virtue of this Agreement to Sell + Development Agreement, the Purchaser are granted with rights and powers to provide drainage lines in the scheme to be implemented on the said land, to apply offices, to file statements, affidavits, indemnity and if required to move such drainage line and replace it to other place.
28. According to the said Agreement to Sell + Development Agreement, so as to fully perfect the ownership rights of the said property in favour of the Purchaser or their nominees / society / association / company etc., the Vendors have to personally execute all those legal documents required by the Purchaser without claiming any additional consideration and the Vendors are legally duty bound to do accordingly.
29. If the Vendor or the Purchaser or any one of them breaches or not fulfilled the terms of this Agreement to Sell + Development Agreement, then the other party will be entitled by this Agreement to Sell + Development Agreement to get such thing done by Court. The party breaching terms will bear the cost of the same.
30. If it appears in future that, there is any mistake in the description of the said land then both the parties have to execute Deed of Correction and Supplementary Deed of the same and it is binding on the parties. The forgoing transaction will not be illegal merely because of wrong description of the property and the same is agreed by the parties.
31. As the case may be and according to law, the Purchaser has to record his name or names of his nominees/society/association/company etc. on the record of rights of the said property and the Purchaser may execute one or more Sale Deed or relevant document and the Vendors personally require execute and register such documents in the office of the concerned sub-registrar. If the Vendor expired before execution of Sale Deed, legal heirs of such deceased Vendor may give consent to the said agreement. Further, such heirs will be made party to the Deed.
32. If the Vendor or the Purchaser or any one of them breaches or not fulfilled the terms of this Agreement, then the other party will be entitled by this Agreement to get such thing done by Court. The party breaching terms will bear the cost of the same.
33. On the basis of the documents executed by the Vendors in favour of the Purchaser or any person, society, institution, apartment, company etc. the Purchaser has to get recorded their name to the record of rights of the units constructed on the said land and to give statements, affidavit, no objection certificate, indemnity bond etc. for the same and to the entire process will be carried out by the





Vendors without charging any additional consideration. If anybody raised any objection in that respect, the Vendors will settle the same at their cost and the Purchaser should not suffer anyhow for the same.

34. If it appears in future that, there is any mistake in the description of the said land then both the parties have to execute Deed of Correction and Supplementary Deed of the same and it is binding on the parties. The forgoing transaction will not be illegal merely because of wrong description of the property and the same is agreed by the parties.
35. For successful implementation of the said scheme on the property, subject to the terms of this Agreement to Sell + Development Agreement, the Vendors have executed an irrevocable Power of Attorney in favour of the Purchaser.
36. By virtue of this Agreement to Sell + Development Agreement, the Purchaser has been granted with the powers and authority to file any kind of proceedings (Civil, Criminal, Revenue, Co-Operative etc.) if any disputes arises in respect of the said property and to file application, give statement, provide evidence, to verify the government records etc.
37. If the Purchaser require/compel to take any legal action in any Government authorities pertaining to the said property on behalf of the Vendors and if it found that such powers are not mentioned in this Agreement to Sell + Development Agreement, it will be assumed that such powers are clearly mentioned in the said Agreement to Sell + Development Agreement and accordingly the Purchaser will be entitled to enjoy all such power and authorities to that effect. No separate agreement is required for the same.
38. Mr. Khandu Baban Kadam is the head of family of the Vendor. He is looking after properties of the said family. The payment of the consideration of the said land require to be paid in the name of the head of the family or in the name of any family member as per the suggestions and request of the head of family. The head of the family will be solely responsible for the distribution of amount received in his own name and in the name of family member.
39. Mr. Khandu Baban Kadam is the head of the family and if he signs any document on behalf of the family of the Vendors, it will be assumed that the same is signed by the entire family and the entire family gave consent to the same.
40. The Vendors or their legal heirs, claimants, representatives, concerns cannot cancel this Agreement to Sell + Development Agreement at any time for whatsoever reason and they are not entitled to do so and have agreed accordingly by virtues of this Agreement to Sell + Development Agreement.
41. The Purchaser and the concerned prospective purchaser will bear the expenses towards all documents to be executed in future which includes stamp duty, typing, registration charges, advocate fees etc.
42. The total agreed consideration for the development and sell of the said property is fixed Rs. 6,25,000/-. Therefore a stamp duty of Rs.





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25,000/- has been paid on said Agreement to Sell + Development Agreement as per the provisions of the Bombay Stamps Act, 1958.

43. A word 'Municipal Corporation' has been included in the said Agreement to Sell + Development Agreement so as to avoid any legal and technical lacuna in the said Agreement to Sell + Development Agreement, if the said property came into the limits of municipal corporation in near future.
44. The Vendors and Purchaser mentioned that, this is a general translation of original Marathi Agreement to Sell + Development Agreement into English language for the sake of convenience and better understanding and this English version of Agreement to Sell + Development Agreement is enclosed herewith as Annexure. The Vendors and Purchaser clearly state and agree that, if there is any dispute in respect of interpretation of the clauses/covenants of this Agreement to Sell + Development Agreement, Marathi Power of Attorney will supersede the English translation while deciding the dispute.
45. The said Agreement to Sell + Development Agreement is totally binding on all heirs of both the parties.

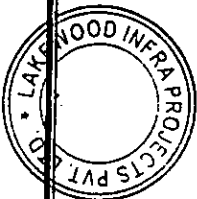
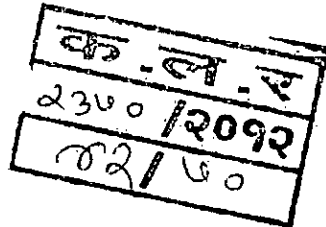
This Agreement to Sell + Development Agreement is executed by the Vendors as per their will, wish and conscience and the same is clearly made understand to the Vendors and the Purchaser and in witness whereof both the parties have put their respective hands on the said agreement before the each others.

SIGNED AND DELIVERED BY THE  
WITHIN NAMED "THE VENDORS"

) Signature / Left Thumb  
) Impressions.

SIGNED SEALED AND DELIVERED  
WITHIN NAMED "THE PURCHASER"

) Signature.  
| *M. Kailash*





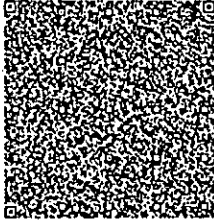
सत्यमेव जयते

## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

### e-Stamp

Certificate No. : IN-DL71672611724647L  
Certificate Issued Date : 01-Oct-2013 03:57 PM  
Account Reference : IMPACC (IV)/ dl719103/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL71910341546468280658L  
Purchased by : PRATEEK KUMAR  
Description of Document : Article 5 General Agreement  
Property Description : NA  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : PRATEEK KUMAR  
Second Party : NA  
Stamp Duty Paid By : PRATEEK KUMAR  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



Please write or type below this line.



DEFINITIVE AGREEMENT FOR SETTLEMENT

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shdilestamp.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.



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## DEFINITIVE AGREEMENT FOR SETTLEMENT

THIS DEFINITIVE AGREEMENT FOR SETTLEMENT (this "Agreement") is made and executed at New Delhi on this 2<sup>nd</sup> day of October, 2013 (the "Effective Date") between:

(A) PACL LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at 22, 3rd Floor, Amber Tower, Sansar Chandra Road, Jaipur, Rajasthan, through its , Mr. Gurmeet Singh (Director), Mr. Subrato Bhattacharya (Director), Mr. Sukhdev Singh Gill (Managing Director) and Mr. Tarlochan Singh (Director) hereinafter referred to as "PACL" (B) ENTITIES/PERSONS SET OUT IN FIRSTLY IN SCHEDULE 1 through its authorised representative/director (collectively "PACL Group") (which expression shall, unless repugnant to the context or meaning thereof, include him, his legal heirs, executors and administrators, their respective (i) successors and permitted assigns in case of entities in the form of company; (ii) partners for the time being and from time to time constituting the relevant firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns and includes its affiliates and successors in interest, in case of entities in the form of partnership firm; and (iii) any legal heirs, executors and administrators, in case of an individual) of the FIRST PART;

AND

(A) MR. PRATEEK KUMAR, an Indian inhabitant, residing at Row House-159, Cloud 9, Mohmadwadi, Pune 1, Maharashtra, hereinafter referred to as "Prateek Kumar" for self and as a authorised representative for (B) ENTITIES/PERSONS SET OUT IN SECONDLY IN SCHEDULE 1 (collectively "PK Group") (which expression shall, unless repugnant to the context or meaning thereof, include him, his legal heirs, executors and administrators, their respective (i) successors and permitted assigns in case of entities in the form of company; (ii) partners for the time being and from time to time constituting the relevant firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns and includes its affiliates and successors in interest, in case of entities in the form of partnership firm; and (iii) any legal heirs, executors and administrators, in case of an individual) of the SECOND PART;

PACL, PACL Group, PK Group and Prateek Kumar are hereinafter jointly referred to as "Parties" and severally as defined above. PK Group and PACL Group are individually known as "Group". "Properties / Property" shall have the meaning and defined in Schedule 2.

WHEREAS:

- A. PACL is engaged in the business of construction and development of real estate properties into commercial mall, group housing projects and aggregation and trading of land through its various agents/independent contractors across India to cater to the needs of its customers;
- B. Prateek Kumar is engaged in the business of aggregation and trading of real estate/properties and to provide relating to (i) land parcels, by way of various deed /general power of attorney /agreement, executed with farmers, land owners, confirming parties and/or in any other manner as may be permissible by applicable laws; and (ii) procuring sanctions and approvals for various commercial, residential, retail and other development activities including converting the agricultural lands into non-agricultural (NA) as may be permissible under laws in different states;

Prateek Kumar has represented to PACL that he is the owner/promoter / founding partner / person in control (directly or indirectly) of PK Group and has further represented to PACL that he has the dominant influence on entire PK Group and Prateek Kumar is directly or indirectly the beneficial owner of, and dominant influence on the entire PK Group and each of the legal



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owner (in the form of shareholder, director, partner or proprietary concern, otherwise howsoever) of PK Group are his nominees and representatives, who act solely according to the instruction of Prateek Kumar. Prateek Kumar is solely responsible and accountable for all the acts and deeds of PK Group. Vis-a Vis PACL Group has represented to Prateek Kumar that after the transfer of the entities listed in Firstly of Schedule 1 from Prateek Kumar to PACL Group, they are now the beneficial owner of, and dominant influence on the PACL Group.

- D. Prateek Kumar had, from time to time, approached and represented to PACL that he has requisite expertise in acquiring and aggregating lands/properties in India and has in fact identified various land parcels/properties in various parts of India, which will be acquired by him for and on behalf of and in trust for PACL with a clear and marketable title free from encumbrances, litigations, along with all necessary permissions obtained (including from government and semi-government and local authorities) to vest all of such properties unto in favour of PACL and/or PACL nominee companies/ entities nominees, representatives, affiliates, subsidiaries, advisors, directors, managers or any third party appointed by PACL ("PACL Designates") (whether directly or indirectly including takeover of companies/ partnership firms holding such properties);
- E. In order to acquire properties at various locations in India the Parties entered into 14 different MOU's entered into between PACL Group, PK Group as set out in Schedule 3 herein ("Principal MOU-1").
- F. PACL states that, as per its books and records as on the date of this Agreement, it has from time to time and in various tranches, transferred to the following entities an aggregate gross amount of Rs. 2285.79 Crores (Rupee two Thousand Two Hundred Eighty Five Crores and Seventy Nine Lakhs Only) ("Advance") for the purpose of acquiring lands in various parts of India, development of various projects wherein land was in the name of PACL or its PACL Group, providing liaison services relating to various kind of approvals and permission for development of land, etc., for and on behalf of and in trust for PACL, which Prateek Kumar hereby confirms:

| No.   | Name of receiving party                       | Amount in aggregate (in Rs.) |
|-------|-----------------------------------------------|------------------------------|
| 1.    | Greenfield Estates                            | 1885.03                      |
| 2.    | Sunshine Developers                           | 64.50                        |
| 3.    | Synergyone Infrastructures & Projects Pvt Ltd | 288.28                       |
| 4.    | Synergyone InfraDevelopers Pvt Ltd            | 12.98                        |
| Total |                                               | 2250.79                      |

It is however clarified that Prateek Kumar was the Promoter of the following companies which had received certain part of the Advances for acquisition of Properties, however Prateek Kumar / its entities have transferred the entire shareholdings of these companies to PACL Ltd /its nominees:

| No.   | Name of receiving party           | Amount in aggregate (in Rs.) |
|-------|-----------------------------------|------------------------------|
| 1.    | Ganraj Properties Private Limited | 20.00                        |
| 2.    | Ecom Trade World Private Limited  | 15.00                        |
| Total |                                   | 35.00                        |

Parties further represent that certain property/ies which were acquired by PK Group for and on behalf of PACL Group, have been transferred to PACL Limited accordingly the name of PACL Ltd. is also reflected in Secondly of Schedule 2. It is further agreed that PK Group shall not be



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entitled have any shareholding on the PACL Ltd and only those properties shall be under this Settlement and not PACL Limited.

- G. Prateek Kumar has confirmed to PACL that, as per the business plans, he used his existing certain entities and also formed various new entities (thereby collectively forming PK Group) to acquire various lands and various other properties across India whereby the Advances were, from time to time, paid by the entities listed to Recital E, in various tranches, to the bank accounts of the PK Group/Persons or directly to owners/sellers of land for the purpose of acquisition of lands/ properties and development activities in various parts of India and for providing liaison services for development of land, etc., for and on behalf of and in trust for PACL;
- H. As there were several disagreements and differences which arose between the parties to the Principal MOU-1, PK Group and PACL Group executed subsequent Memorandum of Understanding dated 21 September 2012 (the "*Principal MoU-2*") to clarify the rights of each of the Parties with respect to the lands acquired by Prateek Kumar, Greenfield and their entities (including the PK Group/Persons) and the utilisation of the same going forward;
- I. PACL, Greenfield and Prateek Kumar also entered into a Master Arrangement Agreement dated 28 March 2013 ("*MAA*") pursuant to which Prateek Kumar, Greenfield and the Associate Concerns (*as defined under MAA and are also part of the PK Group herein*) agreed to transfer the aggregate 4,479.4564 acres of the land in various cities of India that were acquired by Prateek Kumar, Greenfield and the PK Group/Persons, the details of which are set out in Schedule 1 of MAA in favour of PACL, its subsidiaries, affiliates and/or its nominees as may be instructed by PACL on as-is-where-is-basis and on the terms and conditions as set out in MAA. The entities / companies/ firms of Prateek Kumar and the respective properties in those entities are set out in Firstly of Schedule 2 with details of each of such properties as set out in Annexure 1 to 8A ("*PK Group Properties*");
- J. Prateek Kumar has transferred certain properties / companies to PACL Group which has been acquired by Prateek Kumar out of the said Advances, the details of which are more particularly set out in Secondly of Schedule 2 with details of each of such properties as set out in Annexure 9 to 71 ("*PACL Group Properties*").
- K. There arose several disagreements on various issues and for resolving them and to have common understanding between the parties and ultimately by and under this Definitive Agreement for Settlement the parties have put to rest their differences and disagreements and this Agreement shall override all previous understanding arrived at between the parties by a full and final settlement agreement in which the Properties and the Companies which form part of this Settlement Agreement are set out in PACL Group Properties;
- L. For the purpose of the Settlement arrangement the parties have mutually decided on date of execution of this Agreement and Prateek Kumar and PACL shall jointly hold in custody all the available original documents, transfer forms, corporate documents, (*including but not limited to original title documents, permission and approval documents (if any), NA certificates, 7/12 extracts/ revenue records, mutations entries documents, litigation proceedings (if any), governmental approvals/ permissions, etc.*) as have been acquired (or to be acquired) till the parties have achieved the purpose of settlement as set out herein;

M. Both parties have initiated against each various legal proceedings (*civil and criminal in nature*) which the parties have now mutually agree to withdraw the same as per this Agreement;



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- N. Accordingly, the Parties desire to enter into this Agreement to record the terms of payment by the Obligors of the Settled Aggregate Amount to PACL on terms and conditions as set out in this Agreement.

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. Settlement

1.1. Settlement:

Based on various representations, warranties, covenants, acknowledgements and undertakings of the PACL Group and PK Group, parties have entered into this Definitive Agreement for Settlement and have agreed to full and final settlement between themselves in the manner contemplated under this Agreement.

- 1.2. In terms of the detailed settlement terms as set out in clause 2 below, the broad terms arrived between the parties

- 1.3. (i) both parties shall put all properties of PK Group and PACL Group as per Schedule 2 under management of MC and for that purpose MC will be appointed as set out herein  
(ii) PACL and Prateek Kumar shall be entitled to 80% : 20% respectively out of "Net Land Revenue";  
(iii) The shareholdings of all the companies set out in Schedule 1 (excluding PACL Ltd.) shall be in the ratio of 80% (PACL Group/ its nominees) : 20% (PK Group/ its nominees) respectively;

1.4. Monitoring Committee:

The Parties hereby appoint and have set up a monitoring committee ("Monitoring Committee/ MC") along with the execution of the Definitive Agreements which shall consist of the following person:

- (i) A person to be nominated by PACL ("PACL Group-MC Nominee");  
(ii) A person to be nominated by Prateek Kumar ("PK Group-MC Nominee");  
(PACL Group-MC Nominee and PK Group-MC Nominee are collectively referred to as "Monitoring Committee/ MC").

All the respective Company set out in Schedule 1 shall appoint its MC Nominee as mentioned aforesaid, by passing a board resolution.

Parties shall be at liberty to change their respective MC Nominee, but with prior written intimation to the other.

Monitoring Committee will require approval of Mr. Gurmeet Singh Chahal for all major decisions in respect of the properties as set out in the Schedule 2.

1.5. Confirmation from PK Group and PACL Group:

Each party has represented to the other that they are the principal obligor and person in control of PK Group / PACL Group (as the case may be) and is also authorised signatory to execute this Agreement on behalf of the PK Group/ PACL Group. PACL / Prateek Kumar has further represented that they have dominant influence on PACL Group / PK Group regardless of not being director, shareholder, manager or partner of the PACL Group / PK Group. Without prejudice to anything provided hereinabove, PK Group / PACL Group shall simultaneously upon execution hereof ensure that each of the PK Group/ PACL Group along with all the shareholders (wherever companies) and all partners (wherever partnership firms) shall execute such documents, transfer forms, undertakings, letters, agreements, deed to give effect to the settlement contemplated under this agreement and also execute Shareholders Agreement



*[Handwritten signatures and initials]*

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between PACL and Prateek Kumar for interalia governing the shareholdings and control of the respective Companies/ Firms as set out in Schedule 1 and its properties (collectively, the "Transaction Documents") both in letter and in spirit; and PK Group / PACL Group confirms herein that it/they is/are not entitled to any additional consideration for the performance of any obligations under the Transaction Documents including for obligation of transfer of its /his share or interest in the relevant PACL Group /PK Group in terms of the Transaction Documents.

## 2. Terms of Settlement

### 2.1. Properties under joint management of the MC:

All the Properties (mentioned in Schedule-2), shall be put under the control, supervision and management of the MC. The MC alone shall be authorised to execute all deeds, documents, papers, etc. for sale, leasing, mortgaging, transferring, etc. the said Properties or any part thereof or any units to be constructed thereon and take possession and control of all such Properties. Both parties shall execute such POA, Resolution, documents, letters, undertakings, etc. that may be required to give effect to the settlement contemplated under this Agreement. The MC shall also be authorised to maintain the Bank Accounts of all the companies and the parties shall ensure that the MC is authorised to draw cheques and take all decisions pertaining to the said Properties and also its development, construction, allotment, sale, leasing of any units, etc.

### 2.2. Share of PACL and Prateek Kumar in Net Land Revenue:

It is further agreed by and between the parties herein that PACL and/or PACL Designates shall be entitled to 80% (eighty percentage) of "Net Land Revenue" ("PACL Share") and Prateek Kumar shall be entitled to 20% (twenty percentage) of "Net Land Revenue" ("PK Share"). "Net Land Revenue" referred to above shall mean "any consideration including sale value, JV consideration, etc. of development of land/project or by way of sale of the shares of any Firm or Company set out in the Schedule 1 or any Properties as per Schedule-2, less (i) any external borrowings (other than PK Group or PACL Group); (ii) any new investments made by any parties in land and/or development expenditure, approval, expenditure, commissions/brokerage, etc. from the date of execution hereof".

### 2.3. Transfer of shares/interest:

The Parties have agreed to share the Net Land Revenue in the ratio of 80:20 for PACL Group and PK Group respectively. This is proposed to be achieved by either having appropriate shareholding in companies which hold land or by way of profit share arrangement in partnership firms which hold land.

2.3.1 Accordingly, To give effect to transfer of shares of the PK Group to PACL /PACL Designate and PACL Group to PK Group, (i) all the shareholders and partners of the each group (being company) have executed transfer documents for transfer of all their respective shares in the relevant Group (being company) as per the Shares (defined later) agreed to be transferred to PACL / PACL Designates (i.e. 80%) and PK Group (i.e. 20%) (as per Schedule 4) without being liable to make or pay any consideration therefore, which the shareholders of each of the said companies have admitted and acknowledged herein; and (ii) all the partners of the relevant PK Group / PACL Group (wherever partnership firm) have executed deed of admission-cum-retirement for providing its/his consent to:

- admit PACL and/or PACL Designate as the partners of the PK Group (being Partnership Firm) to the extent that PACL has PACL Share and control in the entities;
- releasing and transferring 80% of the Share in the partnership Firms of the PK Group (being Partnership Firm) in favour of PACL and/or PACL Designate;
- admit Prateek Kumar or its nominee as the partners of the PACL Group (being Partnership Firm) to the extent that Prateek Kumar or its nominees has PK Share;



*[Handwritten signatures and initials]*

(d) releasing and transferring 20% of the Share in the partnership Firms of the PACL Group (being Partnership Firm) in favour of Prateek Kumar and/or his nominees; at nominal value/par consideration, which the partners of each of the said partnership firm admit and acknowledge.

2.3.2 Both parties shall execute all such deed and documents and do all such act as may be required by to give effect to the understanding and terms and conditions mentioned in this Agreement in letter and in spirit including, but not limited to, recording transfer of shares or interest in the companies; removal of director or partner appointed (as contemplated under this Agreement), filling necessary forms with the relevant governmental authorities and intimation to all third party (including banks and financial institutions) about such change in control in favour of PACL / Prateek Kumar and its nominees, affiliates, etc. (as the case may be) and generally do all such act or deed as is usual and customary to transfer of such nature.

2.4. Execution of the Shareholders Agreement:

A Shareholder's Agreement shall be executed between the shareholders of the entities mentioned in Schedule 1 ("Shareholders Agreement") for the purpose of governing their obligations and rights under the same and to empower the MC to such rights as are set out in this Agreement.

2.5. Clear and marketable title to the Properties:

PACL Group and PK Group jointly or through MC, endeavour to clear all Encumbrances (if any) from the said Properties and make the title of the said Properties clear and marketable with all permissions and sanctions required for each of the properties contemplated under this Agreement. "Encumbrance" shall mean "any mortgage, charge, set-off or other security interest of any kind, pledge, hypothecation, assignment, deed of trust, encumbrance, lien, claim, option, *lis-pendens*, acquisition or requisition proceedings, or any statutory lien or claim or charge in favour of any person or any litigation or dispute, any interest, pre-emptive right, transfer restriction, or exercise of any attribute of ownership, any right of set-off; and any adverse claim as to title, possession or use".

2.6. First Charge:

In case any funds are required in respect to clear the Encumbrance of the property or for development of the Properties or for land acquisition, etc. such part thereof or for payment of stamp duty for transfer of land or for approvals or for any other purpose, then PACL may bring in the required funds and all monies paid by PACL shall be a first charge on all the revenues generating out of such Properties on which the same has been spent.

2.7. Withdrawal of Cases:

Since there were disputes and differences in respect to the Advances paid and the non-compliance of the obligation under the MOU-1, MAA and MOU-2, both parties had filed certain complaints and/or cases against each other at various places. In lieu of the settlement arrived at between the parties herein both Prateek Kumar and PACL hereby agree and confirm that they shall withdraw all Criminal and Civil cases / complaints filed against each other and/ or their Associate Entities. Both parties shall execute necessary comfort documents to the satisfaction of the other party for withdrawal of the cases/ complaints.

2.8. Newspaper Notice :

PACL had published in various newspapers in respect to Prateek Kumar and the Properties in question putting notice to the public at large that no person should deal with Prateek Kumar or the properties of Prateek Kumar or its group companies affiliates, etc. PACL hereby agree that it shall publish notice to the satisfaction of both the parties ("Publish Notice").



*[Handwritten signatures and initials]*



2.9. Deposit of Documents:

Parties hereby admit and acknowledge that all the original title documents in respect to the Properties (as set out in the Schedule 2 and Annexures) including but not limited to revenue records, MOU's agreements, conveyances, POA, Agreement for Sale and also the Transfer Forms, Share Certificates, EGM notice, EGM Resolution, Director resignation, appointment of new Directors, board resolutions, Shareholder's Agreement between Prateek Kumar and PACL, PMC Agreement and such other documents in respect to the companies which are in possession of the respective parties ("Original Documents") and the same shall be held in joint custody (as may be mutually decided) till the time the parties have complied with Conditions Precedents (as defined below).

2.10. Transfer of certain properties / equity shares / interest from Synergyone Infrastructure & Projects Pvt. Ltd. to PK Group:

2.10.1 Prateek Kumar and all its Share holders and Directors hereby agree that PACL Group/entities shall be entitled to 80% equity shares in Synergyone Infrastructure & Projects Pvt. Ltd. and Prateek Kumar has agreed to cause to transfer and assign 80% of the shareholdings by entering into such document as PACL may deem fit and proper without any consideration whatsoever for all of such Company and partnership firms as set out Secondly in Schedule 5 in favour of PACL Group or any of its entities within a period of 60 days from the execution hereof at the cost of PACL Group.

2.10.2 Synergyone Infrastructure & Projects Pvt. Ltd. shall transfer and assign the properties set out Firstly in Schedule 5 in favour of PK Group or its entities at the cost of PACL within the period of 60 days from hereof.

2.10.3 The transfer of 80% shares of Synergyone Infrastructure & Projects Pvt. Ltd. in favour of PACL Group entities shall be effective immediately on the date when PK Group has transferred and assigned the properties of Synergyone Infrastructure & Projects Pvt. Ltd. set out in Schedule 5 in favour of PK Group or any of its entities or on the expiry of the 60<sup>th</sup> day from the date of execution hereof, whichever is earlier, provided that PACL Group has paid the actual cost for stamp duty and registration charges (on actual) if demanded by PK Group within the period of 50 days from execution hereof ("Synergyone Effective Date"). MC shall give effect to this transfer on the Synergyone Effective Date and the present Directors shall be deemed to have resigned from Directorship and the new Directors as suggested by PACL Group and PK Group shall become effective on Synergyone Effective Date.

2.10.4 Notwithstanding anything contained anywhere else in this Agreement, for any and all properties of Synergyone Infrastructure & Projects Pvt. Ltd., no decision or authority shall be exercised by Prateek Kumar or MC and the same shall rest with PACL.

2.10.5 In the event if any shareholding in Synergyone Infrastructure & Projects Pvt. Ltd. is transferred by PK Group or any properties of Synergyone Infrastructure & Projects Pvt. Ltd. is transferred, prior to the said Company vesting with PACL, then PACL shall be entitled to 80% of the Net Land Revenue (save and except for properties set out in Schedule 5). Any financial transaction taken place in Synergyone Infrastructure & Projects Pvt. Ltd. prior to Synergyone Effective Date, shall not be objected by PACL at anytime.

2.11. Joint Possession:

Both parties shall be in joint possession ownership and control of the Properties set out in Schedule 2.



*[Handwritten signatures and initials]*

2.12. Past Liability:

It is further agreed by and between the parties that in case of any past dues/ liabilities of any of unpaid amounts to be paid to complete the acquisition of the Properties / lands shall be the joint responsibility of the Groups in the ratio and any other past liability shall be the sole responsibility of the PK Group /Prateek Kumar.

2.13. Special terms for certain Properties:

Both the Group hereby agree and confirm that the properties which were acquired by PACL Ltd. and subsequently transferred in the name of Prateek Kumar and/or PK Group shall be re-conveyed and re-transferred back to PACL Ltd. by Prateek Kumar and/or PK Group within a period of 30 days from the date of execution hereof, such properties are more particularly set out in Schedule 6.

2.14. Exclusion of any other property:

All properties which are not mentioned in this Agreement shall be excluded from the Settlement arrived at between the parties. Either party will have no claim against each other's property in the name of Prateek Kumar /PACL or their family members or Directors or associate entities.

3. Joint Custody of the Property Documents:

The parties hereby agree and confirm that both the Groups shall put all the Original Documents in a joint security vault / room or any other manner as they may mutually decide, within a period of 15 days from the date of execution hereof;

4. Sequence of execution of the Settlement / Transaction Documents

The parties shall execute the documents in the following sequences, unless otherwise mutually agreed:

- 4.1. both parties to withdraw all cases filed against each other, and simultaneously Parties to deposit all of Original Documents in joint custody as mutually agreed;
- 4.2. PACL shall Publish Notice as mentioned above; (4.1 and 4.2 collectively known as "Condition Precedent");

Simultaneously upon fulfilment of all Conditions Precedent the both Group shall handover Original Documents to MC.

4.3 Condition Subsequent:

- (i) Transfer of the properties (set out in Schedule 5) from Synergyone Infrastructure & Projects Pvt. Ltd. to PK Group or its nominees;
- (ii) Both parties shall file and also comply with necessary statutory compliance and filings with all relevant authorities;
- (iii) The respective Shareholders of each of the entities set out in Schedule 1 shall be in joint possession of the Properties set out in Schedule 2;

In the event of any of the Condition Subsequent not complied by the party then MC shall have the rights and powers to fulfil the same for either or of the defaulting parties.

5. Monitoring Committee

5.1 Powers and Control of the Management Committee:



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5.1.1 All the Properties (mentioned in Schedule-2), shall be put under the control, supervision and management of the MC. The MC alone shall be authorised to execute all deeds, documents, papers, etc. for sale, leasing, mortgaging, transferring, etc. the said Properties or any part thereof or any units to be constructed thereon and the take possession and control of all such Properties. PK Group/Persons and Prateek Kumar shall simultaneously upon execution hereof, execute such POA, Resolution, documents, letters, undertakings, etc. that may be required to give effect to the settlement contemplated under this Agreement. The MC shall also be authorised to maintain the Bank Accounts of all the companies and the parties shall ensure that the MC is authorised to draw cheques and take all decisions pertaining to the said Properties and also its development, construction, allotment, sale, leasing of any units, etc.

5.1.2 Upon sale, transfer or dispose of the said Property set out in the Schedule 2 the MC shall handover the said Original Documents in respect to such properties of which the transfer is effected to the transferee /beneficiary/ purchaser/ mortgagee.

## 6. Covenants and Warranties

### 6.1. Covenants:

Each party hereby, jointly and severally, agree and undertake with the other as follows:

6.1.1. allow the representatives of other to enter into the Properties and allow them to take possession, develop or sell the same as per the directions of the MC;

6.1.2. take all steps necessary to obtain all authorisations of relevant governmental authorities that may be required for the consummation of the transaction contemplated under the Transaction Documents (including for steps necessary for MC take complete control of the Properties and entities as set out in herein);

6.1.3. refrain from violating, breaching, or defaulting, and from taking or failing to take any action that (with or without notice or lapse of time or both) would constitute a violation, breach, or default under, any term or provision of any law or regulation or contract to which they are a party or by which any of its assets is or may be bound or that would (a) prevent or invalidate the consummation of the transaction contemplated under the Transaction Documents or (b) cause the Transaction Documents and the transaction contemplated hereby to violate any applicable legal requirements;

6.1.4. not issue, allot, redeem or repurchase any shares or any of kind of securities (whether convertible or non convertible) including any re-issue of forfeited shares or any security whether convertible or not into shares or grant any option, warrant or right in respect thereof (in the form of companies);

6.1.5. otherwise than what is stated in this Agreement, not change in any way the rights of the existing shares in its share capital of any of the Company (in the form of companies) or not change the face value of or rights attached to any of the shares of any of the Company (in the form of companies);

6.1.6. otherwise than what is stated in this Agreement, not alter any ownership or profit and loss sharing structure of any partnership firm or any other proprietary concern involving the any of the Firms;

6.1.7. not induct new partner or retire any partner (other than as set out in this Agreement) in any manner whatsoever in any of partnership firm or any other proprietary concern involving the partnership firms;



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- 6.1.8. not initiate or sponsor or defend any legal proceedings which will directly or indirectly jeopardise the interest of the other in any of the Properties or part thereof;
- 6.1.9. not take any corporate action including reorganisation, liquidation, dissolution, winding up (any mode), consolidation, merger, sale of any assets or otherwise, which might result in a dilution of the interest in any of the Company;
- 6.1.10. not recommend or declare any dividend on shares or distribution of profits or retained earnings in any other manner in any of the Company;
- 6.1.11. not do any alterations to the capital of any of the Company, including reduction and capitalisation of reserves;
- 6.1.12. not commence new line of business and/or modification of the existing business of any of the Company/ Firms;
- 6.1.13. not dispose off, lease, license or transfer any of the assets of the Company (including the Properties) or close the whole or any part of any undertaking of the Company;
- 6.1.14. not borrow any money or make any loan or provide any security or furnish any guarantee or indemnity or create or permit to subsist any encumbrance over assets of any of the Company/ Firms;
- 6.1.15. to disclose to the other all contracts /agreements / understandings entered into in respect to the Properties by the Company;
- 6.1.16. not change or otherwise modify the Memorandum or Articles of any of the Company (in the form of companies), other than for the purpose of giving effect to the settlement contemplated herein;
- 6.1.17. not agree, conditionally or otherwise, to do any of the foregoing or to do any action which will or may intend to jeopardise either directly or indirectly the interest of the other or the transaction as contemplated under the Transaction Documents.
- 6.1.18. Forthwith handover all the operations (including business operation, dealings, development, etc. whatsoever) of the Company / Firms to the MC;
- 6.1.19. PK Group and PACL Group and its respective directors authorised persons to handover operation of all the bank accounts to MC or such person as they may mutually decide and not to issue any cheques payments etc. to any person nor shall they withdraw any amounts from any of the bank accounts without the prior permission of MC;

## 7. Authorisation

- 7.1. Prateek Kumar confirms to PACL Group and PACL confirms to PK Group that each of them are principal obligor and person in control of their respective Group (*regardless of fact that they are not the shareholders or director or partner of certain companies*), has the authority to enter into this Agreement and has also been duly authorised by all the Entities (as set out in Schedule 1) to (i) negotiate the terms of the Transaction Documents, (ii) sign, execute and deliver the Transaction Documents and incidental documents as may be necessary thereto in accordance with the provisions of the Transaction Documents and the transaction, and (iii) do all such acts, deeds matters and things as may be necessary to give effect to the transaction.

- 7.2. Prateek Kumar understands and agrees that his appointment as an authorised signatory of the PK Group is irrevocable in nature and shall remain valid notwithstanding any inter-se dispute amongst the PK Group. Similarly PACL authorised signatory understands and agrees that its



*[Handwritten signatures]*

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appointment as an authorised signatory of the PACL Group is irrevocable in nature and shall remain valid notwithstanding any inter-se dispute amongst the PACL Group.

- 7.3: Both parties have assured to the other they undertake to accept and ratify all actions and decisions taken by PACL/ Prateek Kumar for and on behalf of their respective Group.

## 8. Indemnifications

### 8.1. Indemnity:

Without prejudice to any other provision of this Agreement and/or any other right of either party under this Agreement and the Transaction Documents or under law or equity, each Group hereby jointly and severally, indemnify, and keep indemnified defend and hold harmless the other from and against any and all losses that the Group and its representatives, employees, directors, shareholders, agents and attorneys may suffer or incur directly or indirectly, from claims, actions, demands or assessments, done or omitted to be done, by reason of:

- 8.1.1. any misrepresentation, inaccuracy, incorrectness or incompleteness in, or breach of any warranties / covenant provided by the party herein contained in this Agreement and /or the Transaction Documents;
- 8.1.2. any losses arising due to non compliance or non-adherence by any party of any provisions or terms of this Agreement and /or the Transaction Documents executed by Prateek Kumar /PACL;
- 8.1.3. any defect in authority of any party in relation to execution, delivery and performance of the terms and conditions of this Agreement and the Transaction Documents;
- 8.1.4. any act, negligence or fraud or violations or misdoings by any party, whether (a) disclosed under any (i) legal, financial, technical, forensic and property diligence reports and (ii) forensic/special audit report or (b) not disclosed in any of findings of advisors and representatives; and
- 8.1.5. any and all actions, suits, proceedings, claims, demands, assessments, judgements, costs and expenses, including, legal fees and expenses, incidental to any of the foregoing or incurred in investigating or attempting to avoid the same or to oppose the imposition thereof, or in enforcing any such indemnity.

## 9. Events of Default / Dead of MC

- 9.1. Events of Default: Each of events or circumstances set out below shall constitute the events of default (each a "Event of Default" and collectively, the "Events of Default"):

- 9.1.1. Conditions Precedents are not complied by either party;
- 9.1.2. default in fulfilling the obligations set out in clauses 2 and/or 4 above within the time lines mentioned therein;
- 9.1.3. any act or deed or negligence by any of the parties which will undermine the rights imparted to the other in terms of this Agreement and/ or the Transaction Documents;
- 9.1.4. any related party transactions adversely affecting the rights of any of the party under this Agreement or the Transaction Documents;
- 9.1.5. any of the Group or entity is declared insolvent, bankrupt, industrially sick, or is unable to pay its/his debts, or enters into a compromise or any arrangement with its/his creditors, or in the event that a trustee, receiver or liquidator is appointed to take over all or any part of its/his properties or if entity is the company then such company is



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wound up, liquidated or dissolved or if any entity is partnership firm, such firm is dissolved;

- 9.1.6. In the event there is any order of attachment/ attachment of any of the properties of any of the parties;
- 9.1.7. any of the Properties or part thereof being sold, mortgaged, transferred, conveyed or created any third party rights by any Group out of the extent mentioned in this Agreement;
- 9.1.8. any direct or indirect change in ownership, shareholding, management and/or dilution of interest in any of the Persons to this Agreement in the Companies/ Entities mentioned in Schedule 1; or
- 9.1.9. If any party or its Directors (applicable to companies only) / partners (applicable to firms only) fails to sign the transfer forms, agreements as may be called upon by the other.

9.2. Consequences of Events of Default:

9.2.1 EOD prior to Condition Precedents being complied:

In the event of Default prior to completion of all Condition Precedents being complied with this Agreement shall stand terminated by issuing a notice of 15 days in writing by one party to the other. Upon such termination both the respective parties shall be entitled to their respective Original Documents and the entire understanding herein shall be reversed and parties shall be at the same position as they were before signing of this Agreement and the Term Sheet signed in respect of this arrangement shall also come to an end.

9.2.2 EOD post to Condition Precedents being complied:

In the event any party fails to comply with the obligation as set out in this Agreement, then the non-defaulting party may along with any other right that it may have under law or equity, have a right and recourse to file a suit / arbitration seeking specific performance of this Agreement against the defaulting party to fulfil all obligations as set out herein.

9.2.3 Remedies in the EOD post Condition Precedents being complied:

In the event of Default post to Condition Precedents being complied, then notwithstanding the arrangement contemplated herein the Group other than the Defaulting Group shall be at liberty/ free to decide and plan (at the Non-Defaulting Group's sole discretion and convenience) to transfer the assets / properties of all the companies listed in Schedule 2 in the ratio of the Shareholding set out in Schedule 4 in the Company / Firms without any interference or direction or consent of the Defaulting Group or the MC

9.3 Dispute /Differences in management of the Properties by MC:

9.3.1 In the event if there are any differences in the MC regards development and /or transfer of any of the Properties as set out in this Agreement, then Prateek Kumar and the PK Group and PACL and /or PACL Designates shall divide the properties in the ratio of 80:20 (PACL Group: PK Group) by metes and bound and transfer such divided share in the property to their respective party so that each party shall have unfettered and exclusive ownership right on such partitioned property in a manner contemplated under law.

9.3.2 If prior to happening of deadlock, if PACL Group entity has infused any funds post execution hereof, in any company / entity or spent money on its Property/ies, then the Company/ Entity shall before dealing with any Property/ies, transfer and assign such part of the immovable property of the all Company/ies to PACL Group entity to the extent PACL Group entity has brought in the required funds in that Company.

9.3.3 It is clarified that the while effecting any decision as set out in clause 9.3.1 above, the properties to be transferred to PACL Group entities (as set out in clause 9.3.2) shall be effected first before implementing the decision of the Property/ies.



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9.4 Enforcement of this Settlement Agreement:

Either party can enforce the terms of this Settlement Agreement to any court of law (including, arbitration as set out in this Agreement) for seeking specific performance of the terms set out herein as set out as per the terms herein.

10 Miscellaneous

10.1 Successors and Assigns:

None of the parties shall be at liberty to assign its rights under this Agreement unless specifically agreed by the other in writing.

10.2 Outstanding Liabilities:

Each party undertakes and acknowledges that its shareholders, directors, employees, nominees and associates shall not assume any liabilities (civil or criminal) of any third party or any of group companies/entities/persons of the other Group other than liabilities as accepted by the parties in writing.

10.3 Counterparts:

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

10.4 Time as Essence of this Agreement:

The Parties agree and acknowledge that time is the essence in the performance of the Obligors respective obligations in terms of the Transaction Documents. If any time period specified herein is extended, such extended time shall also be of the essence.

10.5 Entire Agreement.

This Agreement and the documents referred to herein constitute the entire agreement between the Parties with respect to the subject matter hereof, this Agreement supersedes all prior oral and written agreements, representations, statements, negotiations, understandings, proposals and undertakings.

10.6 Further Assurance:

The Parties shall with reasonable diligence do all such things and provide all such reasonable assurances as may be required to consummate the transaction hereby contemplated, and each Party shall provide such further documents or instruments required by any other Party as may be reasonably necessary or desirable to effect the purpose of this Agreement and carry out its provisions.

10.7 Notices:

Unless otherwise provided, any notice required or permitted under this Agreement shall be given in writing and shall be deemed effectively given (a) when delivered in person (b) on the same date when dispatched by electronic facsimile transfer or email, or (c) when received by a nationally recognised courier service or registered mail and addressed to the Party to be notified at the address indicated below, or at such other address as such Party may designate by advance written notice to the other Parties. Any notice to any Group/Persons shall be addressed to PACL/ Prateek Kumar and such notice to any of them shall be sufficient notice to all the respective Groups.

If to PACL / PACL Group :

PACL Limited

7<sup>th</sup> Floor, Gopaldas Bhawan, Barakhamba Road, New Delhi

Attention: [Mr Gurmeet Singh]



*[Handwritten signatures]*

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If to Prateek Kumar/ PK Group :

Mr. Prateek Kumar

Row House-159, Cloud 9, Mohmadwadi, Pune 1, Maharashtra

Email: pk@strideindia.com

Telephone: [020-41285517]

Facsimile: [020-41285518]

10.8 Severability:

If any provision of this Agreement or the application thereof to any Person or circumstance shall be invalid, prohibited or unenforceable to any extent for any reason including by reason of any law or regulation or government policy, this Agreement shall be considered divisible as to such provision and such provision shall be inoperative and shall not be part of the consideration moving from one party to another and the remainder of this Agreement and the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. Any invalid or unenforceable provision of this Agreement shall be replaced with a provision, which is valid and enforceable and most nearly reflects the original intent of the unenforceable provision.

10.9 Amendments and Waivers:

10.9.1 the Parties acknowledge and agree that the settlement terms recorded under this Agreement are irrevocable and binding on each of the Parties.

10.9.2 no modification, alteration or amendment of this Agreement or any of its terms or provisions shall be carried out by the Parties unless made in writing and duly executed by Prateek Kumar and PACL.

10.9.3 this Agreement shall *ipso facto* modify the terms of the Principal MoU-1 and 2, MAA and all other earlier understanding set out therein and this Agreement *ipso facto* override and substitute such provisions of the Principal MoU-1 and 2, MAA and all other earlier understanding set out therein as may be contrary to the understanding/settlement contained herein.

10.9.4 in the event of conflict between the terms of this Agreement and the provisions of the Transaction Documents, best endeavours shall be made to achieve harmonious construction, taking into account all relevant documents including this Agreement failing which the provisions of this Agreement shall prevail for the subject matter as set out herein.

10.10 Survival Provisions:

Notwithstanding anything contrary contained in this Agreement, clauses relating to *Representations and Warranties, Indemnification, Arbitration, Miscellaneous Provisions Governing Law and Jurisdiction and Consequences of Events of Default* shall survive the termination of this Agreement for any reason whatsoever in addition to rights of the Parties which survives under the applicable laws and statutes.

10.11 Confidentiality:

Each of the Group acknowledges that, pursuant to this Agreement it may have access to certain information concerning the other, its nominees, representatives, investors, advisors, employees etc. (the "Disclosing Parties"), which is either confidential or proprietary in nature, whether received orally or in writing. All information given by the Disclosing Parties to the other, pursuant to and under this Agreement or any other documents executed will be deemed to be confidential information no matter whether it is labelled or not as confidential information by the Disclosing Parties. Both Group acknowledges and agrees that all confidential information whether disclosed orally or in writing, is the property of the Disclosing Parties and constitutes valuable, special and unique assets of the business of such Party. Both Groups



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agree that the recipient of the confidential information shall neither disclose to any third party nor use for any purpose other than for the purpose of this Agreement, without prior written consent of the Disclosing Parties. Both Group further agree that neither of the Group will discuss or divulge or make public, the contents of this Agreement to any third party save and except with prior written consent of the Disclosing Parties.

**10.12 Collaborative Drafting:**

The Parties agree that this Agreement was negotiated fairly between them at arm's length and that the final terms of this Agreement are the product of the Parties' negotiations. Each Party warrants and respects that it has sought and received legal counsel of its own choosing with regard to the contents of this Agreement and the rights and obligations affected hereby. The Parties agree that this Agreement shall be deemed to have been jointly and equally drafted by them, and that the provisions of this Agreement therefore should not be constructed against a Party because the Party drafted or was more responsible for drafting any of its provisions. Each of the Parties has executed this Agreement voluntarily, after having obtained advice of counsel, and with a full and free understanding of its terms.

**10.13 No other amount due and payable:**

Each Group undertake, confirm and agree that there is no amount due and payable by either of them to the other save and except as recorded herein.

**10.14 Exclusion of PACL Ltd.:**

It is agreed and confirmed by the PK Group that, PK Group shall not be entitled to have any shareholdings whatsoever or any right title or interest in PACL Ltd. in howsoever and whatsoever manner. It is further agreed and confirmed by and between the parties that only certain properties of PACL Ltd. which has been acquired by PK Group from the said Advances shall be included in this Settlement and not any other property which does not form part of the Schedule or Advances. Notwithstanding anything contained anywhere else in this Agreement, the MC shall not have any powers or authority to direct any Director or employee of PACL Ltd. for any matter other than the properties listed in the Annexure to this Agreement.

**10.15 Equitable remedies:**

Each Party acknowledges and agrees that monetary damages may be an inadequate remedy for breach or threatened breach of the provisions of this Agreement, and each Party agrees that, notwithstanding anything to the contrary herein, in the event of a breach of any provisions of this Agreement, the respective rights and obligations hereunder shall be enforceable by specific performance or injunctive remedy in any court of competent jurisdiction.

**11 Arbitration:**

**11.1 Arbitration:**

As there is limited dispute and difference between the Parties in respect to this Agreement, the Parties have mutually agreed and accepted to appoint a sole arbitrator to resolve the aforesaid dispute arisen between the Parties and such arbitration which shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 and shall be concluded within a period of 120 days from the date of appointment. The Award of the Arbitrator shall be final and binding and enforceable upon all the parties to this Agreement.

**11.2 Venue and Procedure:**

The place of both the above arbitration shall be Mumbai and the language of arbitration shall be English. The arbitrator's award shall be substantiated in writing. The arbitrator shall also decide on the costs of the arbitration procedure. The Parties shall submit to the arbitrator's



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award and the same shall be enforceable in any competent court of law.

**12 Governing Law and Jurisdiction**

The Courts at Mumbai alone shall have the exclusive jurisdiction in respect of all matters or disputes or differences arising out of this Agreement.

IN WITNESS WHEREOF the Parties to this Agreement, do hereby set and append their respective hands on the day and date first mentioned above at New Delhi.

**SIGNED AND DELIVERED**

by the withinnamed PACL

PACL Limited

by the authorised signatory

Mr. Gurmeet Singh (Director),

Mr Subrato Bhattacharya (Director),

Mr Sukhdev Singh Gill (Managing

Director) and Mr Tarlochan Singh

(Director) in the presence of ....

1 M. L. Sehgal  
H.W. 178 Sec. 10 Handloom

2 SANJEEV MOHAN  
101, CLOUING, MIDLAND, PUNE

**SIGNED AND DELIVERED**

by the withinnamed

PACL Group Set Out in Schedule 1

represented by Mr. Beant Singh)

and Chandar Mohan Bhalla

as authorised signatory of

the Entities Set out in Firstly of

Schedule 1

1 M. L. Sehgal

2 SANJEEV MOHAN

**SIGNED AND DELIVERED**

by the withinnamed Prateek Kumar

Mr. Prateek Kumar

in the presence of ....

1 M. L. Sehgal

2 SANJEEV MOHAN

**SIGNED AND DELIVERED**

by the withinnamed

PK Group Set Out in Schedule 1

represented by Mr. Prateek Kumar

as authorised signatory and

as power of attorney holder of

the Entities Set out in Secondly of

Schedule 1

1 M. L. Sehgal

2 SANJEEV MOHAN





## PACL LIMITED

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S PACL LIMITED HELD ON SATURDAY, 21<sup>st</sup> DAY OF SEPTEMBER, 2013, AT 11:30 A.M. AT THE CORPORATE OFFICE AT 7<sup>th</sup> FLOOR GOPAL DAS BHAWAN, 28, BARAKHAMBHA ROAD NEW DELHI-110001

"RESOLVED THAT the consent of the Board be and is hereby accorded to enter in to a Settlement Agreement/Deed with Mr. Prateek Kumar S/o Mr. Praful Kumar, R/o 159, Cloud 9, NIBM Road, Mohammadwadi, Kondawa, Pune- 411048 along with M/s Synergyone Infrastructures and Projects Private Limited, M/s Greenfield Estate and all other entities as stated in schedules thereof, on such terms and conditions as specified in the Settlement Agreement/deed.

RESOLVED FURTHER THAT Mr. Sukhdev Singh, Managing Director; Mr. Gurmeet Singh; Mr. Subrata Bhattacharya; and Mr. Tarlochan Singh; Directors of the Company, be and are hereby authorized, jointly and/or severally, to sign and execute the settlement agreement/deed/sheet and other requisite documents including declaration, affidavit, undertaking and other papers and to comply with all the formalities whatsoever be required for the said purpose and also to appoint experts, consultants, advocates and to perform all such acts and deeds incidental thereto for and on behalf of the Board.

RESOLVED FURTHER THAT a copy of the said resolution duly certified, jointly or severally, by the Director or Company Secretary of the Company, be furnished to the concerned authorities for their reference and records"

CERTIFIED TO BE TRUE COPY  
For PACL LIMITED

(COMPANY SECRETARY)

Regd. Office : 22, 3rd Floor, Amber Tower, Sansar Chand Road, Jaipur - 302004 Ph.: 0141 - 5111701  
Corporate Office : 7th Floor, Gopaldas Bhawan, 28 Barakhamba Road, New Delhi - 110001  
Phone No. : 011 - 43650000, Fax No. : 011 - 43650028-29



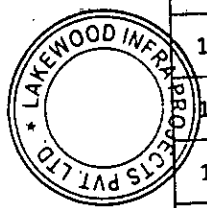
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**Schedule 1**  
**Firstly**  
**[PACL Group/Persons of PACL Ltd.]**

| S.No. | Named of the Entities                        | Entity Type             | Whether in Joint Venture | If, Yes the Shareholding in Joint Venture |
|-------|----------------------------------------------|-------------------------|--------------------------|-------------------------------------------|
| 1     | Swisstown Developers Private Limited         | Private Limited Company | No                       | N.A                                       |
| 2     | Royal Orchid Infradevelopers Private Limited | Private Limited Company | No                       | N.A                                       |
| 3     | Beech Town Developers Private Limited        | Private Limited Company | No                       | N.A                                       |
| 4     | E Com Trade World Private Limited            | Private Limited Company | No                       | N.A                                       |
| 5     | Ganraj Properties Private Limited            | Private Limited Company | No                       | N.A                                       |
| 6     | Woodsville Projects Private Limited          | Private Limited Company | No                       | N.A                                       |

**Secondly**  
**[PK Group/Persons of Prateek Kumar]**

| Sr. No. | Named of the Companies/ Partnership Firms / Individuals | Entity Type             | Whether in Joint Venture | If, Yes the Shareholding in Joint Venture |
|---------|---------------------------------------------------------|-------------------------|--------------------------|-------------------------------------------|
| 1       | Greenfield Estates                                      | Partnership Firm        | No                       | N.A.                                      |
| 2       | Greenfield Estate Bangalore                             | Partnership Firm        | No                       | N.A.                                      |
| 3       | NSB Arya Green Estate                                   | Partnership Firm        | No                       | N.A.                                      |
| 4       | Synergyone Infrastructure & Projects Private Limited    | Private Limited Company | No                       | N.A.                                      |
| 5       | Synergyone Infradevelopers Private Limited              | Private Limited Company | No                       | N.A.                                      |
| 6       | Dharatal Promoters & Infradevelopers Private Limited    | Private Limited Company | No                       | N.A.                                      |
| 7       | Castle Infraestates Private Limited                     | Private Limited Company | No                       | N.A.                                      |
| 8       | Inspire Infraestates Private Limited                    | Private Limited Company | No                       | N.A.                                      |
| 9       | Stonewater Properties Private Limited                   | Private Limited Company | No                       | N.A.                                      |
| 10      | Redwood Heights Estates Private Limited                 | Private Limited Company | No                       | N.A.                                      |
| 11      | Underhills Infrastructure & Projects Private Limited    | Private Limited Company | No                       | N.A.                                      |
| 12      | Riverdale Infraestates Private Limited                  | Private Limited Company | No                       | N.A.                                      |
| 13      | Kemptyfalls Resorts Private Limited                     | Private Limited Company | No                       | N.A.                                      |
| 14      | Comfort Infraheights Private Limited                    | Private Limited Company | No                       | N.A.                                      |
| 15      | Green Fortune Promoters & Developers Private Limited    | Private Limited Company | No                       | N.A.                                      |
| 16      | Synergyone Real Estate Private Limited                  | Private Limited Company | No                       | N.A.                                      |
|         | Concept Infraestates Private Limited                    | Private Limited Company | No                       | N.A.                                      |



*[Handwritten signatures and initials across the bottom of the page]*

|    |                                                 |                         |     |      |
|----|-------------------------------------------------|-------------------------|-----|------|
| 18 | Lakewood Infra Projects Private Limited         | Private Limited Company | No  | N.A. |
| 19 | Bestwood Infraheights Private Limited           | Private Limited Company | No  | N.A. |
| 20 | Wildoak Properties Private Limited              | Private Limited Company | No  | N.A. |
| 21 | Sunshine Infracity Private Limited              | Private Limited Company | No  | N.A. |
| 22 | Fortune Infracity Private Limited               | Private Limited Company | No  | N.A. |
| 23 | Agro Town Developers Private Limited            | Private Limited Company | No  | N.A. |
| 24 | Devshri Infracomes Private Limited              | Private Limited Company | No  | N.A. |
| 25 | Exquisite Infrastructure Private Limited        | Private Limited Company | No  | N.A. |
| 26 | Stone Water Properties Private Limited          | Private Limited Company | No  | N.A. |
| 27 | Sunshine Infra Promoters Private Limited        | Private Limited Company | No  | N.A. |
| 28 | Megastructure Infracon Private Limited          | Private Limited Company | No  | N.A. |
| 29 | Splendor Infracity Private Limited              | Private Limited Company | No  | N.A. |
| 30 | Crest Media & Entertainment Private Limited     | Private Limited Company | Yes | 50%  |
| 31 | Unicorn Global Hospitality Private Limited      | Private Limited Company | Yes | 50%  |
| 32 | Aastha Promoters and Developers Private Limited | Private Limited Company | Yes | 60%  |
| 33 | Arondha Properties Private Limited              | Private Limited Company | Yes | 50%  |
| 34 | Bhatta Fall & Resorts Private Limited           | Private Limited Company | Yes | 76%  |
| 35 | Greenvalley Infracity Private Limited           | Private Limited Company | Yes | 50%  |
| 36 | Idea Tree Pvt. Ltd.                             | Private Limited Company | No  | NA   |



## SCHEDULE 2

## Firstly

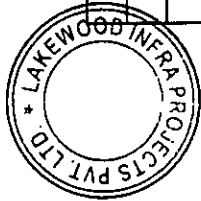
| S.No. | Named of the Entity Holding Land Parcel       | Land Parcel     | Extent in Acres | Annexure No |
|-------|-----------------------------------------------|-----------------|-----------------|-------------|
| 1     | Swisstown Developers Private Limited          | Dodballapur     | 18.85           | 1           |
| 2     | Royal Orchid Infra Developers Private Limited | Diamond Harbour | 41.49           | 2           |
| 3     | Beech Town Developers Private Limited         | Shreewardhan    | 176.36          | 3           |
| 4     | Intentionally Left Blank                      |                 |                 | 4           |
| 5     | E-Com Trade World Private Limited             | Yahanka 2       | 25.50           | 5           |
| 6     | E-Com Trade World Private Limited             | Bychapura       | 40.26           | 6           |
| 7     | E-Com Trade World Private Limited             | Jangamgote      | 1.13            | 6-A         |
| 8     | Ganraj Properties Private Limited             | Aardhe, Pashane | 818.34          | 7           |
| 9     | Woodsville Projects Private Limited           | Anekal          | 51.10           | 8           |
| 10    | Woodsville Projects Private Limited           | Anekal          | 9.55            | 8-A         |

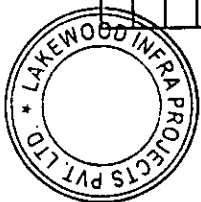
## Secondly

| S.No. | Named of the Entity Holding Land Parcel             | Land Parcel         | Extent in Acres | Annexure No |
|-------|-----------------------------------------------------|---------------------|-----------------|-------------|
| 1     | Greenfield Estates                                  | Durshet             | 112.65          | 9           |
| 2     | Greenfield Estates                                  | Mangaon             | 47.90           | 10          |
| 3     | Greenfield Estates                                  | Gondav              | 204.43          | 11          |
| 4     | Greenfield Estates                                  | Antrat              | 119.08          | 12          |
| 5     | Greenfield Estates                                  | Tighar              | 110.77          | 13          |
| 6     | Greenfield Estate Bangalore                         | 22 Acre Commercial  | 16.00           | 14          |
| 7     | Greenfield Estate Bangalore                         | J P Nagar           | 3.30            | 15          |
| 8     | Greenfield Estate Bangalore                         | NH 7 Signature City | 194.67          | 16          |
| 9     | Greenfield Estate Bangalore                         | Shettigere          | 2.20            | 17          |
| 10    | Greenfield Estate Bangalore                         | Yehanka 1           | 29.07           | 18          |
| 11    | NSB Arya Green Estate                               | Greater Noida       | 129.00          | 19          |
| 12    | Synergone Infrastructure & Projects Private Limited | Bandipur            | 24.00           | 20          |
| 13    | Synergone Infrastructure & Projects Private Limited | KIADB               | 25.00           | 21          |
| 14    | Synergone Infrastructure & Projects Private Limited | IVC                 | 1.50            | 22          |
| 15    | Synergone Infrastructure & Projects Private Limited | Koregaon Park       | 0.33            | 23          |
| 16    | Synergone Infrastructure & Projects Private Limited | Palghar             | 7.50            | 24          |

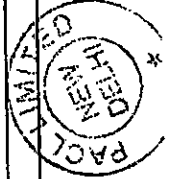


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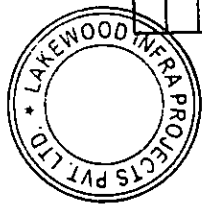


|    |                                                       |                            |            |    |
|----|-------------------------------------------------------|----------------------------|------------|----|
| 17 | Synergysone Infrastructure & Projects Private Limited | Adivali Khaighar           | 203.00     | 25 |
| 18 | Synergysone Infrastructure & Projects Private Limited | Chennai                    | 250.00     | 26 |
| 19 | Synergysone Infrastructure & Projects Private Limited | Castle Valley              | 9.00       | 27 |
| 20 | Synergysone Infrastructure & Projects Private Limited | Saraswati Garden           | 610 sq yds | 28 |
| 21 | Synergysone Infrastructure & Projects Private Limited | Hari Nagar                 | 350 sq yds | 29 |
| 22 | Synergysone Infrastructure & Projects Private Limited | Shankar Road IV            | 6300 sq ft | 30 |
| 23 | Synergysone Infrastructure & Projects Private Limited | Sion                       | LOI        | 31 |
| 24 | Synergysone Infrastructure & Projects Private Limited | Bannerghata                | 10.80      | 32 |
| 25 | Synergysone Infrastructure & Projects Private Limited | Sarjapur                   | 18.90      | 33 |
| 26 | Synergysone Infrastructure & Projects Private Limited | Haradi Jangamgote          | 7.18       | 34 |
| 27 | Synergysone Infrastructure & Projects Private Limited | Ezhupunna                  | 7.81       | 35 |
| 28 | Synergysone Infrastructure & Projects Private Limited | Sukdar, Ratnagiri          | 20.47      | 36 |
| 29 | Castle Infraestates Private Limited                   | Golumajra Derabassi        | 35.00      | 37 |
| 30 | Inspire Infraestates Private Limited                  | Golumajra Derabassi        | 10.00      | 38 |
| 31 | Stonewater Properties Private Limited                 | Golumajra Derabassi        | 10.00      | 39 |
| 32 | Stonewater Properties Private Limited                 | Nagavara, Hebbal Bengaluru | 4.00       | 40 |
| 33 | Redwood Heights Estates Private Limited               | Greater Noida              | 10.63      | 41 |
| 34 | Underhills Infrastructure & Projects Private Limited  | Greater Noida              | 12.00      | 42 |
| 35 | Riverdale Infraestates Private Limited                | Greater Noida              | 10.63      | 43 |
| 36 | Kemptonfalls Resorts Private Limited                  | Kempton Falls              | 26.00      | 44 |
| 37 | Comfort Infraheights Private Limited                  | Kanakpura Bengaluru        | 8.60       | 45 |
| 38 | Green Fortune Promoters & Developers Private Limited  | Vartur Bengaluru           | 140.00     | 46 |
| 39 | Synergysone Real Estate Private Limited               | Whitefield                 | 70.46      | 47 |
| 40 | Concept Infraestates Private Limited                  | Karpoor                    | 5.13       | 48 |
| 41 | Lakewood Infra Projects Private Limited               | Thanenhave, Khalapur       | 4.14       | 49 |
| 42 | Bestwood Infraheights Private Limited                 | Vithalvadi                 | 178.70     | 50 |
| 43 | Wildoak Infrastructure & Projects Private Limited     | Savle, Near Karla          | 590.75     | 51 |
| 44 | Wildoak Infrastructure & Projects Private Limited     | Kharsundi                  | 145.00     | 52 |
| 45 | Sunshine Infracy Private Limited                      | Sus-pune                   | 87.71      | 53 |
| 46 | Fortune Infracy Private Limited                       | Sus                        | 38.24      | 54 |
| 47 | Agro Town Developers Private Limited                  | Umbre, Khalapur            | 33.56      | 55 |
| 48 | Exquisite Infrastructure Private Limited              | Haradi Jangamgote          | 37.60      | 56 |
| 49 | Sunshine Infra Promoters Private Limited              | NH7 Railway Track          | 45.53      | 57 |
| 50 | Megastructure Infracore Private Limited               | Woodsville Anekal          | 7.98       | 58 |









|    |                                                      |  |                          |    |
|----|------------------------------------------------------|--|--------------------------|----|
| 51 | Intentionally Left Blank                             |  |                          | 59 |
| 52 | Splendor Infracity Private Limited                   |  | Adivali                  | 60 |
| 53 | Crest Media & Entertainment Private Limited          |  | Sus                      |    |
| 54 | Unicorn Global Hospitality Private Limited           |  | Nagele, Bhiwandi         |    |
| 55 | Aastha Promoters and Developers Private Limited      |  | Jamshedpur               |    |
| 56 | Aronaha Properties Private Limited                   |  | Aronaha, Sindhudurg      |    |
| 57 | Bhatta Fall & Resorts Private Limited                |  | Bhatta Falls-Mussoorie   |    |
| 58 | Greenvalley Infracity Private Limited                |  | Purnia, Bihar            |    |
| 59 | Prateek Kumar                                        |  | Kamanhalli               | 61 |
| 60 | Prateek Kumar                                        |  | Vadavali                 | 62 |
| 61 | Prateek Kumar                                        |  | Vadavali Chincholi Thane | 63 |
| 62 | Prateek Kumar                                        |  | Khed                     | 64 |
| 63 | Prateek Kumar                                        |  | Kandat, Mahabaleshwar    | 65 |
| 64 | Greenfield Estates                                   |  | Wagholi                  | 66 |
| 65 | Synergione Infrastructure & Projects Private Limited |  | Chennai                  | 67 |
















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### Schedule 3

(List of 14 MOU's)

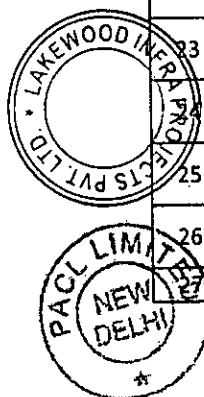
| Sr. No. | DATE      | FIRST PARTY                                 | SECOND PARTY              |
|---------|-----------|---------------------------------------------|---------------------------|
| 1       | 14-Sep-09 | PACL INDIA LTD<br>(know known as PACL Ltd.) | GANRAJ PROPERTIES PVT LTD |
| 2       | 19-Jun-09 | PACL INDIA LTD<br>(know known as PACL Ltd.) | GREEN FIELD ESTATES       |
| 3       | 28-Apr-09 | PACL INDIA LTD<br>(know known as PACL Ltd.) | E COM TRADE WORLD PVT LTD |
| 4       | 25-May-09 | PACL INDIA LTD<br>(know known as PACL Ltd.) | GREEN FIELD ESTATES       |
| 5       | 12-May-09 | PACL INDIA LTD<br>(know known as PACL Ltd.) | GREEN FIELD ESTATES       |
| 6       | 11-Jun-09 | PACL INDIA LTD<br>(know known as PACL Ltd.) | GREEN FIELD ESTATES       |
| 7       | 29-Aug-09 | PACL INDIA LTD<br>(know known as PACL Ltd.) | GREEN FIELD ESTATES       |
| 8       | 7-May-09  | PACL INDIA LTD<br>(know known as PACL Ltd.) | GREEN FIELD ESTATES       |
| 9       | 1-Sep-08  | PACL INDIA LTD<br>(know known as PACL Ltd.) | SNSHINE DEVELOPERS        |
| 10      | 4-Sep-09  | PACL INDIA LTD<br>(know known as PACL Ltd.) | GREEN FIELD ESTATES       |
| 11      | 15-May-09 | PACL INDIA LTD<br>(know known as PACL Ltd.) | E COM TRADE WORLD PVT LTD |
| 12      | 16-Apr-09 | PACL INDIA LTD<br>(know known as PACL Ltd.) | GREEN FIELD ESTATES       |

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| SCHEDULE 4 |                                                      |                                           |                                         |
|------------|------------------------------------------------------|-------------------------------------------|-----------------------------------------|
| Firstly    |                                                      |                                           |                                         |
| S.No.      | Named of the Entity Holding Land Parcel              | PACL Group Shareholdings and Entitlements | PK Group Shareholdings and Entitlements |
| 1          | Swisstown Developers Private Limited                 | 80%                                       | 20%                                     |
| 2          | Royal Orchid Infradevelopers Private Limited         | 80%                                       | 20%                                     |
| 3          | Beech Town Developers Private Limited                | 80%                                       | 20%                                     |
| 4          | E Com Trade World Private Limited                    | 80%                                       | 20%                                     |
| 5          | Ganraj Properties Private Limited                    | 80%                                       | 20%                                     |
| 6          | Woodsville Projects Private Limited                  | 80%                                       | 20%                                     |
| Secondly   |                                                      |                                           |                                         |
| S.No.      | Named of the Entity Holding Land Parcel              | PACL Group Shareholdings and Entitlements | PK Group Shareholdings and Entitlements |
| 1          | Greenfield Estates                                   | 80%                                       | 20%                                     |
| 2          | Greenfield Estates                                   | 80%                                       | 20%                                     |
| 3          | Greenfield Estates                                   | 80%                                       | 20%                                     |
| 4          | Greenfield Estates                                   | 80%                                       | 20%                                     |
| 5          | Greenfield Estates                                   | 80%                                       | 20%                                     |
| 6          | Greenfield Estate Bangalore                          | 80%                                       | 20%                                     |
| 7          | Greenfield Estate Bangalore                          | 80%                                       | 20%                                     |
| 8          | Greenfield Estate Bangalore                          | 80%                                       | 20%                                     |
| 9          | Greenfield Estate Bangalore                          | 80%                                       | 20%                                     |
| 10         | Greenfield Estate Bangalore                          | 80%                                       | 20%                                     |
| 11         | NSB Arya Green Estate                                | 80%                                       | 20%                                     |
| 12         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 13         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 14         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 15         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 16         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 17         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 18         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 19         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 20         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 21         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 22         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 23         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 24         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 25         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 26         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 27         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |



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|    | Private Limited                                      |     |     |
|----|------------------------------------------------------|-----|-----|
| 28 | Dharatal Promoters & Infradevelopers Private Limited | 80% | 20% |
| 29 | Castle Infraestates Private Limited                  | 80% | 20% |
| 30 | Inspire Infraestates Private Limited                 | 80% | 20% |
| 31 | Stonewater Properties Private Limited                | 80% | 20% |
| 32 | Stonewater Properties Private Limited                | 80% | 20% |
| 33 | Redwood Heights Estates Private Limited              | 80% | 20% |
| 34 | Underhills Infrastructure & Projects Private Limited | 80% | 20% |
| 35 | Riverdale Infraestates Private Limited               | 80% | 20% |
| 36 | Kemptyfalls Resorts Private Limited                  | 80% | 20% |
| 37 | Comfort Infr heights Private Limited                 | 80% | 20% |
| 38 | Green Fortune Promoters & Developers Private Limited | 80% | 20% |
| 39 | Synergyone Real Estate Private Limited               | 80% | 20% |
| 40 | Concept Infraestates Private Limited                 | 80% | 20% |
| 41 | Lakewood Infra Projects Private Limited              | 80% | 20% |
| 42 | Bestwood Infr heights Private Limited                | 80% | 20% |
| 43 | Wildoak Infrastructure & Projects Private Limited    | 80% | 20% |
| 44 | Wildoak Infrastructure & Projects Private Limited    | 80% | 20% |
| 45 | Sunshine Infracity Private Limited                   | 80% | 20% |
| 46 | Fortune Infracity Private Limited                    | 80% | 20% |
| 47 | Agro Town Developers Private Limited                 | 80% | 20% |
| 48 | Devshri Infr homes Private Limited                   | 80% | 20% |
| 49 | Exquisite Infrastructure Private Limited             | 80% | 20% |
| 50 | Sunshine Infra Promoters Private Limited             | 80% | 20% |
| 51 | Megastructure Infracon Private Limited               | 80% | 20% |
| 52 | Splendor Infracity Private Limited                   | 80% | 20% |
| 53 | Crest Media & Entertainment Private Limited          | 80% | 20% |
| 54 | Unicorn Global Hospitality Private Limited           | 80% | 20% |
| 55 | Aastha Promoters and Developers Private Limited      | 80% | 20% |
| 56 | Aronaha Properties Private Limited                   | 80% | 20% |
| 57 | Bhatta Fall & Resorts Private Limited                | 80% | 20% |
| 58 | Greenvalley Infracity Private Limited                | 80% | 20% |



*[Handwritten signatures and initials]*



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# Schedule 5

(Properties of Synergyone Infrastructures And Projects Private Limited  
to be transferred and assigned to Prateek Kumar and/or PK Group and/or its nominees)

## Firstly

### Immovable Assets

|                                 |
|---------------------------------|
| Yelenka Office, Banglore Office |
| Lodha Excellus, Mumbai          |
| Vasant Kunj, Delhi              |
| Metropole Offices, Pune         |
| Chikodi -Nej, Karnatka          |

### And all movable assets

## Secondly

Companies and Partnership Firms in which Synergyone Infrastructures And Projects Private Limited holds equity shares / interest / shares in firms which is required to be transferred to PK Group

| Name Of the Company                            |                      | % Holding |
|------------------------------------------------|----------------------|-----------|
| Beaming Infra Developers Pvt. Ltd.             | Divya Dristi, Mumbai | 100%      |
| Nirulas Hosp[itality Pvt. Ltd.                 | Gurgaon Office       | 100%      |
| PNC Energy Pvt. Ltd.                           | Rays Power           | 100%      |
| Sanskriti Infra Developers Pvt. Ltd.           | Baroda Project       | 100%      |
| DDPL Global Infrastructure Pvt. Ltd.           | Vasai Share          | 16.67%    |
| Unicorn Infra Projects Pvt. Ltd.               | Vasai Share          |           |
| Comfort Infra City Pvt. Ltd.                   |                      | 95%       |
| Crest Media & Communication Pvt. Ltd.          |                      | 100%      |
| Mascott Infra Developers Pvt. Ltd.             |                      | 100%      |
| Stride Aviation Pvt. Ltd.                      |                      | 95%       |
| Summit Aviation Pvt. Ltd.                      |                      | 6.7%      |
| Whittlewood Homes Pvt. Ltd.                    |                      | 100%      |
| Wildoak Properties Pvt. Ltd.                   |                      | 50%       |
| Unicorn Hospitaloity Pvt. Ltd.                 |                      | 50%       |
| Synergyone (I) Management Solutuions Pvt. Ltd. |                      | 51%       |
| Skyrise Infracon Pvt. Ltd.                     |                      | 30%       |
| Agra Project                                   | Agra Project         |           |
| Phoenix Infracon                               | Development          |           |



*[Handwritten signatures and initials]*



**Schedule 6**

(Properties to be re-conveyed by Prateek Kumar to PACL Ltd. (clause 2.15))

|                                    |         |       |    |
|------------------------------------|---------|-------|----|
| Devshri Infrahomes Private Limited | Madurai | 39.00 | 56 |
|------------------------------------|---------|-------|----|

**DETAILS**

| S.No.        | State      | Village     | Taluka/ Tehsil                   | Survey No./Gut no.                                                                              | Area in Acres | Document Type |
|--------------|------------|-------------|----------------------------------|-------------------------------------------------------------------------------------------------|---------------|---------------|
| 1            | Tamil Nadu | Avaniapuram | Tirupuruankundram Taluk, Madurai | 205/2A3, 205/1C2B                                                                               | 0.72          | Sale Deed     |
| 2            | Tamil Nadu | Samanatham  | Tirupuruankundram Taluk, Madurai | 81/3, 81/4, 80/1, 81/2A, 81/5, 79, 80/2, 80/5, 81/1, 82/1, 82/2B, 80/4, 83/1, 83/2, 82/2, 82/3A | 38.26         | Sale Deed     |
| <b>Total</b> |            |             |                                  |                                                                                                 | <b>38.98</b>  |               |



*[Handwritten signatures and initials]*



**Harsha D Joshi** B.A.L., LL.B.,  
**Suhas T. L.** B.A.L., LL.M.,  
ADVOCATES



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2nd Block, Rajajinagar,  
Bangalore - 560 010.  
E-mail : advhdjoshi@yahoo.co.in  
suhas.cmy@gmail.com  
Mob. : 98451 69788 / 99861 99519

Ref.

Date .....

Date: 19.03.2015

BY RPAD AND SPEED POST

To:

**PACL LTD. & PACL GROUP**  
7<sup>th</sup> floor  
Gopaldas Bhawan, Barakhamba road  
New Delhi,  
Represented through it's Director  
**Mr. Gurmeet Singh,**

And also at:

Regd. Office at  
# 22, 3<sup>rd</sup> Floor,  
Amber Tower, Sansar Chandra Road,  
Jaipur, Rajasthan.

### TERMINATION NOTICE

Dear Sir,

We are retained by and act under the instructions of our Client Mr. Prateek Kumar, residing at Row House No 159, Cloud-9, NIBM Road, Kondhwa, Mohamadwadi, Pune-411 048, and upon perusal of the records placed in my hands I am issuing you this Notice terminating Definitive Agreement for Settlement (DAS) dated 2<sup>nd</sup> October, 2013 and state as under:

1. That my client, his entities, firms, companies and concerns acting under him and under his domain are engaged in the business of aggregation of lands, development of lands and obtaining government approval pan India. My client further states that in order to carry this business of acquisition of lands,



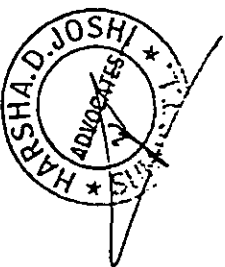
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he had formed various partnership firms and private limited companies. My client and his entities during the course of business were rendering their services to other client whose objective was acquisition of lands and/or development of the same across the Republic of India.

2. My client states that you, your group, firms entities and agents acting under your control and domain were also engaged in the business of collecting monies from the investors all over India for acquisition of lands and its development. My client further states that though you had collected thousands of crores from the public under various schemes, but you had no expertise to acquire land, get government approvals, development of lands, etc.
3. My client states that during the course of business you and your group got acquainted with my client and after coming know about his expertise in acquisition of land, etc you did interact with my client and gave him a proposal to extend his professional services to you and assist you in acquisition of land, obtaining government approvals, development of properties, etc and after detailed discussion and various correspondences and mails exchanged, you and my client had entered into as many as 14 MoU's setting out terms and conditions therein for aggregation of lands.
4. My client states that on the basis of the said 14 MoU's and the terms and conditions agreed between you and my client, my





Ref.

Date .....

-3-

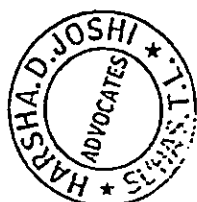
client did acquire lands aggregating to 4479.45 acres in various cities and towns across India during the years from 2009 to 2013. My client further states that on all occasions, as and when my client had finalized the land he has forwarded details of the land to your company or your agencies and on all occasions my client has kept you abreast of the status of land and the legal issues involved therein and the prices have been fixed by you and paid only after your approval, my client had acquired the lands on your behalf and for the same you had made payments based on the amount shown in the registered documents. My client further states during the acquisition, you had paid a sum of Rs. 1807.91 crores in the name of partnership firms or companies owned by my client. You paid the said amount towards acquisition of the lands which has endured to your benefit.

5. Further my client instructs us to state that as there were several disagreements and differences which arose between the parties to the MOU, the parties, PK Group and PACL Group executed a subsequent Principal MOU dated 21 September 2012 to clarify the rights of each of the parties with respect to lands acquired by Prateek Kumar, our client and group of companies/ entities and for utilization and to exploit the economic potential of the said lands. In turn on 28<sup>th</sup> March 2013 my client, PACL and Greenfield has entered into Master Arrangement Agreement for transfer of lands acquired in favour of PACL on as -is -where is basis.





6. In pursuance of said Principal MOU dated 21<sup>st</sup> September 2012 and MAA dated 28<sup>th</sup> March 2013 our client instructs us to state that certain properties were transferred to PACL Ltd. out of said advances received from PACL Ltd to a tune of Rs. 1468.13 Crores along with refund of Rs. 201.80 Crore by bank transfer to your bank collectively amounting to Rs. 1669.93 Crores and in this manner you had sorted out the difference and dispute.
7. My Client states that after execution of the said MAA, dated 28<sup>th</sup> March 2013, our client has handed over possession of all original papers in respect of 4479.45 Acres of land acquired along with the bills, vouchers, books of accounts, bank accounts, and all documents pertaining to the respective company holding the land parcel and same was accepted by you without any demur or raising any objection of any nature.
8. My Client further states that in the last week of September 2013, you had called our client to your Delhi office for the purpose of sorting out some issues. My client further states that when he reached your Delhi office on 2<sup>nd</sup> October 2013, you by and adopting coercive measures and arm twisting tactics you, and your associates did force my client to enter into *DEFINITIVE AGREEMENT FOR SETTLEMENT dated 2<sup>nd</sup> October 2013*, where in the parties came to common understanding that the differences and several disagreements between the parties shall override all previous understandings/agreements arrived earlier between the parties as full and final settlement agreement.



**Harsha D Joshi** B.A.L., LL.B.,  
**Suhas T. L.** B.A.L., LL.M.,  
ADVOCATES



Office : # 107/ B , 24th Cross,  
2nd Block, Rajajinagar,  
Bangalore - 560 010.  
E-mail : advhdjoshi@yahoo.co.in  
suhas.cmy@gmail.com  
Mob. : 98451 69788 / 99861 99519

Ref.

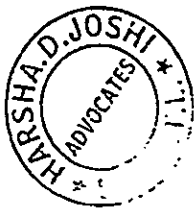
Date .....

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9. My client states that at the same time you had forced my client and his associates to sign undated and blank resignation letters, number of transfer deeds, number of board resolutions, number of notices of the board meetings and number of notices of EOGM and the minutes of the board meetings and EOGM. My client further states that you had threatened him and his associate to get them arrested by filing false and bogus cases if my client fails to sign the documents and you have also threatened my client that all other formalities will be done in the future by making ante dated board resolutions for the said companies.

10. That here it is pertinent to mention that in the interregnum, the you did register complaints and filed cases against Mr. Pratreek Kumar at various places. It was agreed that in lieu of the Definitive Agreement of Settlement arrived at, you would unconditionally withdraw all Criminal and Civil cases/complaints filed against our client and that you shall execute necessary comfort documents to the satisfaction of my client for withdrawal of the cases and/or complaints. Though certain memos have been filed, the final act of unconditional withdrawal is still pending.

11. That my client instructs to state that yourself along with other directors of PACL Ltd had entered into as DEFINITIVE AGREEMENT FOR SETTLEMENT dated 2<sup>nd</sup> October 2013, but you havenot acted according to the terms and conditions as avered in said agreement and same is as follows:



**Clause L :** " Prateek Kumar and PACL shall jointly hold in custody all the available original documents, transfer forms, corporate documents....." But this was not acted accordingly.

**Clause M :** "Withdrawal of legal proceedings"(civil and criminal in nature) initiated against my client Prateek Kumar. But till yet no such action has been initiated by you.

**Clause 1.4:** not formed "Moniteering Comitee"/MC,

**Clause 2.3:** Parties have agreed to share net land revenue in the ratio 80:20 for PACL and PK group respectively: but it is learnt from my client that sharing has not done properly and they violated the company conditions which were agreed and have shown profit share as 100% favouring PACL Ltd.

**Clause 2.5,2.6** are not acted according to the conditions as specfied in agreement.

**Clause 2.8 News paper Notice:** So far PACL has not issued any public notice to the satisfaction of the both the parties particularly. In accordance with my client it's shows the breach of trust.

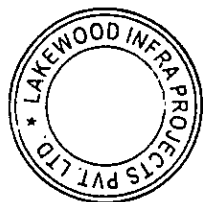
**Clause 2.9. Deposit of documents:** It is learnt by my client that the documents were in your custody, transfred to delhi, and also same were misused by PACL Ltd.

**Clause 2.10.2 and 2.10.3** not complied and MC not formed by PACL accordingly.

**Clause 4.1,4.2 and 4.3** as per the agreement,condition precedent and condition subsequent not complied.

**Clause 6.1.13** Default done from your part by entering into Joint ventureMOUwith bangalore based company for M/s. Woods Ville Pvt Ltd holding project at Anekal, Bangalore which is violation of agreement.

**Clause 9.1.5 and 9.1.6**"In the event there is any order of attachment" here CBIofficials attached all company properties



*[Handwritten signature]*

**Harsha D Joshi** B.A.L., LL.B.,  
**Suhas T. L.** B.A.L., LL.M.,  
ADVOCATES



Office : # 107/ B , 24th Cross,  
2nd Block, Rajajinagar,  
Bangalore - 560 010.  
E-mail : advhdjoshi@yahoo.co.in  
suhas.cmy@gmail.com  
Mob. : 98451 69788 / 99861 99519

Ref.

Date .....

-7-

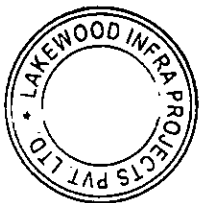
seized all documents and freezed all bank accounts of PACL group.

12. In view of the above circumstances and inspite of various oral communications and interactions had with you by my client from time to time with respect of non-compliance of the said Definitive Agreement signed by you and your associate companies dated 2<sup>nd</sup> October 2013 there has been no positive intent shown by you to adhere to the covenants of the agreement and perform your part of the contract.

13. It is instructed by my client that recently CBI (Central Bureau of Investigation) has filed FIR on you/PACL for cheating crores of people by collecting money under various collective scheme and in the same connection they have raided your Mumbai office where all the documents were kept in joint custody and the documents have been seized by the said agency.

14. It is also learnt that company account and your associate company accounts have been freezed by CBI. And SEBI has ordered you to pay Rs. 49,100 Crores in 3 month time or else they will initiate criminal proceedings on you, banning all the business activity done by you.

15. To the utter shock and Dismay with regard to the above developments my client is in absolute trauma and all associates and partners and staff are deeply concerned with this issue as working with you will affect them and their future in due course. The said incident closes all the possibilities to do any business with you in sharing basis or jointly as my client or my client



business associates would not want to put themselves in trouble dealing with PACL Ltd and the dealings of you and your concerns are dubious and nefarious least to say.

16. Hence it is for your kind information as per the clause mentioned in the Definitive Agreement, well averred and signed by you as per clause 9.2.1 of the agreement which is extracted herein below.

Note:

Clause 9.2: Cosequences of Events of Default: -

9.2.1: EOD prior to condition Precedents being complied:

**In the event of default prior to completion of all condition precedents being complied with this agreement shall stand terminated.**

17. That Considering all above said facts of the agreement where in non compliance of the conditionns as averred the said DEFINITIVE AGREEMENT FOR SETTLEMENT dated 2<sup>nd</sup> October 2013, is stands terminated with immediate effect. Further as per clause 9.2.1 he is entitled to original documents and to the position as he is before signing the agreement and term sheet.

18. Kindly treat the agreement as terminated and you are hereby called upon return all original documents to my client custody. It is also learnt that my client has sent you legal notice for arbitration earlier but after this incident my client has no option to terminate the said agreement dated 2<sup>nd</sup> October 2013.



A handwritten signature in black ink, appearing to be "A1" or similar, with a long horizontal stroke extending to the right.

**Harsha D Joshi** B.A.L., LL.B.,  
**Suhas T. L.** B.A.L., LL.M.,  
ADVOCATES



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2nd Block, Rajajinagar,  
Bangalore - 560 010.  
E-mail : advhdjoshi@yahoo.co.in  
suhas.cmy@gmail.com  
Mob. : 98451 69788 / 99861 99519

Ref.

Date .....

-9-

19. Here it is pertinent to mention that the you have induced my client to enter into a Contract by misrepresenting the material fact as to the case pending and the subsequent events and orders of Courts been enforced by the law enforcing agencies. Fraud and deceit are writ large on the face of records, hence the cause has arisen to my client to rescind the Contract or the subject.

20. Positive duty to disclose the facts within one's knowledge was paramount to have enabled the parties to perform their part of the obligation but here it is the passive failure to communicate the material fact that has rendered the agreement void. You did make a promise to perform your part of the obligation but such a promise made was without intention to perform.

21. That it was further agreed that the you, upon signing of agreement under reference in this notice, would take the overall responsibility of expenses relating to the officers and staff of my client's entities, the services of these persons were engaged at the behest of the your Company. Though more than two years have elapsed, there is no whisper from you or your Company about payment of wages and other related issues.

22. That you have failed to perform the covenants to be observed and performed by you and as such there is a breach of terms and conditions on behalf of the yourself and the Company which has resulted in my client being put untold hardship and misery apart from causing severe financial losses.



-10-

23. My client instructs to state that in further in view of above circumstances the earlier duly signed Master agreement dated 28<sup>th</sup> March 2013 will be treated full and final where in pursuance of clause as averred in the said agreement, it is clearly mentioned that transfer of the all land and accounting is done with the satisfaction of your authorized person / Director and settled amicably. Please also note that outstanding of 1,37,98,00,000/- (Rupees One Hundred and Thirty Seven Crores and Ninety Eight lacs only) is kept pending as you have not paid my client the said amount on the transfer of two companies Ecom Trade World Pvt Ltd and Woodsville Projects Pvt Ltd. Kindly pay us the same to enable us to clear your outstanding as per said master agreement. You have also not paid me my consideration of 10 Crores (Ten crores only) as per clause 2.1 of master agreement which need to be paid by you with interest.

24. Please note that any action or deeds done by you in furtherance and that any directorship form you or your associated companies / nominee have been uploaded or used, any share holder agreements or any proceedings done on the basis of definitive agreement will be treated null and void with immediate effect. You are further informed that any documents that are signed by my client or his associates in your custody is misused In spite of this termination notice, the same would lead to legal complications. Any misuse done by you or your associate company or your nominees will be unlawful and attract severe legal proceedings against you and your other associate companies. Failing compliance of this notice would result in initiating both civil and criminal action against you before the competent court of law, at your peril and costs.



A handwritten signature in black ink, appearing to be "S. S.", written over a horizontal line.

**Harsha D Joshi** B.A.L., LL.B.,  
**Suhas T. L.** B.A.L., LL.M.,  
ADVOCATES



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2nd Block, Rajajinagar,  
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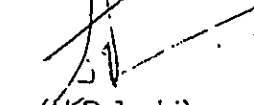
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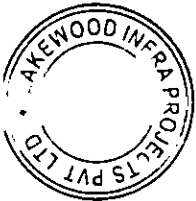
-11-

Please note that the cost of this notice is Rs.50,000/- and you are liable to pay the same to my client.

Yours sincerely,



  
(H.D.Joshi)





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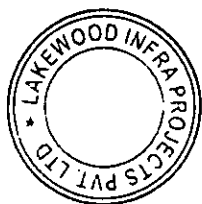
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LER551408/5014  
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From:MAKSHI D JOSHI . PG-10  
Wt:40grams.  
Amt:51.00 (19/03/2015 . 16:03  
Tax:Rs.6.00(Track on [www.indiapost.gov.in](http://www.indiapost.gov.in))

भारत डाक



India Post

SP-PUD RAJAJINAGAR HD <560010>  
LER551408/5014  
Counter No:6,OP-Code:KG  
To:V/S PAUL LTD.  
NEW DELHI. PIN:110001  
From:MAKSHI D JOSHI . PG-10  
Wt:40grams.  
Amt:51.00 (19/03/2015 . 15:03  
Tax:Rs.6.00(Track on [www.indiapost.gov.in](http://www.indiapost.gov.in))



www.indiapost.gov.in

360  
**Harsha D Joshi** B.A.L., LL.B.,  
**Suhas T. L.** B.A.L., LL.M.,  
**ADVOCATES**



Office : # 107/ B , 24th Cross,  
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Bangalore - 560 010.  
E-mail : advhdjoshi@yahoo.co.in  
suhas.cmy@gmail.com  
Mob. : 98451 69788 / 99861 99519

Ref.

Date .....

Date: 17.04.2015

To:

BY RPAD AND SPEED POST

**PACL LTD. & PACL GROUP**

7<sup>th</sup> floor

Gopaldas Bhawan, Barakhamba road  
New Delhi,

Represented by its Director

**Mr. Gurmeet Singh,**

And also at:

Regd. Office at  
# 22, 3<sup>rd</sup> Floor,  
Amber Tower, Sansar Chandra Road,  
Jaipur, Rajasthan.

Sir,

Subject: Definitive Agreement for Settlement dated 02.10.2013-  
Rescinding/terminating the same.

We are retained by and act under the instructions of our Client  
Mr. Prateek Kumar, residing at Row House No 159, Cloud-9, NIBM  
Road, Kondhwa, Mohamadwadi, Pune-411 048, and upon perusal of  
the records placed in my hands I am Issuing you this Notice  
terminating/rescinding the Definitive Agreement for Settlement (DAS)  
dated 2<sup>nd</sup> October, 2013 and place the following facts on record.

1. This notice of terminating/rescinding the Definitive Agreement  
for Settlement (DAS) dated 2<sup>nd</sup> October, 2013, the subject  
agreement of this notice is in continuation of the earlier notice  
issued on 19/3/2015 wherein you were called upon to perform  
your part of the Contract. You neither complied with nor has  
there been reply from your end and hence this notice for the



*[Signature]*

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reasons stated supra. The contents of the earlier notice dated 19.03.2015 will have to be read in conjunction with this notice and not in disjunction and both the notice shall be construed a single document for enforceability.

The facts leading to issuance of the earlier notice are revisited in brief herein under:

2. That you M/s PACL Ltd., (hereinafter to as 'Company' for short) engaged the services of my client for acquiring lands and properties pan India and my client, upon interest shown by your Company and after deliberations and various correspondences exchanged, extended his professional services to your Company/group/entities acting under you to assist in acquisition of land, obtaining government approvals, development of properties etc., and to achieve these objects various contracts and MOUs' were entered into by my client and your Company.
3. That your Company after my client keeping you abreast of the legal issues involved and status of the land did give its consent and approval to make payments and accordingly payments based on the amounts shown in the registered documents were made to the vendors.
4. That during the course of business various differences arose between my client and your Company and finally the said differences were buried which resulted in execution of the subject agreement.





Ref

Date .....

-3-

5. The company having not complied with the covenants to observed and performed by It the same has resulted in breach of the same and it is my client has been made to suffer at the hands of the Company for no fault of his and in the bargain my client has lost substantial potential of earning.
6. That taking the above facts and circumstances into consideration the notice dated 19/3/2015 was issued and wherein a demand raised has also not been performed and hence cause has arisen to my client to rescind the Contract on the subject **and same stands rescinded/terminated.**
7. Positive duty to disclose the facts within one's knowledge was paramount to have enabled the parties to perform their part of the obligation but here it is the passive failure to communicate the material fact that has rendered the agreement void. The Company did make a promise to perform its part of the obligation but such a promise made was without intention to perform.
8. The Company has not performed the covenants to be observed and performed by It and as such there is a breach of terms and conditions on behalf of the Company which has resulted in my client being put untold hardship and misery apart from causing severe financial losses.
9. That consequent to the above this notice is being issued calling upon you to comply with averments made in the notice dated 19/03/2015 and you are again called upon through this notice



*[Handwritten signature]*

-4-

to make payments due to my client or his entities as stated therein and also to comply and act in getting the properties released from any orders of seizures from the law enforcing agencies within 15 days from the date of notice failing which my client would be constrained to approach the Court of Law to seek enforcement of the same at your cost and risk.

10. With deceit writ large on the face of records you have induced my client to part with the original documents of properties of my client and/or his entities and you are illegally holding on to the same without any right, title or interest. You are hereby and forthwith called upon, that is within 8 days from the date of this notice, to return the original documents of my client in your illegal custody to avoid severe penal action.

11. Consequent upon the termination my client and/ or his entities, representatives and agents would enforce the right of entry over all the properties and to deal with the same in the manner that my client thinks it fit and appropriate at his will and wish, you being guilty of delay and laches in the matter.



A handwritten signature in black ink, appearing to be "Sd." followed by a flourish.



356

**Harsha D Joshi** B.A.L., LL.B.,  
**Suhas T. L.** B.A.L., LL.M.,  
ADVOCATES



Office : # 107/ B , 24th Cross,  
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E-mail : advhdjoshi@yahoo.co.in  
suhas.cmy@gmail.com  
Mob. : 98451 69788 / 99861 99519

Ref.

Date .....

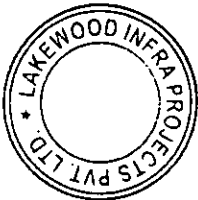
-5-

Please note that the cost of this notice is Rs.50,000/- and you are liable to pay the same to my client.

Yours Sincerely,

  
(H.D.Joshi)

**HARSHA.D.JOSHI**  
**SUHAS.T.L.**  
ADVOCATES  
# 107/B, 24th Cross, 2nd Block  
Rajajinagar, Bangalore-560 010



355

SF WCR II STAGE <560086>  
EK543651055IN  
Counter No:1,OF-Code:3  
To:PAOL LTD.,  
NEW-DELHI, PIN:110001  
From:HARSHA D JOSHI , BANAGLORE-560010.  
Wt:30grams.  
Ant:39.00 , 17/04/2015 . 14:54  
Taxes:Rs.4.00<EDD(If not a holiday):00:00:00



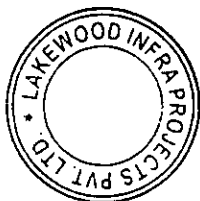
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From:HARSHA D JOSHI , BANAGLORE-560010.  
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<<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>>



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To:PAOL LTD.,  
NEW-DELHI, PIN:110001  
From:HARSHA D JOSHI , BANAGLORE-560010.  
Wt:30grams.  
Ant:30.00 . 17/04/2015 . 14:53  
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JAIPUR, PIN:302001  
From:HARSHA D JOSHI , BANAGLORE-560010.  
Wt:30grams,  
Ant:39.00 . 17/04/2015 . 14:53  
Taxes:Rs.4.00<EDD(If not a holiday):00:00:00



By Speed Post/Courier

April 30 2015

Reference: 24 - 2015

To,

Ms. Harsha Joshi  
107/B, 24<sup>th</sup> Cross,  
2<sup>nd</sup> Block, Rajajinagar,  
Bangalore - 560010  
Karnataka

Dear Madam,

Re: Reply to Notice dated March 19, 2015 and April 17, 2015 (the "Reply")

We are concerned for PACL Limited, having its registered office at 22, 3rd Floor, Amber Tower, Sansar Chand Road, Jaipur- 302 001 and one of the corporate address at 7<sup>th</sup> Floor, Gopaldas Bhawan, Barakhamba Road, New Delhi ("Our Client"). Our Client has placed in our hands your Notice dated March 19, 2015 (the "First Notice"), received on March 27, 2015 and another Notice dated April 17, 2015 (the "Second Notice"), received on April 20, 2015 cumulatively referred as *Notices*, with instructions to reply the same, as follows:

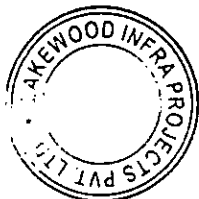
1. At the very outset, we deny each and every, general or specific, allegations made against Our Client in the Notices. None of the contentions raised by Your Client shall deem to be admitted unless the same is specifically admitted herein. We hereby deal with the First Notice and Second Notice, consecutively.
2. With reference to the paragraph nos. 1 to 3 of the First Notice, Our Client deny the allegations raised therein. It is correct to state that Your Client is engaged in the business of aggregation and development of lands across India, obtaining requisite government approvals for the same, with the help of his entities, firms, companies and concerns acting under him and under his domain. Considering the expertise and market footing of Our Client in real estate industry, Your Client approached Our Client to provide professional services, for which various





Memorandum of Understandings ("MoUs") were entered into, between the parties, setting out the terms and conditions of the business.

3. With reference to the paragraph no. 4 of the First Notice, Our Client deny that Your Client kept Our Client abreast of all developments in the acquisition of lands. Your Client never gave true, complete and accurate details relating to the lands being acquired, on behalf of Our Client. Furthermore, though Our Client has paid amount of Rs. 1807.91 crores (*Rupees one thousand eight hundred seven crores and ninety one lakhs*) towards procurement and aggregation of lands in various parts of India, the total aggregating amount paid to Your Client by Our Client is Rs. 2285.79 crores (*Rupees two thousand two hundred eighty five crores and seventy nine lakhs*), as admitted by Your Client in the Definitive Agreement.
4. With reference to the paragraph nos. 5 to 7 of the First Notice, Our Client deny that all the properties to the tune of Rs. 1468.13 crores (*Rupees one thousand four hundred sixty eight crores and thirteen lakhs*) were ever transferred by way of conveyance and assignment, by Your Client to Our Client in the manner, as required under the Master Arrangement Agreement dated March 28, 2013 (the "MAA") and to the satisfaction of Our Client. However, Our Client had the possession of the original documents of certain properties mentioned in the Schedule 2 of the Definitive Agreement (the "*Properties*"), in order to keep the same, under joint custody, as per the provisions of the Definitive Agreement.
5. With reference to the paragraph nos. 8 and 9 of the First Notice, Our Client deny the same in its entirety and such allegation is merely a fragment of imagination of Your Client. Both the parties mutually entered into the Definitive Agreement, to settle the disputes between them.
6. With reference to the paragraph no. 10 of the First Notice, Our Client is in utter shock and dismay that despite of the oral reminders made by Our Client, time and again, regarding the appointment of MC nominee and complying with the Condition Precedents, Your Client, who has been absconding, has served the subjected Notices to Our Client. However, Our Client once again reiterates that Our Client is ready and willing to comply with the Condition Precedents of the Definitive Agreement provided Your Client is also ready to fulfil the conditions and obligations arising under the Compromise Deed dated January 07, 2014 (the "*Compromise Deed*") and under the Definitive Agreement since many of the Condition Precedents are mutual in nature. As per the Compromise Deed, the



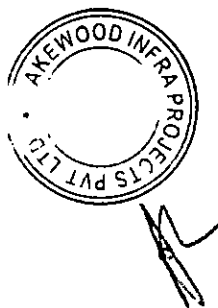
entire shareholding of Sunshine Infracity Private Limited ("Sunshine") and its properties were to be transferred to Our Client and the comfort documents were to be executed to satisfaction of either parties before the withdrawal of the case/ complaint. The comfort documents implied all the necessary documents for transfer of ownership and control in Sunshine to Our Client, such as appointment of directors nominated by Our Client, transfer of control of Bank accounts to Our Client or its nominees, transfer of all statutory register, no - liability certificate in relation to Sunshine and all documents relating to Sunshine and any other such documents necessary for transfer of ownership, control and properties of Sunshine to Our Client. It is an admitted position in the paragraph under reference that Our Client took steps to withdraw the complaint filed against Your Client but Your Client neither transferred the entire shareholding of Sunshine nor executed the comfort documents to the satisfaction of Our Client. The non performance of the obligations by Your Client cannot be attributed to the performance of obligations by Our Client.

7. With reference to the paragraph nos. 11 and 12 of the First Notice and without prejudice to what is stated herein above, we state that the contents of the same are inconsistent with the contents of paragraph nos. 9 and 10 of the First Notice. On one hand, Your Client has alleged that he was coerced to enter into the Definitive Agreement and on the other hand, Your Client states that Your Client has been having oral communications for compliances of the Definitive Agreement.

We hereby deal with the each Clause of the Definitive Agreement, as set out in the First Notice, herein below:

- i) Clause L: "...Prateek Kumar and PACL shall jointly hold in custody all the available original documents...as have been acquired (or to be acquired) till the parties have achieved the purpose of settlement as set out herein";

Our Client states that certain available original documents of the Properties, were under the joint custody of both the parties and under the possession of PACL, as admitted by Your Client in paragraph no. 13 of the First Notice, therefore, it cannot be said that the same was not acted upon.



- ii) Clause M: "Both parties have initiated against each other various legal proceedings (civil and criminal in nature) which the parties have now mutually agree to withdraw the same as per this Agreement".

The withdrawal of the cases has not been completed, not due to the performance of the obligations by Our Client but in view of the non-compliance with the provisions of the Compromise Deed and of the Definitive Agreement by Your Client, as aforesaid under paragraph no. 6 of this Reply, more particularly, when Your Client neither transferred the entire shareholding of Sunshine nor executed the comfort documents to the satisfaction of Our Client.

Further, though the shares of certain PK Group of companies were transferred to PACL Group, the necessary documents such as statutory registers, board minutes, bank account details and control thereof, have not been handed over to Our Client. Therefore, even though Our Client had 80% shareholding in the certain PK Group of companies, the control of the companies remained with Your Client and his representatives. Moreover, Our Client also learnt that Your Client had alienated various Properties without the knowledge and consent of Our Client.

However, Our Client once again reiterates that it is still ready and willing to comply with the Condition Precedents of the Definitive Agreement, which essentially includes the Clause M as well, provided Your Client and the PK Group is also willing to fulfil their respective obligations under the Compromise Deed and under the Definitive Agreement since many of the obligations of Conditions Precedents are mutual in nature.

- iii) Clause 1.4: "The Parties hereby appoint and have set up a monitoring committee ("Monitoring Committee/MC") along with the execution of the Definitive Agreements which shall consist of the following persons:

- a) A person to be nominated by PACL (PACL Group - MC Nominee);



- b) *A Person to be nominated by Prateek Kumar ("PK Group - MC Nominee");...*"

The Monitoring Committee (the "MC") was to be appointed by both the parties as per the Definitive Agreement. Despite of the oral reminders made by Our Client to Your Client in this regard, Your Client never acted upon the same. Therefore, the non-appointment of MC cannot be solely blamed on Our Client. Further, Our Client has already intimated to Your Client, about the appointment of the MC nominee, on behalf of the PACL Group.

- iv) Clause 2.3: *"The Parties have agreed to share the Net Land Revenue in the ratio of 80:20 for PACL Group and PK Group respectively..."*

The allegation of violation of this Clause is baseless as Our Client never transferred or created third party rights in any of the Properties. In such a situation, when Our Client has not alienated any of the Properties, the question of violation does not arise.

On the contrary, Your Client created third party rights in the Properties and violated the Definitive Agreement, in two fold manner (i) by creating third party rights without knowledge and consent of Our Client, being the holder of 80% shareholding; and (ii) without prejudice to the point (i), the alleged revenue generated out of such sale, was not divided in the agreed proportion and thus, defeating the provisions of the Definitive Agreement. Our Client has documentary proof of certain Properties registered with the appropriate authorities, which have been illegally transferred by Your Client and the certain PK Group of companies.

- v) Clause 2.5 and 2.6:

Clause 2.5: *"PACL Group and PK Group jointly or through MC, endeavour to clear all Encumbrances (if any) from the said Properties and make the tile of the said Properties clear and marketable with all permissions..."*

Clause 2.6: *"In case, any funds are required in respect to clear the*



*Encumbrance of the property or for development of the Properties or for land acquisition, etc, such part thereof or for payment of stamp duty for transfer of land or for approvals or for any other, then PACL may bring in the required funds shall all monies paid by PACL shall be a first charge on all the revenues generating out of such Properties on which the same has been spent".*

The rationale behind the allegation of violation of these Clauses by Our Client is incomprehensible, especially in the absence of any reasoning. Nevertheless, since the MC has not been formed despite of the oral reminders from Our Client, there is no question of any violation of these provisions. In the absence of MC, it was a joint responsibility of both the parties and Our Client cannot be solely blamed for the same. Furthermore, the actual control of all PK Group companies is lying with Your Client and in such a situation, Our Client was restrained to act in this regard. Without prejudice to the same, no information was ever furnished to Our Client to clear any Encumbrance or for development of the Properties or for land acquisition and thus, there does not arise any question of clearing any Encumbrances.

- vi) Clause 2.8: *"PACL had published in various newspapers in respect to Prateek Kumar and the Properties in question putting notice to the public at large that no person should deal with Prateek Kumar...PACL hereby agree that it shall publish notice to the satisfaction of both the parties".*

This newspaper notice had to be published to the satisfaction of both the parties. Moreover, the satisfaction cannot be achieved when Your Client is absconding and has not complied with his obligations under the Definitive Agreement and under the Compromise Deed.

However, Our Client reiterates that if Your Client is ready and willing to comply with all his obligations in the Definitive Agreement and the Compromise Deed, Our Client was always willing and still willing to publish such notice subject to making available the draft of the public notice to enable Our Client to publish public notice in the relevant newspapers after getting



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itself satisfied.

- vii) Clause 2.9: *"Parties hereby admit and acknowledge that all the original title documents in respect to the Properties (as set out in Schedule 2 Annexures) including but not limited to revenue records...and the same shall be held in joint custody (as may be mutually decided) till the time the parties have complied with Conditions Precedents (as defined below)".*

It is important to mention herein that no misuse has been done by Our Client of the documents, kept under the joint custody. Since Your Client was aware that Our Client's business activities are subject to investigation, there is no point of making hue and cry about the same. These documents have been seized by CBI, in relation to the investigation running, in the separate case and the same is sub-judice. Your Client is aware of the Seizure as a representative of one of the PK Group entities has signed over the Search List, wherein CBI has seized the original documents. In any event, the same cannot be made a ground for grievances of Your Client, when Your Client is himself absconding.

- viii) Clause 2.10.2 and Clause 2.10.3:

Clause 2.10.2: *"Synergyone Infrastructure and Projects Private Limited shall transfer and assign the properties, set out firstly in Schedule 5, in favour of PK Group or its entities at the cost of PACL..."*

Clause 2.10.3: *"The transfer of 80% share of Synergyone Infrastructure and Projects Private Limited in favour of PACL Group entities shall be effective immediately on the date when PK Group has transferred and assigned the properties of Synergyone Infrastructure and Projects Private Limited set out in Schedule 5 in favour of PK Group or any of its entities..."*

Our Client is legal and rightful owner to hold 80% of shareholding of Synergyone, since the parties have consummated the transaction and Your Client transferred the 80% shares, in favour of Our Client. However, Your Client has acted in utter violation of the provisions of the Definitive



Agreement and has not handed over the actual control (bank accounts' control, statutory registers, board meetings records etc.) of Synergyone to Our Client, till date.

Moreover, it is again Your Client, who has illegally alienated the property forming part of Schedule 5 of the Definitive Agreement i.e. Metropole property of Pune (as stated *firstly in Schedule 5*), in violation of the aforementioned provisions of the Definitive Agreement, wherein both the parties agreed for simultaneous transfer, that the properties coming under *firstly in Schedule 5* shall be transferred to PK Group, when the properties coming under *secondly in Schedule 5* are transferred to PACL Group. Your Client acted unilaterally, in complete neglect and disregard to the interest of Our Client and its group.

Furthermore without prejudice to what is stated hereinabove, Clauses 2.10.1, 2.10.3, 2.10.4 and 2.10.5 sets out the obligations of PK Group, which were never complied by Your Client.

Moreover, the formation of MC was to be jointly done by both the parties and despite of the oral reminders by Our Client, it cannot be solely blamed for its non-formation, thus, allegation of violation by Our Client is baseless and false.

ix) Clause 4.1 to 4.3:

*"The Parties shall execute the documents in the following sequences, unless otherwise mutually agreed:*

4.1 *both parties to withdraw all cases filed against each other, and simultaneously Parties to deposit all of Original Documents in Joint Custody as mutually agreed;*

4.2 *PACL shall Publish Notice as mentioned above;...*

4.3 Condition Subsequent:

(i) *Transfer of the properties (set out in Schedule 5) from Synergyone Infrastructure & Projects Private Limited to PK Group or its nominees;*

(ii) *Both parties shall file and also comply with necessary statutory compliance and filings with all relevant authorities;*



(iii) *the respective shareholders of each of the entities..."*

Herein, Our Client reiterates the contents of paragraph no. 6 and 7 of this Reply. With respect to the fact of necessary statutory compliances and joint possession, Our Client has not violated the aforesaid provision.

On the contrary, it is Your Client who has obstructed the process of statutory filings in respect to appointment of nominee of Our Client in certain PK Group of companies and wrongfully removed the nominees appointed by Our Client in those PK Group of companies. Without prejudice to the proceedings running before the Hon'ble Company Law Board ("CLB") in respect to Synergyone, which is pending for adjudication, Our Client reserve its right take appropriate legal action against such illegal act.

- x) Clause 6.1.13: *"Each party hereby jointly and severally, agree and undertake with other as follows:*

*6.1.3: refrain from violating, breaching or defaulting and from taking or failing to take any action that (with or without notice or lapse of time or both) would constitute a violation, breach or default under, any term or provision of any law or regulation or contract to which they are a party or by which any assets is or may be bound or that would (a) prevent or invalidate the consummation of the transaction contemplated under the Transaction Documents or (b) cause the Transaction Documents and the transaction contemplated hereby to violate any applicable legal requirement;"*

One of the PACL Group entities namely Woods Ville Project Private Limited ("Woodsville") had entered into a MoU, in the form of preliminary understanding, with Valmark Reality Holdings Private Limited, a company for the purpose of promotion of the project. Nevertheless, the aforesaid MoU has not been acted upon and no property has been transferred or alienated by Our Client in any manner, thus, the same cannot be considered as violation by Our Client.





xi) Clause 9.1.5 and 9.1.6:

*"Events of Default: Each of events or circumstances set out below shall constitute the events of default (each a "Event of Default" and collectively the "Events of Default"):*

*9.1.5 any of the Group or entity is declared insolvent, bankrupt and industrially sick or is unable to pay its/his debts or enters into compromise or arrangement...*

*9.1.6 in the event there is any order of attachment /attachment of any of the properties of any of the parties;"*

We deny that CBI officials have attached the Properties. Although, CBI has seized the documents of various Properties in an investigation running, by way of Search List dated August 06, 2014, of which Your Client is well aware from the date of entering into the transaction with Our Client. In view thereof, Our Client cannot be saddled with allegation of violation of any of the terms, as set out in the Notices. Moreover, it is Your Client, who has created third party rights in the Properties and acted in blatant violations of various Clauses of the Definitive Agreement which has been set out herein below.

8. With reference to paragraph no. 13 to 16 of the First Notice, we state that it does not lie in the mouth of Your Client to make the allegation as set out therein, considering that Your Client himself has several cases pending against him in various Courts in India and in fact has been declared as absconder. We further state that Our Client have been co-operating with the various investigations against them and have been making proper representations to deal with all the allegations made against them, unlike Your Client, who has been absconding. In any event, Your Client has been aware of the CBI investigation, as well as the SEBI case since the very inception, thus, Your Client shock and dismay with regard to the same at this juncture is unfound. Without prejudice to the above, we state that none of the Events of Default has occurred, as far as Our Client is concerned and thus, there is no occasion for termination of the Definitive Agreement as set out under Clause 9.2.

9. With reference to paragraph nos. 17 and 18 of the First Notice, Our Client deny



the allegations made therein and state that the purported termination of the Definitive Agreement by Your Client is bad in law and untenable. The reasons set out for termination of the Definitive Agreement are baseless and irrational. Further, the Parties have acted upon the Definitive Agreement and have consummated the transaction *inter-alia* by way of (i) entering into certain Shareholders' Agreement pursuant to Clause 2.4 of the Definitive Agreement; (ii) keeping the documents relating to the Properties under the joint custody; and (iii) transfer of shareholding of certain PK Group of companies and of certain PACL Group of companies.

10. With reference to paragraph no. 19 of the First Notice, we state that Your Client has been taking contrary stand once again. Your Client has earlier alleged that he was coerced to enter into the Definitive Agreement with Our Client in the paragraph under reference. Your Client is now alleging that he was induced to enter into the Definitive Agreement through misrepresentation of material fact by Our Client, which is suffice to show the *malafide* intention of Your Client. Without prejudice to above, we further deny that there was any misrepresentation on the part of Our Client. We also deny that any material cause has arisen for Your Client to rescind the Definitive Agreement.
11. With reference to paragraph no. 20 of the First Notice, we deny the allegations made therein and state the same are baseless. We further deny that there has been any communicated material fact, which would have rendered the agreement void.
12. With reference to paragraph no. 21 of the First Notice, we deny that there has been any agreement as to taking over the responsibilities of the expenses relating to the Officers and Staff of Your Client's entities. Although, Our Client is entitled for the managing control being majority shareholder in certain PK Group companies but without prejudice to the above, we further state that in any event, as Your Client did not handover the requisite document of his entities and retaining the actual control and thus, Our Client is not able to manage the day to day affairs of entities of Your Client. However, if all the necessary documents in relation to Your Client's entities such as statutory registers, board minutes, bank accounts etc., are handed over to Our Client, they are ready and willing to look into and manage the day today affairs of Your Client.



13. With reference to paragraph no 22 of the First Notice, Our Client deny the contents therein and state that the same has been already been dealt with hereinabove.
14. With reference to paragraph nos. 23 & 24, we state that neither your present Notices for termination is valid under law, contract and equity nor have you made any cogent grounds for termination of the Definitive Agreement. In view thereof, the Definitive Agreement is valid and subsisting and there does not arise any question of treating the MAA as full and final.
15. Now, we deal with each Clause of the Definitive Agreement, violated by your Client or resulted into violation due to non cooperation or non action of your Client, in detail, herein below:

i) Clause 1.4: "Monitoring Committee"

*"The Parties hereby appoint and have set up a monitoring committee ("Monitoring Committee/MC") along with the execution of the Definitive Agreements which shall consist of the following person:*

- (i) *A person to be nominated by PACL ("PACL Group - MC Nominee");*
- (ii) *A person to be nominated by Prateek Kumar ("PK group - MC Nominee")*  
*(PACL Group - MC Nominee and Group - MC Nominee are collectively referred to as "Monitoring Committee/MC")*

*All the respective Company set out in Schedule 1 shall appoint its MC Nominee as mentioned aforesaid, by passing a board resolution.*

*Parties shall be at liberty to change their respective MC Nominee, but with prior written intimation to the other.*

*Monitoring Committee will require approval of Mr. Gurmeet Singh Chahal for all major decisions in respect of the properties as set out in the Schedule 2."*

Despite of the oral reminders from Our Client regarding appointment of nominee of Monitoring Committee, Your Client has not responded. This shows that Your Client does not want to comply and putting the wrongful onus on Our Client to comply with the provisions of the Definitive Agreement unilaterally.



*[Handwritten signature]*

ii) **Clause 2.1: "Properties under joint management of the MC"**

"All the Properties (mentioned in Schedule 2) shall be put under the control, supervision and management of the MC. The MC alone shall be authorized to execute all deeds, documents, papers, etc. for sale, leasing, mortgaging, transferring, etc. the said Properties or any part thereof or any units to be constructed thereon and the take possession and control of all such Properties. Both parties shall execute such POA, Resolution, documents, letters, undertakings, etc. that may be required to give effect to the settlement contemplated under this Agreement. The MC shall also be authorized to maintain the Bank Account of all the companies and the parties shall ensure that the MC is authorized to draw cheques and take all decisions pertaining to the said Properties and also its development, construction, allotment, sale, leasing of any units, etc."

In the event, when MC alone had right to sale the Properties, the act of selling the Properties behind the back of Our Client and creating third party rights therein, is a gross violation of the Clause 2.1 of the Definitive Agreement by Your Client.

iii) **Clause 2.2: "Share of PACL and Prateek Kumar in Net Land Revenue"**

"It is further agreed by and between the parties herein that PACL and/or PACL Designates shall be entitled to 80% (eighty percentage) of "Net Land Revenue" ("PACL Share") and Prateek Kumar shall be entitled to 20% (twenty percentage) of "Net Land Revenue" ("PK Share") "Net Land Revenue" referred to above shall mean "any consideration including sale value, JV consideration, etc. of development of land/project or by way of sale of the shares of any Firm or Company set out in the Schedule 1 or any Properties as per Schedule -2, less (i) any external borrowings (other than PK Group or PACL Group); (ii) any new investments made by any parties in land and/or development expenditure, approval, expenditure, commissions/brokerage, etc. from the date of execution hereof."

As mutually agreed between the parties, certain original documents were under the joint custody and possession of Our Client. Your Client committed two fold violation of the Clause under reference. Firstly, creation of third party interest in the Properties, without any kind of approval and intimation to Our Client, in spite of having 80% shareholding in the PK Group companies by Our Client and secondly, by appropriating the 100% revenue in its own favour, generated from the sale of such Properties, against the principle of 80:20.

iv) **Clause 2.3.2: "Transfer of Shares/interest"**



2.3 "The Parties have agreed to share the Net Land Revenue in the ratio of 80:20 for PACL Group and PK Group respectively. This is proposed to be achieved by either having appropriate shareholding in Companies which hold land or by way of profit share arrangement in partnership firms which hold land."

2.3.1 "Accordingly, To give effect to transfer of shares of the PK Group to PACL/PACL Designate and PACL Group to PK Group, (i) all the shareholders and partners of the each group (being company) have executed transfer documents for transfer of all their respective shares in the relevant Group (being company) as per the Shares (defined later) agreed to be transferred to PACL/PACL Designates (i.e. 80%) and PK Group (i.e. 20%) (as per Schedule 4) without being liable to make or pay any consideration therefore, which the shareholders of each of the said Group/PACL Group (wherever partnership firm) have executed deed of admission-cum-retirement for providing its/his consent to..."

2.3.2 "Both the parties shall execute all such deed and documents and so all such act as may be required by it to give effect to the understanding and terms and conditions mentioned in this Agreement in letter and in spirit including but not limited to, recording, transfer of shares or interest in the companies, removal of director or partner appointed (as contemplated under this Agreement), filling necessary forms with the relevant government authorities and intimation to all third party (including banks and financial institutions) about such change in control in favour of PACL/Prateek Kumar and its nominees, affiliates etc. (as the case may be) and generally do all such act or deed as is usual and customary to transfer of such nature".

As admitted under Clause 2.3.1 of the Definitive Agreement about the consummation of the transaction by the parties, each party was under obligation to take necessary steps to effect the transfer in the eyes of law. Even after such consummation of the Definitive Agreement, Your Client did not take any steps to complete the Transaction Documents and did not register and/or allowed to register, the names of nominee appointed by Our Client, on certain PK Group of companies with the Registrar of Companies ("RoC").

Furthermore, Your Client has gone to the extent that nominees appointed by Our Client, on the board of Synergyone and certain other PK Group companies, were removed without following the due procedure of law. Without prejudice to the proceedings running before the Hon'ble Company Law Board ("CLB") in respect to Synergyone, which is pending for adjudication, Our Client reserve its right take appropriate legal action against such illegal act.



*[Handwritten signature]*

v) Clause 2.4: "Execution of the Shareholders Agreement"

*"A shareholder's Agreement shall be executed between the shareholders of the entities mentioned in Schedule 1 ("Shareholders Agreement") for the purpose of governing their obligations and rights under the same and to empower the MC to such Fights as are set out in this Agreement."*

In term of Clause 2.4, Shareholders' Agreements were required to be executed between certain PACL Group companies and certain PK Group companies, as agreed under the Definitive Agreement. Your Client has not executed such Shareholders' Agreement in respect to many of the PK Group companies including Synergyone.

vi) Clause 2.10.1: "Transfer of certain properties/equity shares/ Interest..."

*2.10.1 "Prateek Kumar and all it share holders and Directors hereby agree that PACL Group/entities shall be entitled to 80% equity shares in Synergyone Infrastructure & Projects Private Limited and Prateek Kumar has agreed to cause to transfer and assign 80% of the shareholdings by entering into such document as PACL may deem fit and proper without any consideration whatsoever for all of such Company and partnership firms as set out Secondly in Schedule 5 in favour of PACL Group or any of its entities within a period of 75 days from the execution hereof at the cost of PACL Group."*

Despite of transfer of 80% shareholding of the Synergyone by Your Client to Our Client, the actual control of Synergyone has not been handed over to Our Client in the form of control of bank accounts, operations, statutory registers and board meetings records etc.

Moreover, Your Client and PK Group had to transfer the properties and shareholding, as set out *Secondly in Schedule 5* to Our Client in terms of 2.10.1 of the Definitive Agreement but Your Client is in breach of the provisions of the Definitive Agreement, not only by transferring and alienating one of the property (i.e. Metropole property of Pune), mentioned *firstly in Schedule 5* to some third party, in exclusion to the interest of PACL Group, but also by not transferring the properties mentioned *secondly in Schedule 5*.

vii) Clause 2.10.4:

*"Notwithstanding anything contained anywhere else in this Agreement, for any and all*



*properties of Synergyone Infrastructure & Projects Pvt. Ltd., no decision or authority shall be exercised by Prateek Kumar or MC and the same shall rest with PACL."*

The Clause under reference is a non-obstant clause. It expressly provides that the authority to deal with the Properties held by Synergyone shall only rest with Our Client. In utter disregard to the same, Your Client has sold the property situated in Pune, which was held by Synergyone and thereby acted in violation of the Clause under reference.

viii) Clause 2.13: "Special terms of certain properties"

*"Both the Group hereby agree and confirm that the properties which were acquired by PACL Ltd. and subsequently transferred in the name of Prateek Kumar and/or PK Group shall be re-conveyed and re-transferred back to PACL Ltd. by Prateek Kumar and/or PK Group within a period of 45 days from the date of execution hereof, such properties are more particularly set out in Schedule 6."*

Pursuant to this Clause, both the parties agreed that properties belonging to Devshri Infrahomes Private Limited (one of the PK Group company), as set out in Schedule VI of the Definitive Agreement, which were earlier transferred to PK Group by Our Client, shall be re-transferred to Our Client within the period of 30 days from the date of execution of Definitive Agreement. Your Client has not acted upon this Clause till date and thereby defeated the provision of the Definitive Agreement.

ix) Clause 4.3: Condition Subsequent

- (i) ...;
- (ii) *Both parties shall file and also comply with necessary statutory compliance and fillings with all relevant authorities;*
- (iii) *the respective shareholders of each of the entities..."*

Once again, the obligations have been casted on both the parties to comply with such clause. Since Your Client has already transferred 80% shareholding of Synergyone to Our Client and Our Client is legally entitled to have 80% shareholding of Synergyone, despite of it, actual control is being held by Your Client.

Furthermore, when Our Client made necessary fillings with RoC, in respect to



the appointment of nominees of Our Client in certain PK Group companies, being statutory compliances, Your Client wrongfully obstructed the process and removed the nominees appointed by Our Client in those PK Group companies. Without prejudice to the proceedings running before the Hon'ble Company Law Board ("CLB") in respect to Synergyone, which is pending for adjudication, Our Client reserve its right take appropriate legal action against such illegal act.

x) Clause 6: "Covenant and Warranties"

(a) *Clause 6.1.3:* Your Client had to refrain from violating, breaching, defaulting and from taking any action that would constitute a violation of any contract, law or which would prevent or invalidate consummation of the transaction contemplated under the Transaction Documents. Creation of third party rights in the Properties itself a huge fact, constituting a breach of the contract and preventing the full fledged consummation of the transaction.

(b) *Clause 6.1.9 and Clause 6.1.13:* Your Client expressly undertook, not to take any corporate action including sale of any assets or otherwise, which might result in dilution of the interest in any of the company. It is pertinent to mention that sale of certain assets, in the form of Properties, by PK Group of companies namely (i) Castle Infraestates Private Limited; (ii) Stone Water Properties Private Limited; and (iii) Inspire Infraestate Private Limited, is a gross violation of this Clause and has breached the provisions of the Definitive Agreement.

16. We hereby deal with the contents of the Second Notice issued by Your Client to Our Client.

17. With reference to the contents of paragraph no. 1 of the Second Notice, the same does not require any comments.

18. With reference to the contents of paragraph no. 2 of the Second Notice, the same has already been dealt with under paragraph no. 2 of this Reply.

19. With reference to the contents of paragraph no. 3 of the Second Notice, we have already dealt with the same, under paragraph no. 3 of this Reply.



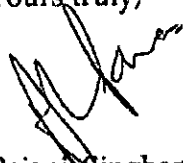


27. To summarize, since parties have consummated the transaction, inspite of the Condition Precedents not being complied with, the parties have deemed to have waived the compliances of Conditions Precedents, as a pre-requisite for commencement of transaction, as contemplated under Definitive Agreement and in such scenario, termination right for non compliance of Condition Precedents have been waived by the parties by conduct. Thus, non-compliance of the Condition Precedents cannot be a ground for termination of the Definitive Agreement since the parties have acted upon the Definitive Agreement. Moreover, the termination by Your Client, by citing violations of the Definitive Agreement by Our Client, when there is none, is rather astonishing, especially considering Your Client's various acts of breach of the Definitive Agreement. Our Client once again reiterates its willingness to comply with the Condition Precedents.
28. In view thereof, the Definitive Agreement stands valid, subsisting and binding on the parties to the Definitive Agreement. Your Client cannot unilaterally terminate the Definitive Agreement for various reasons as set out hereinabove and since Your Client is in breach of various provisions of the Definitive Agreement. Therefore, Our Client call upon Your Client to forthwith perform all pending obligations arising under the Definitive Agreement and restrain Your Client to take any action which is inconsistent or contrary to the Definitive Agreement.
29. The grievances raised by Our Client in this Reply, are not exhaustive in nature. Our Client reserves its right to list out the various defaults committed by Your Client and the PK Group and put forth its application, petition, claims, counter statements and/or counter claims before the duly appointed Arbitrator and/or any other appropriate forum including the Court under law, contract including, the Compromise Deed, Definitive Agreement read with the Supplemental Agreement and/or under equity.
30. Needless to mention, this Reply is without prejudice to any of the contentions available to Our Client under the law, contract and/or equity. This Reply shall have no effect on, and does not waive, limit or relinquish, any of the rights and/or remedies available with Our Client (*including but not limited to our Client's right and/or remedies against your breach of representation, warranties and covenants*) under the Compromise Deed, Definitive Agreement, the Supplemental Agreement and/or other remedies available to Our Client. Our Client's failure and/or neglect to exercise any such right or remedy available shall not be taken to be a waiver of any and/or all such rights or remedies.



31. Unless otherwise defined herein, all capitalized terms which have been used in this letter shall have the same meaning as ascribed to them in the Definitive Agreement.

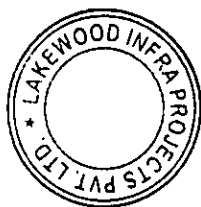
Yours truly,



Rajani Singhania & Partners  
Advocates for PACL Limited

CC to:

Mr. Prateek Kumar  
Row House-159, Cloud 9,  
Mohamadwadi, Pune -1  
Maharashtra



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IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION

ARBITRATION PETITION (L) NO.1937 OF 2014

PACL Limited

... Petitioner

versus

Prateek Kumar and Ors.

... Respondents

Mr. Janak Dwarkadas, Senior Advocate with Mr. Ashish Darwani, Mr. Mayur Shetty i/by M/s. Rajani and Associates, for Petitioner.

MR. Uday Warunjikar i/by Mr. Narendra C. Patel, POA of Respondent No.1.

CORAM: S.J. KATHAWALLA, J.

DATE: 22<sup>nd</sup> DECEMBER, 2014

P.C.:

1. The learned Advocate for the Respondent No.1 on instructions from the Power of Attorney of Respondent No.1, who is present in Court, states that prayer clause (a) of the Petition may be granted till the next date of hearing. In-view thereof, prayer clause (a) of the Petition is granted upto 15-01-2015. Prayer clause (a) is reproduced hereunder :

"(a) that pending the hearing and final disposal of the arbitration proceedings this Hon'ble Court may be pleased to direct the Respondent No.1 and the PK Group (being Respondent No.2 to Respondent No.36) and all its employees and nominees not to dispose off or alienate or encumber or create any third party rights of any of their assets, movable and immovable properties ( including immovable properties

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(2)

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# HIGH COURT, BOMBAY

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as set out in Exhibit F and Exhibit G herein) and investments of the Respondent No.1 and PK Group (being Respondent No.2 to Respondent No.36)";

2. The Respondents shall file their Affidavits if any on or before 5<sup>th</sup> January, 2014 and forthwith forward the same to the Advocate for the Petitioner. Place the Petition on board on 23<sup>rd</sup> January 2015 under the caption 'For further Ad-interim reliefs'.

( S.J.KATHAWALLA, J. )

TRUE COPY  
24/2/2014  
Section Officer  
High Court, Appellate Side  
Bombay

TRUE COPY  
Rajni Associates  
Advocates & Solicitors

33

IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION  
ARBITRATION PETITION NO.      OF 2014

In the matter of Section 9 of the  
Arbitration and Conciliation Act,  
1996;

PACL Limited.

...Petitioner

Versus

Prateek Kumar and Ors

...Respondents

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Rajani Associates  
Advocates for the Petitioner

A

IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION  
ARBITRATION PETITION NO.        OF 2014

In the matter of Section 9 of the  
Arbitration and Conciliation Act,  
1996;

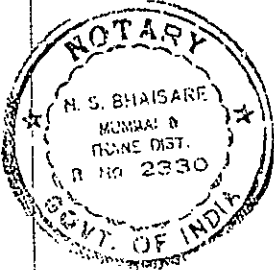
PACL Limited.

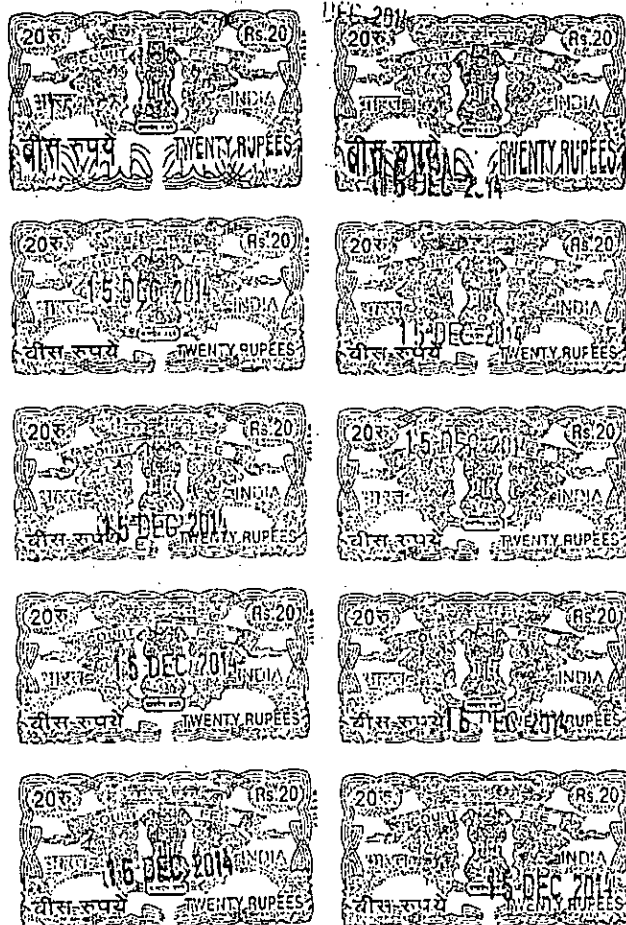
...Petitioner

Versus

Prateek Kumar and Ors

...Respondents

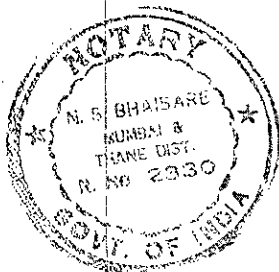
| Office Notes, Office Memoranda of<br>Coram, appearance, Court's orders<br>or directions and Prothonotary's<br>orders. | Court's or Judge's orders. |
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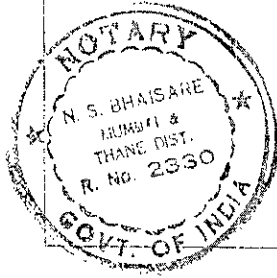
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| Office Notes, Office Memoranda of<br>Coram, appearance, Court's orders<br>or directions and Prothonotary's<br>orders. | Court's or Judge's orders. |
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C

| Office Notes, Office Memoranda of Coram, appearance, Court's orders or directions and Prothonotary's orders. | Court's or Judge's orders. |
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|                                                                                                              |                            |



D

IN THE HIGH COURT OF JUDICATURE AT BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

ARBITRATION PETITION NO. OF 2014

PACL Limited

... Petitioner

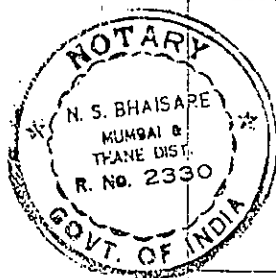
Versus

Prateek Kumar &amp; Ors.

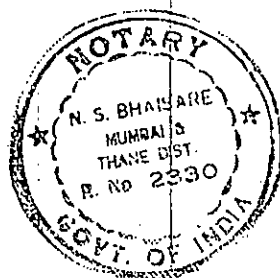
... Respondents

## SYNOPSIS

| DATES         | EVENTS                                                                                                                                                                                                                                              |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2008          | Petitioner and Respondent No.1 entered into understanding wherein the Respondent No.1 wherein, Respondent No. 1 was to aggregate land for the Petitioner.                                                                                           |
| 2008          | Pursuant to the Understanding, it was agreed that Respondent No.2 (wherein Respondent No.1 was the founding partner) shall procure the plot of lands as more specifically described in the MOUs, on behalf of the Petitioner.                       |
| 2008-2012     | Petitioner had, from time to time, and in various tranches had routed to the Respondent No.1, amounts aggregating to Rs. 2285.79,00,000 through various entities wherein Respondent No.1 was either a promoter, proprietor or the founding partner. |
| 2012          | There were several disagreements and differences between the Petitioner and the Respondent No.1 in relation to the MoUs.                                                                                                                            |
| September 21, | In order to reach an amicable settlement, the                                                                                                                                                                                                       |

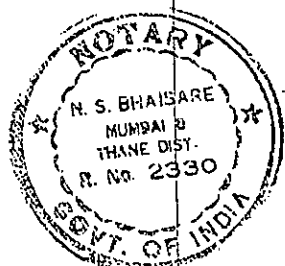


|                   |                                                                                                                                                                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2012              | Petitioner, Respondent No.1 and Respondent No. 2 entered into a Memorandum of Understanding.                                                                                                                                                                                                                                                             |
| March 28, 2013    | Pursuant to the Principal MOU, the Petitioner, Greenfield Estates and the Respondent No. 2 entered into a Master Arrangement Agreement on ("MAA").                                                                                                                                                                                                       |
| April - June 2013 | Subsequent to signing of the MAA the Petitioner learned that the Respondent No.1 had misappropriate funds given by the Petitioner to him through Green Field Estates for acquiring properties in the names of various entities without the knowledge of the Petitioner.                                                                                  |
| October 2, 2013   | In order to put to rest most of the differences and disagreements, the Petitioner entered into full and final settlement with the Respondent No.1 along with its group entities ("Definitive Agreement") settlement.                                                                                                                                     |
| October 2, 2014   | As per the Definitive agreement 80% shares in PK Group (Respondent No.2 to No. 37) had been transferred to various entities nominated by the Petitioner, however the control and management of the PK Group continued to remain with the Respondent No.1, although the Petitioner and its nominees are holding 80% share capital in the these companies. |
| July 2, 2014      | Two of the nominee Directors appointed on the Board of Respondent No.5, were wrongfully removed from the board of the Respondent No. 5.                                                                                                                                                                                                                  |



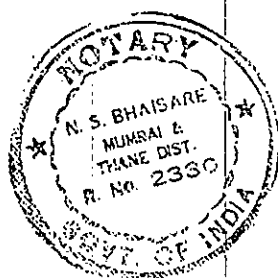
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|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | There were also several acts of oppression and mismanagement in relation to Respondent No.5, by Respondent No. 1 and his other representatives on the board, including related party transactions and siphoning of funds of Respondent No.5                                                                                                                                                                                            |
| September 11, 2014 | Petitioner through its affiliate company i.e. Bahar Paper Private Limited, which holds 80% shares in Respondent No.5, filed a case before the Company Law Board under Section 397 & 398 of the Companies Act, 1956, alleging oppression and mismanagement                                                                                                                                                                              |
| August 2014        | ("Letter"), the Petitioner received a letter from the advocates of Respondent No. 1, there in alleging, <i>inter alia</i> , that the Petitioner has failed to perform their various obligations under the Definitive Agreement. Through the Letter, Respondent No. 1 also invoked the Arbitration clause in the Definitive Agreement and asked the Petitioner to accept the appointment of one Mr. Ratan Lath, as the sole Arbitrator. |
| September 3, 2014  | The Petitioner, replied to the above letter thereby <i>inter alia</i> denying all the allegations made in the Letter and enumerating all the defaults committed by the Respondent No.1 and PK Group. In the Reply, the Petitioner also informed that appointment of Mr. Ratan Lath is not acceptable to the Petitioner and suggested appointment of Mr. Justice (Retd.) Dilip                                                          |



6

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | G. Karnik as the sole Arbitrator in terms of Clause 11 of the Definitive Agreement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| August 2014    | the Petitioner has learnt that the Respondent No.1 has been absconding and has been declared as a proclaimed offender by the State of Rajasthan                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Decemeber 2014 | The Petitioner learnt that Respondent No.1 through one Mr. Sandeep Kumar, has sold off one of the assets belonging to Respondent No.5, at Pune ("Pune Property") to Respondent No. 43 to 45, without the knowledge of the Petitioner.                                                                                                                                                                                                                                                                                                                                            |
| December 2014  | has also recently learnt that certain properties owned by the Castle Infraestates Private Limited (Respondent No.8 herein), Stone Water Properties Private Limited (Respondent No.26 herein) and Inspire Infraestates Private Limited (Respondent No.9 herein) situated at at Ghulmajara, Derabassi, in Punjab have also been sold off by Respondent No.1 and the concerned Respondents hereinabove. The Petitioner has obtained copies of the transfer deeds that have been executed by aforesaid Respondents in favor of third parties. Hereto annexed and marked as Exhibit N |
| 15. 12. 2014   | Thus the Present Petition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

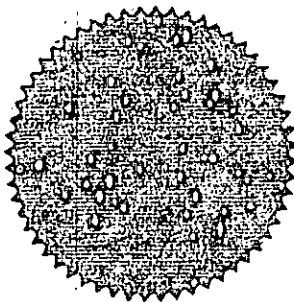


*MAD*  
Rajani Associates

Advocates for the Petitioner.

1

IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION  
ARBITRATION PETITION NO. OF 2014



In the matter of Section 9 of the  
Arbitration and Conciliation Act,  
1996;

In the matter of a Definitive  
Agreement for Settlement dated  
October 2, 2013

PACL Limited  
a company registered under the Companies Act,  
1956, having its registered office at 22, 3<sup>rd</sup> Floor,  
Amber Tower, Sansar Chandra Road, Jaipur- 302  
001. And one of the Corporate address at 3<sup>rd</sup> Floor,  
Crystal Paradise, The Mall, Veera Desai Road,  
Andheri (W) Mumbai 400053

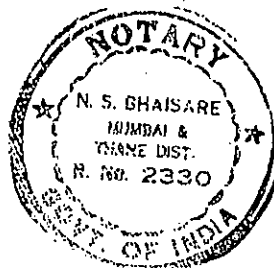
Petitioner

Versus

1. Prateek Kumar,  
703, Sezal Tower,  
Near Oshiyara Bus Depot,  
Goregaon (W)  
Mumbai -100104,

And

Flat no. 1401 to 1403,  
A3 wing, Samarthanga Angan Society,  
Near Shreejee Hotel,



2

Lokhandwala, Andheri (W)  
Mumbai.

And

Row House No.1, Goldfield Enclave Society,  
South Main Road, Vidyut Nagar, Koregaon Park  
Pune 411001 Maharashtra.

2. Greenfield Estates  
A- 60, Sushant Lok, DLF, Gurgaon,  
Haryana.
3. Greenfield Estate Bangalore  
Row House No.1, Goldfield Enclave Society,  
South Main Road, Vidyut Nagar, Koregaon Park  
Pune 411001 Maharashtra.
4. NSB Arya Green Estate  
J-134, Sector 41, Noida - 201301,  
Uttar Pradesh.
5. Synergyone Infrastructure & Projects Private  
Limited  
S-1, The Metropole, Next to Inox Multiplex,  
Bund Garden Road, Pune - 411 001
6. Synergyone Infradevelopers Private Limited  
"Synergyone, Plot No 93, Sector-32,  
Institutional Area, Gurgaon - 122001, Haryana "
7. Dharatal Promoters & Infradevelopers Private  
Limited  
S-1, The Metropole, Next to Inox Multiplex,  
Bund Garden Road, Pune - 411 001





## 8. Castle Infraestates Private Limited

Room no.2 Lower Ground, Plot no. 93, sector  
32, Institutional Area, Gurgaon - 122001,  
Haryana

## 9. Inspire Infraestates Private Limited

Room no. 4 Lower Ground, Plot no. 93, sector  
32, institutional area, Gurgaon - 122001,  
Haryana

## 10. Redwood Heights Estates Private Limited

House No. 134, Block -J Sector 41, Noida -  
201301, Uttar Pradesh

11. Undermills Infrastructure & Projects Private  
Limited.

House no. 134, block -j sector 41, Noida -  
201301, Uttar Pradesh

## 12. Riverdale Infraestates Private Limited

House no. 134; Block -J, Sector 41, Noida -  
201301, Uttar Pradesh

## 13. Kemptofalls Resorts Private Limited

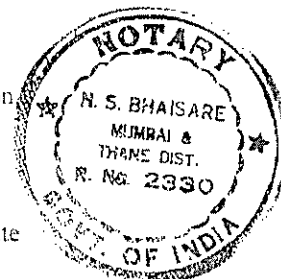
D - 74, Connaught Place, New Delhi - 110001

## 14. Comfort Infraheights Private Limited

S. No 61, Nirmal Farms, Ravi Nagar, Sus Gaon  
Taluka Mulshi, Pune - 411021

15. Green Fortune Promoters & Developers Private  
Limited

S. No. 60, Nirmal Farms, Ravi Nagar, Sus Gaon,  
Taluka Mulshi, Pune - 411021



4

## 16. Synergyone Real Estate Private Limited

S-1, The Metropole, Next to Inox Multiplex,  
Bund Garden Road, Pune - 411001

## 17. Concept Infraestates Private Limited

NSB HOUSE, Plot No D3/1, F/F Line No 1,  
Bhawani Kunj, Near Deep Public School,  
Vasant Kunj, New Delhi - 110070

## 18. Lakewood Infra Projects Private limited

House No 187, "Sofia Manzil", 12th Cross, Rmv  
ii Stage, Dollar's Colony, Bengaluru - 560094

## 19. Bestowed Infraheights Private Limited

Room no.1, Lower ground, Plot no. 93, Sector  
32, Institutional area, Gurgaon - 122001,  
Haryana

## 20. Wildoak Properties Private Limited

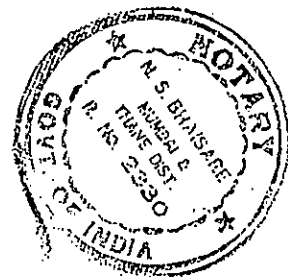
Row House no. 1, Gold Field Enclave Society,  
South Main Road, Vidyut Nagar, Koregaon  
Park, Pune - 411001

## 21. Sunshine Infracity Private Limited

S. No 60, Nirmal Farms, Ravi Nagar, Sus Gaon,  
Taluka Mulshi, Pune - 411021

## 22. Fortune Infracity Private Limited

House No. 134, Block -J Sector 41, Noida -  
201301



## 23. Agro Town Developers Private Limited

S. No. 60, Nirmal Farms, Ravi Nagar, Sus Gaon,  
Taluka Mulshi, Pune - 411021

## 24. Devshri Infrahomes Private Limited

S-1, The Metropole, Next to Inox Multiplex,  
Bund Garden Road, Pune - 411001

## 25. Exquisite Infrastructure Private Limited

H. No 457/10, Sector-45, Near Vcd Block,  
Noida - 201303

## 26. Stone Water Properties Private Limited

House NO. 134, Block -J, Sector 41, Noida -  
201301, Uttar Pradesh

## 27. Sunshine Infra Promoters Private Limited

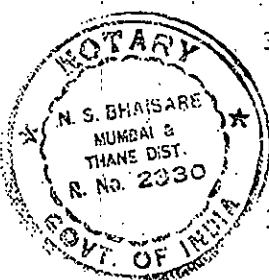
H. NO 457/10, Sector-45, Near Vcd Block,  
Noida - 201303

## 28. Megastructure Infracon Private Limited

S-1, The Metropole, Next to Inox Multiplex,  
Bund Garden Road, Pune - 411001

## 29. Splendor Infracity Private Limited

H. NO. 457/10, Sector-45, Near Vcd Block,  
Noida - 201303



## 30. Crest Media &amp; Entertainment Private Limited

Flat NO 111, Agarkar Nagar, Beside Alankar  
Theater, Pune - 411011

## 31. Unicorn Global Hospitality Private Limited

Unit no. 12/22, Building no-2, Shreeji Vihar  
CHS, Kandivali (W). Mumbai - 400067

## 32. Aastha Promoters and Developers Private Limited

Aastha Trade Centre, Q Road, 2nd Floor,  
Bistupur, Jamshedpur - 831001, Jharkhand

33. Arondha Properties Private Limited

F-2, Third Floor, Navelkar Trade Centre,  
Panjim, Panjim - 403001, GOA

34. Bhatta Fall & Resorts Private Limited

756, Mandauli Extension, Delhi - 110093

35. Greenvalley Infracity Private Limited

House NO. 134, Block -J SECTOR 41, Noida-  
201301, Uttar Pradesh

36. Idea Tree Private Limited

Swapnapurti Bungalow, Santosh Nagar, Survey  
No. 67, Near Navgraha, Maruti Mandir

37. Swisstown Developers Private Limited

Shop No.3, Paradeshi Building, Survey  
No.34/4/5, Behind PICT College, Dhankowdi,  
Pune - 411043

38. Royal Orchid Infradevelopers Private Limited

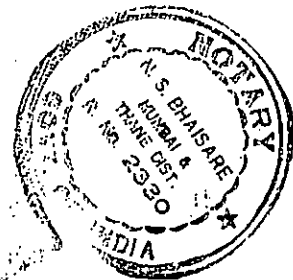
Shop No.3, Paradeshi Building, Survey  
No.34/4/5, Behind PICT College, Dhankowdi,  
Pune - 411043

39. Beech Town Developers Private Limited

Shop No.3, Paradeshi Building, Survey  
No.34/4/5, Behind PICT College, Dhankowdi,  
Pune - 411043

40. E Com Trade World Private Limited

Pearls Business Park, D-7, Flat No.604a, Netaji



Subhash Place, Pitampura, Delhi - 110034

41. Ganraj Properties Private Limited

Shop No.3.Paradeshi Building, Survey  
No.34/4/5, Behind PICT College, Dhankowdi,  
Pune - 411043

42. Woodsville Projects Private Limited

Pearls Business Park, D-7, Flat no. 604a, Netaji  
Subhash Place, Pitampura, New Delhi - 110034

43. Ghansyham Puranchand Gupta,

B-11, Hingiri Residency,  
Near Sandesh society,  
Market Yard. Pune -411001.

44. Mr. Pravin Nandlal Gupta

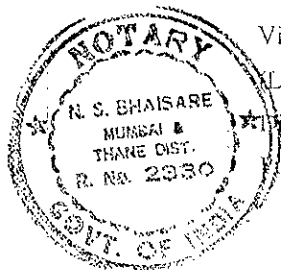
Bungalow No. 48-49  
Cloud Nine Society  
NIBM Road  
Moharnadwadi  
Pune - 48

45. Mr. Vipin Nandlal Gupta

Bungalow No. 48-49  
Cloud Nine Society  
NIBM Road

46. Golden Estates- I

Village Gholu Majra,  
(L.A.C Lalru) Tehsil Derabassi  
Dist- S.A.S Nagar.  
Punjab



...Respondents

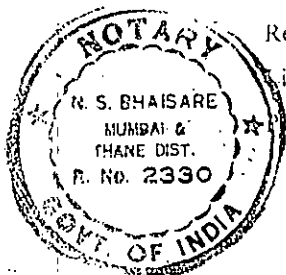
316

8

TO THE HON'BLE CHIEF JUSTICE AND OTHER HON'BLE  
PUINSE JUDGES OF THE HIGH COURT OF JUDICATURE AT  
BOMBAY

THE HUMBLE PETITION OF THE PETITIONER  
ABOVENAMED MOST REPECTFULLY SUBMIT AS UNDER:

1. The Petitioner is a company incorporated under the Companies Act, 1956, having its registered office at the address mentioned in cause title above. The Petitioner has authorised their representative Mr. Paramjeet Singh Kanda to file the present Petition under section 9 of the Arbitration and Conciliation Act, 1996 (the "*Arbitration Act*").
2. The Respondent No.1, is an adult Indian inhabitant, and represented himself to the Petitioner to be having experience and expertise in acquiring lands, getting government approvals and development in all parts of India.
3. The Respondent 2 to Respondent No. 36 are entities who are signatories to the Definitive Agreement (as defined hereinafter). The Respondent No.2 to No. 36 are, directly or indirectly, under the effective control and management of the Respondent No.1.
4. The Respondent No. 37 to Respondent No.42, are companies incorporated under the Companies Act, 1956, having their registered office at the address mentioned in the cause title above and are signatory to the Definitive Agreement. The Petitioner is, directly or indirectly, in control and management of the Respondent No.37 to No.42.
5. The Respondent No.43 to Respondents No.46 are the entities to whom the properties have been illegally transferred by the Respondent No.1, Respondent No.5. Castle Infraestates Private Limited (Respondent No.8 herein), Stone Water Properties Private Limited (Respondent No.26 herein) and Inspire



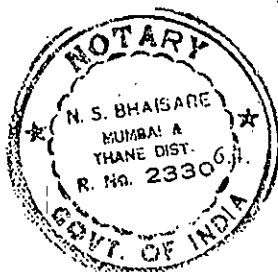
Infraestates Private Limited (Respondent No.9 herein), as the case may be.

6. Brief Facts:

6.1. The Petitioner is engaged in the business of transaction and real estate properties in the Commercial Malls, Group Housing Projects and in trading of land to its various agents across India to cater to the needs of its customers.

6.2. In and around 2008, the Petitioner entered into business relationship with the Respondent No. 1. The Respondent No.1 represented himself to have requisite expertise in acquiring and aggregating land properties in India. As per the understanding between the Petitioner and the Respondent No.1, the Respondent No. 1, through his entities was to aggregate lands for the Petitioner. In view thereof several Memorandum of Understandings (MoU's) were entered into between the Petitioner and Greenfield Estate, being Respondent No.2 herein and which is a partnership firm where Respondent No.1, was the Promoter Partner himself and other entities:

6.3. In the MOUs, it was agreed that Green Field Estate, being Respondent No.2 herein shall procure the plot of lands as more specifically described in the MOUs, on behalf of the Petitioner. Green Field Estate was obligated to represent to the Petitioner, the present nature of land (i.e whether the land is agricultural land or non-agricultural land) the land being acquired as per the MOUs. The Petitioner craves leave to refer and rely upon the said MoU's as and when produced.

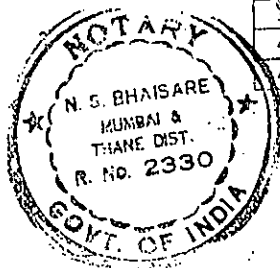


Pursuant to the signing of the MOUs, the Respondent No.1 through Green Field Estate acquired lands from the payments which the Petitioner periodically made to the Respondent No.1. These lands were acquired in the name of various entities.

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Following is the list of names in which the lands were acquired by the Respondent No.1, through Greenfield Estate :

| S. No. | Named of the Entity Holding Land Parcel                          | Status           |
|--------|------------------------------------------------------------------|------------------|
| 1      | Swisstown Developers Private Limited                             | Company          |
| 2      | Royal Orchid Infradevelopers Private Limited                     | Company          |
| 3      | Beech Town Developers Private Limited                            | Company          |
| 4      | Palm Spring Greencity Developers Private Limited ( DELHI OFFICE) | Company          |
| 5      | E Com Trade World Private Limited                                | Company          |
| 6      | Ganraj Properties Private Limited                                | Company          |
| 7      | Woodsville Projects Private Limited                              | Company          |
| 8      | Greenfield Estates                                               | Partnership Firm |
| 9      | Greenfield Estate Bangalore                                      | Partnership Firm |
| 10     | NSB Arya Green Estate                                            | Partnership Firm |
| 11     | Synergione Infrastructure & Projects Private Limited             | Company          |
| 12     | Dharatal Promoters & Infradevelopers Private Limited             | Company          |
| 13     | Castle Infraestates Private Limited                              | Company          |
| 14     | Inspire Infraestates Private Limited                             | Company          |
| 15     | Stonewater Properties Private Limited                            | Company          |
| 16     | Redwood Heights Estates Private Limited                          | Company          |
| 17     | Underhills Infrastructure & Projects Private Limited             | Company          |
| 18     | Riverdale Infraestates Private Limited                           | Company          |
| 19     | Kemptyfalls Resorts Private Limited                              | Company          |
| 20     | Comfort Infraheights Private Limited                             | Company          |
| 21     | Green Fortune Promoters & Developers Private Limited             | Company          |
| 22     | Synergione Real Estate Private Limited                           | Company          |
| 23     | Concept Infraestates Private Limited                             | Company          |
| 24     | Lakewood Infra Projects Private Limited                          | Company          |
| 25     | Bestwood Infraheights Private Limited                            | Company          |
| 26     | Wildoak Infrastructure & Projects Private Limited                | Company          |
| 27     | Sunshine Infracity Private Limited                               | Company          |
| 28     | Fortune Infracity Private Limited                                | Company          |
| 29     | Agro Town Developers Private Limited                             | Company          |
| 30     | Exquisite Infrastructure Private Limited                         | Company          |
| 31     | Sunshine Infra Promoters Private Limited                         | Company          |
| 32     | Megastructure Infracon Private Limited                           | Company          |
| 33     | Stride Energy Resources Private Limited                          | Company          |
| 34     | Splendor Infracity Private Limited                               | Company          |
| 35     | Crest Media & Entertainment Private Limited                      | Company          |
| 36     | Unicorn Global Hospitality Private Limited                       | Company          |
| 37     | Aastha Promoters and Developers Private Limited                  | Company          |
| 38     | Arondia Properties Private Limited                               | Company          |
| 39     | Bhatta Fall & Resorts Private Limited                            | Company          |
| 40     | Greenvalley Infracity Private Limited                            | Company          |
| 41     | Prateek Kumar                                                    | Individual       |

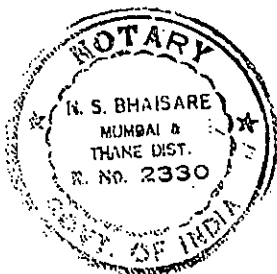




In the entities from Sr. No.1 to No. 40, in the above list, the Respondent No.1 is either directly or indirectly beneficial owner and has dominant influence. The person at Sr. no. 41 is Respondent No.1, himself.

6.5. The Petitioner had, from time to time, and in various tranches had routed to the Respondent No.1, amounts aggregating to Rs. 2285,79,00,000 (Rupees two thousand two hundred eighty five crores and seventy-nine lakhs), through various entities wherein Respondent No.1 was either a promoter, proprietor or the founding partner; for the purpose of (i) acquiring lands in various parts of India, (ii) development of various projects where in the land was in the name of the Petitioner or its groups entities, (iii) providing liaison services relating to various clients for approval and permissions for the development of land etc; on behalf of and in trust for the Petitioner. The list of PK Group (as defined hereunder) entities which had received proceeds from the Petitioner or its entities are as follows:

| Sr. No. | Name of the receiving entity                           | Amount (Rs in crores) |
|---------|--------------------------------------------------------|-----------------------|
| 1.      | Green Field Estates                                    | 1885.03               |
| 2.      | Sunshine Developers                                    | 64.5                  |
| 3.      | Synergyone Infrastructure and Projects Private Limited | 288.28                |
| 4.      | Synergyone Infra Developers Private Limited            | 12.98                 |
| 5.      | Ganraj Properties Private Limited                      | 20.00                 |
| 6.      | Ecom Trade World Private Limited                       | 15.00                 |
| Total   |                                                        | 2285.79               |



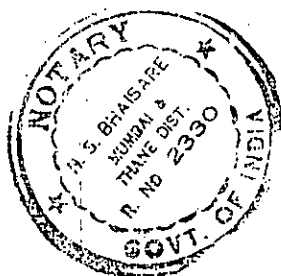
The above fact has been confirmed by Mr. Pratik Kumar in the Definitive Agreement (as defined herein below). However, the majority shareholding, control and management of Ganraj Properties Private Limited and Ecom Trade World Private

Limited have been transferred to the Petitioner and its entities.

6.6. However pursuant to the MOUs, there were several disagreements and differences between the Petitioner and the Respondent No.1 in relation to the MoUs.

6.7. In order to reach an amicable settlement, the Petitioner, Respondent No.1 and Greenfield Estate entered into a Memorandum of Understanding on September 21, 2012 ("*the Principal MOU*"). Hereto annexed is the copy of the Principal MOU marked as Exhibit "A". Pursuant to the Principal MOU, the Petitioner, Greenfield Estates and the Respondent No. 2 entered into a Master Arrangement Agreement on March 28, 2013 ("*MAA*"). Hereto annexed is the copy of the MAA marked as Exhibit "B". As per the MAA, the Respondent No. 2, Greenfield Estates and Associate Concerns (*as defined in the MAA*) agreed to transfer the aggregate of 4,479.4564 acres of land in various cities of India that were acquired by the Respondent No. 2, through Greenfield Estates in the name of the entities as set out in the table above, in favour of the Petitioner, its subsidiaries, affiliates or its nominees as maybe instructed by the Petitioner. Subsequent to the MAA, the Respondent No. 2 transferred certain properties to the Petitioner and its entities. Also, in terms of the MAA, the Respondent no. 1 agreed to pay Rs.137,98,00,000 (Rupees one hundred thirty seven crores and ninety eight lakhs only) within sixty (60) days from the execution of the MAA which the Respondent no.1 has failed to pay. Nevertheless, there arose several disagreements between the Petitioner and the Respondent No. 2 with regard to the MAA.

6.8. Subsequent to signing of the MAA the Petitioner learned that the Respondent No.1 had misappropriate funds given by the Petitioner to him through Green Field Estates for acquiring properties in the names of various entities without the knowledge of the Petitioner. The Respondent No.1 had highly over rated the



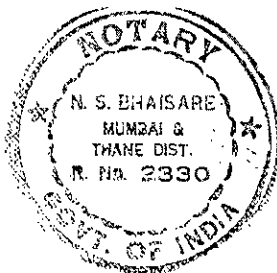
value of properties of which documents were handed over to the Petitioner under the MAA. The Respondent no.1 also not did not disclose the various assets as purchased by Respondent no.1 and its entities from the funds received from the Petitioner and its entities.

6.9. The Petitioner due to the mala fide acts of the Respondent No.1 was compelled to lodge a complaint before the Police Station at Pune.

6.10. Nevertheless, in order to put to rest most of the differences and disagreements, the Petitioner entered into full and final settlement with the Respondent No.1 along with its group entities. On October 2, 2013, a definitive agreement for settlement (the "Definitive Agreement") was entered into between (i) PACL Limited, a company incorporated under the Companies Act, 1956 ("PACL"); (ii) Entities set out Firstly in Schedule 1 to the Definitive Agreement, being Respondent No. 37 to No.42 herein (collectively referred to as the "PACL Group"); (iii) Respondent No. 1 and (iv) the Entities set out Secondly in Schedule 1 to the Definitive Agreement, being Respondent No. 2 to No.36 herein (collectively, referred to as "PK Group").

The relevant paragraph setting out the terms of Definitive Agreement is reproduced herein below.

1.2 *In terms of the detailed settlement terms as set out in clause 2 below, the broad terms arrived between the parties.*



1.3 (i) *Both parties shall put all properties of PK Group and PACL Group as per Schedule 2 under management of MC and for that purpose MC will be appointed as set out herein*

(ii) *PACL and Prateek Kumar shall be entitled to*

80%:20% respectively out of "Net Land Revenue"

(iii) The shareholdings of all the companies set out in Schedule 1 excluding PACL Ltd.) shall be in the ratio of 80% (PACL Group/ its nominees) :20% (PK Group/ its nominees) respectively.

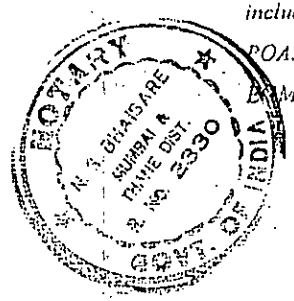
2.10 Transfer of certain properties/ equity shares / interest from Synergone Infrastructure & Projects Pvt. Ltd. to PK Group:

2.10.1 Prateek Kumar and all its Share holders and Directors hereby agree that PACL Group/ entities shall be entitled to 80% equity shares in Synergone Infrastructure & Projects Pvt. Ltd. and Prateek Kumar has agreed to cause to transfer and assign 80% of the shareholdings by entering into such document as PACL may deem fit and proper without any consideration whatsoever for all of such Company and partnership firms as set out Secondly in Schedule 5 in favour of PACL Group or any of its entities within a period of 60 days from the execution hereof at the cost of PACL Group.

2.10.2 Synergone Infrastructure & Projects Pvt. Ltd. shall transfer and assign the properties set out Firstly in Schedule 5 in favour of PK Group or its entities at the cost of PACL within the period of 60 days from hereof.

2.9 Deposit of documents:

Parties hereby admit and acknowledge that all the original title documents in respect to the Properties (as set out in the Schedule 2 and Annexures) including but not limited to revenue records, MOU's agreements, conveyances, POA, Agreement for Sale and also the Transfer Forms, Share Certificates, EGM notice, EGM Resolution, Director resignation, appointment of new



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IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION  
ARBITRATION PETITION NO.        OF 2014

In the matter of Section 9 of the  
Arbitration and Conciliation Act,  
1996;

PACL Limited.

...Petitioner

Versus

Prateek Kumar and Ors

...Respondents

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*Rajani Associates*

Rajani Associates  
Advocates for the Petitioner

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A

IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION  
ARBITRATION PETITION NO. OF 2014

In the matter of Section 9 of the  
Arbitration and Conciliation Act,  
1996;

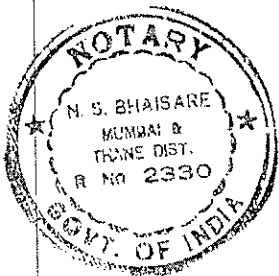
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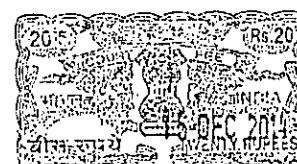
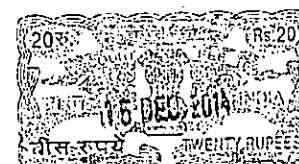
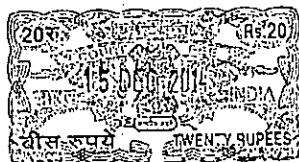
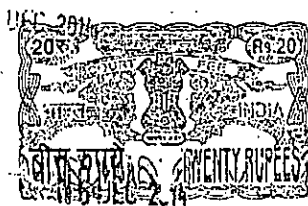
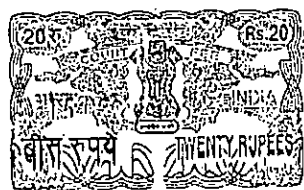
...Petitioner

Versus

Prateek Kumar and Ors

...Respondents

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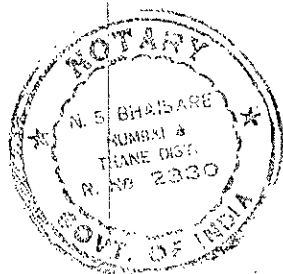




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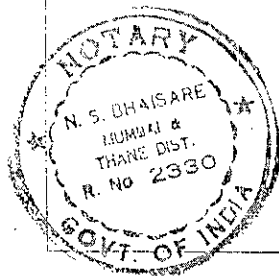
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| Office Notes, Office Memoranda of Coram, appearance, Court's orders or directions and Prothonotary's orders. | Court's or Judge's orders. |
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D

IN THE HIGH COURT OF JUDICATURE AT BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

ARBITRATION PETITION NO. OF 2014

PACL Limited

... Petitioner

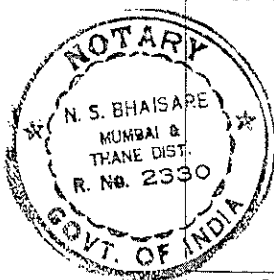
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Prateek Kumar & Ors.

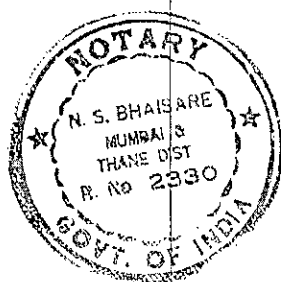
... Respondents

SYNOPSIS

| DATES         | EVENTS                                                                                                                                                                                                                                              |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2008          | Petitioner and Respondent No.1 entered into understanding wherein the Respondent No.1 wherein, Respondent No. 1 was to aggregate land for the Petitioner.                                                                                           |
| 2008          | Pursuant to the Understanding, it was agreed that Respondent No.2 (wherein Respondent No.1 was the founding partner) shall procure the plot of lands as more specifically described in the MOUs, on behalf of the Petitioner.                       |
| 2008-2012     | Petitioner had, from time to time, and in various tranches had routed to the Respondent No.1. amounts aggregating to Rs. 2285,79,00,000 through various entities wherein Respondent No.1 was either a promoter, proprietor or the founding partner. |
| 2012          | There were several disagreements and differences between the Petitioner and the Respondent No.1 in relation to the MoUs.                                                                                                                            |
| September 21, | In order to reach an amicable settlement, the                                                                                                                                                                                                       |

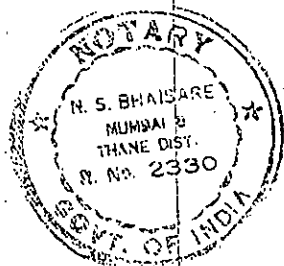


|                   |                                                                                                                                                                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2012              | Petitioner, Respondent No.1 and Respondent No. 2 entered into a Memorandum of Understanding.                                                                                                                                                                                                                                                             |
| March 28, 2013    | Pursuant to the Principal MOU, the Petitioner, Greenfield Estates and the Respondent No. 2 entered into a Master Arrangement Agreement on ("MAA").                                                                                                                                                                                                       |
| April - June 2013 | Subsequent to signing of the MAA the Petitioner learned that the Respondent No.1 had misappropriate funds given by the Petitioner to him through Green Field Estates for acquiring properties in the names of various entities without the knowledge of the Petitioner.                                                                                  |
| October 2, 2013   | In order to put to rest most of the differences and disagreements, the Petitioner entered into full and final settlement with the Respondent No.1 along with its group entities (" <i>Definitive Agreement</i> ") settlement.                                                                                                                            |
| October 2, 2014   | As per the Definitive agreement 80% shares in PK Group (Respondent No.2 to No. 37) had been transferred to various entities nominated by the Petitioner, however the control and management of the PK Group continued to remain with the Respondent No.1, although the Petitioner and its nominees are holding 80% share capital in the these companies. |
| July 2, 2014      | Two of the nominee Directors appointed on the Board of Respondent No.5, were wrongfully removed from the board of the Respondent No. 5.                                                                                                                                                                                                                  |



F

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | There were also several acts of oppression and mismanagement in relation to Respondent No.5, by Respondent No. 1 and his other representatives on the board, including related party transactions and siphoning of funds of Respondent No.5                                                                                                                                                                                            |
| September 11, 2014 | Petitioner through its affiliate company i.e. Bahar Paper Private Limited, which holds 80% shares in Respondent No.5, filed a case before the Company Law Board under Section 397 & 398 of the Companies Act, 1956, alleging oppression and mismanagement.                                                                                                                                                                             |
| August 2014        | ("Letter"), the Petitioner received a letter from the advocates of Respondent No. 1, there in alleging, <i>inter alia</i> , that the Petitioner has failed to perform their various obligations under the Definitive Agreement. Through the Letter, Respondent No. 1 also invoked the Arbitration clause in the Definitive Agreement and asked the Petitioner to accept the appointment of one Mr. Ratan Lath, as the sole Arbitrator. |
| September 3, 2014  | The Petitioner, replied to the above letter thereby <i>inter alia</i> denying all the allegations made in the Letter and enumerating all the defaults committed by the Respondent No.1 and J'K Group. In the Reply, the Petitioner also informed that appointment of Mr. Ratan Lath is not acceptable to the Petitioner and suggested appointment of Mr. Justice (Retd.) Dilip                                                         |



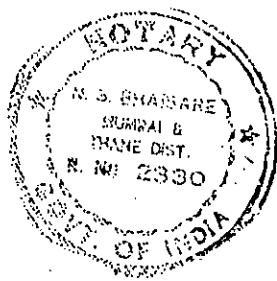
Directors, board resolution, Shareholder's Agreement between Prateek Kumar and PACL, PMC Agreement and such other documents in respect to the companies which are in possession of the respective parties ("Original Documents") and the same shall be held in joint custody (as may be mutually decided) till the time the parties have complied with Conditions Precedents (as defined below).

2.10 Transfer of certain properties / equity shares/ interest from Synergyone Infrastructure and Projects Pvt. Ltd. To PK Group:

2.10.1 Prateek Kumar and all its Share holders and Directors hereby agree that PACL Group / entities shall be entitled to 80% equity shares in Synergyone Infrastructure and Projects Pvt. Ltd. and Prateek Kumar has agreed to cause to transfer and assign 80% of the shareholdings by entering into such documents as PACL may deem fit and proper without any consideration whatsoever for all of such Company and partnership firms as set out Secondly in Schedule 5 in favour of PACL Group or any of its entities within a period of 60 days from the execution hereof at the cost of PACL Group.

2.10.2 Synergyone Infrastructure and Projects Pvt. Ltd shall transfer and assign the properties set out Firstly in Schedule 5 in favour of PK Group or its entities at the cost of PACL within the period of 60 days from hereof.

2.10.3 The transfer of 80% shares of Synergyone Infrastructure & Projects Pvt. Ltd. in favour of PACL Group entities shall be effective immediately on the date when PK Group has transferred and assigned the properties of Synergyone Infrastructure & Projects Pvt. Ltd. set out in Schedule 5 in favour of PK Group or any of its entities or on the expiry of the 60<sup>th</sup> day from the date of execution hereof, whichever is earlier, provided that PACL Group has paid the actual cost for stamp



duty and registration charges (on actual) if demanded by PK Group within the period of 50 days from execution hereof ("Synergysone Effective Date"). MC Shall give effect to this transfer on the Synergysone Effective Date and the present Directors shall be deemed to have resigned from Directorship and the new Directors as suggested by PACL Group and PK Group shall become effective on Synergysone Effective Date."

Clause 2.10.4 Notwithstanding anything contained anywhere else in this Agreement, for any and all properties of Synergysone Infrastructure and Projects Pvt. Ltd no decision or authority shall be exercised by Praizeek Kumar or MC and the same shall rest with PACL.

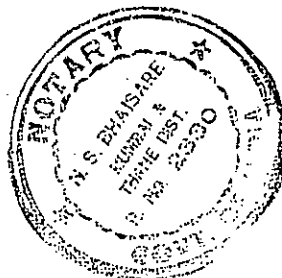
Clause 2.10.5 In the event if any shareholding in Synergysone Infrastructure and Projects Pvt. Ltd is transferred by PK Group or any properties of Synergysone Infrastructure and Projects Pvt. Ltd is transferred, prior to the said Company vesting with PACL, then PACL shall be entitled to 80% of the Net Land Revenue (save and except for properties set out in Schedule 5). Any financial transaction taken place in Synergysone Infrastructure and Projects Pvt. Ltd prior to Synergysone Effective Date, shall not be objected by PACL at any time.

3. Joint Custody of the Property Documents

The parties hereby agree and confirm that both the groups shall put all the original documents in a joint security room or any other manner as they may mutually decide, within a period of 30 days from the date of execution hereof.

4. Sequence of execution of the Settlement/ Transaction Documents

The parties shall execute the documents in the following sequences, unless otherwise mutually agreed:



Directors, board resolution, Shareholder's Agreement between Prateek Kumar and PACL, PMC Agreement and such other documents in respect to the companies which are in possession of the respective parties ("Original Documents") and the same shall be held in joint custody (as may be mutually decided) till the time the parties have complied with Conditions Precedents (as defined below).

2.10 Transfer of certain properties / equity shares/ interest from Synergyone Infrastructure and Projects Pvt. Ltd. To PK Group:

- 2.10.1 Prateek Kumar and all its Share holders and Directors hereby agree that PACL Group / entities shall be entitled to 80% equity shares in Synergyone Infrastructure and Projects Pvt. Ltd. and Prateek Kumar has agreed to cause to transfer and assign 80% of the shareholdings by entering into such documents as PACL may deem fit and proper without any consideration whatsoever for all of such Company and partnership firms as set out Secondly in Schedule 5 in favour of PACL Group or any of its entities within a period of 60 days from the execution hereof at the cost of PACL Group.
- 2.10.2 Synergyone Infrastructure and Projects Pvt. Ltd shall transfer and assign the properties set out Firstly in Schedule 5 in favour of PK Group or its entities at the cost of PACL within the period of 60 days from hereof.
- 2.10.3 The transfer of 80% shares of Synergyone Infrastructure & Projects Pvt. Ltd. in favour of PACL Group entities shall be effective immediately on the date when PK Group has transferred and assigned the properties of Synergyone Infrastructure & Projects Pvt. Ltd. set out in Schedule 5 in favour of PK Group or any of its entities or on the expiry of the 60<sup>th</sup> day from the date of execution hereof, whichever is earlier, provided that PACL Group has paid the actual cost for stamp





duty and registration charges (on actual) if demanded by PK Group within the period of 50 days from execution hereof ("Synergyone Effective Date"). MC Shall give effect to this transfer on the Synergyone Effective Date and the present Directors shall be deemed to have resigned from Directorship and the new Directors as suggested by PACL Group and PK Group shall become effective on Synergyone Effective Date."

Clause 2.10.4 No:withstanding anything contained anywhere else in this Agreement, for any and all properties of Synergyone Infrastructure and Projects Pvt. Ltd no decision or authority shall be exercised by Praizek Kumar or MC and the same shall rest with PACL.

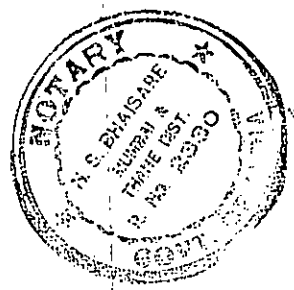
Clause 2.10.5 In the event if any shareholding in Synergyone Infrastructure and Projects Pvt. Ltd is transferred by PK Group or any properties of Synergyone Infrastructure and Projects Pvt. Ltd is transferred, prior to the said Company vesting with PACL, then PACL shall be entitled to 80% of the Net Land Revenue (save and except for properties set out in Schedule 5). Any financial transaction taken place in Synergyone Infrastructure and Projects Pvt. Ltd prior to Synergyone Effective Date, shall not be objected by PACL at any time.

3. Joint Custody of the Property Documents

The parties hereby agree and confirm that both the groups shall put all the original documents in a joint security/ room or any other manner as they may mutually decide, within a period of 30 days from the date of execution hereof.

4. Sequence of execution of the Settlement/ Transaction Documents

The parties shall execute the documents in the following sequences, unless otherwise mutually agreed:



4.1 both parties to withdraw all cases filed against each other, and simultaneously Parties to deposit all of Original Document in joint custody as mutually agreed;

4.2 PACL shall Publish Notice as mentioned above (4.1 and 4.2 collectively known as "Condition Precedent")

11.1 Arbitration:

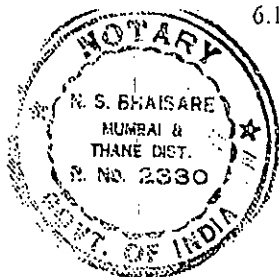
As there is limited dispute and difference between the Parties in respect to this Agreement, the Parties have mutually agreed and accepted to appoint a sole arbitrator to resolve the aforesaid dispute arisen between the Parties and such arbitration which shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 and shall be concluded within a period of 120 days from the date of appointment. The Award of the Arbitrator shall be final and binding and enforceable upon all the parties to this Agreement.

11.2 Venue and Procedure:

The place of both the above arbitration shall be Mumbai and the language of arbitration shall be English. The arbitrator's award shall be substantiated in writing. The arbitrator shall also decide on the costs of the arbitration procedure. The Parties shall submit to the arbitrator's award and the same shall be enforceable in any competent court of law.

12. Governing Law and Jurisdiction:

The Courts at Mumbai alone shall have the exclusive jurisdiction in respect of all matters or disputes or differences arising out of this Agreement.



6.11. A copy of the Definitive Agreement is annexed hereto and marked as Exhibit "C". An amendment to the Definitive Agreement i.e. Supplemental Agreement to Definitive Agreement for Settlement, was executed on November 30, 2013 to record certain amendments to the Definitive Agreement. The Supplemental Agreement to Definitive Agreement for Settlement essentially amends certain clauses of the Definitive Agreement

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i.e. Clauses 2.10.1, 2.10.2, 2.10.3, 2.13, 3 in such a way that the number of days in the said clauses have been modified to certain extent. The copy of the said Supplemental Agreement to Definitive Agreement for Settlement is annexed and marked as Exhibit "D".

6.12. Thus in the Definitive Agreement, it was agreed between the parties thereto that as a consideration for mutual obligations, inter alia, the shareholding of all the companies set out in Schedule 1 of the Definitive Agreement (except the Petitioner) and annexed hereto as Exhibit "E" shall be in the ratio of 80% (PACL Group/ its nominees) and 20% in favour of PK Group/ its nominees respectively. Also, the Petitioner and the Respondent no.1 were entitled to Net Land Revenue (as defined under Clause 2.2 of the Definitive Agreement) in the ratio of 80% and 20% respectively. Net Land Revenue includes any consideration of including sale value etc of development of land/ project or by way of sale of the shares of any Firm or company as set out in Schedule 1 or any property as per Schedule 2 (and annexed hereto as Exhibit "F") respectively of the Definitive Agreement. It was also agreed by Respondent no.1 that Petitioner and/ or its entities shall be entitled to 80% of the shareholding of Respondent no.5 as well as other entities, without any consideration, as set out in Secondly in Schedule 5 of the Definitive Agreement and set out herein as Exhibit "G" Part B. In terms of the Definitive Agreement, the transfer of 80% shares of Respondent no.5 to the Petitioner and/ or its entities shall immediately take place when the Respondent no.1 transfers and assigns certain properties as set out in firstly Schedule 5 of the Definitive Agreement and Exhibit "G" Part A in favour of Respondent no.1 and its entities subject to fulfilment of certain conditions as set out under the Definitive Agreement read with Supplemental Agreement to Definitive Agreement for Settlement.



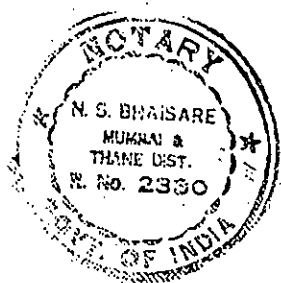
6.13. Pursuant to the Definitive Agreement, the shareholders of the

PACL Group transferred to the nominees of Respondent No.1, certificates of shares equal to 20% of the share capital of each of the PACL Group of Companies as set out in Part 1 of the Schedule 1 of the Definitive Agreement (i.e. Respondent No. 37 to 42); and shareholders of PK Group transferred to the nominees of the Petitioner, certificates of shares equal to 80% of the share capital of each of the PK Group of Companies as set out in Part 2 of the Schedule 1 of the Definitive Agreement (i.e. Respondent No. 2 to No.36, hereinafter referred to as "*PK Group*").

6.14. The parties to the Definitive Agreement consummated the transaction contemplated under the Definitive Agreement by transferring the shares and depositing the title deeds under joint custody. Both the parties had acted upon the Definitive Agreement and consummated the transaction inspite of the fact that condition precedent under the Definitive Agreement had not been complied. The Condition precedents could not be complied with due to non-cooperation and non availability of the Respondent No.1.

6.15. Furthermore, as per the Definitive agreement 80% shares in PK Group had been transferred to various entities nominated by the Petitioner, however the control and management of the PK Group continued to be remain with the Respondent No.1, although the Petitioner and its nominees are holding 80% share capital in the these companies.

6.16. Furthermore, the Respondent No. 1 had bought several properties, the present market value of which is approximately Rs.1459,35,00,000 (Rupees one thousand four hundred fifty nine thousand crores and thirty five lakhs) in the name of Respondent No.5, and its subsidiaries, from the payments made, by the Petitioner. Thus it was paramount for the Petitioner to have control over the Respondent No.5 Company so as to negate any mala fide acts of the Respondent No. 1 with respect to the Property owned by the Respondent No.5 along with its various



subsidiaries. However, two of the nominee Directors appointed on the Board of Respondent No.5, were wrongfully removed from the board of the Respondent No. 5. There were also several acts of oppression and mismanagement in relation to Respondent No.5, by Respondent No. 1 and his other representatives on the board, including related party transactions and siphoning of funds of Respondent No.5 as can be evidenced from the Respondent No.5's statement of bank account maintained with Axis Bank. Annexed and marked as Exhibit "H" is copy of the Respondent No.5's statement of bank account maintained with the Axis Bank.

6.17. In view thereof, the Petitioner through its affiliate company i.e. Bahar Paper Private Limited, which holds 80% shares in Respondent No.5, has filed a case before the Company Law Board under Section 397 & 398 of the Companies Act, 1956, alleging oppression and mismanagement. The Petitioner craves leave to refer and rely upon the said Company Petition bearing Company Petition No. 73 of 2014, as and when produced.

6.18. Sometime in August 2014 ("*Letter*"), the Petitioner received a letter from the advocates of Respondent No. 1, there in alleging, *inter alia*, that the Petitioner has failed to perform their various obligations under the Definitive Agreement. Through the Letter, Respondent No. 1 also invoked the Arbitration clause in the Definitive Agreement and asked the Petitioner to accept the appointment of one Mr. Ratan Lath. as the sole Arbitrator. The Petitioner, through the attorneys replied to the Letter vide their Letter dated September 3, 2014 ("*Reply*"), thereby *inter alia* denying all the allegations made in the Letter and enumerating all the defaults committed by the Respondent No.1 and PK Group. In the Reply, the Petitioner also informed that appointment of Mr. Ratan Lath is not acceptable to the Petitioner and suggested appointment of Mr. Justice (Retd.) Dilip G. Karnik as the sole Arbitrator in terms of Clause 11 of the Definitive Agreement. The copy of the Letter and the Reply are annexed and marked as

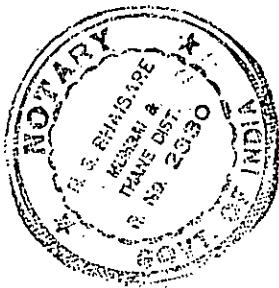
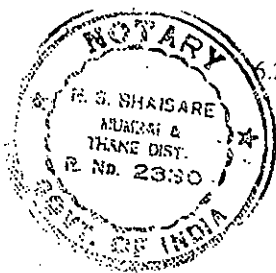


Exhibit "I" and Exhibit "J".

6.19. Furthermore, the Petitioner has learnt that the Respondent No.1 has been absconding and has been declared as a proclaimed offender by the State of Rajasthan. The Petitioner has been absconding since last several months. There are several criminal cases initiated against Respondent No.1 for various criminal offences in various states and lookout notice has also been issued against the Respondent No.1. It has been further learnt that most of the criminal complaints initiated against the Respondent are in pertaining to Respondent No.1's various land dealings. The printout from the website of Jodhpur Police declaring Respondent No.1, as a proclaimed offender/absconder is annexed herewith and marked as Exhibit "K".

6.20. The grave urgency for filing this Petition and this juncture arises from the fact that the Respondent No.1 through one Mr. Sandeep Kumar, has sold off one of the assets belonging to Respondent No.5, at Pune ("*Pune Property*") to Respondent No. 43 to 45, without the knowledge of the Petitioner, with utter disregard to the understanding between the Parties and law. Although, apparently the said plot was sold sometime in June 18, 2014, the Petitioner have learnt about the same only in December 2014, and thereafter have immediately approached this Hon'ble Court. The Petitioner holds 80 % share holding in Respondent No. 5 pursuant to the Definitive Agreement and was still was not informed about the sale of the assets. The copy from the e-search taken from the website of the Department of the Registration and Stamps along with the transfer documents filed with the sub-registrar is annexed hereto and marked as Exhibit "L".



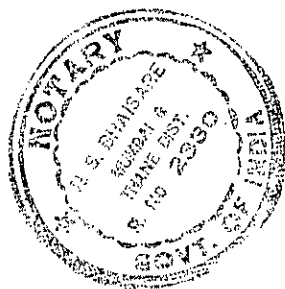
6.21. The Petitioners have also come across a board resolution of the Respondent No. 5, authorizing one Mr. Sandeep Kumar to sign for selling the Pune property. No notice was given to the Petitioner's nominee on board of Respondent No. 5 of any such meeting. It is also pertinent to note that Respondent No.1, has

been absconding since many months; therefore it is highly improbable that he would have attended the said board meeting of Respondent No.5. The Petitioner has reasons to believe that the board meeting to sell the aforesaid property was never held and there is element of fraud in the proposed sale of the property since the Respondent No.1 is absconding. The copy of the Board resolution is annexed herewith and marked as Exhibit "M".

6.22. The Petitioner has also recently learnt that certain properties owned by the Castle Infraestates Private Limited (Respondent No.8 herein), Stone Water Properties Private Limited (Respondent No.26 herein) and Inspire Infraestates Private Limited (Respondent No.9 herein) situated at at Ghulmajara, Derabassi, in Punjab have also been sold off by Respondent No.1 and the concerned Respondents hereinabove. The Petitioner has obtained copies of the transfer deeds that have been executed by aforesaid Respondents in favor of third parties. Hereto annexed and marked as Exhibit N are the copies of transfer deeds obtained by the Petitioner in relation to properties transferred by the aforesaid Respondents. The Petitioner submits that the transfer deeds are in the vernacular language and the Petitioner can presently identify only the Respondent No.46. Since this Petition is filed in urgency, the Petitioner craves to add parties (in addition to Respondent No.46) who have been transferred the properties by Castle Infraestates Private Limited (Respondent No.8 herein), Stone Water Properties Private Limited (Respondent No.26 herein) and Inspire Infraestates Private Limited (Respondent No.9 herein).

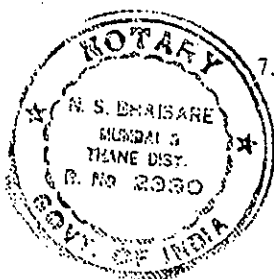
#### 7. Submissions

7.1. The present Petition has been preferred by the Petitioner to preclude the Respondents from creating any third party rights in respect of the any of the Property of the Respondent No. 1 to Respondent No.36, pending the Arbitration between the parties. In light of the forgoing circumstances, it is just and convenient



that the reliefs prayed herein be granted.

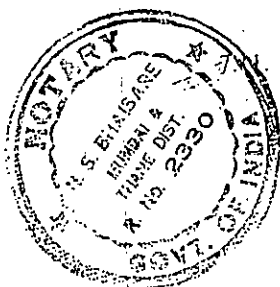
- 7.2. The sale of the Pune Property behind the back of the Petitioner inspite of their Petitioner having 80% shareholding in the Respondent No. 5, denotes his demeanor. There is a reasonable and grave apprehension that the Respondent No.1 and his nominees may sell off any of the assets of the PK Group, and/or any of its subsidiaries, without the knowledge of the Petitioner.
- 7.3. The assets owned by the Respondent No. 2 to No. 36 have been accumulated from the proceeds made by the Petitioner to the Respondent no. 1. Sale of any of the assets belonging to the PK Group, thus tantamount to sale of assets belonging to the Petitioner.
- 7.4. I further submit that the Petitioner is ready and willing to perform their part under the Definitive Agreement, if the Respondent No.1 and PK Group are willing to perform their respective obligations under the Definitive Agreement. Nevertheless, for the purpose of performance by the Petitioner it is necessary that the Respondent No.1 personally remain present and co-operate with the Petitioner. The Petitioner cannot single handedly comply with conditions laid under the Definitive Agreement. The Petitioner undertakes to perform any of the pending obligations on their end provided the Respondent No.1, PK Group and his nominees are willing to perform their obligations under the Definitive Agreement.
- 7.5. Considering Respondent No.1's past history and his criminal records, it is highly likely that if left unimpeded he may sell of any and many of the assets belonging to the PK Group, and thereby frustrate the subject matter of Arbitration.
- 7.6. The Petitioner submits that the balance of convenience is in its favour. The Petitioner further submits that irreparable harm and injury will be caused to the Petitioner if the reliefs claimed herein





are not granted. The Petitioner is keen to initiate arbitral proceedings against the Respondent. It is in the interests of justice that interim measures of protection as prayed herein be granted failing which, any Award that may be passed in favour of Petitioner would not be enforceable.

- 7.7. The Petitioner has not filed any other petition and/or application either in this Hon'ble Court and/or any other Hon'ble Court in India for the same or similar reliefs as prayed herein.
- 7.8. The Petitioner submits that no delay has been caused in filing the present petition and the present petition has been filed expeditiously by the Petitioner as is evident from what is stated hereinabove.
- 7.9. Since this Petition is filed in urgency, the Petitioner craves leave to add, alter, amend, delete, and/or substitute any of the aforesaid paragraphs, if necessary.
- 7.10. The Petitioner submits that in the aforesaid circumstances, the Petitioner is entitled to the reliefs as prayed for under Section 9 of The Arbitration and Conciliation Act, 1996 ("Act") to secure the subject matter of Arbitration. The Petitioner has made out a strong prima facie case on the merits of the case. The aforesaid facts further establish that the Petitioner would not be able to realize the fruits of any award, which may be passed in its favour in the course of executing the award. This would result in grave injustice to the Petitioner in as much as in the absence of such an order, the Petitioner who is very likely to succeed in the arbitration proceeding may not be able to execute the award. The Petitioner states that in the interest of justice, an order in terms of the below mentioned reliefs be passed as the Petitioner has established sufficient cause for the same.



Under clause No. 12 of the Definitive Agreement, the Parties

have agreed for the exclusive jurisdiction of the Courts in Mumbai. The place/venue of Arbitration is Mumbai. Without prejudice to above facts, in any event, the Respondent No. 1 resides in Mumbai and the Respondent No. 31 has its registered office address in Mumbai. Furthermore, the corporate office of the Petitioner is situated in Mumbai. Certain immovable and movable properties of the Respondent No. 5 are in Mumbai. Moreover, the entire negotiations in relation to the Definitive Agreement have transpired in Mumbai. The material part of the cause of action has arrived in Mumbai. Therefore, this Hon'ble Court has jurisdiction to entertain the present Petition.

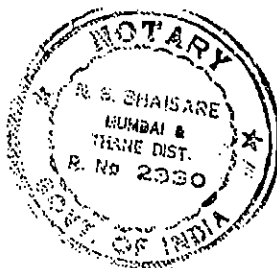
7.12. The Petitioner has affixed a Fixed Court Fee Stamp of Rs 200 on this Arbitration Petition.

7.13. The Petition has been signed and verified by the Petitioners who are aware of the facts of the case and are able to and authorized to depose to the same.

7.14. The Petitioner has approached this Hon'ble Court as expeditiously as possible and there is no delay or laches in filing the present Petition.

7.15. In view of the aforesaid premises the Petitioner therefore, prays:

- (a) That pending the hearing and final disposal of the arbitration proceedings this Hon'ble Court may be pleased to direct the Respondent No.1 and the PK Group (being Respondent No.2 to Respondent No.36) and all its employees and nominees to not dispose off or alienate or encumber or create any third party rights of any of their assets, movable and immovable properties (including immovable properties as set out Exhibit F and Exhibit G herein) and investments of the Respondent No. 1 and PK Group (being Respondent No.2 to Respondent No.36).



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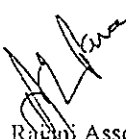
- (b) That pending the hearing and final disposal of the arbitration proceedings, this Hon'ble Court may be pleased to direct the Respondent No. 1 and PK Group (being Respondent No.2 to Respondent No.36) to declare on oath all assets, properties (immovable and immovable), investments, licenses, bank balances in the bank accounts, receivables, cash surplus, monies in free reserves and outstanding debts of the Respondent No. 1 and PK Group (being Respondent No.2 to Respondent No.36).
- (c) That pending the hearing and final disposal of the arbitration proceedings, this Hon'ble Court may be pleased to restrain the Respondent No.1 and PK Group along with his/its nominees issue any kind of securities/interest (convertible or non convertible) or altering any shareholding pattern/partnership interest (in any manner whatsoever) of any of PK Group and/or the subsidiaries/affiliates of entities within PK Group (being Respondent No.2 to Respondent No.36).
- (d) That pending the hearing and final disposal of the arbitration proceedings, this Hon'ble Court may be pleased to direct the Respondent No.43 to Respondent No.45 to not dispose or alienate or encumber or create any third party rights on any of the properties that have been transferred by the Respondent no.5.
- (e) That pending the hearing and final disposal of the arbitration proceedings, this Hon'ble Court may be pleased to direct the Respondent No.46 and other transferee entities to not dispose or alienate or encumber or create any third party rights on any of the properties that have been transferred by Castle Infraestates Private Limited (Respondent No.8 herein), Stone Water Properties Private Limited (Respondent No.26 herein) and Inspire



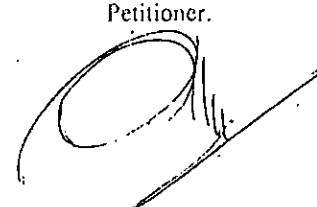
Infraestates Private Limited (Respondent No.9 herein).

- (f) That pending the hearing and final disposal of the arbitration proceedings this Hon'ble Court, the Respondent No.1 and PK Group (being Respondent No.2 to Respondent No.36) be restrained from using any of their assets, including, restrained from utilising the bank account and all funds lying at the disposal of the PK Group;
- (g) That pending the hearing and final disposal of the arbitration proceedings this Hon'ble Court may be pleased to appoint a Court Receiver attached to this Hon'ble Court as Court Receiver of all the companies within PK Group, in respect of all their assets.
- (h) For ad-interim reliefs in terms of prayer clause (a),(b), (c), (d) and (e);
- (i) For cost of this application;
- (j) For any other and further reliefs as the nature and circumstances of the case be provided for.

Dated this \_\_ day of December, 2014

  
Rajesh Associates

Advocate for the Petitioner

  
Petitioner.



VERIFICATION

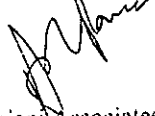
I, Paramjeet Singh Kanda, the Authorised Signatory of the Petitioner above named do hereby solemnly declare that what is stated in paragraphs 1 to 6 is true to my own knowledge and what is stated in the remaining paragraph no. 7 is stated on information and belief and I believe the same to be true.

Solemnly affirmed at Mumbai )  
this 16 day of December, 2014 )



Deponent  
Paramjeet S. Kanda  
Authorised Signatory

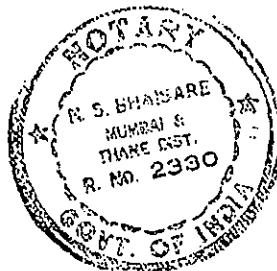
Identified by me:



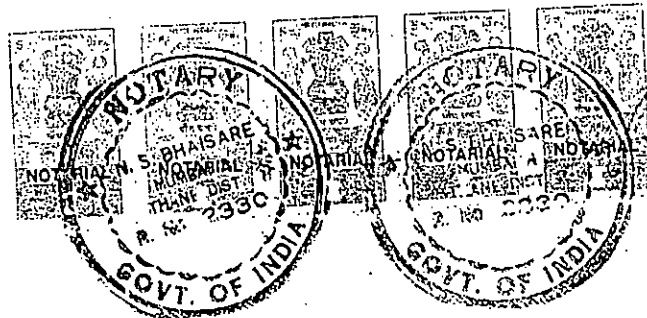
Rajani Associates  
Advocate for the Petitioner

BEFORE ME  
16/12/14  
R. S. BHAI SARE  
NOTARY  
MUMBAI & THANE DIST.

16 DEC 2014



NOTED & REGISTERED  
Sr. No. 5381...88...2014  
Dated...16...12...2014



IN THE HIGH COURT OF JUDICATURE AT  
BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

ARBITRATION PETITION NO. OF 2014

PACL Limited. ...Petitioner

Versus

Prateek Kumar and Ors ...Respondents

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ARBITRATION SECTION 9

---

Dated this 16 day of December, 2014

Rajani Associates  
Advocate for the Petitioner  
204 - 207, Krishna Chambers  
59 New Marine Lines.  
Mumbai 400020

IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION  
ARBITRATION PETITION NO.        OF 2014

In the matter of Section 9 of the Arbitration and  
Conciliation Act, 1996;

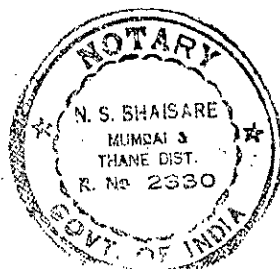
In the matter of a Definitive Agreement for Settlement  
dated October 2, 2013

PACL Limited                      .... Petitioner  
v/s  
Prateek Kumar & Ors.        ..... Respondents

LIST OF DOCUMENTS

1. All Exhibits to the Petition.
2. Documents and correspondence referred to and relied upon in the Petition.
3. All such further and other documents, correspondence and papers as may be referred to and relied upon with the permission of this Hon'ble Court.

  
Rajani Associates  
Advocates for the Petitioner

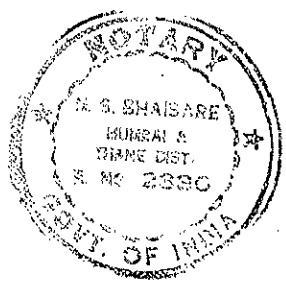


IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION  
ARBITRATION PETITION NO. OF 2014

PACL Limited. ...Petitioner  
Versus  
Prateek Kumar and Ors ...Respondents

MEMORANDUM OF ADDRESS  
Rajani Associates  
Advocate for the Petitioner  
204 - 207, Krishna Chambers  
59 New Marine Lines  
Mumbai 400020

*[Signature]*  
Rajani Associates  
advocate for the Petitioner





We are not the members of the Welfare Fund. Therefore Stamp of Rs.2/- is not affixed herewith

*Rajani Associates*  
Advocate for Petitioner

IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION  
ARBITRATION PETITION NO. OF 2014

In the matter of Section 9 of the  
Arbitration and Conciliation Act,  
1996;

PACL Limited

a company registered under the Companies Act,  
1956, having its registered office at 22, 3<sup>rd</sup> Floor, ...Petitioner  
Amber Tower, Sansar Chandra Road, Jaipur- 302  
001.

Versus

1. Prateek Kumar,  
Row House No.1, Goldfield Enclave Society,  
South Main Road, Vidyut Nagar, Koregaon Park  
Pune 411001 Maharashtra
2. Greenfield Estates  
A- 60, Sushant Lok, DLF, Gurgaon, Haryana
3. Greenfield Estate Bangalore  
Row House No.1, Goldfield Enclave Society,  
South Main Road, Vidyut Nagar, Koregaon Park  
Pune 411001 Maharashtra
4. NSB Arya Green Estate  
J-134, Sector 41, Noida - 201301. Uttar Pradesh



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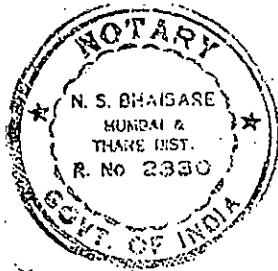
278

5. Synergyone Infrastructure & Projects Private Limited  
S-1, The Metropole, Next to Inox Multiplex,  
Bund Garden Road, Pune - 411 001
6. Synergyone Infradevelopers Private Limited  
"Synergyone, Plot No 93, Sector-32,  
Institutional Area, Gurgaon - 122001, Haryana "
7. Dharatal Promoters & Infradevelopers Private Limited  
S-1, The Metropole, Next to Inox Multiplex,  
Bund Garden Road, Pune - 411 001
8. Castle Infraestates Private Limited  
Room no.2 Lower Ground, Plot no. 93, sector  
32. Institutional Area, Gurgaon - 122001,  
Haryana
9. Inspire Infraestates Private Limited  
Room no. 4 Lower Ground, Plot no. 93, sector  
32. institutional area, Gurgaon - 122001,  
Haryana
10. Redwood Heights Estates Private Limited  
House No. 134, Block -J Sector 41, Noida -  
201301, Uttar Pradesh
11. Undermills Infrastructure & Projects Private Limited.  
House no. 134, block -j sector 41, Noida -  
201301, Uttar Pradesh
12. Riverdale Infraestates Private Limited  
House no 134, Block -J, Sector 41, Noida -



201301, Uttar Pradesh

13. Kemptfalls Resorts Private Limited  
D - 74, Connaught Place, New Delhi - 110001
14. Comfort Infraheights Private Limited  
S. No 61, Nirmal Farms, Ravi Nagar, Sus Gaon,  
Taluka Mulshi, Pune - 411021
15. Green Fortune Promoters & Developers Private  
Limited  
S. No. 60, Nirmal Farms, Ravi Nagar, Sus Gaon,  
Taluka Mulshi, Pune - 411021
16. Synergysone Real Estate Private Limited  
S-1, The Metropole, Next to Inox Multiplex,  
Bund Garden Road, Pune - 411001
17. Concept Infraestates Private Limited  
NSB HOUSE, Plot No D3/1, F/F Line No 1,  
Bhawani Kunj, Near Deep Public School,  
Vasant Kunj, New Delhi - 110070
18. Lakewood Infra Projects Private limited  
House No 187, "Sofia Manzil", 12th Cross, Rmv  
ii Stage, Dollar's Colony, Bengaluru - 560094
19. Bestowed Infraheights Private Limited  
Room no.1, Lower ground, Plot no. 93, Sector  
32, Institutional area, Gurgaon - 122001,  
Haryana
20. Wildoak Properties Private Limited  
Row House no. 1, Gold Field Enclave Society,  
South Main Road, Vidyut Nagar, Koregaon



34

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Park, Pune - 411001

21. Sunshine Infracity Private Limited

S. No 60, Nirmal Farms, Ravi Nagar, Sus Gaon,  
Taluka Mulshi, Pune - 411021

22. Fortune Infracity Private Limited

House No. 134, Block -J Sector 41, Noida -  
201301

23. Agro Town Developers Private Limited

S. No. 60, Nirmal Farms, Ravi Nagar, Sus Gaon,  
Taluka Mulshi, Pune - 411021

24. Devshri Infracities Private Limited

S-1, The Metropole, Next to Inox Multiplex,  
Bund Garden Road, Pune - 411001



25. Exquisite Infrastructure Private Limited

H. No 457/10, Sector-45, Near Ved Block,  
Noida - 201303

26. Stone Water Properties Private Limited

House NO. 134, Block -J, Sector 41, Noida -  
201301, Uttar Pradesh

27. Sunshine Infra Promoters Private Limited

H. NO 457/10, Sector-45, Near Ved Block,  
Noida - 201303

28. Megastructure Infracon Private Limited

S-1, The Metropole, Next to Inox Multiplex,  
Bund Garden Road, Pune - 411001

29. Splendor Infracity Private Limited

H. NO 457/10, Sector-45, Near Ved Block,  
Noida - 201303

30. Crest Media & Entertainment Private Limited  
Flat NO 111, Agarkar Nagar, Beside Alankar  
Theater, Pune - 411011

31. Unicorn Global Hospitality Private Limited  
Unit no. 12/22, Building no-2, Shreeji Vihar  
CHS, Kandivali (W), Mumbai - 400067

32. Aastha Promoters and Developers Private  
Limited  
Aastha Trade Centre, Q Road, 2nd Floor,  
Bistupur, Jamshedpur - 831001, Jharkhand



33. Arondha Properties Private Limited  
F-2, Third Floor, Navelkar Trade Centre,  
Panjim, Panjim - 403001, GOA

34. Bhatta Fall & Resorts Private Limited  
756, Mandauli Extension, Delhi - 110093

35. Greenvalley Infracity Private Limited  
House NO. 134, Block -J SECTOR 41, Noida-  
201301, Uttar Pradesh

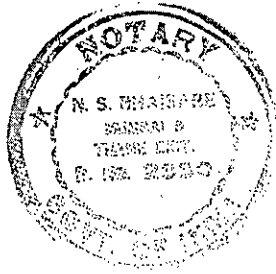
36. Idea Tree Private Limited  
Swapnapurti Bungalow, Santosh Nagar, Survey  
No. 67, Near Navgraha, Maruti Mandir

37. Swisstown Developers Private Limited  
Shop No.3, Paradeshi Building, Survey  
No.34/4/5, Behind PICT College, Dhankowdi,  
Pune - 411043

38. Royal Orchid Infradevelopers Private Limited  
Shop No.3, Paradeshi Building, Survey  
No.34/4/5, Behind PICT College, Dhankowdi,  
Pune - 411043
39. Beech Town Developers Private Limited  
Shop No.3, Paradeshi Building, Survey  
No.34/4/5, Behind PICT College, Dhankowdi,  
Pune - 411043
40. E Com Trade World Private Limited  
Pearls Business Park, D-7, Flat No.604a, Netaji  
Subhash Place, Pitampura, Delhi - 110034
41. Ganraj Properties Private Limited  
Shop No.3, Paradeshi Building, Survey  
No.34/4/5, Behind PICT College, Dhankowdi,  
Pune - 411043
42. Woodsville Projects Private Limited  
Pearls Business Park, D-7, Flat no. 604a, Netaji  
Subhash Place, Pitampura, New Delhi - 110034
43. Mr. Pravin Nandlal Gupta, Bunglow No. 48-49  
Cloud Nine Society, NIBM Road,  
Mohamadwadi, Pune - 48
44. Mr. Vipin Nandlal Gupta, Bunglow No. 48-49  
Cloud Nine Society, NIBM Road
45. Golden Estates- 1, Village Gholu Majra,  
(L.A.C Lalru) Tehsil Derabassi, Dist- S.A.S  
Nagar, Punjab



...Respondents



37

To,  
The Registrar (O.S.)/Prothonotary and Senior Master  
High Court  
Bombay

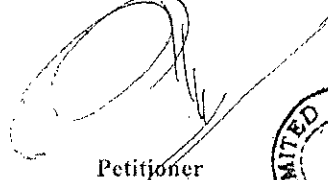
Respected Madam,

We, **PACL Limited**, the Petitioner abovenamed, do hereby appoint  
Rajani, Singhania & Partners Advocates & Solicitors, having their office  
address at 204-207, Krishna Chambers, 59, New Marine Lines Mumbai  
400020, to act, appear and plead on our behalf in the above matter.

IN WITNESS WHEREOF, we have set and subscribed our hand to this  
writing at Mumbai.

Dated this 16 day of December, 2014

For and on behalf of  
**PACL Limited**



Petitioner



MR. Poojanjeet S. Konde

Authorised Signatory

We accept:



Rajani Associates

Advocate for the Petitioner

(O.S. No. 6880)

Advocate Case No. I 2167

204 - 207 Krishna Chambers

New Marine Lines

Mumbai - 400020

Tel. No. 40961000 Email ID: ashish.parwani@rsplaw.in

IN THE HIGH COURT OF JUDICATURE AT  
BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

ARBITRATION PETITION NO. OF 2014

PACL Limited. ...Petitioner

Versus

Prateek Kumar and Ors ...Respondents

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VAKALATNAMA

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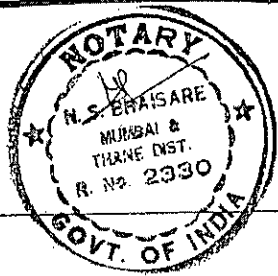
Dated this 16 day of December, 2014

Rajani Associates  
Advocate for the Petitioner  
204 - 207, Krishna Chambers  
59 New Marine Lines  
Mumbai 400020



EXHIBIT- A

38



N. S. BHAI SARE  
NOTARY  
MUMBAI & THANE DIST.



For M/S SHAREHOLDERS LTD

(DEEPAK VEDWATHAKI)  
Authorized Signatory

PRINCIPAL MEMORANDUM OF UNDERSTANDING

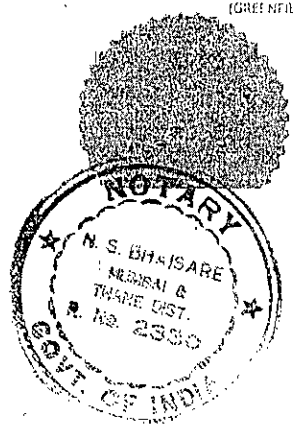
THIS PRINCIPAL MEMORANDUM OF UNDERSTANDING ("MOU") is made and executed at Mumbai on this 21<sup>st</sup> Day of DEC, Two thousand and Twelve:

Between:

1. M/S PACT INDIA LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at 7<sup>th</sup> Floor, Gopaldas Bhawan, Barakhamba Road, New Delhi 110001, acting through its Authorized Representative/Director Mr. Gurmeet Singh, who has been duly authorized by a Board Resolution dated \_\_\_\_\_ (hereinafter referred to as "First Party", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its authorized representatives, successors, nominees and permitted assigns) of the FIRST PART,
2. M/S GREENFIELD ESTATE, a Partnership Firm having its office at A-60 Sector 13K, D11 Gurgaon Haryana through all its partners Sh. Rajeev Kumar (hereinafter referred to as the "GREENFIELD ESTATE", which expression shall unless repugnant to the context or meaning thereof, shall include its subsidiaries, affiliates, successors in interest, assignee and nominee(s)

AND

3. Mr. PRATEEK KUMAR, an Indian inhabitant, age 42 years, with PAN no. APDR3866A, residing at Raw House-1, Goldfield Society, South main Road, Koregaon Park, Pune-1 (hereinafter referred to as the "PK", which expression shall unless repugnant to the context or meaning thereof, shall include its subsidiaries, affiliates, successors in interest, assignee and nominee(s))  
(GREENFIELD & PK herein after collectively referred to as Second Party)



For Greenfield Estates

*[Signature]*  
Partner

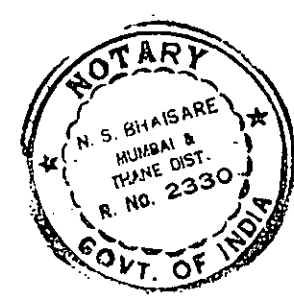


WHEREAS:

- A. The First Party is engaged in the business of construction and development of real properties into commercial mall, group housing projects and aggregation and trading of land through its various agents/independent contractors across India to cater to the needs of its customer;
- B. The Second Party is engaged in the business of aggregation and trading of real estate/properties and to provide services relating to (i) lands parcels, by way of various deed /GPA/ Agreement, executed with farmers, Land owners, confirming Parties and/or in any other manner as may be permissible by applicable laws; and (ii) procure approvals for various commercial, residential, retail and other development activities;
- C. PK is the promoter / founding partner / person in control (directly or indirectly) of the Second Party and its Associate Concerns (as defined hereinafter);
- D. The Second Party either by itself or through its partners carry out aforesaid business through some of the affiliate companies/firm/ proprietor concerns including (i) Ganraj Properties Private Limited represented by its director Sandeep Kumar authorized by its resolution dated \_\_\_\_\_; (ii) Econ Tradeworld Private Limited represented by its director Sandeep Kumar authorized by its resolution dated \_\_\_\_\_; (iii) M/s Sunshine Developers represented by its sole proprietor Mr. Prateek Kumar; and (iv) Synergys Infrastructure & Projects Private Limited represented by its director Bhinder Kumar Swain authorized by its resolution dated \_\_\_\_\_ or (v) such affiliate companies/partners (including PK) / proprietor concerns of the Second Party as may be intimated from time to time (collectively called "Associate Concerns");
- E. The First Party desired to acquire the Land at various location as detailed in Annexure 1 (hereinafter referred to as the "Said Lands") at the pre-determined rate stated therein (hereinafter called the "Agreed Rate") for the purpose of development of residential/ commercial projects and the Second Party offered and agreed to provide its services to acquire the Said Lands.
- F. The First Party has already paid a total sum of Rs.1,722,81,76,928 (Rupees one thousand seven hundred twenty two crores and eighty one lakhs Seventy Six Thousand Nine Hundred Twenty Eight only) after settlement between the Parties, refund or otherwise ("Aggregation Consideration") to either the Second Party and its Associate Concerns in the year 2009-10, 2010-11, 2011-12 and 2012-13 as follows:

|                                                    |         |
|----------------------------------------------------|---------|
| Greenfield Estates                                 | 1610.35 |
| Ganraj Properties Private Limited                  | 20.00   |
| Econ Tradeworld Private Limited                    | 15.00   |
| Sunshine Developers                                | 53.50   |
| Synergys Infrastructure & Projects Private Limited | 19.20   |

For Greenfield Estates  
  
 Partner



Synergy 1  
Total

4.62  
1,722.82

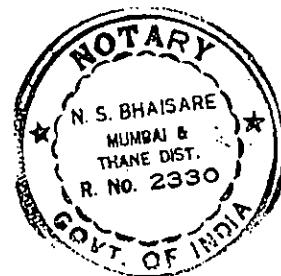


- G. The First Party and the Second Party and/or Associate Concerns have executed prior to the date of the execution of this MOU into memorandum of understanding with respect to certain land as defined in Annexure 3; it is further clarified that in case of some land parcels the area to be acquired and rule for acquisition has been revised with mutual consent of both the parties.
- H. The Second Party has already is in process of utilizing this Aggregation Consideration for acquisition of Said Land parcels, for and on behalf of, and in trust for the First Party as per Annexure 1.
- I. The Second Party and its Associate Concerns have already acquired the Said Land parcels as detailed in Annexure 2, for and on behalf of, and in trust for the First Party.

NOW THEREFORE, this MOU witnesses and the parties do hereby agree as follows.

1. For the purpose of this MOU, the "Confirming Party" would mean a person other than land owner who is in possession of the Said lands or is holder of power of attorney, or had signed memorandum of understanding with the legal owners of the Said Lands or have any other right or interest in the Said lands. The Confirming Party may be a person or body of individuals or group of person registered as a partnership concern, a LLP or a limited company or trust or society;
2. The Second Party along with its Associate Concerns (as the case may be) shall transfer the Said Land along with all rights, title and interest, physical possession and without any encumbrances acquired for the First Party or its nominees by November 30, 2017 and complete all the legal formalities for such transfer including registration of required documents with the relevant Sub-Registrar of Assurances, it can be extended with mutual consent of both the parties.
3. The Second Party along with its Associate Concerns (as the case may be) shall on the request of the first party convert the Said Lands or parts thereof to NA to facilitate transfer to companies. The cost of conversion of the Said Land (or such part thereof) to NA shall be fixed by the parties in advance and shall be borne by the first party.
4. The Agreed Rate for the Said Land or part thereof remaining to be aggregated may be varied with mutually by the parties;
5. The Second Party along with its Associate Concerns (as the case may be) may on the request of the first party see that all the part of the Said Lands acquired by the Second Party along with its Associate Concerns (as the case may be) are properly surveyed by the appropriate office or land and revenue departments, demarcated and appropriate boundary walls

For Greenfield Farm



250

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created before physical and legal handover of the Said Lands. The cost shall be borne by the first party.

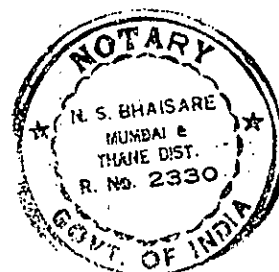
6. The Second Party along with its Associate Concerns (as the case may be) shall try and procure contiguous Lands to the First Party or its nominees.
7. The Second Party and/or PK and/or its Associate Concerns (as the case may be) and/or special purpose vehicle in which the Said Land or part thereof are transferred or retained shall not for any reason whatsoever sell, transfer (legal or beneficial right), encumber or otherwise in any way deal with or dispose off the Said lands (part thereof) without the prior written consent of the First Party.

#### Rights of First Party

8. The First Party or its nominees shall have the exclusive right to inspect and verify the documents provided by the Second Party along with its Associate Concerns (as the case may be) to satisfy about the genuineness of the said document and to take legal opinion from experts and legal professionals regarding the title and zoning of the land.
9. The First Party or its nominees shall have the right to inspect the land either by itself or through its authorized representative/advisor.
10. The First Party or its nominees shall have the right to take over the possession of the land and, to develop, build, construct and maintain the Said Lands. The said right shall even be there for portion of the Said Lands acquired by the Second Party along with its Associate Concerns (as the case may be), once full payment had been made for that portion of said land.
11. The First Party or its nominees shall have the right to reject any part of the Said Land if there are issues with title or with zoning or if the Lands are not contiguous. Decision of the First Party or its nominees shall be final and binding. On such rejection, however, the Second Party along with its Associate Concerns (as the case may be) can deal with the Said Land as it deems fit.
12. The First Party or its nominees shall be entitled to receive all the original documents for the Said Land purchased including Agreement for Sale, Conveyance Deed, Power of Attorney, or any such other document related to title/advance for land etc. either with the land owner, confirming party or with the aggregator or any other person or intermediary.
13. The First Party shall or its nominees be entitled to receive the account of all monies spent so far by the Second Party along with its Associate Concerns (as the case may be) for acquisition of land and/or approvals and/or development. The First Party or its nominees shall be entitled to get such accounts verified by a firm of chartered accountants of its choice and verification by such a firm shall be conclusive proof of the amount spent by the Second

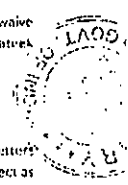
For Greenfield Estates

Partner



Party along with its Associate Concerns (as the case may be). The Second Party shall on a monthly basis provide to the First Party all the complete details relating to receipt and expenditure of money received from the First Party or its nominees.

14. The First Party shall have the right in its sole discretion (but not obligation) to modify, waive or otherwise postpone any of the obligations/liabilities of the Second Party, Mr. Praveen Kumar and/or Associate Concerns.

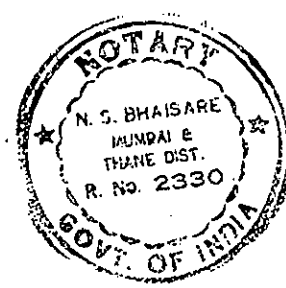


**Rights of Second Party**

15. The Second Party shall have the right to take signatures on the requisite applications, letters and documents for obtaining certain approvals and permission with respect to the project as and when required.
16. The Second Party shall be entitled to commission of 5% once the Said Land acquired by the Second Party and/or its Associate Concerns (as the case may be) at the Agreed Rate and transferred along with all rights, title and interest, physical possession and without any encumbrances to the First Party.
17. The Second Party and/or PK or its nominees shall also be entitled to equity stake of 10% in a projects or special purpose vehicle as may be intimated by the Second Party and/or PK and/or Associate Concerns (as the case may be) and agreed by the First Party. Provided that the Second Party and/or PK and/or any of its affiliates holding equity stake in any special purpose vehicle in which the Said Land or part thereof are transferred or retained shall not sell, transfer (legal or beneficial right), encumber or otherwise in any way deal with or dispose off such equity stake (part thereof) without intimation to the First Party. The second party can sell but the first right of refusal shall be of first party. However, such right to sell shall be exercised by the Second Party only for such projects where land is duly converted and transferred to the First Party or its nominees and approval is received for at least 1 phase of the project.
18. The Second Party shall be entitled to receive and/or adjust payment at the Agreed Rate irrespective of its actual cost.
19. The Second Party shall have the right to be reimbursed for any additional cost incurred by it if the payments are not released in time for procuring the said land (which is pending for acquisition on date) and extra amount is payable on account of delay in payment terms as agreed with the owners or the aggregator or the confirming parties.
20. The second party shall be compensated for any financial loss on account of penalties, interest, taxes, stamp duty etc for transactions done on request and directions of the first party for consolidation of land, entering into any agreements with related parties of the first party or for any other transactions done on behalf of the first Party.

For Granting...

*[Handwritten signatures]*





#### Liabilities of First Party

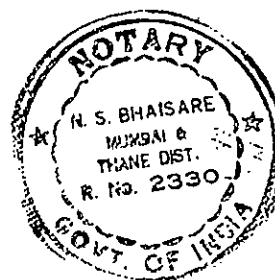
21. The First Party will make the payment to the Second Party and/or its Associate Concerns (as the case may be) for the Said Land parcels transferred after adjusting the monies already paid including the Aggregate Consideration.
22. The First Party shall pay such Additional costs for approvals or for providing other services including the initial development carried on the said properties by the second party as may be agreed between the First Party and the Second Party.

#### Liabilities of Second Party

23. The Second Party along with its Associate Concerns (as the case may be) shall bear any cost over and above the Agreed Rate for acquisition of land, if the same has not been pre-approved by the First Party.
24. The Second Party along with its Associate Concerns (as the case may be) shall get the execution and registration of Sale deeds/General Power of Attorney, Agreement to Sell, Will, Possession Letter, Affidavit etc. in favour of the First Party or its associates company or nominee or any other person/entity as may be directed by the First Party.
25. The Second Party along with its Associate Concerns (as the case may be) shall be responsible to hand over the vacant, peaceful and uninterrupted possession of the Land procured by the Second Party along with its Associate Concerns (as the case may be) to the First Party immediately after the execution of the sale deed.
26. The Second Party along with its Associate Concerns (as the case may be) shall get executed the mutation of the Said Land in favour of First Party or its associates company or nominee or any other person/entity as the case may be.
27. The Second Party along with its Associate Concerns (as the case may be) shall ensure that it shall get the signatures on the necessary documents as and when required by the First Party.
28. The Second Party along with its Associate Concerns (as the case may be) shall carry out verification and title search of the respective portions of said land before making any representation to the first Party and shall clarify the doubts if any, of the First Party with regard to the said Land. The Second Party along with its Associate Concerns (as the case may be) shall provide the certified copy of all revenue records by the concerned competent revenue authority, of the said land legal opinion by the Lawyer, non encumbrance certificate etc. prior to registration of sale deed in favour of the First Party.
29. The Second Party along with its Associate Concerns (as the case may be) shall be responsible to make the payment of sale consideration to the respective Seller of the said land for the

For Greenfield Express

*[Signature]*  
Partner



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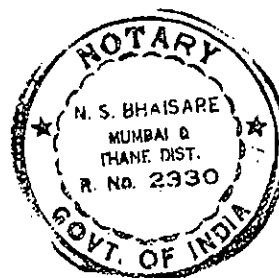
purchase of land made by the first Party. The First Party shall not be responsible for payment of sale consideration to the respective Seller of Said Land in any manner, whatsoever and any dispute with regard to the payment of sale consideration if any, arising during the course of transaction and thereafter shall be entertained by the Second Party. The Second Party shall be personally liable, without any recourse to the First Party, for any claim or demand from any third party in relation to the Said Land.

30. That every Tax, dues demand viz water, Electricity, Property Tax, and revenue etc. and their arrears in respect of the Said Land shall be borne and paid by the sellers or by the Second Party on behalf of the seller with regard to their respective portions of land till the date of execution of the sale deed and the Second Party along with its Associate Concerns (as the case may be) shall ensure compliance of the same. Thereafter, the first Party will be responsible for the payment of the same.
31. The Second Party shall also ensure that the Purchase of said Land shall not violate any existing land laws, Government order/s Notification etc. of the concerned Police Station, Tehsil, Sub-registrar office of the District where the execution of sale deeds will be effected.
32. The Second Party shall also ensure that Said Land is not Assigned Land, forest Land, Government Land, Inam Land or Land that is/are prohibited or restricted to transfer/sell by the concerned Authority or State/ Central government.
33. The Second Party shall ensure that the land owners shall not create any Third Party interest in their respective portions of land either before or after the title of land has been vested in the first Party.
34. The Second Party along with its Associate Concerns (as the case may be) should also ensure that the actual area on the site shall be measured /demarcated when the actual possession of the land is handed over to the first Party.
35. The Second Party shall ensure that all the Sale Deeds and the mutation papers of the purchased property shall be forwarded to the first Party as directed, along with the statement of account of the purchase land duly endorsed by the Second Party along with its Associate Concerns (as the case may be).
36. The Second Party along with its Associate Concerns (as the case may be) shall not be entitled to make changes in the constitution of its firm or its Associate Concerns including change in shareholders/partners/directors/managing partners and/or vary shareholding/profit share of any shareholder/partner without express written consent of the first Party till conclusion of this MOU.

Term, Schedule and mode of Payments

For Greenfield Estates

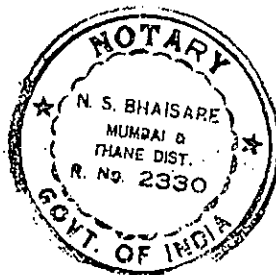
*[Signature]*  
Partner



37. The First Party agrees to pay to the Second Party along with its Associate Concerns (as the case may be) the Agreed Rate (as mentioned in Annexure 1), for acquisition of Said Land which shall include the following cost:
- Cost of Land or property as mentioned in Title deeds and/or General Power of Attorney and/or Agreement to Sale of the said land, paid or payable to the legal owners of the said Land.
  - Legal expenses of Stamp Duty, registration charges of sale deed, general power of attorney and/or registered agreement to sale and any other legal expenses done which are necessary as per the Act, Rules and other Statutes of the Central Government, the concerned State Government or any other local bodies of the Central or State Government like Zila Panchayats, municipal boards etc.
  - Amount paid as "settlement expenses" or any other mode of payment to the "Confirming Party", whether his/her name is mentioned or not in the legal documents like title deeds, power of attorney or agreement to sale. The amount paid to the Confirming Party is in addition to the amount as paid to the legal owners of the said land as mention in sub-clause (a) above.
38. The First Party has already advanced major portion of the Aggregation Consideration to the Second Party and/or its Associate Concerns (as the case may be) and such Aggregation Consideration shall be adjusted against the cost of Said Land acquired by the Second Party and/or its Associate Concerns (as the case may be) at the Agreed Rate and transferred along with all rights, title and interest, physical possession and without any encumbrances to the First Party. If after adjusting such advance, any amount is payable by the First Party to the Second Party, then the First Party shall forthwith pay any such sum to the Second Party.
39. The First Party agrees to pay five percent (5%) of the total project cost (i.e. total cost of the said land) to the Second Party for the services rendered as professional charges/commission for procurement of the Said Land for the First Party subject to execution and submission of title deeds, registered agreement to sell or registered Power of Attorney. The Second Party shall raise the invoice for services rendered after the possession of the land and relevant documents has been handed over to the First Party as per satisfaction of the First Party. The Second Party may draw upto 50% of the amount due from the already advanced Aggregation Consideration to meet its expenses which shall be adjustable against the bill raised by the Second Party. The said service charges/ commission can also be adjusted from the Aggregation Consideration given to the Second Party and/or its Associate Concerns (as the case may be). However, it is clarified that the commission is due and payable only on transfer of the Said Land (or part thereof) along with all rights, title and interest, physical possession and without any encumbrances. It is hereby confirmed that no commission is due or paid to the second party.
40. It is further agreed that any sum paid including the Aggregation Consideration to the Second Party and/or its Associate Concerns (as the case may be) for procurement of the Said Land (including all parts thereof) shall be treated as advance towards procurement of Said Land

For Greenfield Estates

Partner





and the Second Party and/or its Associate Concerns (as the case may be) shall be liable to refund any balance sum after deducting its service charges without any interest in no circumstances, any advances towards procurement of Said land including the Aggregation Consideration shall be treated as loan and no interest shall be payable on any such advances towards procurement of Said land including the Aggregation Consideration

41. It is agreed that any amount outstanding with the Second Party after for the transfer of the Said Lands and approval and development expenses, shall be forthwith repaid by the Second Party and/or its Associate Concerns (as the case may be) to the First Party and in any case not later than 31st Dec 2012. Such amount shall be secured by such assets (other than Said Land) of the Second Party and/or its Associate Concerns having equivalent market value.

#### Specific Performance

42. In case any party with whom the Second Party has entered into an agreement to acquire land and such party is defaulting or likely to default on its commitment, then in such cases, the First and Second Party may decide to pursue for Specific Performance of the Contract (Between second party and the party with whom second party has entered into agreement) and both parties shall co-operate fully with each other to ensure success of such effort

#### Termination of the Agreement

43. This MoU may be terminated in the event of the following:

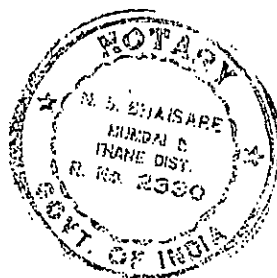
- In the event of breach of any of the terms and conditions of this MoU by the Second Party, First Party shall give a notice of 90 (ninety) days to rectify / remedy such breach. If Second Party fails to rectify / remedy such breach within the prescribed time of 90 (ninety) days, then First party shall have the right to terminate this MoU; and
- In the event of breach of any of the terms and conditions of this MoU by the First Party, Second Party shall give a notice of 90 (ninety) days to rectify / remedy such breach. If First Party fails to rectify / remedy such breach within the prescribed time of 90 (ninety) days, then First Party shall have the right to terminate this MoU;

#### Effect of Termination

44. Upon termination of this MoU for any reason whatsoever, the Second Party and/or its Associate Concerns (as the case may be) shall forthwith transfer the Said Land (or a part thereof) acquired by the Second Party and/or its Associate Concerns, as the case may be, till such time) along with all rights, title and interest, physical possession and without any encumbrances to the First Party or its nominee, as may be instructed by the First Party. The First Party shall pay or cause to pay to the Second Party and/or its Associate Concerns for

For Greenfield Estates

Partner



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the case may be the amounts (if any) which have accrued due and become payable under the terms of this MOU.

Furthermore, it is agreed that any amount outstanding with the Second Party after the transfer of the Said Lands and reimbursement of any other amount including for approvals and development, shall be forthwith repaid by the Second Party and/or its Associate Concerns (as the case may be) to the First Party and in any case not later than 31 December 2012. Such amount shall be secured by such assets (other than Said Lands) of the Second Party and/or its Associate Concerns having equivalent market value.

#### Indemnity & Penalty Clause

45. In the event of Second Party failing to procure all or any part of the Said Land for the First Party then the amount paid to them by the First Party shall be refunded without any interest after deducting the consideration amount of land procured by the Second Party for the First Party, as per the Agreed Rate.
46. The Second Party shall be responsible in case any civil or criminal dispute arises from the Said Land and will keep the First Party indemnified with this regard.
47. The First party shall indemnify the second party for any additional cost incurred by it if the payments are not released in time for procuring the said land and extra amount is payable on account of delay in payment terms as agreed with the owners or the aggregator or the confirming parties.
48. The first party shall indemnify the second party for any financial loss on account of penalties, interest, taxes, statutory dues etc for transactions done on request and directions of the First party for consolidation of land, entering into any agreements with related parties of the First party or for any other transactions done on behalf of the First Party.

#### Conclusion of the Agreement

49. The obligations of Second Party shall be deemed fulfilled / extinguished on completion of (a) execution / registration of document as prescribed by the First Party, (b) Mutation (c) Survey/demarcation of boundary, vacant, peaceful physical possession of all the Said Land, without any encumbrances; (d) appropriate zoning and approvals for development such that lands are developable as may be agreed between the First and Second Party.

#### Confidentiality

50. The Parties shall treat the details of understanding provided under this MOU as strictly confidential. Provided that a Party may disclose the information to their respective legal,

For Greenfield Estates

Director



insurance and auditing/accounting advisers strictly on a need to know basis, subject to the same confidentiality obligation

51. None of the Parties shall make any public announcement, press release before the acquisition of the said land by the Second Party and possession by the First Party.

Notice

52. Any notices, reports or other communications required or permitted hereunder shall be deemed to have been duly given (a) within 24 hours if delivered in person or by teleprinter or other similar electronic transmission means; or (b) within 72 hours if sent by registered or certified mail, return receipt requested, and addressed to the respective registered office of the company. A notice or other communication received on a day other than a business day, or after business hours at the place of receipt, shall be deemed to be given on the next following business day at such place

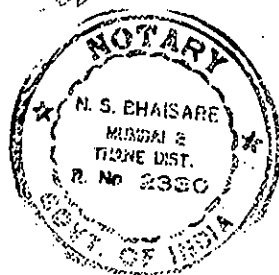
Modifications

53. The terms of this MoU shall not be altered or added to and nor shall anything be omitted there from, except by means of a Supplementary Agreement made in writing duly signed by the Parties hereto, through mutual consent
54. This MoU shall be deemed to be the supplementary agreement in respect of all memorandum of understanding executed prior to the date of the execution of this MoU as detailed in Annexure 4.
55. This MoU shall, from the date of signature thereof supersede all prior discussions, memorandum of understanding, deeds and documents in relation to subject matter hereof including all the memorandum of understanding executed prior to the date of the execution of this MoU, as detailed in Annexure 4, correspondence (whether written or oral) and shall operate in substitution of all terms, conditions, understandings previously agreed to or in force between the Parties (which shall be deemed to have been terminated / revoked by mutual consent as from the said date of signature) In other words, the terms and conditions of this MoU constitute the entire agreement between the Parties
56. The First Party and the Second Party have hence mutually agreed to hereby abandon all the memorandum of understanding executed prior to the date of the execution of this MoU, as detailed in Annexure 4 and accordingly hereby to cancel and terminate such memorandum of understanding and all understandings contemplated thereunder.

Applicable Laws

For Greenfield Estates

Partner



57. The MoU and the rights and obligations of the Parties under or arising out of this MoU shall be construed and enforced in accordance with the laws of India.

**Jurisdiction**

58. Subject to clause 35, the Courts at Delhi alone shall have the exclusive jurisdiction in respect of all matters or disputes or differences arising out of this MoU.

**Headings & Annexures**

59. The headings in this MoU have been done solely for ease of reference and shall not be considered in the interpretation of this MoU. The Schedules and Annexure to this MoU are part and parcel of this MoU and shall be considered and read as such. It is expressly clarified that any breach of the terms and conditions of the Schedules and Annexure, would amount to a breach of this MoU.

IN WITNESS WHEREOF the parties to this MoU, do hereby set and append their respective hands of their will & volition on the day and date first mentioned above at New Delhi in presence of the following:

PACL INDIA LIMITED

PRATEEK KUMAR

WITNESS:

1. (Signature)  
(Prateek Kumar)
2. (Signature)  
(Rajni Prakash)

ATTESTED

(Signature)  
C. K. SABLE  
NOTARY  
Government of India

21 SEP 2012



M/s GREENFIELD ESTATE

For Greenfield Estates

**TRUE COPY**

Rajani Associates  
Advocates & Solicitors

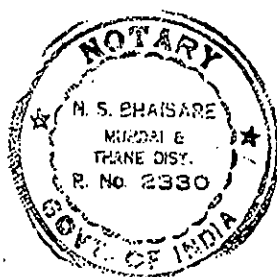
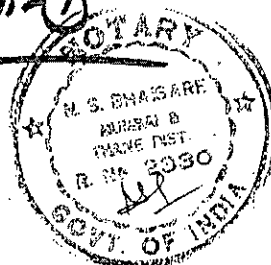


EXHIBIT-B



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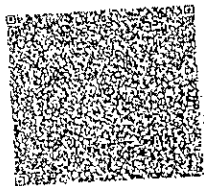


सत्यमेव जयते

INDIA NON JUDICIAL  
Government of National Capital Territory of Delhi

e-Stamp

|                           |                                        |
|---------------------------|----------------------------------------|
| Certificate No.           | : IN-DL95670166248993L                 |
| Certificate Issued Date   | : 28-Mar-2013 10:01 AM                 |
| Account Reference         | : IMPACC (IV)/ dl775503/ DELHI/ DL-DLH |
| Unique Doc. Reference     | : SUBIN-DL77550390919249217478L        |
| Purchased by              | : GREEN FIELD ESTATES                  |
| Description of Document   | : Article 5 General Agreement          |
| Property Description      | : Not Applicable                       |
| Consideration Price (Rs.) | : 0                                    |
|                           | : (Zero)                               |
| First Party               | : GREEN FIELD ESTATES                  |
| Second Party              | : Not Applicable                       |
| Stamp Duty Paid By        | : GREEN FIELD ESTATES                  |
| Stamp Duty Amount(Rs.)    | : 100                                  |
|                           | : (One Hundred only)                   |



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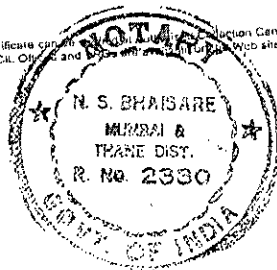
THIS MASTER ARRANGEMENT AGREEMENT ("Agreement") is made and executed at New Delhi on this 28th day of March, 2013 between PACL Limited and Greenfield Estates.

(Pages 1 to 10 annexed)

For PACL LIMITED  
Authorized Signatory

For Green Field Estates  
Authorized Signatory

Statutory Alert:  
1. The authenticity of the Stamp Certificate can be verified by visiting the e-Stamping Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).  
2. The Central Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilstampin.com"



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## MASTER ARRANGEMENT AGREEMENT

THIS MASTER ARRANGEMENT AGREEMENT ("Agreement") is made and executed at New Delhi on this 28th day of March, 2013 between:

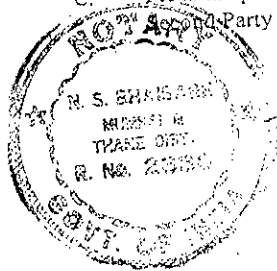
1. **PACL LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at 7<sup>th</sup> Floor, Gopaldas Bhawan, Barakhamba Road, New Delhi-110001, acting through its Authorized Representative/Director Mr. Gurmeet Singh, (hereinafter referred to as "First Party", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its authorized representatives, successors, nominees and permitted assigns) of the **FIRST PART**;
2. **M/s GREENFIELD ESTATE**, a Partnership Firm having its office at A-60 Sushant Lok, DLF Gurgaon, Haryana through all its partners Mr. Rajiv Kumar and Mr. Brij Mohan Pal (hereinafter referred to as the "Second Party", which expression shall unless repugnant to the context or meaning thereof, shall include its partners, affiliates, successors in interest, assignee and nominees), of the **SECOND PART**;

AND

3. **MR. PRATEEK KUMAR**, an Indian inhabitant, residing at Raw House-1, Goldfield Society, South Main Road, Koregaon Park, Pune-1, Maharashtra ("PK", which expression shall, unless repugnant to the context or meaning thereof, include his successors, legal heirs, executors, administrators and permitted assigns, as the case may be) of the **THIRD PART**.

### WHEREAS:

- A. The First Party is engaged in the business of construction and development real properties into commercial mall, group housing projects and aggregation and trading of land through its various agents/independent contractors across India to cater to the needs of its customers;
- B. The Second Party is engaged in the business of aggregation and trading of real estate/properties and to provide services relating to (i) lands parcels, by way of various deed /GPoA /agreement, executed with farmers, land owners, confirming parties and/or in any other manner as may be permissible by applicable laws; and (ii) procure approvals for various commercial, residential, retail and other development activities;
- C. PK is the promoter / founding partner / person in control (directly or indirectly) of the



For PACL LIMITED

For Green Field Estates

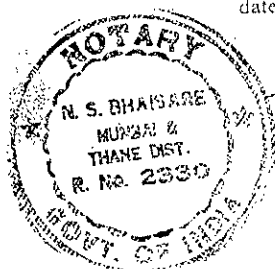
Page 1

Authorized Signatory

- D. The Second Party either by itself or through its partner(s) carry out aforesaid business through some of the affiliate companies/firm/ proprietor concerns including (i) Ganraj Properties Private Limited, a company incorporated under the Companies Act, 1956 and having its registered address at S-1, The Metropole, Next to Inox Multiplex Bund Garden Road, Pune, Maharashtra 411 001; (ii) M/s Sunshine Developers (partnership firm) represented by its sole proprietor Mr. Prateek Kumar and having its address at S-1, The Metropole, Next to Inox Multiplex Bund Garden Road, Pune, Maharashtra 411 001; (iii) Synergyone Infrastructure & Projects Private Limited, a company incorporated under the Companies Act, 1956 and having its registered address at S-1, The Metropole, Next to Inox Multiplex Bund Garden Road, Pune, Maharashtra 411 001; and (iv) such affiliate companies/partners (including PK) / proprietor concerns of the Second Party as may be intimated from time to time (collectively called the "Associate Concerns");
- E. The First Party has, in various tranches, paid a total sum of Rs.1807,91,00,000 (Rupees one thousand eight hundred seven crores and ninety one lakhs only) (the "Aggregation Consideration") to the Second Party and/or its Associate Concerns, which the Second Party, PK and its Associate Concerns (through the Second Party and PK) hereby duly acknowledged the receipt of the same, during the years 2009-10, 2010-11, 2011-12 and 2012-13 in the following manner:

|       |                                            |                |
|-------|--------------------------------------------|----------------|
| 1.    | Greenfield Estates                         | 1655,43,00,000 |
| 2.    | Ganraj Properties Private Limited          | 20,00,00,000   |
| 3.    | Sunshine Developers                        | 53,50,00,000   |
| 4.    | Synergyone Private Limited                 | 66,00,00,000   |
| 5.    | Synergyone Infradevelopers Private Limited | 12,98,00,000   |
| Total |                                            | 1807,91,00,000 |

- F. The First Party has paid the Aggregate Consideration to aforesaid parties for the purpose of procurement and aggregation of land in various parts of cities of India, on behalf of and in trust for the First Party;
- G. The Second Party and PK have represented to the First Party that the aggregate 4,479.4564 Acres of the land in various cities of India has already been acquired, the detailed with respect to the same is set out in Annexure I (hereinafter referred to as the "Said Lands");
- H. The Second Party, PK and its Associate Concerns (i) have already repaid/returned an amount of Rs.201,80,00,000 (Rupees two hundred one crores and eighty lakhs only) to the First Party; (ii) shall repay Rs.137,98,00,000 (Rupees one hundred thirty seven crores and ninety eight lakhs only) to the First Party within sixty (60) days from the date of execution of this Agreement; and (iii) have agreed to pay an amount of



For PACL LIMITED  
 [Signature]  
 Authorised Signatory

For Green Field Estates  
 [Signature]  
 Authorised Signatory

aggregating to Rs.1468,13,00,000 (Rupees one thousand four hundred sixty eight crores and thirteen lakhs only) through transferring the Said Land in the name of the First Party or the First Party Nominees (as defined hereinafter) to the satisfaction of the First Party and as more particularly set out in this Agreement;

- I. Accordingly, the Second Party and PK have agreed to transfer the Said Lands in favour of the First Party, its subsidiaries, affiliates and/or its nominees as may be instructed by the First Party on as is where is basis and on the terms and conditions as set out in this Agreement.

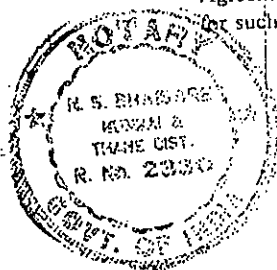
NOW THEREFORE, in consideration of, and subject to, the mutual covenants, agreements, terms and conditions herein contained, the mutual benefits to be derived therefrom and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

#### 1. Arrangement

- 1.1. Upon the execution of this Agreement, the Second Party, PK and Associate Concerns (through the Second Party and PK) undertake and agree to transfer the Said Lands on as is where is basis as provided in Annexure 1 (which was acquired by the Second Party, PK and Associate Concerns on behalf of and in trust for the First Party) to the First Party and/or its subsidiaries, affiliates and its nominees as may be instructed by the First Party in writing (collectively, the "First Party Nominees"), along with all right, title and interest together with all the available original documents (including but not limited to original title documents, permission and approval documents (if any), NA certificates, 7/12 extracts, mutations entries documents, litigation proceedings (if any), governmental approvals, etc.) relating to Said Lands, with immediate ownership and exclusive possession rights, title and interest to the First Party and/or First Party Nominees, on the same basis the Second Party, PK and Associate Concerns currently holds/owns on behalf of the First Party.

It is clarified that the original documents of one of the land parcels as mentioned in Annexure 1 namely "Yellanka 2 - Ryan School" of 25.50 Acre are not in the possession of Second Party due to sale permission pending by DC. The First Party shall liaise concerned Registrar at its own cost and the Second Party and PK shall provide all assistance required by the First Party for the aforesaid purpose.

- 1.2. Notwithstanding the transfer of Said Lands to the First Party and/or First Party Nominees, the Second Party, PK and Associate Concerns (through the Second Party and PK), jointly and severally, undertake and agree to complete all the covenants and obligations (including the Obligations, as defined hereinafter) as set out in this Agreement to the satisfaction of the First Party and complete all the legal formalities for such transfer including registration of required documents with the relevant Sub-



For PACLI LIMITED  
Authorized Signatory

For Green Field Estates  
Page 3  
Authorized Signatory

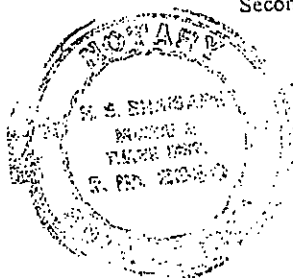


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Registrar of Assurances so as to have the First Party and/or First Party Nominees unfettered and unencumbered right, title and interest on the Said Lands.

- 1.3. The transfer of Said Lands shall be in the manner as instructed by the First Party including but not limited to conveyance deeds, acquisition of the company in which property has been acquired, power of attorney, asset/business transfer, merger/demerger etc. and the Second Party and PK shall transfer the Said Lands in the manner or mode as may be required by the First Party.
- 1.4. Simultaneously to the transfer of the Said Land, the Second Party, PK and/or its Associate Concerns (*as the case may be*) shall also hand-over the vacant, peaceful and uninterrupted ownership and possession along with the current status of approvals (*procured/applied or pending*), status of conversion, details of litigation (*if any*), right, title and interest of any third party on the land (*if any*), the easement right etc.
- 1.5. Upon transfer of the Said Lands (*or part thereof*), the Second Party, PK and Associate Concerns along with their respective employees, officers, representatives, workers, directors, partners, trustees, legal heirs, administrators, executors (*as the case may be*) and any other person claiming through them (*collectively "PK Group"*) shall cease to have any right, title and interest (*including the trusteeship rights*) on Said Lands and shall not enter into Said Lands or permit anyone to enter into the Said Lands or shall not for any reason whatsoever sell, transfer (*legal and/or beneficial right*), encumber or other wise in any way deal with or dispose off the Said lands (*part thereof*) without the prior written consent of the First Party.
- 1.6. That every Tax, Dues demand viz water, electricity, property tax, and revenue etc. and their arrears in respect of the Said Land shall be borne and paid by the sellers or by the Second Party on behalf of the seller with regard to their respective portions of land till the date of execution of the sale deed and the Second Party along with its Associate Concerns (*as the case may be*) shall ensure compliance of the same. Thereafter, the First Party will be responsible for the payment of the same.
- 1.7. The Second Party and PK shall ensure that the Second Party/PK/land owners/ PK Group shall not create any third party interest in their respective portions of land either before or after the title of Said Lands has been vested in the First Party.
- 1.8. The Second Party along with its Associate Concerns (*as the case may be*) should also ensure that the actual area on the site shall be measured /demarcated when the actual possession of the land is handed over to the First Party.
- 1.9. The Second Party shall ensure that all the Sale Deeds and the mutation papers of the purchased property available with the Second Party shall be forwarded to the First Party as directed, along with the details of the purchase land duly endorsed by the Second Party and PK along with its Associate Concerns (*as the case may be*) (the



For PACL LIMITED

Authorized Signatory

For Green Field Estates  
Page 4

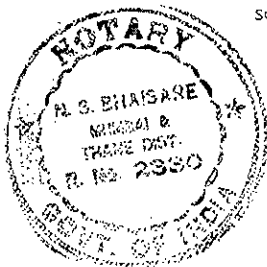
Authorized Signatory

obligations as set out in sub-clauses 1.1 to 1.12 shall collectively referred as the "Obligations").

- 1.10. All the legal expenses of stamp duty, registration charges of sale deed, general power of attorney and/or registered agreement to sale and any other legal expenses done which are necessary as per the Act, Rules and other Statutes of the Central Government, the concerned State Government or any other local bodies of the Central or State Government like zila panchayats, municipal boards etc shall be borne by the First Party for the purpose of transfer of the Said Lands to the First Party or First Party Nominees.
- 1.11. This Agreement has been executed between the Parties based on the assumption that the Second Party, PK along with the Associate Concerns (as the case may be) have paid in full the purchase consideration along with any other ancillary cost and expenses to the respective third party claim or claim of the Confirming Party or land owners or land aggregator or any other person and no person have any claim, right, title and interest on the Said Lands.
- 1.12. It is clarified here that without prejudice to anything provided hereinabove, the Second Party and PK shall not be responsible to receive any further approval or permission of any kind or nature, which is pending or is in process of receiving at the time of execution of this Agreement, regarding any of the Said Lands but shall be obligated to render full support and assistance to the First Party or First Party Nominees to procure required permissions or approvals at the cost and expenses of the First Party.
- 1.13. For the purpose of this Agreement, the "Confirming Party" would mean a person other than land owner who is in possession of the Said Lands or is holder of power of attorney, or had signed memorandum of understanding with the legal owners of the Said Lands or have any other right or interest in the Said Lands. The Confirming Party may be a person or body of individuals or group of person registered as a partnership concern, a LLP or a limited company or trust or society.

## 2. Consideration

- 2.1. The Second Party, PK and the First Party have mutually agreed on the consideration in the form of commission to be paid to the Second Party, from time to time, under various agreements executed between the parties for transferring the Said Land in the name of the First Party or the First Party Nominees, however, due to litigations and various legal proceedings in some of the land parcels of the Said Land, it has been now agreed between the Parties that commission shall be only restricted to Rs.10,00,00,000 (Rupees ten crores only) which shall be due and payable only after settlement of all legal proceedings (civil and criminal) directly and indirectly and



For PACL LIMITED  
 [Signature]  
 Authorised Signatory

For Green Field Estates  
 Page 5  
 [Signature]  
 Authorised Signatory

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clearing of title relating to Said Lands (including any encroachment and/or claim of any third party) to the satisfaction of the First Party.

- 2.2. The Second Party and PK confirm and reiterate that the aforesaid consideration is adequate, sufficient and full and final consideration for the transfer of Said Lands and for services (including the Obligations) rendered by the Second Party, PK and Associate Concerns under this Agreement and there is no amount due and payable by the First Party and First Party Nominees to the Second Party, PK, Associate Concerns and any other persons claiming through them.
- 2.3. Similarly, the First Party confirms that after the transfer of the Said Lands by the Second Party and PK as provided in Annexure 1 to the First Party and/or its subsidiaries, affiliates and its nominees in the manner as mentioned in this Agreement and completion of all the covenants and obligations (including the Obligations) as set out in this Agreement, the Aggregation Consideration paid by the First Party shall be settled or adjusted under this Agreement and there are no amount due and payable by the Second Party and PK to the First Party and First Party Nominees upon transfer of Said Lands and completion of all the obligations and covenants as set out in this Agreement by the Second Party, PK and Associate Concerns.

### 3. Rights, Liability and Obligation

- 3.1. The First Party and the First Party Nominees shall have the exclusive right to inspect and verify the documents provided by the Second Party, PK along with its Associate Concerns (as the case may be) to satisfy about the genuineness of the said document and to take legal opinion from experts and legal professionals regarding the title and zoning of the land.
- 3.2. The First Party or the First Party Nominees shall have the right to inspect the land either by itself or through its authorised representative/advisors.
- 3.3. The First Party or the First Party Nominees shall have the right to take over the possession of the Land and, to develop, build, construct and maintain the Said Lands as it may be deem fit.
- 3.4. The Second Party along with its Associate Concerns (as the case may be) shall get the execution and registration of all documents required for the transfer of the Said Lands including but not limited to Sale deeds/General Power of Attorney, Agreement to Sell, Possession Letter, Affidavit etc. in favour of the First Party or its First Party Nominees as may be directed by the First Party.
- 3.5. The Second Party along with its Associate Concerns (as the case may be) shall ensure that it shall get the signatures on the necessary documents as and when required by the First Party.



For PACL LIMITED  
Singh  
Authorised Signatory

Page 6

For Green Field Estate  
B. A. Singh  
Authorised Signatory

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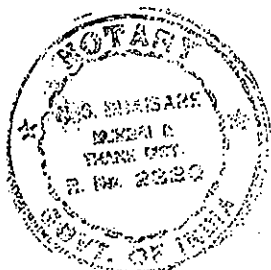
- 3.6. The Second Party along with its Associate Concerns (*as the case may be*) shall not be entitled to make changes in the constitution of its firm or its Associate Concerns including change in shareholders/partners/directors/managing partners and/or vary shareholding/profit share of any shareholder/partner without express written consent of the First Party till conclusion of this Agreement.
- 3.7. The First Party acknowledges that acquisition of Said Lands on large scale may involve minor litigations or issues (which shall not constitute any adverse effect on right, title and interest of the First Party and First Party Nominees) with the land owners or their relatives or nominees regarding the title and possession of the land parcels and the same has been disclosed by the Second Party to the best of its knowledge, to the First Party and the First Party shall at its own cost clear such minor issues after transfer of Said lands and handing over the available original documents at its own cost and expenses and the Second Party, PK and Associate Concerns shall be obligated to extend full support and assistance to the First Party to defend and resolve all the aforesaid litigation and issues.
- 3.8. Once any of the said Land parcels is transferred along with all rights, title and interest and its original papers are handed over to the First Party or its Nominees or Associates on instructions of First Party, it will be confirmed that the First Party has verified all the documents relating to title of that land parcel, completed the due diligence process to its satisfaction and the clear marketable ownership and possession has been taken over by them and the Second Party and PK have fulfilled all the obligations under this Agreement.

#### 4. Conclusion of the Agreement

- 4.1. The covenants and obligations (*including the Obligations*) of Second Party shall be deemed fulfilled / extinguished/ discharged upon transfer of vacant, peaceful and uninterrupted ownership and possession and without any encumbrances relating to Said Lands in favour of the First Party and completion of all the obligations and covenants (*including the Obligations*) as set out in this Agreement.

#### 5. Confidentiality

- 5.1. The Parties shall treat the details of understanding provided under this Agreement as strictly confidential. Provided that a Party may disclose the information to their respective legal, insurance and auditing/accounting advisers strictly on a need to know basis, subject to the same confidentiality obligation.
- 5.2. None of the Parties shall make any public announcement, press release before the acquisition of the said Land by the Second Party and possession by the First Party.



For PACL LIMITED  
 [Signature]  
 Authorized Signatory

For Green Field Estate  
 [Signature]  
 Authorized Signatory

## 6. Notice

- 6.1. Any notices, reports or other communications required or permitted hereunder shall be deemed to have been duly given (a) within 24 hours if delivered in person or by telecopier or other similar electronic transmission means; or (b) within 72 hours if sent by registered or certified mail, return receipt requested, and addressed to the respective registered office of the company. A notice or other communication received on a day other than a business day, or after business hours at the place of receipt, shall be deemed to be given on the next following business day at such place.

## 7. Modifications

- 7.1. The terms of this Agreement shall not be altered or added to and nor shall anything be omitted there from, except by means of a Supplementary Agreement made in writing duly signed by the Parties hereto, through mutual consent.

## 8. Entire Agreement

- 8.1. This Agreement shall, from the date of signature thereof supersede all prior discussions, memos, Agreement, correspondence (*whether written or oral*) and shall operate in substitution of all terms, conditions, understandings previously agreed to or in force between the Parties (which shall be deemed to have been terminated / revoked by mutual consent as from the said date of signature). In other words, the terms and conditions of this Agreement constitute the entire agreement between the Parties.

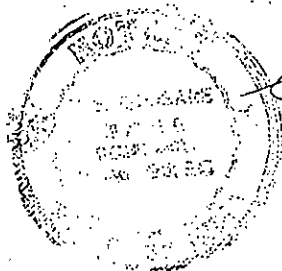
## 9. Applicable Laws

- 9.1. The Agreement and the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India.

## 10. Jurisdiction

- 10.1. The Courts at New Delhi alone shall have the exclusive jurisdiction in respect of all matters or disputes or differences arising out of this Agreement.

## 11. Headings & Annexures



For PACL LIMITED

Singh  
Authorized Signatory

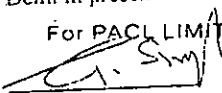
For Green Field Estates  
Page 8

Authorized Signatory

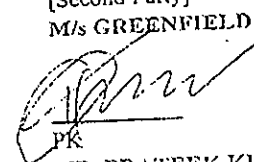
- 11.1. The headings in this Agreement have been done solely for ease of reference and shall not be considered in the interpretation of this Agreement. The Schedules and Annexure to this Agreement are part and parcel of this Agreement and shall be considered and read as such. It is expressly clarified that any breach of the terms and conditions of the Schedules and Annexure, would amount to a breach of this Agreement.

IN WITNESS WHEREOF the parties to this Agreement, do hereby set and append their respective hands of their will & volition on the day and date first mentioned above at New Delhi in presence of the following witness.

For PACL LIMITED

  
[FIRST PARTY] Signatory  
PACL LIMITED

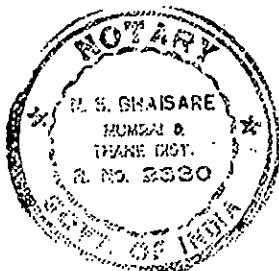
Mr. Rajiv Kumar  
[Second Party]  
M/s GREENFIELD ESTATE

  
PK  
MR. PRATEEK KUMAR

WITNESS:

1. FOR AND BEHALF OF THE FIRST PARTY
2. FOR AND BEHALF OF THE SECOND PARTY AND PK

For Green Field Estate  
  
Mr. Brij Mohan  
Authorised Signatory



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Annexure IDetails of Said Lands

| City      | Site                   | Total Land        |
|-----------|------------------------|-------------------|
| Bengaluru | Yelahanka 1            | 29.0655           |
|           | JP Nagar               | 3.3000            |
|           | NH-7                   | 194.6690          |
|           | Commercial 22 acres    | 16.0000           |
|           | Dodbadlapur            | 18.8500           |
|           | <b>Total Bengaluru</b> | <b>261.8845</b>   |
| Karjat    | Antrat                 | 119.0850          |
|           | Durshet                | 112.6549          |
|           | Gondav                 | 204.4258          |
|           | Ardhe                  | 271.1900          |
|           | Male                   | 239.9500          |
|           | Pashane                | 275.2300          |
|           | Khadyacha Pada         | 31.9800           |
|           | Mangaon Jite           | 47.9003           |
|           | <b>Total Karjat</b>    | <b>1,302.4160</b> |
| Chennai   | Hanumantpuram          | 26.6000           |
| Others    | Khed                   | 2,670.7085        |
|           | Kolkatta               | 41.4899           |
|           | Shreewardhan           | 176.3575          |
|           | <b>Total</b>           | <b>2,888.5559</b> |
|           | <b>Grand Total</b>     | <b>4,479.4564</b> |

For PACI LIMITED

Authorised Signatory

For Green Field Estates

Authorised Signatory

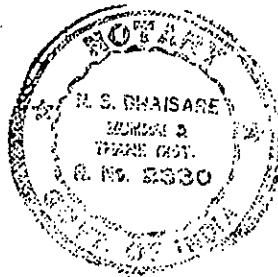
**TRUE COPY**Rajani Associates  
Advocates & Solicitors

EXHIBIT - E

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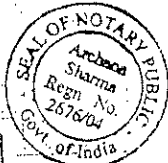


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**INDIA NON JUDICIAL**  
Government of National Capital Territory of Delhi

**e-Stamp**

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|---------------------------|--------------------------------------|
| Certificate No.           | IN-DL71873251259349L                 |
| Certificate Issued Date   | 01-Oct-2013 03:58 PM                 |
| Account Reference         | IMPACG (IVV d1719103/ DELHI/ DL-DLH) |
| Unique Doc. Reference     | SUBIN-DL71910341546179949226L        |
| Purchased by              | PRATEEK KUMAR                        |
| Description of Document   | Article 5 General Agreement          |
| Property Description      | NA                                   |
| Consideration Price (Rs.) | 0                                    |
|                           | (Zero)                               |
| First Party               | PRATEEK KUMAR                        |
| Second Party              | NA                                   |
| Stamp Duty Paid By        | PRATEEK KUMAR                        |
| Stamp Duty Amount (Rs.)   | 500                                  |
|                           | (Five Hundred only)                  |



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PHOTO COPY  
ATTESTED  
NOTARY PUBLIC  
Govt. of India

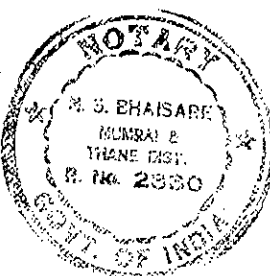
03 OCT 2013



04 OCT 2013

**Statutory Note:**

1. The authenticity of this Stamp Certificate should be verified at "www.echidnaamp.com".
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.





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# DEFINITIVE AGREEMENT FOR SETTLEMENT

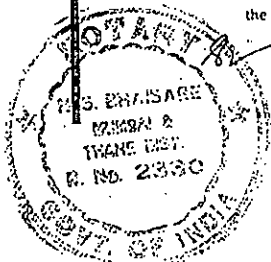
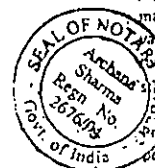
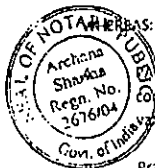
THIS DEFINITIVE AGREEMENT FOR SETTLEMENT (this "Agreement") is made and executed at New Delhi on this 2<sup>nd</sup> day of October, 2013 (the "Effective Date") between:

(A) PACL LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at 22, 3rd Floor, Amber Tower, Sansar Chandra Road, Jaipur, Rajasthan, through its, Mr. Gurmeet Singh (Director), Mr. Subrato Bhattacharya (Director), Mr. Sukhdev Singh Gill (Managing Director) and Mr. Tarlochan Singh (Director) hereinafter referred to as "PACL" (B) ENTITIES/PERSONS SET OUT IN FIRSTLY IN SCHEDULE 1 through its authorised representative/director (collectively "PACL Group") (which expression shall, unless repugnant to the context or meaning thereof, include him, his legal heirs, executors and administrators, their respective (i) successors and permitted assigns. In case of entities in the form of company; (ii) partners for the time being and from time to time constituting the relevant firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns and includes its affiliates and successors in interest, in case of entities in the form of partnership firm; and (iii) any legal heirs, executors and administrators, in case of an individual) of the FIRST PART;

AND

(A) MR. PRATEEK KUMAR, an Indian inhabitant, residing at Row House-159, Cloud 9, Mohmadwadi, Pune 1, Maharashtra, hereinafter referred to as "Prateek Kumar" for self and as a authorised representative for (B) ENTITIES/PERSONS SET OUT IN SECONDLY IN SCHEDULE 1 (collectively "PK Group") (which expression shall, unless repugnant to the context or meaning thereof, include him, his legal heirs, executors and administrators, their respective (i) successors and permitted assigns in case of entities in the form of company; (ii) partners for the time being and from time to time constituting the relevant firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns and includes its affiliates and successors in interest, in case of entities in the form of partnership firm; and (iii) any legal heirs, executors and administrators, in case of an individual) of the SECOND PART;

PACL, PACL Group, PK Group and Prateek Kumar are hereinafter jointly referred to as "Parties" and severally as defined above. PK Group and PACL Group are individually known as "Group". "Properties / Property" shall have the meaning and defined in Schedule 2.



PACL is engaged in the business of construction and development of real estate properties into commercial mall, group housing projects and aggregation and trading of land through its various agents/independent contractors across India to cater to the needs of its customers;

Prateek Kumar is engaged in the business of aggregation and trading of real estate/properties and to provide relating to (i) land parcels, by way of various deed /general power of attorney /agreement, executed with farmers, land owners, confirming parties and/or in any other manner as may be permissible by applicable laws; and (ii) procuring sanctions and approvals for various commercial, residential, retail and other development activities including conversion of agricultural lands into non-agricultural (NA) as may be permissible under laws in effect;

Prateek Kumar has represented to PACL that he is the owner/promoter / founding partner / person in control (directly or indirectly) of PK Group and has further represented to PACL that he has the dominant influence on entire PK Group and Prateek Kumar is directly or indirectly the beneficial owner of, and dominant influence on the entire PK Group and each of the legal

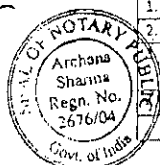
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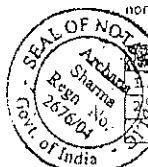
owner (in the form of shareholder, director, partner or proprietary concern, otherwise howsoever) of PK Group are his nominees and representatives, who act solely according to the Instruction of Prateek Kumar. Prateek Kumar is solely responsible and accountable for all the acts and deeds of PK Group. Vis-a Vis PACL Group has represented to Prateek Kumar that after the transfer of the entities listed in Firstly of Schedule 1 from Prateek Kumar to PACL Group, they are now the beneficial owner of, and dominant influence on the PACL Group.

- D. Prateek Kumar had, from time to time, approached and represented to PACL that he has requisite expertise in acquiring and aggregating lands/properties in India and has in fact identified various land parcels/properties in various parts of India, which will be acquired by him for and on behalf of and in trust for PACL with a clear and marketable title free from encumbrances, litigations, along with all necessary permissions obtained (including from government and semi-government and local authorities) to vest all of such properties unto in favour of PACL and/or PACL nominee companies/ entities nominees, representatives, affiliates, subsidiaries, advisors, directors, managers or any third party appointed by PACL ("PACL Designates") (whether directly or indirectly including takeover of companies/ partnership firms holding such properties);
- E. In order to acquire properties at various locations in India the Parties entered into 14 different MOU's entered into between PACL Group, PK Group as set out in Schedule 3 herein ("Principal MOU-1").
- F. PACL states that, as per its books and records as on the date of this Agreement, it has from time to time and in various tranches, transferred to the following entities an aggregate gross amount of Rs. 2285.79 Crores (Rupee two Thousand Two Hundred Eighty Five Crpes and Seventy Nine Lakhs Only) ("Advance") for the purpose of acquiring lands in various parts of India, development of various projects wherein land was in the name of PACL or its PACL Group, providing liaison services relating to various kind of approvals and permission for development of land, etc., for and on behalf of and in trust for PACL, which Prateek Kumar hereby confirms:



| No. | Name of receiving party                       | Amount in aggregate (in Rs.) |
|-----|-----------------------------------------------|------------------------------|
| 1.  | Greenfield Estates                            | 1885.03                      |
| 2.  | Sunshine Developers                           | 64.50                        |
|     | Synergyone Infrastructures & Projects Pvt Ltd | 288.28                       |
|     | Synergyone InfraDevelopers Pvt Ltd            | 12.98                        |
|     | <b>Total</b>                                  | <b>2250.79</b>               |

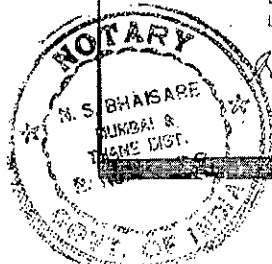
It is however clarified that Prateek Kumar was the Promoter of the following companies which had received certain part of the Advances for acquisition of Properties, however Prateek Kumar / its entities have transferred the entire shareholdings of these companies to PACL Ltd /its nominees:



| No. | Name of receiving party           | Amount in aggregate (in Rs.) |
|-----|-----------------------------------|------------------------------|
|     | Ganraj Properties Private Limited | 20.00                        |
|     | Ecom Trade World Private Limited  | 15.00                        |
|     | <b>Total</b>                      | <b>35.00</b>                 |

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Parties further represent that certain property/ies which were acquired by PK Group for and on behalf of PACL Group, have been transferred to PACL Limited accordingly the name of PACL Ltd. is also reflected in Secondly of Schedule 2. It is further agreed that PK Group shall not be



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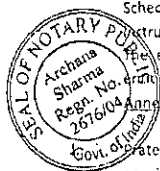


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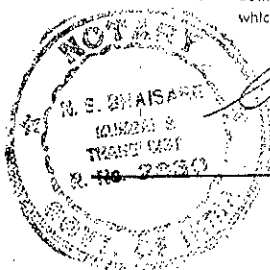
entitled have any shareholding on the PACL Ltd and only those properties shall be under this Settlement and not PACL Limited.

- G. Prateek Kumar has confirmed to PACL that, as per the business plans, he used his existing certain entities and also formed various new entities (thereby collectively forming PK Group) to acquire various lands and various other properties across India whereby the Advances were, from time to time, paid by the entities listed to Recital E, in various tranches, to the bank accounts of the PK Group/Persons or directly to owners/sellers of land for the purpose of acquisition of lands/ properties and development activities in various parts of India and for providing liaison services for development of land, etc., for and on behalf of and in trust for PACL;
- H. As there were several disagreements and differences which arose between the parties to the Principal MOU-1, PK Group and PACL Group executed subsequent Memorandum of Understanding dated 21 September 2012 (the "Principal MoU-2") to clarify the rights of each of the Parties with respect to the lands acquired by Prateek Kumar, Greenfield and their entities (including the PK Group/Persons) and the utilisation of the same going forward;
- I. PACL, Greenfield and Prateek Kumar also entered into a Master Arrangement Agreement dated 28 March 2013 ("MAA") pursuant to which Prateek Kumar, Greenfield and the Associate Concerns (as defined under MAA and are also part of the PK Group herein) agreed to transfer the aggregate 4,479.4564 acres of the land in various cities of India that were acquired by Prateek Kumar, Greenfield and the PK Group/Persons, the details of which are set out in Schedule 1 of MAA in favour of PACL, its subsidiaries, affiliates and/or its nominees as may be instructed by PACL on as-is-where-is-basis and on the terms and conditions as set out in MAA. The entities / companies/ firms of Prateek Kumar and the respective properties in those entities are set out in Firstly of Schedule 2 with details of each of such properties as set out in Annexure 1 to 8A ("PK Group Properties");
- J. Prateek Kumar has transferred certain properties / companies to PACL Group which has been acquired by Prateek Kumar out of the said Advances, the details of which are more particularly set out in Secondly of Schedule 2 with details of each of such properties as set out in Annexure 9 to 67 ("PACL Group Properties");
- K. There arose several disagreements on various issues and for resolving them and to have common understanding between the parties and ultimately by and under this Definitive Agreement for Settlement the parties have put to rest their differences and disagreements and this Agreement shall override all previous understanding arrived at between the parties by a full and final settlement agreement in which the Properties and the Companies which form part of this Settlement Agreement are set out in PACL Group Properties;



L. For the purpose of the Settlement arrangement the parties have mutually decided on date of execution of this Agreement and Prateek Kumar and PACL shall jointly hold in custody all the available original documents, transfer forms, corporate documents, (including but not limited to original title documents, permission and approval documents (if any), NA certificates, 7/12 extracts/ revenue records, mutations entries documents, litigation proceedings (if any), governmental approvals/ permissions, etc.) as have been acquired (or to be acquired) till the parties have achieved the purpose of settlement as set out herein;

M. Both parties have initiated against each various legal proceedings (civil and criminal in nature) which the parties have now mutually agree to withdraw the same as per this Agreement; All



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N. Accordingly, the Parties desire to enter into this Agreement to record the terms of payment by the Obligors of the Settled Aggregate Amount to PACL on terms and conditions as set out in this Agreement.

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. Settlement

1.1. Settlement:

Based on various representations, warranties, covenants, acknowledgements and undertakings of the PACL Group and PK Group, parties have entered into this Definitive Agreement for Settlement and have agreed to full and final settlement between themselves in the manner contemplated under this Agreement.

1.2. In terms of the detailed settlement terms as set out in clause 2 below, the broad terms arrived between the parties

- 1.3. (i) both parties shall put all properties of PK Group and PACL Group as per Schedule 2 under management of MC and for that purpose MC will be appointed as set out herein  
(ii) PACL and Prateek Kumar shall be entitled to 80% : 20% respectively out of "Net Land Revenue";  
(iii) The shareholdings of all the companies set out in Schedule 1 (excluding PACL Ltd.) shall be in the ratio of 80% (PACL Group/ its nominees) : 20% (PK Group/ Its nominees) respectively;

1.4. Monitoring Committee:

The Parties hereby appoint and have set up a monitoring committee ("Monitoring Committee/ MC") along with the execution of the Definitive Agreements which shall consist of the following person:

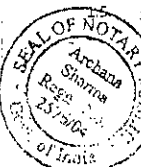
- (i) A person to be nominated by PACL ("PACL Group-MC Nominee");  
(ii) A person to be nominated by Prateek Kumar ("PK Group-MC Nominee");  
(PACL Group-MC Nominee and PK Group-MC Nominee are collectively referred to as "Monitoring Committee/ MC").



All the respective Company set out in Schedule 1 shall appoint its MC Nominee as mentioned aforesaid, by passing a board resolution.

Parties shall be at liberty to change their respective MC Nominee, but with prior written intimation to the other.

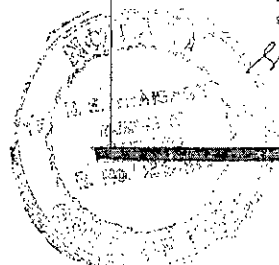
Monitoring Committee will require approval of Mr. Gurmeet Singh Chahal for all major decisions in respect of the properties as set out in the Schedule 2.



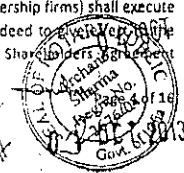
Confirmation from PK Group and PACL Group:

Each party has represented to the other that they are the principal obligor and person in control of PK Group / PACL Group (as the case may be) and is also authorised signatory to execute this Agreement on behalf of the PK Group/ PACL Group. PACL / Prateek Kumar has further represented that they have dominant influence on PACL Group / PK Group regardless of not being director, shareholder, manager or partner of the PACL Group / PK Group. Without prejudice to anything provided hereinabove, PK Group / PACL Group shall simultaneously execute execution hereof ensure that each of the PK Group/ PACL Group along with all the shareholders (wherever companies) and all partners (wherever partnership firms) shall execute such documents, transfer forms, undertakings, letters, agreements, deed to give effect to the settlement contemplated under this agreement and also execute Shareholders Agreement.

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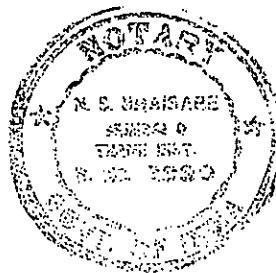
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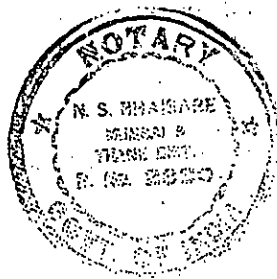
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38. Royal Orchid Infradevelopers Private Limited  
Shop No.3, Paradeshi Building, Survey  
No.34/4/5, Behind PICT College, Dhankowdi,  
Pune - 411043
39. Becch Town Developers Private Limited  
Shop No.3, Paradeshi Building, Survey  
No.34/4/5, Behind PICT College, Dhankowdi,  
Pune - 411043
40. E Com Trade World Private Limited  
Pearls Business Park, D-7, Flat No.604a, Netaji  
Subhash Place, Pitampura, Delhi - 110034
41. Ganraj Properties Private Limited  
Shop No.3, Paradeshi Building, Survey  
No.34/4/5, Behind PICT College, Dhankowdi,  
Pune - 411043
42. Woodsville Projects Private Limited  
Pearls Business Park, D-7, Flat no. 604a, Netaji  
Subhash Place, Pitampura, New Delhi - 110034
43. Mr. Pravin Nandlal Gupta, Bungalow No. 48-49  
Cloud Nine Society, NIBM Road,  
Mohamadwadi, Pune - 48
44. Mr. Vipin Nandlal Gupta, Bungalow No. 48-49  
Cloud Nine Society, NIBM Road
45. Golden Estates- I, Village Gholu Majra,  
(L.A.C Lalru) Tehsil Derabassi, Dist- S.A.S  
Nagar, Punjab



...Respondents



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To,  
The Registrar (O.S.)/Prothonotary and Senior Master  
High Court  
Bombay

Respected Madam,

We, PACL Limited, the Petitioner abovenamed, do hereby appoint  
Rajani, Singhania & Partners Advocates & Solicitors, having their office  
address at 204-207, Krishna Chambers, 59, New Marine Lines Mumbai  
400020, to act, appear and plead on our behalf in the above matter.

IN WITNESS WHEREOF, we have set and subscribed our hand to this  
writing at Mumbai.

Dated this 16 day of December, 2014

For and on behalf of  
PACL Limited

Petitioner



MR. Paranjay S. Konda

Authorised Signatory

We accept:

Rajani Associates

Advocate for the Petitioner

(O.S. No. 6880)

Advocate Card: I 2167

204-207 Krishna Chambers

New Marine Lines

Mumbai - 400020

Tel. No. 40961000 Email ID: ashish.porwani@rsplaw.in

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IN THE HIGH COURT OF JUDICATURE AT  
BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

ARBITRATION PETITION NO. OF 2014

PACL Limited. ...Petitioner

Versus

Prateek Kumar and Ors ...Respondents

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VAKALATNAMA

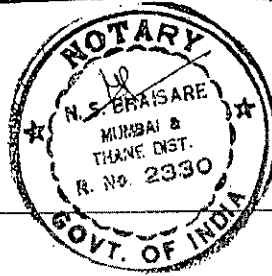
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Dated this 16 day of December, 2014

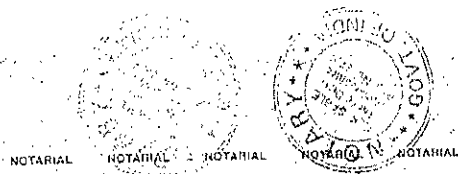
Rajani Associates  
Advocate for the Petitioner  
204 – 207, Krishna Chambers  
59 New Marine Lines  
Mumbai 400020

EXHIBIT- A

38



N. S. BHAI SARE  
NOTARY  
MUMBAI & THANE DIST.



For BOI SHAREHOLDING LTD

(DEEPA VEDPATHAK)  
Authorized Signatory

PRINCIPAL MEMORANDUM OF UNDERSTANDING

THIS PRINCIPAL MEMORANDUM OF UNDERSTANDING ("MOU") is made and executed at Mumbai on this 21<sup>st</sup> Day of SEP, Two thousand and Twelve:

Between:

1. M/s PACI INDIA LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at 7<sup>th</sup> Floor, Gopaldas Bhawan, Barakhamba Road, New Delhi 110001, acting through its Authorized Representative/Director Mr. Gurmeet Singh, who has been duly authorized by a Board Resolution dated \_\_\_\_\_ (hereinafter referred to as "First Party", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its authorized representatives, successors, nominees and permitted assigns) of the FIRST PART,
2. M/s GREENFIELD ESTATE, a Partnership Firm having its office at A-60 Sushant Lok, D1, Gurgaon Haryana through all its partners Sh. Rajeev Kumar (hereinafter referred to as the "GREENFIELD ESTATE", which expression shall unless repugnant to the context or meaning thereof, shall include its subsidiaries, affiliates, successors in interest, assignee and nominees).

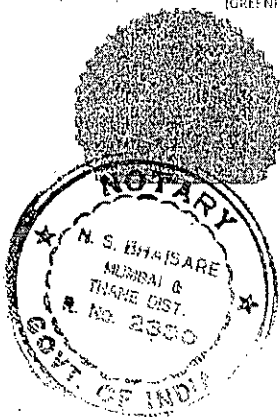
AND

3. MR. PRATEEK KUMAR, an Indian inhabitant, age 42 years, with PAN no. APDP3066A, residing at Flat House-1, Goldfield Society, South main Road, Koregaon Park, Pune-1 (hereinafter referred to as the "PK", which expression shall unless repugnant to the context or meaning thereof, shall include its subsidiaries, affiliates, successors in interest, assignee and nominees).

(GREENFIELD & PK hereinafter collectively referred to as Second Party)

For Greenfield Estate

Partner





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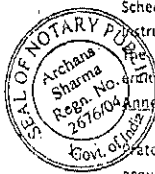
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entitled have any shareholding on the PACL Ltd and only those properties shall be under this Settlement and not PACL Limited.

G. Prateek Kumar has confirmed to PACL that, as per the business plans, he used his existing certain entities and also formed various new entities (thereby collectively forming PK Group) to acquire various lands and various other properties across India whereby the Advances were, from time to time, paid by the entities listed to Recital E, in various tranches, to the bank accounts of the PK Group/Persons or directly to owners/sellers of land for the purpose of acquisition of lands/ properties and development activities in various parts of India and for providing liaison services for development of land, etc., for and on behalf of and in trust for PACL;

H. As there were several disagreements and differences which arose between the parties to the Principal MOU-1, PK Group and PACL Group executed subsequent Memorandum of Understanding dated 21 September 2012 (the "Principal MoU-2") to clarify the rights of each of the Parties with respect to the lands acquired by Prateek Kumar, Greenfield and their entities (including the PK Group/Persons) and the utilisation of the same going forward;

I. PACL, Greenfield and Prateek Kumar also entered into a Master Arrangement Agreement dated 28 March 2013 ("MAA") pursuant to which Prateek Kumar, Greenfield and the Associate Concerns (as defined under MAA and are also part of the PK Group herein) agreed to transfer the aggregate 4,479.4564 acres of the land in various cities of India that were acquired by Prateek Kumar, Greenfield and the PK Group/Persons, the details of which are set out in Schedule 1 of MAA in favour of PACL, its subsidiaries, affiliates and/or its nominees as may be instructed by PACL on as-is-where-is basis and on the terms and conditions as set out in MAA. Entities / companies/ firms of Prateek Kumar and the respective properties in those entities are set out in Firstly of Schedule 2 with details of each of such properties as set out in Annexure 1 to 8A ("PK Group Properties");



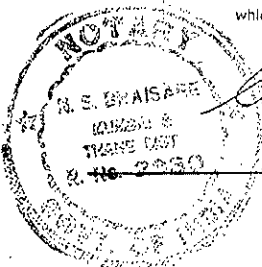
Prateek Kumar has transferred certain properties / companies to PACL Group which has been acquired by Prateek Kumar out of the said Advances, the details of which are more particularly set out in Secondly of Schedule 2 with details of each of such properties as set out in Annexure 9 to 67 ("PACL Group Properties").

K. There arose several disagreements on various issues and for resolving them and to have common understanding between the parties and ultimately by and under this Definitive Agreement for Settlement the parties have put to rest their differences and disagreements and this Agreement shall override all previous understanding arrived at between the parties by a full and final settlement agreement in which the Properties and the Companies which form part of this Settlement Agreement are set out in PACL Group Properties;



For the purpose of the Settlement arrangement the parties have mutually decided on date of execution of this Agreement and Prateek Kumar and PACL shall jointly hold in custody all the available original documents, transfer forms, corporate documents, (including but not limited to original title documents, permission and approval documents (if any), NA certificates, 7/12 contracts/ revenue records, mutations entries documents, litigation proceedings (if any), governmental approvals/ permissions, etc.) as have been acquired (or to be acquired) till the parties have achieved the purpose of settlement as set out herein;

M. Both parties have initiated against each various legal proceedings (civil and criminal in nature) which the parties have now mutually agree to withdraw the same as per this Agreement;



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N. Accordingly, the Parties desire to enter into this Agreement to record the terms of payment by the Obligors of the Settled Aggregate Amount to PACL on terms and conditions as set out in this Agreement.

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. Settlement

1.1. Settlement:

Based on various representations, warranties, covenants, acknowledgements and undertakings of the PACL Group and PK Group, parties have entered into this Definitive Agreement for Settlement and have agreed to full and final settlement between themselves in the manner contemplated under this Agreement.

1.2. In terms of the detailed settlement terms as set out in clause 2 below, the broad terms arrived between the parties

1.3. (i) both parties shall put all properties of PK Group and PACL Group as per Schedule 2 under management of MC and for that purpose MC will be appointed as set out herein

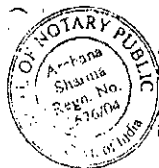
(ii) PACL and Prateek Kumar shall be entitled to 80% : 20% respectively out of "Net Land Revenue";

(iii) The shareholdings of all the companies set out in Schedule 1 (excluding PACL Ltd.) shall be in the ratio of 80% (PACL Group/ its nominees) : 20% (PK Group/ Its nominees) respectively;

1.4. Monitoring Committee:

The Parties hereby appoint and have set up a monitoring committee ("Monitoring Committee/ MC") along with the execution of the Definitive Agreements which shall consist of the following person:

- (i) A person to be nominated by PACL ("PACL Group-MC Nominee");
  - (ii) A person to be nominated by Prateek Kumar ("PK Group-MC Nominee");
- (PACL Group-MC Nominee and PK Group-MC Nominee are collectively referred to as "Monitoring Committee/ MC").



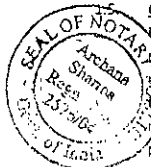
All the respective Company set out in Schedule 1 shall appoint its MC Nominee as mentioned aforesaid, by passing a board resolution.

Parties shall be at liberty to change their respective MC Nominee, but with prior written intimation to the other.

Monitoring Committee will require approval of Mr. Gurmeet Singh Chahal for all major decisions in respect of the properties as set out in the Schedule 2.

Confirmation from PK Group and PACL Group:

Each party has represented to the other that they are the principal obligor and person in control of PK Group / PACL Group (as the case may be) and is also authorised signatory to execute this Agreement on behalf of the PK Group/ PACL Group. PACL / Prateek Kumar has further represented that they have dominant influence on PACL Group / PK Group regardless of not being director, shareholder, manager or partner of the PACL Group / PK Group. Without prejudice to anything provided hereinabove, PK Group / PACL Group shall simultaneously upon execution hereof ensure that each of the PK Group/ PACL Group along with all the shareholders (wherever companies) and all partners (wherever partnership firms) shall execute such documents, transfer forms, undertakings, letters, agreements, deed to execute the settlement contemplated under this agreement and also execute Shareholders Agreement.



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between PACL and Prateek Kumar for interalia governing the shareholdings and control of the respective Companies/ Firms as set out in Schedule 1 and its properties (collectively, the "Transaction Documents") both in letter and in spirit; and PK Group / PACL Group confirms herein that it/they is/are not entitled to any additional consideration for the performance of any obligations under the Transaction Documents including for obligation of transfer of its /his share or interest in the relevant PACL Group /PK Group in terms of the Transaction Documents.

**2. Terms of Settlement**

**2.1. Properties under joint management of the MC:**

All the Properties (mentioned in Schedule-2), shall be put under the control, supervision, and management of the MC. The MC alone shall be authorised to execute all deeds, documents, papers, etc. for sale, leasing, mortgaging, transferring, etc. the said Properties or any part thereof or any units to be constructed thereon and the take possession and control of all such Properties. Both parties shall execute such POA, Resolution, documents, letters, undertakings, etc. that may be required to give effect to the settlement contemplated under this Agreement. The MC shall also be authorised to maintain the Bank Accounts of all the companies and the parties shall ensure that the MC is authorised to draw cheques and take all decisions pertaining to the said Properties and also its development, construction, allotment, sale, leasing of any units, etc.

**2.2. Share of PACL and Prateek Kumar in Net Land Revenue:**

It is further agreed by and between the parties herein that PACL and/or PACL Designates shall be entitled to 80% (eighty percentage) of "Net Land Revenue" ("PACL Share") and Prateek Kumar shall be entitled to 20% (twenty percentage) of "Net Land Revenue" ("PK Share"). "Net Land Revenue" referred to above shall mean "any consideration including sale value, JV consideration, etc. of development of land/project or by way of sale of the shares of any Firm or Company set out in the Schedule 1 or any Properties as per Schedule-2, less (i) any external borrowings (other than PK Group or PACL Group); (ii) any new investments made by any parties in land and/or development expenditure, approval, expenditure, commissions/brokerage, etc. from the date of execution hereof".

**2.3. Transfer of shares/interest:**

The Parties have agreed to share the Net Land Revenue in the ratio of 80:20 for PACL Group and PK Group respectively. This is proposed to be achieved by either having appropriate shareholding in companies which hold land or by way of profit share arrangement in partnership firms which hold land.

3.1 Accordingly, To give effect to transfer of shares of the PK Group to PACL /PACL Designate and PACL Group to PK Group, (i) all the shareholders and partners of the each group (being company) have executed transfer documents for transfer of all their respective shares in the relevant Group (being company) as per the Shares (defined later) agreed to be transferred to PACL / PACL Designates (i.e. 80%) and PK Group (i.e. 20%) (as per Schedule 4) without being liable to make or pay any consideration therefore, which the shareholders of each of the said companies have admitted and acknowledged herein; and (ii) all the partners of the relevant PK Group / PACL Group (wherever partnership firm) have executed deed of admission-cum-retirement for providing its/his consent to:

- (a) admit PACL and/or PACL Designate as the partners of the PK Group (being Partnership Firm) to the extent that PACL has PACL Share and control in the entities;
- (b) releasing and transferring 80% of the Share in the partnership Firms of the PK Group (being Partnership Firm) in favour of PACL and/or PACL Designate;
- (c) admit Prateek Kumar or its nominee as the partners of the PACL Group (being Partnership Firm) to the extent that Prateek Kumar or its nominees has PK Share;

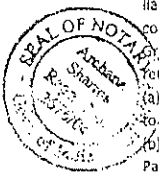
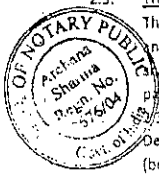


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(d) releasing and transferring 20% of the Share in the partnership Firms of the PACL Group (being Partnership Firm) in favour of Prateek Kumar and/or his nominees; at nominal value/par consideration, which the partners of each of the said partnership firm admit and acknowledge

2.3.2 Both parties shall execute all such deed and documents and do all such act as may be required by to give effect to the understanding and terms and conditions mentioned in this Agreement in letter and in spirit including, but not limited to, recording transfer of shares or interest in the companies, removal of director or partner appointed (as contemplated under this Agreement), filling necessary forms with the relevant governmental authorities and intimation to all third party (including banks and financial institutions) about such change in control in favour of PACL / Prateek Kumar and its nominees, affiliates, etc. (as the case may be) and generally do all such act or deed as is usual and customary to transfer of such nature.

2.4. Execution of the Shareholders Agreement:

A Shareholder's Agreement shall be executed between the shareholders of the entities mentioned in Schedule 1 ("Shareholders Agreement") for the purpose of governing their obligations and rights under the same and to empower the MC to such rights as are set out in this Agreement.

2.5. Clear and marketable title to the Properties:

PACL Group and PK Group jointly or through MC, endeavour to clear all Encumbrances (if any) from the said Properties and make the title of the said Properties clear and marketable with all permissions and sanctions required for each of the properties contemplated under this Agreement. "Encumbrance" shall mean "any mortgage, charge, set-off or other security interest of any kind, pledge, hypothecation, assignment, deed of trust, encumbrance, lien, claim, option, *lis-pendens*, acquisition or requisition proceedings, or any statutory lien or claim or charge in favour of any person or any litigation or dispute, any interest, pre-emptive right, transfer restriction, or exercise of any attribute of ownership, any right of set-off; and any adverse claim as to title, possession or use".

2.6. First Charge:

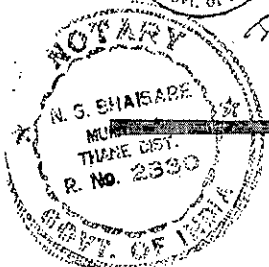
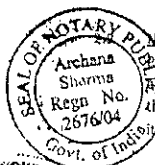
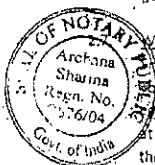
In case any funds are required in respect to clear the Encumbrance of the property or for development of the Properties or for land acquisition, etc. such part thereof or for payment of stamp duty for transfer of land or for approvals or for any other purpose, then PACL may bring in the required funds and all monies paid by PACL shall be a first charge on all the revenues generating out of such Properties on which the same has been spent.

Withdrawal of Cases:

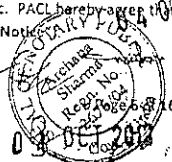
Since there were disputes and differences in respect to the Advances paid and the non-compliance of the obligation under the MOU-1, MAA and MOU-2, both parties had filed certain complaints and/or cases against each other at various places. In lieu of the settlement arrived at between the parties herein both Prateek Kumar and PACL hereby agree and confirm that they shall withdraw all Criminal and Civil cases / complaints filed against each other and/or their Associate Entities. Both parties shall execute necessary comfort documents to the satisfaction of the other party for withdrawal of the cases/complaints.

Newspaper Notice:

PACL had published in various newspapers in respect to Prateek Kumar and the Properties a question putting notice to the public at large that no person should deal with Prateek Kumar or the properties of Prateek Kumar or its group companies affiliates, etc. PACL hereby agrees that it shall publish notice to the satisfaction of both the parties ("Publish Notice").



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**Deposit of Documents:**

Parties hereby admit and acknowledge that all the original title documents in respect to the Properties (as set out in the Schedule 2 and Annexures) including but not limited to revenue records, MOU's agreements, conveyances, POA, Agreement for Sale and also the Transfer Forms, Share Certificates, EGM notice, EGM Resolution, Director resignation, appointment of new Directors, board resolutions, Shareholder's Agreement between Prateek Kumar and PACL, PMC Agreement and such other documents in respect to the companies which are in possession of the respective parties ("Original Documents") and the same shall be held in joint custody (as may be mutually decided) till the time the parties have complied with Conditions Precedents (as defined below).

**2.10. Transfer of certain properties / equity shares / interest from Synergysone Infrastructure & Projects Pvt. Ltd. to PK Group:**

2.10.1 Prateek Kumar and all its Share holders and Directors hereby agree that PACL Group/ entities shall be entitled to 80% equity shares in Synergysone Infrastructure & Projects Pvt. Ltd. and Prateek Kumar has agreed to cause to transfer and assign 80% of the shareholdings by entering into such document as PACL may deem fit and proper without any consideration whatsoever for all of such Company and partnership firms as set out Secondly in Schedule 5 in favour of PACL Group or any of its entities within a period of 60 days from the execution hereof at the cost of PACL Group.

2.10.2 Synergysone Infrastructure & Projects Pvt. Ltd. shall transfer and assign the properties set out Firstly in Schedule 5 in favour of PK Group or its entities at the cost of PACL within the period of 60 days from hereof.

2.10.3 The transfer of 80% shares of Synergysone Infrastructure & Projects Pvt. Ltd. in favour of PACL Group entities shall be effective immediately on the date when PK Group has transferred and assigned the properties of Synergysone Infrastructure & Projects Pvt. Ltd. set out in Schedule 5 in favour of PK Group or any of its entities or on the expiry of the 60<sup>th</sup> day from the date of execution hereof, whichever is earlier, provided that PACL Group has paid the actual cost for stamp duty and registration charges (on actual) if demanded by PK Group within the period of 50 days from execution hereof ("Synergysone Effective Date"). MC shall give effect to this transfer on the Synergysone Effective Date and the present Directors shall be deemed to have resigned from Directorship and the new Directors as suggested by PACL Group and PK Group shall become effective on Synergysone Effective Date.

2.10.4 Notwithstanding anything contained anywhere else in this Agreement, for any and all properties of Synergysone Infrastructure & Projects Pvt. Ltd., no decision or authority shall be exercised by Prateek Kumar or MC and the same shall rest with PACL.

2.10.5 In the event if any shareholding in Synergysone Infrastructure & Projects Pvt. Ltd. is transferred by PK Group or any properties of Synergysone Infrastructure & Projects Pvt. Ltd. is transferred, prior to the said Company vesting with PACL, then PACL shall be entitled to 80% of the Net Land Revenue (save and except for properties set out in Schedule 5). Any financial transaction taken place in Synergysone Infrastructure & Projects Pvt. Ltd. prior to Synergysone Effective Date, shall not be objected by PACL at anytime.

**2.11. Joint Possession:**

Both parties shall be in joint possession ownership and control of the Properties set out in Schedule 2.

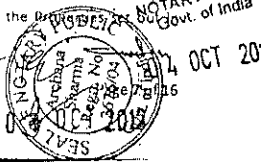
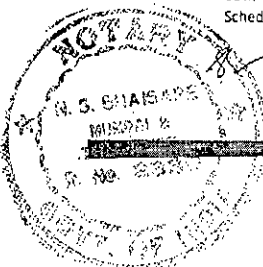
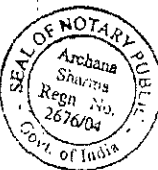


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Post Liability:

It is further agreed by and between the parties that in case of any past dues / liabilities of any of unpaid amounts to be paid to complete the acquisition of the Properties / lands shall be the joint responsibility of the Groups in the ratio and any other past liability shall be the sole responsibility of the PK Group / Prateek Kumar.

2.13. Special terms for certain Properties:

Both the Group hereby agree and confirm that the properties which were acquired by PACL Ltd. and subsequently transferred in the name of Prateek Kumar and/or PK Group shall be re-conveyed and re-transferred back to PACL Ltd. by Prateek Kumar and/or PK Group within a period of 30 days from the date of execution hereof, such properties are more particularly set out in Schedule 6.

2.14. Exclusion of any other property:

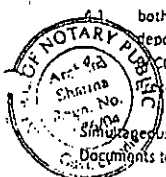
All properties which are not mentioned in this Agreement shall be excluded from the Settlement arrived at between the parties. Either party will have no claim against each other's property in the name of Prateek Kumar / PACL or their family members or Directors or associate entities.

3. Joint Custody of the Property Documents:

The parties hereby agree and confirm that both the Groups shall put all the Original Documents in a joint security vault / room or any other manner as they may mutually decide, within a period of 15 days from the date of execution hereof;

4. Sequence of execution of the Settlement / Transaction Documents

The parties shall execute the documents in the following sequences, unless otherwise mutually agreed:



4.1 both parties to withdraw all cases filed against each other, and simultaneously Parties to deposit all of Original Documents in joint custody as mutually agreed;

PACL shall Publish Notice as mentioned above; (4.1 and 4.2 collectively known as "Condition Precedent");

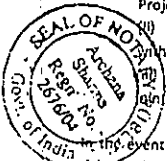
Simultaneously upon fulfillment of all Conditions Precedent the both Group shall handover Original Documents to MC.

4.3 Condition Subsequent:

(i) Transfer of the properties (set out in Schedule 5) from Synergys Infrastructure & Projects Pvt. Ltd. to PK Group or its nominees;

(ii) Both parties shall file and also comply with necessary statutory compliance and filings with all relevant authorities;

The respective Shareholders of each of the entities set out in Schedule 1 shall be in possession of the Properties set out in Schedule 2;



In the event of any of the Condition Subsequent not complied by the party then MC shall have the rights and powers to fulfil the same for either or of the defaulting parties.

5. Monitoring Committee

5.1 Powers and Control of the Management Committee:

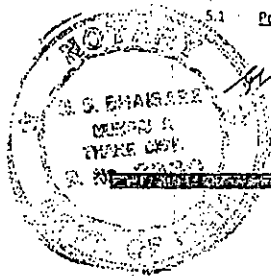


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5.1.1 All the Properties (mentioned in Schedule-2), shall be put under the control, supervision and management of the MC. The MC alone shall be authorised to execute all deeds, documents, papers, etc. for sale, leasing, mortgaging, transferring, etc. the said Properties or any part thereof or any units to be constructed thereon and the take possession and control of all such Properties. PK Group/Persons and Prateek Kumar shall simultaneously upon execution hereof, execute such POA, Resolution, documents, letters, undertakings, etc. that may be required to give effect to the settlement contemplated under this Agreement. The MC shall also be authorised to maintain the Bank Accounts of all the companies and the parties shall ensure that the MC is authorised to draw cheques and take all decisions pertaining to the said Properties and also its development, construction, allotment, sale, leasing of any units, etc.

5.1.2 Upon sale, transfer or dispose of the said Property set out in the Schedule 2 the MC shall handover the said Original Documents in respect to such properties of which the transfer is effected to the transferee/beneficiary/purchaser/mortgagee.

#### 6. Covenants and Warranties

##### 6.1. Covenants:

Each party hereby, jointly and severally, agree and undertake with the other as follows:

6.1.1. allow the representatives of other to enter into the Properties and allow them to take possession, develop or sell the same as per the directions of the MC;

6.1.2. take all steps necessary to obtain all authorisations of relevant governmental authorities that may be required for the consummation of the transaction contemplated under the Transaction Documents (including for steps necessary for MC take complete control of the Properties and entities as set out in herein);

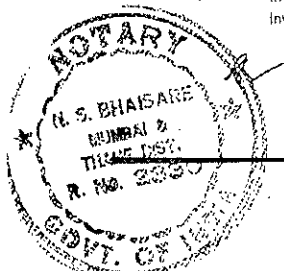
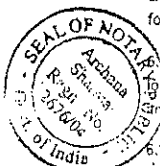
6.1.3. refrain from violating, breaching, or defaulting, and from taking or failing to take any action that (with or without notice or lapse of time or both) would constitute a violation, breach, or default under, any term or provision of any law or regulation or contract to which they are a party or by which any of its assets is or may be bound or that would (a) prevent or invalidate the consummation of the transaction contemplated under the Transaction Documents or (b) cause the Transaction Documents and the transaction contemplated hereby to violate any applicable legal requirements;

6.1.4. not issue, allot, redeem or repurchase any shares or any of kind of securities (whether convertible or non convertible) including any re-issue of forfeited shares or any security whether convertible or not into shares or grant any option, warrant or right in respect thereof (in the form of companies);

6.1.5. otherwise than what is stated in this Agreement, not change in any way the rights of the existing shares in its share capital of any of the Company (in the form of companies) or not change the face value of or rights attached to any of the shares of any of the Company (in the form of companies);

6.1.6. otherwise than what is stated in this Agreement, not alter any ownership or profit and loss sharing structure of any partnership firm or any other proprietary concern involving any of the Firms;

6.1.7. not induct new partner or retire any partner (other than as set out in this Agreement) in any manner whatsoever in any of partnership firm or any other proprietary concern involving the partnership firms.



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appointment as an authorised signatory of the PACL Group is irrevocable in nature and shall remain valid notwithstanding any inter-se dispute amongst the PACL Group.

- 7.3. Both parties have assured to the other they undertake to accept and ratify all actions and decisions taken by PACL/ Prateek Kumar for and on behalf of their respective Group.

8. Indemnifications

8.1. Indemnity:

Without prejudice to any other provision of this Agreement and/or any other right of either party under this Agreement and the Transaction Documents or under law or equity, each Group hereby jointly and severally, indemnify, and keep indemnified defend and hold harmless the other from and against any and all losses that the Group and its representatives, employees, directors, shareholders, agents and attorneys may suffer or incur directly or indirectly, from claims, actions, demands or assessments, done or omitted to be done, by reason of:

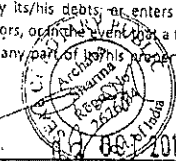
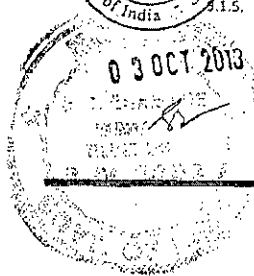
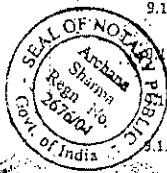
- 8.1.1. any misrepresentation, inaccuracy, incorrectness or incompleteness in, or breach of any warranties / covenant provided by the party herein contained in this Agreement and /or the Transaction Documents;
- 8.1.2. any losses arising due to non compliance or non-adherence by any party of any provisions or terms of this Agreement and /or the Transaction Documents executed by Prateek Kumar /PACL;
- 8.1.3. any defect in authority of any party in relation to execution, delivery and performance of the terms and conditions of this Agreement and the Transaction Documents;
- 8.1.4. any act, negligence or fraud or violations or misdoings by any party, whether (a) disclosed under any (i) legal, financial, technical, forensic and property diligence reports and (ii) forensic/special audit report or (b) not disclosed in any of findings of advisors and representatives; and
- 8.1.5. any and all actions, suits, proceedings, claims, demands, assessments, judgements, costs and expenses, including, legal fees and expenses, incidental to any of the foregoing or incurred in investigating or attempting to avoid the same or to oppose the imposition thereof, or in enforcing any such indemnity.



Events of Default / Dead of MC

9.1. Events of Default: Each of events or circumstances set out below shall constitute the events of default (each a "Event of Default" and collectively, the "Events of Default"):

- 9.1.1. Conditions Precedents are not complied by either party;
- 9.1.2. default in fulfilling the obligations set out in clauses 2 and/or 4 above within the time lines mentioned therein;
- 9.1.3. any act or deed or negligence by any of the parties which will undermine the rights imparted to the other in terms of this Agreement and/ or the Transaction Documents;
- 9.1.4. any related party transactions adversely affecting the rights of any of the party under this Agreement or the Transaction Documents;
- 9.1.5. any of the Group or entity is declared insolvent, bankrupt, industrially sick, or is unable to pay its/his debts, or enters into a compromise or any arrangement with its/his creditors, or in the event that a trustee, receiver or liquidator is appointed to take over all or any part of its/his properties or if entity is the company then such company is



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wound up, liquidated or dissolved or if any entity is partnership firm, such firm is dissolved;

- 9.1.6. In the event there is any order of attachment/ attachment of any of the properties of any of the parties;
- 9.1.7. any of the Properties or part thereof being sold, mortgaged, transferred, conveyed or created any third party rights by any Group out of the extent mentioned in this Agreement;
- 9.1.8. any direct or indirect change in ownership, shareholding, management and/or dilution of Interest in any of the Persons to this Agreement in the Companies/ Entities mentioned in Schedule 1; or
- 9.1.9. If any party or its Directors (applicable to companies only) / partners (applicable to firms only) fails to sign the transfer forms, agreements as may be called upon by the other.

9.2. Consequences of Events of Default:

9.2.1 EOD prior to Condition Precedents being complied:

In the event of Default prior to completion of all Condition Precedents being complied with this Agreement shall stand terminated by issuing a notice of 15 days in writing by one party to the other. Upon such termination both the respective parties shall be entitled to their respective Original Documents and the entire understanding herein shall be reversed and parties shall be at the same position as they were before signing of this Agreement and the Term Sheet signed in respect of this arrangement shall also come to an end.

9.2.2 EOD post to Condition Precedents being complied:

In the event any party fails to comply with the obligation as set out in this Agreement, then the non-defaulting party may along with any other right that it may have under law or equity, have a right and recourse to file a suit / arbitration seeking specific performance of this Agreement against the defaulting party to fulfil all obligations as set out herein.

9.2.3 Remedies in the EOD post Condition Precedents being complied:

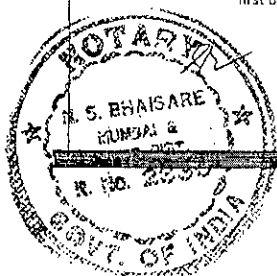
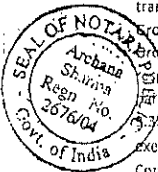
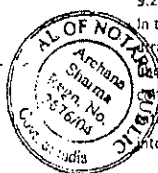
In the event of Default post to Condition Precedents being complied, then notwithstanding the arrangement contemplated herein the Group other than the Defaulting Group shall be at liberty/ free to decide and plan (at the Non-Defaulting Group's sole discretion and convenience) to transfer the assets / properties of all the companies listed in Schedule 2 in the name of the Shareholding set out in Schedule 4 in the Company / Firms without any interference or direction or consent of the Defaulting Group or the MC

9.3 Dispute / Differences in management of the Properties by MC:

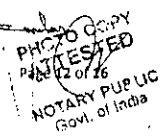
9.3.1 In the event if there are any differences in the MC regards development and /or transfer of any of the Properties as set out in this Agreement, then Prateek Kumar and the PK Group and PACL and /or PACL Designates shall divide the properties in the ratio of 80:20 (PACL Group: PK Group) by metes and bound and transfer such divided share in the property to their respective party so that each party shall have unfettered and exclusive ownership right on such mentioned property in a manner contemplated under law.

9.3.2 If prior to happening of deadlock, if PACL Group entity has infused any funds post execution hereof, in any company / entity or spent money on its Property/ies, then the Company/ Entity shall before dealing with any Property/ies, transfer and assign such part of the immovable property of the all Company/ies to PACL Group entity to the extent PACL Group entity has brought in the required funds in that Company.

It is clarified that the while effecting any decision as set out in clause 9.3.1. Above, the properties to be transferred to PACL Group entities (as set out in clause 9.3.2) shall be effected first before implementing the decision of the Property/ies.



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9.4 Enforcement of this Settlement Agreement:

Either party can enforce the terms of this Settlement Agreement to any court of law (including arbitration as set out in this Agreement) for seeking specific performance of the terms set out herein as set out as per the terms herein.

10. Miscellaneous

10.1 Successors and Assigns:

None of the parties shall be at liberty to assign its rights under this Agreement unless specifically agreed by the other in writing.

10.2 Outstanding Liabilities:

Each party undertakes and acknowledges that its shareholders, directors, employees, nominees and associates shall not assume any liabilities (civil or criminal) of any third party or any of group companies/entities/persons of the other Group other than liabilities as accepted by the parties in writing.

10.3 Counterparts:

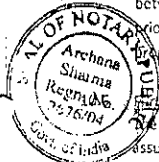
This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

10.4 Time as Essence of this Agreement:

The Parties agree and acknowledge that time is the essence in the performance of the Obligors respective obligations in terms of the Transaction Documents. If any time period specified herein is extended, such extended time shall also be of the essence.

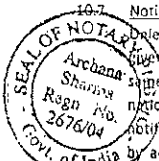
10.5 Entire Agreement:

This Agreement and the documents referred to herein constitute the entire agreement between the Parties with respect to the subject matter hereof, this Agreement supersedes all prior oral and written agreements, representations, statements, negotiations, understandings, proposals and undertakings.



Further Assurance:

The Parties shall with reasonable diligence do all such things and provide all such reasonable assurances as may be required to consummate the transaction hereby contemplated, and each Party shall provide such further documents or instruments required by any other Party as may be reasonably necessary or desirable to effect the purpose of this Agreement and carry out its provisions.



10.7 Notices:

Unless otherwise provided, any notice required or permitted under this Agreement shall be given in writing and shall be deemed effectively given (a) when delivered in person (b) on the specified date when dispatched by electronic facsimile transfer or email, or (c) when received by a nationally recognised courier service or registered mail and addressed to the Party to be notified at the address indicated below, or at such other address as such Party may designate by advance written notice to the other Parties. Any notice to any Group/Persons shall be addressed to PACL/ Prateek Kumar and such notice to any of them shall be sufficient notice to all the respective Groups.

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to PACL / PACL Group:  
PACL Limited

7<sup>th</sup> Floor, Gopaldas Bhawan, Barakhamba Road, New Delhi  
Attention: [Mr Gurmeet Singh]

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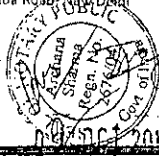
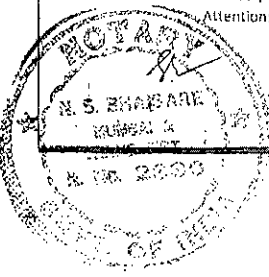


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If to Prateek Kumar/ PK Group ;  
Mr. Prateek Kumar  
Row House-159, Cloud 9, Mohmadwadi, Pune 1, Maharashtra  
Email: pk@strideindia.com  
Telephone: [020-41285517]  
Facsimile: [020-41285518]

10.8 Severability:

If any provision of this Agreement or the application thereof to any Person or circumstance shall be invalid, prohibited or unenforceable to any extent for any reason including by reason of any law or regulation or government policy, this Agreement shall be considered divisible as to such provision and such provision shall be inoperative and shall not be part of the consideration moving from one party to another and the remainder of this Agreement and the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. Any invalid or unenforceable provision of this Agreement shall be replaced with a provision, which is valid and enforceable and most nearly reflects the original intent of the unenforceable provision.

10.9 Amendments and Waivers:

10.9.1 the Parties acknowledge and agree that the settlement terms recorded under this Agreement are irrevocable and binding on each of the Parties.

10.9.2 no modification, alteration or amendment of this Agreement or any of its terms or provisions shall be carried out by the Parties unless made in writing and duly executed by Prateek Kumar and PAOL.

10.9.3 this Agreement shall *ipso facto* modify the terms of the Principal MoU-1 and 2, MAA and all other earlier understanding set out therein and this Agreement *ipso facto* override and substitute such provisions of the Principal MoU-1 and 2, MAA and all other earlier understanding set out therein as may be contrary to the understanding/settlement contained herein.

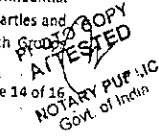
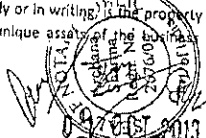
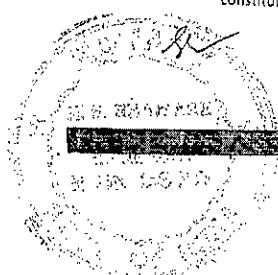
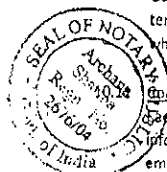
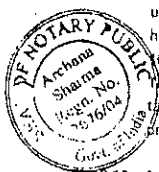
10.9.4 in the event of conflict between the terms of this Agreement and the provisions of the transaction Documents, best endeavours shall be made to achieve harmonious construction, taking into account all relevant documents including this Agreement failing which the provisions of this Agreement shall prevail for the subject matter as set out herein.

10.10 Survival Provisions:

Notwithstanding anything contrary contained in this Agreement, clauses relating to Representations and Warranties, Indemnification, Arbitration, Miscellaneous Provisions Governing Law and Jurisdiction and Consequences of Events of Default shall survive the termination of this Agreement for any reason whatsoever in addition to rights of the Parties which survives under the applicable laws and statutes.

Confidentiality:

Each of the Group acknowledges that, pursuant to this Agreement it may have access to certain information concerning the other, its nominees, representatives, investors, advisors, employees etc, (the "Disclosing Parties"), which is either confidential or proprietary in nature, whether received orally or in writing. All information given by the Disclosing Parties, other, pursuant to and under this Agreement or any other documents executed will be deemed to be confidential information no matter whether it is labelled or not as confidential information by the Disclosing Parties. Both Group acknowledges and agrees that all confidential information whether disclosed orally or in writing is the property of the Disclosing Parties and constitutes valuable, special and unique assets of the business of such Party. Both Group



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agree that the recipient of the confidential information shall neither disclose to any third party nor use for any purpose other than for the purpose of this Agreement, without prior written consent of the Disclosing Parties. Both Group further agree that neither of the Group will discuss or divulge or make public, the contents of this Agreement to any third party save and except with prior written consent of the Disclosing Parties.

**10.12 Collaborative Drafting:**

The Parties agree that this Agreement was negotiated fairly between them at arm's length and that the final terms of this Agreement are the product of the Parties' negotiations. Each Party warrants and respects that it has sought and received legal counsel of its own choosing with regard to the contents of this Agreement and the rights and obligations affected hereby. The Parties agree that this Agreement shall be deemed to have been jointly and equally drafted by them, and that the provisions of this Agreement therefore should not be constructed against a Party because the Party drafted or was more responsible for drafting any of its provisions. Each of the Parties has executed this Agreement voluntarily, after having obtained advice of counsel, and with a full and free understanding of its terms.

**10.13 No other amount due and payable:**

Each Group undertake, confirm and agree that there is no amount due and payable by either of them to the other save and except as recorded herein.

**10.14 Exclusion of PACL Ltd.:**

It is agreed and confirmed by the PK Group that, PK Group shall not be entitled to have any shareholdings whatsoever or any right title or interest in PACL Ltd. in howsoever and whatsoever manner. It is further agreed and confirmed by and between the parties that only certain properties of PACL Ltd. which has been acquired by PK Group from the said Advances shall be included in this Settlement and not any other property which does not form part of the Schedule or Advances. Notwithstanding anything contained anywhere else in this Agreement, the MC shall not have any powers or authority to direct any Director or employee of PACL Ltd. for any matter other than the properties listed in the Annexure to this Agreement.

**10.15 Equitable remedies:**

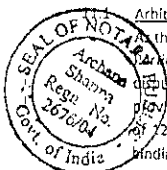
Each Party acknowledges and agrees that monetary damages may be an inadequate remedy for breach or threatened breach of the provisions of this Agreement, and each Party agrees that, notwithstanding anything to the contrary herein, in the event of a breach of any provisions of this Agreement, the respective rights and obligations hereunder shall be enforceable by specific performance or injunctive remedy in any court of competent jurisdiction.



**11. Arbitration**

**Arbitration:**

In the event there is a limited dispute and difference between the Parties in respect to this Agreement, the Parties have mutually agreed and accepted to appoint a sole arbitrator to resolve the aforesaid dispute arisen between the Parties and such arbitration which shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 and shall be concluded within a period of 120 days from the date of appointment. The Award of the Arbitrator shall be final and binding and enforceable upon all the parties to this Agreement.

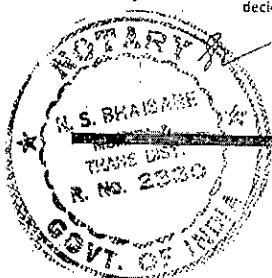


**11.2 Venue and Procedure:**

The place of both the above arbitration shall be Mumbai and the language of arbitration shall be English. The arbitrator's award shall be substantiated in writing. The arbitrator shall also decide on the costs of the arbitration procedure. The Parties shall submit to the arbitrator.

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*[Handwritten signatures]*

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award and the same shall be enforceable in any competent court of law.

**Governing Law and Jurisdiction**

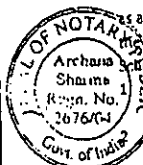
The Courts at Mumbai alone shall have the exclusive jurisdiction in respect of all matters or disputes or differences arising out of this Agreement.

IN WITNESS WHEREOF the Parties to this Agreement, do hereby set and append their respective hands on the day and date first mentioned above at New Delhi.

SIGNED AND DELIVERED  
by the withinnamed PACL  
PACL Limited  
by the authorised signatory  
Mr. Gurmeet Singh (Director),  
Mr. Subrato Bhattacharya (Director),  
Mr. Sukhdev Singh Gill (Managing  
Director) and Mr. Tarlochan Singh  
(Director) in the presence of ...  
1 M. L. Sethi  
H.N. 178/10, Panchsheel  
2 Suresh Mohan  
101, Clouva, N. 6m L, Panchsheel

*Gurmeet Singh*  
*Tarlochan Singh*  
*Subrato Bhattacharya*  
*Sukhdev Singh Gill*  
*M. L. Sethi*  
*Suresh Mohan*

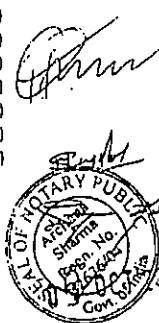
SIGNED AND DELIVERED  
by the withinnamed  
PACL Group Set Out in Schedule 1  
represented by Mr. Beant Singh  
and Chandar Mohan Bhalla  
as authorised signatory of  
the Entities Set out in Firstly of  
Schedule 1  
M. L. Sethi  
Panchsheel Mohan



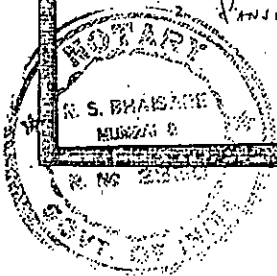
SIGNED AND DELIVERED  
by the withinnamed Prateek Kumar  
Mr. Prateek Kumar  
in the presence of ...  
M. L. Sethi  
Panchsheel Mohan  
SIGNED AND DELIVERED  
by the withinnamed  
PACL Group Set Out in Schedule 1  
represented by Mr. Prateek Kumar  
as authorised signatory and  
as power of attorney holder of  
the Entities Set out in Secondly of  
Schedule 1  
M. L. Sethi  
Panchsheel Mohan



*Prateek Kumar*  
*M. L. Sethi*  
*Panchsheel Mohan*



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Schedule 1  
Firstly  
[PACL Group/Persons of PACL Ltd.]

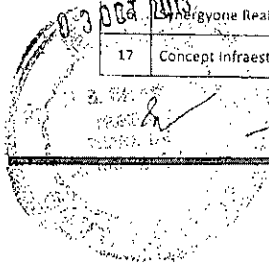
| S.No. | Named of the Entities                        | Entity Type             | Whether In Joint Venture | If, Yes the Shareholding In Joint Venture |
|-------|----------------------------------------------|-------------------------|--------------------------|-------------------------------------------|
| 1     | Swisstown Developers Private Limited         | Private Limited Company | No                       | N.A.                                      |
| 2     | Royal Orchid Infradevelopers Private Limited | Private Limited Company | No                       | N.A.                                      |
| 3     | Beech Town Developers Private Limited        | Private Limited Company | No                       | N.A.                                      |
| 4     | E Com Trade World Private Limited            | Private Limited Company | No                       | N.A.                                      |
| 5     | Ganraj Properties Private Limited            | Private Limited Company | No                       | N.A.                                      |
| 6     | Woodville Projects Private Limited           | Private Limited Company | No                       | N.A.                                      |

Secondly  
[PK Group/Persons of Prateek Kumar]

| Sr. No. | Named of the Companies/ Partnership Firms / Individuals | Entity Type             | Whether In Joint Venture | If, Yes the Shareholding In Joint Venture |
|---------|---------------------------------------------------------|-------------------------|--------------------------|-------------------------------------------|
| 1       | Greenfield Estates                                      | Partnership Firm        | No                       | N.A.                                      |
| 2       | Greenfield Estate Bangalore                             | Partnership Firm        | No                       | N.A.                                      |
| 3       | NSB Arya Green Estate                                   | Partnership Firm        | No                       | N.A.                                      |
| 4       | Synergys Infrastructure & Projects Private Limited      | Private Limited Company | No                       | N.A.                                      |
| 5       | Synergys Infradevelopers Private Limited                | Private Limited Company | No                       | N.A.                                      |
| 6       | Parat Promoters & Infradevelopers Private Limited       | Private Limited Company | No                       | N.A.                                      |
| 7       | Castle Infraestates Private Limited                     | Private Limited Company | No                       | N.A.                                      |
| 8       | Inspire Infraestates Private Limited                    | Private Limited Company | No                       | N.A.                                      |
| 9       | Stonewater Properties Private Limited                   | Private Limited Company | No                       | N.A.                                      |
| 10      | Wood Heights Estates Private Limited                    | Private Limited Company | No                       | N.A.                                      |
| 11      | Uppur Hills Infrastructure & Projects Private Limited   | Private Limited Company | No                       | N.A.                                      |
| 12      | Birdsale Infraestates Private Limited                   | Private Limited Company | No                       | N.A.                                      |
| 13      | Kemptyfalls Resorts Private Limited                     | Private Limited Company | No                       | N.A.                                      |
| 14      | Comfort Infr heights Private Limited                    | Private Limited Company | No                       | N.A.                                      |
| 15      | Green Fortune Promoters & Developers Private Limited    | Private Limited Company | No                       | N.A.                                      |
| 16      | Synergys Real Estate Private Limited                    | Private Limited Company | No                       | N.A.                                      |
| 17      | Concept Infraestates Private Limited                    | Private Limited Company | No                       | N.A.                                      |



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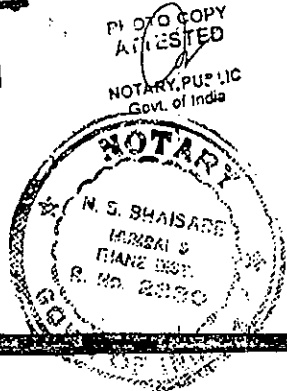


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|    |                                                 |                         |     |      |
|----|-------------------------------------------------|-------------------------|-----|------|
| 18 | Lakewood Infra Projects Private Limited         | Private Limited Company | No  | N.A. |
| 19 | Bestwood Infrareights Private Limited           | Private Limited Company | No  | N.A. |
| 20 | Wildoak Properties Private Limited              | Private Limited Company | No  | N.A. |
| 21 | Sunshine Infracity Private Limited              | Private Limited Company | No  | N.A. |
| 22 | Fortune Infracity Private Limited               | Private Limited Company | No  | N.A. |
| 23 | Agro Town Developers Private Limited            | Private Limited Company | No  | N.A. |
| 24 | Devshri Infrahomes Private Limited              | Private Limited Company | No  | N.A. |
| 25 | Exquisite Infrastructure Private Limited        | Private Limited Company | No  | N.A. |
| 26 | Stone Water Properties Private Limited          | Private Limited Company | No  | N.A. |
| 27 | Sunshine Infra Promoters Private Limited        | Private Limited Company | No  | N.A. |
| 28 | Megastructure Infracore Private Limited         | Private Limited Company | No  | N.A. |
| 29 | Splendor Infracity Private Limited              | Private Limited Company | No  | N.A. |
| 30 | Crest Media & Entertainment Private Limited     | Private Limited Company | Yes | 50%  |
| 31 | Unicorn Global Hospitality Private Limited      | Private Limited Company | Yes | 50%  |
| 32 | Aastha Promoters and Developers Private Limited | Private Limited Company | Yes | 60%  |
| 33 | Arontha Properties Private Limited              | Private Limited Company | Yes | 50%  |
| 34 | Bhatta Fall & Resorts Private Limited           | Private Limited Company | Yes | 75%  |
| 35 | Greenvalley Infracity Private Limited           | Private Limited Company | Yes | 50%  |
| 36 | Alma Tree Pvt. Ltd.                             | Private Limited Company | No  | NA   |



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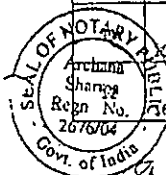




## Schedule 3

(List of 14 MOU's)

| Sr. No. | DATE      | FIRST PARTY                                 | SECOND PARTY              |
|---------|-----------|---------------------------------------------|---------------------------|
| 1       | 14-Sep-09 | PACL INDIA LTD<br>(know known as PACL Ltd.) | GANRAJ PROPERTIES PVT LTD |
| 2       | 19-Jun-09 | PACL INDIA LTD<br>(know known as PACL Ltd.) | GREEN FIELD ESTATES       |
| 3       | 28-Apr-09 | PACL INDIA LTD<br>(know known as PACL Ltd.) | E COM TRADE WORLD PVT LTD |
| 4       | 25-May-09 | PACL INDIA LTD<br>(know known as PACL Ltd.) | GREEN FIELD ESTATES       |
| 5       | 12-May-09 | PACL INDIA LTD<br>(know known as PACL Ltd.) | GREEN FIELD ESTATES       |
| 6       | 11-Jun-09 | PACL INDIA LTD<br>(know known as PACL Ltd.) | GREEN FIELD ESTATES       |
| 7       | 29-Aug-09 | PACL INDIA LTD<br>(know known as PACL Ltd.) | GREEN FIELD ESTATES       |
| 8       | 7-May-09  | PACL INDIA LTD<br>(know known as PACL Ltd.) | GREEN FIELD ESTATES       |
| 9       | 1-Sep-08  | PACL INDIA LTD<br>(know known as PACL Ltd.) | SNSHINE DEVELOPERS        |
| 10      | 4-Sep-09  | PACL INDIA LTD<br>(know known as PACL Ltd.) | GREEN FIELD ESTATES       |
|         | 16-May-09 | PACL INDIA LTD<br>(know known as PACL Ltd.) | E COM TRADE WORLD PVT LTD |
|         | 19-Apr-09 | PACL INDIA LTD<br>(know known as PACL Ltd.) | GREEN FIELD ESTATES       |



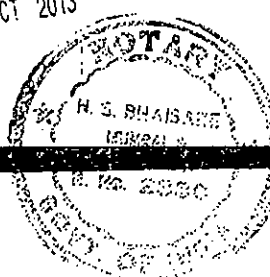
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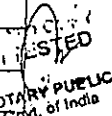
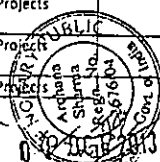


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| SCHEDULE 4 |                                                      |                                           |                                         |
|------------|------------------------------------------------------|-------------------------------------------|-----------------------------------------|
| Firstly    |                                                      |                                           |                                         |
| S.No.      | Named of the Entity Holding Land Parcel              | PACL Group Shareholdings and Entitlements | PK Group Shareholdings and Entitlements |
| 1          | Swisstown Developers Private Limited                 | 80%                                       | 20%                                     |
| 2          | Royal Orchid Infra Developers Private Limited        | 80%                                       | 20%                                     |
| 3          | Beech Town Developers Private Limited                | 80%                                       | 20%                                     |
| 4          | E Corn Trade World Private Limited                   | 80%                                       | 20%                                     |
| 5          | Ganraj Properties Private Limited                    | 80%                                       | 20%                                     |
| 6          | Woodsville Projects Private Limited                  | 80%                                       | 20%                                     |
| Secondly   |                                                      |                                           |                                         |
| S.No.      | Named of the Entity Holding Land Parcel              | PACL Group Shareholdings and Entitlements | PK Group Shareholdings and Entitlements |
| 1          | Greenfield Estates                                   | 80%                                       | 20%                                     |
| 2          | Greenfield Estates                                   | 80%                                       | 20%                                     |
| 3          | Greenfield Estates                                   | 80%                                       | 20%                                     |
| 4          | Greenfield Estates                                   | 80%                                       | 20%                                     |
| 5          | Greenfield Estates                                   | 80%                                       | 20%                                     |
| 6          | Greenfield Estate Bangalore                          | 80%                                       | 20%                                     |
| 7          | Greenfield Estate Bangalore                          | 80%                                       | 20%                                     |
| 8          | Greenfield Estate Bangalore                          | 80%                                       | 20%                                     |
| 9          | Greenfield Estate Bangalore                          | 80%                                       | 20%                                     |
| 10         | Greenfield Estate Bangalore                          | 80%                                       | 20%                                     |
| 11         | NSB Arya Green Estate                                | 80%                                       | 20%                                     |
| 12         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 13         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
|            | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
|            | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
|            | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
|            | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 18         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
|            | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
|            | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
|            | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
|            | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 23         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 24         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 25         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 26         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |
| 27         | Synergyone Infrastructure & Projects Private Limited | 80%                                       | 20%                                     |



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8/2 C.S. 10/10/2013 10/10/2013 10/10/2013

|    | Private Limited                                      |     |     |
|----|------------------------------------------------------|-----|-----|
| 28 | Dharatal Promoters & Infradevelopers Private Limited | 80% | 20% |
| 29 | Castle Infraestates Private Limited                  | 80% | 20% |
| 30 | Inspire Infraestates Private Limited                 | 80% | 20% |
| 31 | Stonewater Properties Private Limited                | 80% | 20% |
| 32 | Stonewater Properties Private Limited                | 80% | 20% |
| 33 | Redwood Heights Estates Private Limited              | 80% | 20% |
| 34 | Underhills Infrastructure & Projects Private Limited | 80% | 20% |
| 35 | Riverdale Infraestates Private Limited               | 80% | 20% |
| 36 | Kemplyfalls Resorts Private Limited                  | 80% | 20% |
| 37 | Comfort Infraheights Private Limited                 | 80% | 20% |
| 38 | Green Fortune Promoters & Developers Private Limited | 80% | 20% |
| 39 | Synergione Real Estate Private Limited               | 80% | 20% |
| 40 | Concept Infraestates Private Limited                 | 80% | 20% |
| 41 | Lakewood Infra Projects Private Limited              | 80% | 20% |
| 42 | Bestwood Infraheights Private Limited                | 80% | 20% |
| 43 | Wildoak Infrastructure & Projects Private Limited    | 80% | 20% |
| 44 | Wildoak Infrastructure & Projects Private Limited    | 80% | 20% |
| 45 | Sunshine Infracity Private Limited                   | 80% | 20% |
| 46 | Fortune Infracity Private Limited                    | 80% | 20% |
| 47 | Agro Town Developers Private Limited                 | 80% | 20% |
| 48 | Devshri Infrahomes Private Limited                   | 80% | 20% |
| 49 | Exquisite Infrastructure Private Limited             | 80% | 20% |
| 50 | Sunshine Infra Promoters Private Limited             | 80% | 20% |
| 51 | Megastructure Infracon Private Limited               | 80% | 20% |
| 52 | Splendor Infracity Private Limited                   | 80% | 20% |
|    | Crest Media & Entertainment Private Limited          | 80% | 20% |
|    | Unicorn Global Hospitality Private Limited           | 80% | 20% |
|    | Aastha Promoters and Developers Private Limited      | 80% | 20% |
|    | Arontha Properties Private Limited                   | 80% | 20% |
| 57 | Bhatta Fall & Resorts Private Limited                | 80% | 20% |
| 58 | Greenvalley Infracity Private Limited                | 80% | 20% |



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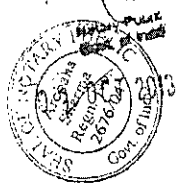
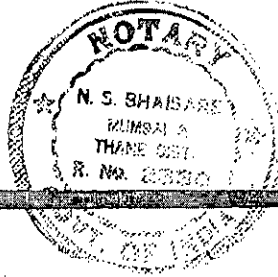


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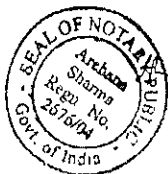
## Schedule 6

(Properties to be re-conveyed by Prateek Kumar to PACL Ltd. (clause 2.15))

|                                    |         |       |    |
|------------------------------------|---------|-------|----|
| Devshri Infrahomes Private Limited | Madurai | 39.00 | 56 |
|------------------------------------|---------|-------|----|

## DETAILS

| S.No. | State      | Village     | Taluka/ Tehsil                   | Survey No./Gut no.                                                                              | Area in Acres | Document Type |
|-------|------------|-------------|----------------------------------|-------------------------------------------------------------------------------------------------|---------------|---------------|
| 1     | Tamil Nadu | Avaniapuram | Tirupuruankundram Taluk, Madurai | 205/2A3, 205/1C2B                                                                               | 0.72          | Sale Deed     |
| 2     | Tamil Nadu | Samaniatham | Tirupuruankundram Taluk, Madurai | 81/3, 81/4, 80/1, 81/2A, 81/5, 79, 80/2, 80/5, 81/1, 82/1, 82/2B, 80/4, 83/1, 83/2, 82/2, 82/3A | 38.26         | Sale Deed     |
| Total |            |             |                                  |                                                                                                 | 38.98         |               |



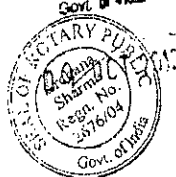
*[Handwritten signatures and initials]*



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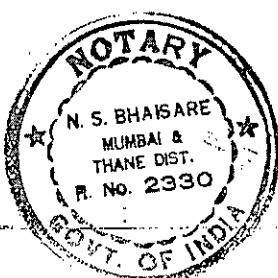
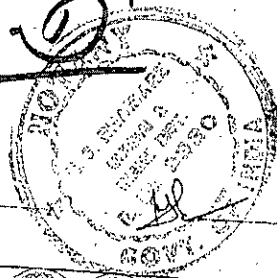
Rajani Associates  
Advocates & Solicitors

EXHIBIT - 2

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29



MAHARASHTRA

22 NOV 2013  
2013

श. 498 दिनांक : 30 NOV 2013  
निदेशी श्री. ज्योती प्र. कुडम  
९, जोडानी घाट नं. ३, प्रसुदेव गैरगंकर मार्ग,  
वाराहोरी जवळ  
श्री. ज्योती  
४०, सुपिन-६, प्लॉट नं. १०,  
रास न्यायिक नगर, नवी मुंबी, महाराष्ट्र, भारत.  
L.S.V. No. 205  
Ambekar Rd, Dadar (E), Mumbai-14.

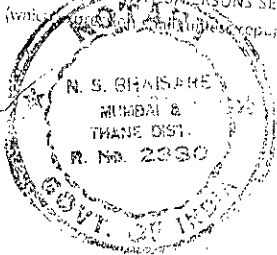
SUPPLEMENTAL AGREEMENT TO  
THE DEFINITIVE AGREEMENT FOR SETTLEMENT

THIS SUPPLEMENTAL AGREEMENT TO DEFINITIVE AGREEMENT FOR SETTLEMENT DATED 2 OCTOBER 2013 (this "Agreement") is made and executed at Mumbai on this 30<sup>th</sup> Day of November 2013 (the "Effective Date") between:

(A) PACL LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 22, 3rd Floor, Amber Tower, Sansar Chandra Road, Jaipur, Rajasthan, through its Mr. Gurnmeet Singh (Director), Mr. Subrato Bhattacharya (Director) hereinafter referred to as "PACL" (B) ENTITIES/PERSONS SET OUT IN FIRSTLY IN SCHEDULE 1 through its authorised representative (C) (collectively "PACL Group") (which expression shall, unless repugnant to the context or meaning thereof, include him, his legal heirs, executors and administrators, their respective (i) successors and permitted assigns in case of entities in the form of company; (ii) partners for the time being and from time to time constituting the relevant firm and the survivors or survivor of them; and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns and includes its affiliates and successors in interest, in case of entities in the form of Partnership firm; and (iii) any legal heirs, executors and administrators, in case of an individual) of the FIRST PART;

AND

(A) MR. PRATEEK KUMAR, an Indian inhabitant, residing at Row House-159, Cloud 9, Mohanwadi, Pune 1, Maharashtra, hereinafter referred to as "Prateek Kumar" for self had as a authorised representative for (B) ENTITIES/PERSONS SET OUT IN SECONDLY IN SCHEDULE 1 (collectively "PK Group") (which expression shall, unless repugnant to the context or meaning thereof, include him,



Signature of Prateek Kumar

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his legal heirs, executors and administrators, their respective (i) successors and permitted assigns in case of entities in the form of company; (ii) partners for the time being and from time to time constituting the relevant firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns and includes its affiliates and successors in interest, in case of entities in the form of partnership firm; and (iii) any legal heirs, executors and administrators, in case of an individual) of the SECOND PART;

PACL, PACL Group, PK Group and Prateek Kumar are hereinafter jointly referred to as "Parties" and severally as defined above. PK Group and PACL Group are individually known as "Group". "Properties / Property" shall have the meaning and defined in Schedule 2.

WHEREAS:

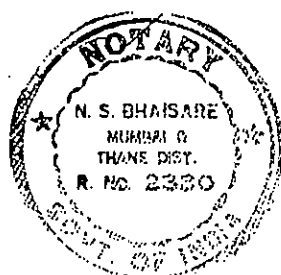
- A. The Parties have entered into a Definitive Agreement for Settlement dated 7 October 2013 ("Settlement Agreement") wherein the parties have inter alia put to rest their differences and disagreements and arrived at a full and final settlement in which the Properties and the Companies which form part of the said Settlement Agreement;
- B. As there have been certain developments and discussion between the parties in respect to the time lines mentioned in the said Settlement Agreement, the parties are desirous of recording such revised understanding only in respect to the time period mentioned therein and accordingly this Supplemental Agreement is executed which is supplemental to the said Settlement Agreement.
- C. Accordingly, the Parties desire to enter into this Agreement to record the time period as set out in this Agreement.

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. Modification:
- In pursuance of the said Settlement Agreement the parties doth hereby agree to record the modification under the said Settlement Agreement as follows:

- 1.1. The Parties hereby agree, record and confirm that the clause 2.10.1 incorporated under the said Settlement Agreement shall be replaced and now read as under:

2.10.1 Prateek Kumar and all its Share holders and Directors hereby agree that PACL Group/ entities shall be entitled to 80% equity shares in Synergione Infrastructure & Projects Pvt. Ltd. and Prateek Kumar has agreed to cause to transfer and assign 80% of the shareholdings by entering into such document as PACL may deem fit and proper without any consideration whatsoever for all of such Company and partnership firms as set out Secondly in Schedule 5 in favour of PACL



*A. Singh*

*G*

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Group or any of its entities within a period of 75 days from the execution hereof at the cost of PACL Group.

1.2. The Parties hereby agree, record and confirm that the clause 2.10.2 incorporated under the said Settlement Agreement shall be replaced and now read as under:

2.10.2 Synergysone Infrastructure & Projects Pvt. Ltd. shall transfer and assign the properties set out Firstly in Schedule 5 in favour of PK Group or its entities at the cost of PACL within the period of 75 days from hereof.

1.3. The Parties hereby agree, record and confirm that the clause 2.10.3 incorporated under the said Settlement Agreement shall be replaced and now read as under:

2.10.3 The transfer of 80% shares of Synergysone Infrastructure & Projects Pvt. Ltd. in favour of PACL Group entities shall be effective immediately on the date when PK Group has transferred and assigned the properties of Synergysone Infrastructure & Projects Pvt. Ltd. set out in Schedule 5 in favour of PK Group or any of its entities or on the expiry of the 75<sup>th</sup> day from the date of execution hereof, whichever is earlier, provided that PACL Group has paid the actual cost for stamp duty and registration charges (on actual) if demanded by PK Group within the period of 65<sup>th</sup> days from execution hereof ("Synergysone Effective Date"). MC shall give effect to this transfer on the Synergysone Effective Date and the present Directors shall be deemed to have resigned from Directorship and the new Directors as suggested by PACL Group and PK Group shall become effective on Synergysone Effective Date.

1.4. The Parties hereby agree, record and confirm that the clause 2.13 incorporated under the said Settlement Agreement shall be replaced and now read as under:

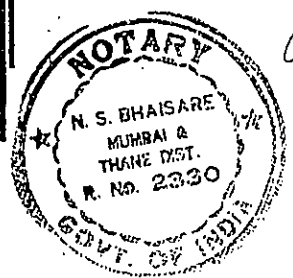
2.13 Special terms for certain Properties:

Both the Group hereby agree and confirm that the properties which were acquired by PACL Ltd. and subsequently transferred in the name of Prateek Kumar and/or PK Group shall be re-conveyed and re-transferred back to PACL Ltd. by Prateek Kumar and/or PK Group within a period of 45 days from the date of execution hereof, such properties are more particularly set out in Schedule 6

1.5. The Parties hereby agree, record and confirm that the clause 3 incorporated under the said Settlement Agreement shall be replaced and now read as under:

3. Joint Custody of the Property Documents:

The parties hereby agree and confirm that both the Groups shall put all the original documents in a joint security vault / room or any other manner as they may mutually decide, within a period of 30 days from the date of execution hereof;



~

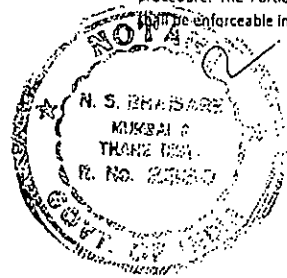
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- 2.1 Miscellaneous
- 2.1.1 Assignment and Assuins:  
None of the parties shall be at liberty to assign its rights under this Agreement unless specifically agreed by the other in writing.
- 2.2 Counterparts:  
This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
- 2.3 Time as Essence of this Agreement:  
The Parties agree and acknowledge that time is the essence in the performance of the Obligors respective obligations in terms of the Transaction Documents. If any time period specified herein is extended, such extended time shall also be of the essence.
- 2.4 Entire Agreement:  
This Agreement read with the said Settlement Agreement constitute the entire agreement between the Parties with respect to the subject matter hereof.
- 2.5 Modification, etc.:
- 2.5.1 no modification, alteration or amendment of this Agreement or any of its terms or provisions shall be carried out by the Parties unless made in writing and duly executed by Prateek Kumar and PAOL.
- 2.5.2 All the capitalised terms used in this Agreement shall have the same meaning as set out in the said Settlement Agreement.
- 2.5.3 this Agreement shall *ipso facto* modify the only terms of Settlement Agreement to the extent set out herein and all other terms and conditions shall not be changed or affected in any manner.
- 2.5.4 In the event of conflict between the terms of this Agreement and the provisions of the Settlement Agreement, the terms of this Agreement shall follow.
- 3 Arbitration
- 3.1 Arbitration:  
In case of any dispute and difference between the Parties in respect to this Agreement, the Parties have mutually agreed and accepted to appoint a sole arbitrator to resolve the aforesaid dispute arisen between the Parties and such arbitration which shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 and shall be concluded within a period of 120 days from the date of appointment. The Award of the Arbitrator shall be final and binding and enforceable upon all the parties to this Agreement.
- 3.2 Venue and Procedure:  
The place of both the above arbitration shall be Mumbai and the language of arbitration shall be English. The arbitrator's award shall be substantiated in writing. The arbitrator shall also decide on the costs of the arbitration procedure. The Parties shall submit to the arbitrator's award and the same shall be enforceable in any competent court of law.



*Handwritten signature and initials*



4 Governing Law and Jurisdiction

The Courts at Mumbai alone shall have the exclusive jurisdiction in respect of all matters or disputes or differences arising out of this Agreement.

IN WITNESS WHEREOF the Parties to this Agreement, do hereby set and append their respective hands on the day and date first mentioned above at Mumbai.

SIGNED AND DELIVERED )  
by the withinnamed PACL )  
PACL Limited )  
by the authorised signatory )  
Mr. Gurmeet Singh (Director), )  
Mr Subrato Bhattacharya (Director) )  
in the presence of .... )  
1

*Gurmeet Singh*  
*Subrato Bhattacharya*

2  
SIGNED AND DELIVERED )  
by the withinnamed )  
PACL Group Set Out In Schedule 1 )  
represented by Mr. Beant Singh )  
and Chandar Mohan Bhalia )  
as authorised signatory of )  
the Entities Set out in Firstly of )  
Schedule 1 )  
1

2  
SIGNED AND DELIVERED )  
by the withinnamed Prateek Kumar )  
Mr. Prateek Kumar )  
in the presence of .... )  
1

*Prateek Kumar*

2  
SIGNED AND DELIVERED )  
by the withinnamed )  
PK Group Set Out In Schedule 1 )  
represented by Mr. Prateek Kumar )  
as authorised signatory and )  
as power of attorney holder of )  
the Entities Set out in Secondly of )  
Schedule 1 )  
1

1 Mukesh Goyal  
(180 Vignol, Gurpur)  
2 C.P. CHANDRAN  
41 - B EMBASSY APPG  
At + for carrying out all round  
Matters.

*Mukesh Goyal*  
*C.P. Chandran*



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Schedule 1

Firstly  
ENTITIES/PERSONS OF PAUL  
(\*)

Secondly  
ENTITIES/PERSONS of PK GROUP  
(\*)





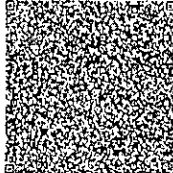
सत्यमेव जयते

## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

### e-Stamp

|                           |                                        |
|---------------------------|----------------------------------------|
| Certificate No.           | : IN-DL06111226164965M                 |
| Certificate Issued Date   | : 07-Jan-2014 09:30 AM                 |
| Account Reference         | : IMPACC (IV)/ dl721003/ DELHI/ DL-DLH |
| Unique Doc. Reference     | : SUBIN-DL72100309921668501030M        |
| Purchased by              | : PACL LIMITED                         |
| Description of Document   | : Article 5 General Agreement          |
| Property Description      | : Not Applicable                       |
| Consideration Price (Rs.) | : 0<br>(Zero)                          |
| First Party               | : PACL LIMITED                         |
| Second Party              | : Not Applicable                       |
| Stamp Duty Paid By        | : PACL LIMITED                         |
| Stamp Duty Amount(Rs.)    | : 100<br>(One Hundred only)            |



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

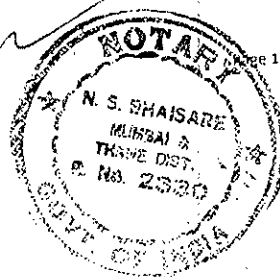
### COMPROMISE DEED

THIS COMPROMISE DEED is made and executed at New Delhi on this 7<sup>th</sup> day of January, 2014  
between:

For PACL Limited

And (Name of Party)

Statutory Alert:



Page 1 of 6

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PACL LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at 22, 3rd Floor, Amber Tower, Sansar Chandra Road, Jaipur, Rajasthan, through its Director, Mr. Gurmeet Singh, duly authorised vide Board Resolution dated 07.10.2013, hereinafter referred to as "PACL" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include successors and permitted assigns) of the FIRST PARTY;

AND

MR. PRATEEK KUMAR, an Indian Inhabitant, residing at Row House-159, Cloud 9, Mohmadwadi, Pune 1, Maharashtra, hereinafter referred to as "Prateek Kumar" in his personal capacity as well as on behalf of M/s. Sun Shine Infracity P. Ltd. in his capacity as Authorised Representative, authorised vide Board Resolution dated 02.09.2013 (which expression shall, unless repugnant to the context or meaning thereof, include him, his legal heirs, executors, administrators and permitted assigns) of the SECOND PARTY;

PACL and Prateek Kumar are hereinafter jointly referred to as "*Parties*" and severally as defined above.

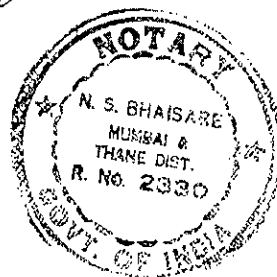
WHEREAS:

- A. PACL is engaged in the business of construction and development of real estate properties into commercial mall, group housing projects and aggregation and trading of land through its various agents/independent contractors across India to cater to the needs of its customers;
- B. Prateek Kumar is engaged in the business of aggregation and trading of real estate/properties and to provide services relating to (i) land parcels, by way of various deed /general power of attorney /agreement, executed with farmers, land owners, confirming parties and/or in any other manner as may be permissible by applicable laws; and (ii) procuring sanctions and approvals for various commercial, residential, retail and other development activities including converting the agricultural lands into non-agricultural (NA), as may be permissible under laws in different States;
- C. PACL has assigned Prateek Kumar the work of obtaining various permissions and sanctions (including from government and semi-government and local authorities) in respect to certain "*Properties*" (as

Page 2 of 6

For PACL LIMITED,

Authorised Signatory



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set out in Schedule hereunder written). However, due to communication gap, certain properties were transferred to one Company called Sunshine Infracity Pvt. Ltd.

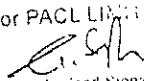
- D. As a result of the said communication arising out of the said transfer of certain properties in favour of Sunshine Infracity Pvt. Ltd., certain disputes and differences arose between the parties resulting into filing of complaint by PACL against the said Prateek Kumar at the Hinjewadi Police Station, Pune Circle, Pune on the basis of which FIR No.246 of 2013 came to be registered under section 420, 467, 468 and 471 Indian Penal Code.
- E. That later on the differences and confusions were clarified between the parties by offering required information and clarifications by Prateek Kumar due to the intervention of well wishers of both the parties and consequently the parties have resolved their differences and disputes amicably.

NOW THEREFORE THIS DEED OF COMPROMISE RECORD THE FOLLOWING SETTLEMENT BETWEEN THE PARTIES:

1. Prateek Kumar shall transfer and convey all the shareholdings of the said Company to PACL or its nominees and /or assigns as may be suggested or instructed by PACL;
2. PACL shall withdraw /not pursue the said Criminal Case being FIR no.246/13 registered with P.S. Hinjewadi Police Station , Pune Circle, Pune US 420, 467, 468 and 471 IPC against Prateek Kumar and shall file affidavits, applications and consents to enable Prateek Kumar to get the said Criminal case quashed/ withdrawn in the court of law and for this purpose PACL shall co-operate and assist Prateek Kumar in all possible manner to get the Criminal case quashed/withdrawn.
3. Prateek Kumar hereby agrees undertakes and confirms that he shall not make any complaint against PACL or its Directors, nominees, employees or any one associated with it or its sister concern in any manner whatsoever including that of a criminal complaint, counter criminal complaint or lay any allegations against PACL or its Directors or

Page 3 of 6

For PACL LIMITED

  
Authorised Signatory



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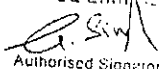
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employees and also shall not make any counter claim or initiate any civil proceedings against PACL on this account.

4. Both parties shall execute necessary comfort documents to the satisfaction of the other party for withdrawal of the case/ complaint.
5. After the terms of compromise as mentioned above by both the parties are completed than neither party shall have any claim whatsoever against the other Party as alleged in the FIR report in No 246/13 nor there shall be any other dispute remaining between the parties.
6. The Second Party has signed this Compromise Deed out of its free violation and without coercion or undue influence from any quarter and has been executed on his own free will. Further, second party also declare that the second party has also signed this agreement in his capacity of authorised representative of Sunshine Infracity Pvt. Ltd. Authorised vide Board Resolution dated 02.09.2013 and Sunshine Infracity Pvt. Ltd. Shall remain bound by the terms of this agreement.
7. The Parties have agreed that they will not initiate any action against each other with respect to the disputes arising out of the Criminal Cases.
8. Both the Parties will be at liberty to file a petition U/S482 of the Code of Criminal Procedure for quashing of any complaints/FIR before the appropriate Court and both the parties shall have no objection for quashing of the respective FIR if any got registered by each of them against each of them.
9. That second party namely Prateek Kumar also declares and confirms that the land described in the schedule and transferred in favour of Sunshine Infracity Pvt. Ltd. belongs to PACL and accordingly, the second party has agreed on his behalf and on behalf of Sunshine to transfer the shareholding of Sunshine Infracity Pvt. Ltd. to PACL or its nominee as stated in clause 1 hereinabove.

This COMPROMISE DEED is executed on the day, month and year first above mentioned.

The COMPROMISE DEED thus executed is mutual, amicable and without any coercion or pressure or undue influence whatsoever and the parties have fully understood the covenants and terms and conditions mentioned therein.

For PACL Limited  
  
Authorised Signatory



Page 4 of 6

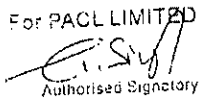


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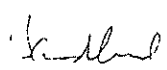
IN WITNESS WHEREOF the Parties to this COMPROMISE DEED, do hereby set and append their respective hands on the day and date first mentioned above at Mumbai.

SIGNED AND DELIVERED  
by the within named PACL  
PACL Limited  
by the authorised signatory  
Mr. Gurmeet Singh  
(Director)

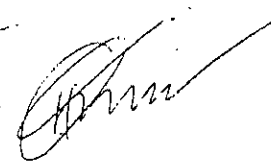
For PACL LIMITED  
  
Authorised Signatory

in the presence of ....

- 1 C.P. KHANDELWAL  
41-13 Embassy Appx
- 2 NE/Seassee Road  
Mumbai

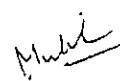


SIGNED AND DELIVERED  
by the within named Prateek Kumar  
Mr. Prateek Kumar



in the presence of ....

- 1 Mukesh Gehlot  
150 Vipul Trade Centre  
Scheme Road, Gurgaon



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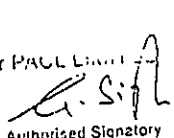


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Schedule  
(Properties of the said Company)

| S.No | State       | Village | Taluka/<br>Tehsil | Survey No.                                                                                                                                 | Area In<br>Acres | Document<br>Type |
|------|-------------|---------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|
| 1    | Maharashtra | Sus     | Mulshi,<br>Pune   | 60/1, 60/2, 61/5, 61/9, 61/11,<br>62/2, 66, 70/1, 70/2                                                                                     | 34.570           | Sale Deed        |
| 2    | Maharashtra | Sus     | Mulshi,<br>Pune   | 51/1, 51/3, 53/2, 54/2, 55/2,<br>56/3, 58/2, 58/2/1, 58/2/2,<br>59, 72/2, 73/1, 73/2, 73/3,<br>77/5, 78/1+2                                | 15.690           | Sale Deed        |
| 3    | Maharashtra | Sus     | Mulshi,<br>Pune   | 50/5, 51/2, 54/2, 55/3, 56/2,<br>58/1, 58/2/1, 58/3, 60/1,<br>61/3, 61/7, 61/2, 61/4, 61/6,<br>61/8, 61/10, 61/12, 62/2,<br>65/1, 71, 80/5 | 28.425           | Sale Deed        |
| 4    | Maharashtra | Sus     | Mulshi,<br>Pune   | 70/3                                                                                                                                       | 06.700           | Sale Deed        |
|      |             |         |                   |                                                                                                                                            | 85.385           |                  |

For PAUL Limited  
  
 Authorized Signatory





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EXTRACT OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF M/S  
SUNSHINE INFRACITY PRIVATE LIMITED HELD ON MONDAY, THE 02<sup>ND</sup> DAY OF  
SEPTEMBER, 2013 AT 11.00 A.M AT PLOT NO. 93 SECTOR 32 INSTITUTIONAL AREA  
GURGAON 122 001

**AUTHORITY TO ENTER INTO COMPROMISE AGREEMENT**

**RESOLVED THAT** Mr. Prateek Kumar, S/o. Mr. Praful Kumar, R/o Row House No.1, Goldfield Enclave Society South Main Road, Koregaon Park Pune - 411 001, be and is hereby authorised to act as an Authorised Representative of the Company and to enter into the Compromise Agreement on behalf of Company with M/s PACL limited, having its registered office at 22, 3rd Floor, Amber Tower, Sansar Chandra Road, Jalpur, Rajasthan for the purpose of full and final settlement between themselves in the manner contemplated under the Agreement, the copy of which is tabled at the meeting and approved.

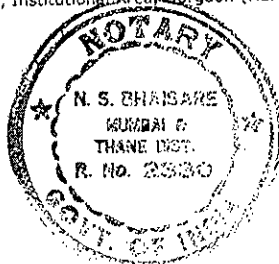
**RESOLVED FURTHER THAT** Mr. Prateek Kumar, S/o. Mr. Praful Kumar, R/o Row House No.1, Goldfield Enclave Society South Main Road, Koregaon Park Pune - 411 001 be and is hereby authorized to sign and execute all agreement, deed and documents pertaining to the abovesaid Compromise Agreement and to do and/or caused to be done all acts and deeds as may be deemed necessary and important for the purpose of giving effect to the abovesaid resolutions."

Certified to be True  
For Sunshine Infracity Private Limited.

  
Birender Kumar Swain  
(Director)

TRUE COPY  
  
Rajani Associates  
Advocates & Solicitors

Corporate Office Plot No 93, Sector-32, Institutional Area, Gurgaon (Haryana), India 122001

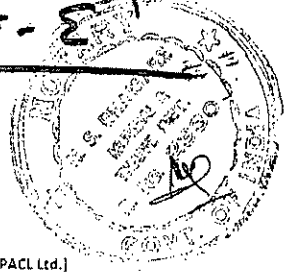


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EXHIBIT - E

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EXHIBIT - E



Schedule 1

Firstly

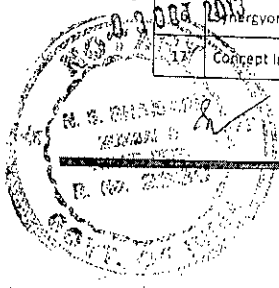
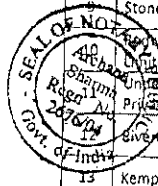
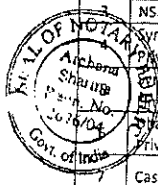
[PACL Group/Persons of PACL Ltd.]

| S.No. | Named of the Entities                        | Entity Type             | Whether in Joint Venture | If, Yes the Shareholding in Joint Venture |
|-------|----------------------------------------------|-------------------------|--------------------------|-------------------------------------------|
| 1     | Swisstown Developers Private Limited         | Private Limited Company | No                       | N.A.                                      |
| 2     | Royal Orchid Infradevelopers Private Limited | Private Limited Company | No                       | N.A.                                      |
| 3     | Beech Town Developers Private Limited        | Private Limited Company | No                       | N.A.                                      |
| 4     | E Com Trade World Private Limited            | Private Limited Company | No                       | N.A.                                      |
| 5     | Ganraj Properties Private Limited            | Private Limited Company | No                       | N.A.                                      |
| 6     | Woodsville Projects Private Limited          | Private Limited Company | No                       | N.A.                                      |

Secondly

[PK Group/Persons of Prateek Kumar]

| Sr. No. | Named of the Companies/ Partnership Firms / Individuals | Entity Type             | Whether in Joint Venture | If, Yes the Shareholding in Joint Venture |
|---------|---------------------------------------------------------|-------------------------|--------------------------|-------------------------------------------|
| 1       | Greenfield Estates                                      | Partnership Firm        | No                       | N.A.                                      |
| 2       | Greenfield Estate Bangalore                             | Partnership Firm        | No                       | N.A.                                      |
| 3       | NSB Arya Green Estate                                   | Partnership Firm        | No                       | N.A.                                      |
| 4       | Synergone Infrastructure & Projects Private Limited     | Private Limited Company | No                       | N.A.                                      |
| 5       | Synergone Infradevelopers Private Limited               | Private Limited Company | No                       | N.A.                                      |
| 6       | Varatal Promoters & Infradevelopers Private Limited     | Private Limited Company | No                       | N.A.                                      |
| 7       | Castle Infraestates Private Limited                     | Private Limited Company | No                       | N.A.                                      |
| 8       | Inspire Infraestates Private Limited                    | Private Limited Company | No                       | N.A.                                      |
| 9       | Stonewater Properties Private Limited                   | Private Limited Company | No                       | N.A.                                      |
| 10      | Redwood Heights Estates Private Limited                 | Private Limited Company | No                       | N.A.                                      |
| 11      | Underhills Infrastructure & Projects Private Limited    | Private Limited Company | No                       | N.A.                                      |
| 12      | Silverdale Infraestates Private Limited                 | Private Limited Company | No                       | N.A.                                      |
| 13      | Kempryfalls Resorts Private Limited                     | Private Limited Company | No                       | N.A.                                      |
| 14      | Comfort Infraheights Private Limited                    | Private Limited Company | No                       | N.A.                                      |
| 15      | Green Fortune Promoters & Developers Private Limited    | Private Limited Company | No                       | N.A.                                      |
| 16      | Synergone Real Estate Private Limited                   | Private Limited Company | No                       | N.A.                                      |
| 17      | Concept Infraestates Private Limited                    | Private Limited Company | No                       | N.A.                                      |



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|----|-------------------------------------------------|-------------------------|-----|------|
| 18 | Lakewood Infra Projects Private Limited         | Private Limited Company | No  | N.A. |
| 19 | Bestwood Infraheights Private Limited           | Private Limited Company | No  | N.A. |
| 20 | Wildoak Properties Private Limited              | Private Limited Company | No  | N.A. |
| 21 | Sunshine Infracity Private Limited              | Private Limited Company | No  | N.A. |
| 22 | Fortune Infracity Private Limited               | Private Limited Company | No  | N.A. |
| 23 | Agro Town Developers Private Limited            | Private Limited Company | No  | N.A. |
| 24 | Devshri Infrahomes Private Limited              | Private Limited Company | No  | N.A. |
| 25 | Exquisite Infrastructure Private Limited        | Private Limited Company | No  | N.A. |
| 26 | Stone Water Properties Private Limited          | Private Limited Company | No  | N.A. |
| 27 | Sunshine Infra Promoters Private Limited        | Private Limited Company | No  | N.A. |
| 28 | Megastructure Infracon Private Limited          | Private Limited Company | No  | N.A. |
| 29 | Splendor Infracity Private Limited              | Private Limited Company | No  | N.A. |
| 30 | Crest Media & Entertainment Private Limited     | Private Limited Company | Yes | 50%  |
| 31 | Unicorn Global Hospitality Private Limited      | Private Limited Company | Yes | 50%  |
| 32 | Aastha Promoters and Developers Private Limited | Private Limited Company | Yes | 50%  |
| 33 | Aroncha Properties Private Limited              | Private Limited Company | Yes | 50%  |
| 34 | Bhatta Fall & Resorts Private Limited           | Private Limited Company | Yes | 76%  |
| 35 | Greenvalley Infracity Private Limited           | Private Limited Company | Yes | 50%  |
|    | Tree Pvt. Ltd.                                  | Private Limited Company | No  | NA   |



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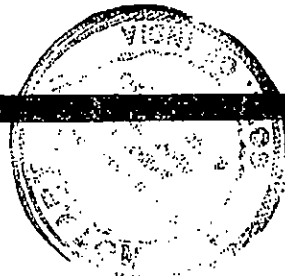
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Govt. of India

TRUE COPY

Rajani Associates  
Advocates & Solicitors



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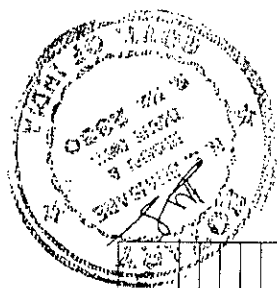


EXHIBIT - F

SCHEDULE 2  
Firstly

| Named of the Entity Holding Land Parcel                         | Land Parcel     | CHECKED BY<br>MR. JAGGI | Extent in Acres | Annexure No |
|-----------------------------------------------------------------|-----------------|-------------------------|-----------------|-------------|
| Swinstown Developers Private Limited                            | Doodhlagpur     | YES                     | 18.650          | 1           |
| Royal Orchid InfraDevelopers Private Limited                    | Diamond Harbour | YES                     | 50.313          | 2           |
| Beech Town Developers Private Limited                           | Shreevasthian   | YES                     | 176.358         | 3           |
| Palm Spring GreenCity Developers Private Limited (DELHI OFFICE) | Karla - Hotel   | YES                     | 8.525           | 4           |
| E Corn Trade World Private Limited                              | Yahanka 2       | YES                     | 25.500          | 5           |
| E Corn Trade World Private Limited                              | Bhichpura       | YES                     | 40.087          | 6           |
| Genral Properties Private Limited                               | Jangamroga      | YES                     | 1.125           | 6-A         |
| Woodsville Projects Private Limited                             | Aardite Pashane | YES                     | 832.656         | 7           |
| Woodsville Projects Private Limited                             | Aurekal         | YES                     | 44.825          | 8           |
| Woodsville Projects Private Limited                             | Aurekal         | YES                     | 44.825          | 8-A         |

Secondly

| Named of the Entity Holding Land Parcel              | Land Parcel         | Extent in Acres | Annexure No |
|------------------------------------------------------|---------------------|-----------------|-------------|
| Greenfield Estates                                   | Durghej             | 37.41           | 9           |
| Greenfield Estates (PACL DELHI OFFICE)               | Matraon             | 47.90           | 10          |
| Greenfield Estates (PACL DELHI OFFICE)               | Gonlay              | 204.43          | 11          |
| Greenfield Estates (PACL DELHI OFFICE)               | Antal               | 119.08          | 12          |
| Greenfield Estates                                   | Tirhar              | 114.29          | 13          |
| Greenfield Estate Bangalore                          | 22 Acre Commercial  | 16.00           | 14          |
| Greenfield Estate Bangalore                          | J.P. Nagar          | 3.30            | 15          |
| Greenfield Estate Bangalore                          | NH 7 Singapura City | 194.67          | 16          |
| Greenfield Estate Bangalore                          | Shettigere          | 2.20            | 17          |
| Greenfield Estate Bangalore                          | Yahanka 1           | 29.07           | 18          |
| MSB Anra Green Estate                                | Greater Noida       | 129.00          | 19          |
| Synergione Infrastructure & Projects Private Limited | Bandipur            | 24.00           | 20          |
| Synergione Infrastructure & Projects Private Limited | KADB                | 25.00           | 21          |
| Synergione Infrastructure & Projects Private Limited | NVC                 | 1.50            | 22          |
| Synergione Infrastructure & Projects Private Limited | Koregaon Park       | 0.58            | 23          |
| Synergione Infrastructure & Projects Private Limited | Palkur              | 7.50            | 24          |
| Synergione Infrastructure & Projects Private Limited | Adwail Kharehar     | 203.00          | 25          |
| Synergione Infrastructure & Projects Private Limited | Chennai             | 170.81          | 26          |
| Synergione Infrastructure & Projects Private Limited | Chennai Valley      | 9.00            | 27          |
| Synergione Infrastructure & Projects Private Limited | Saraswati Garden    | 610 sq yds      | 28          |
| Synergione Infrastructure & Projects Private Limited | Hari Nagar          | 350 sq yds      | 29          |
| Synergione Infrastructure & Projects Private Limited | Shankar Road JV     | 6300 sq ft      | 30          |
| Synergione Infrastructure & Projects Private Limited | Sion                | 101             | 31          |

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| No. | Named of the Entity Holding Land Parcel              | Land Parcel                  | CHECKED BY<br>MR. JAGGI | Extent in Acres | Annexure No |
|-----|------------------------------------------------------|------------------------------|-------------------------|-----------------|-------------|
| 34  | Synergyone Infrastructure & Projects Private Limited | Banaripatna                  | YES                     | 10.860          | 32          |
| 35  | Synergyone Infrastructure & Projects Private Limited | Srinagar                     | YES                     | 20.720          | 33          |
| 36  | Synergyone Infrastructure & Projects Private Limited | Harad, Jangamogre            | YES                     | 7.175           | 34          |
| 37  | Synergyone Infrastructure & Projects Private Limited | Edugurra                     | YES                     | 8.510           | 35          |
| 38  | Synergyone Infrastructure & Projects Private Limited | Sukra, Ramnagar              | YES                     | 20.470          | 36          |
| 39  | Omara Properties & Infrastructure Private Limited    | Gulmaja, Derabassi           | YES                     | 35.000          | 37          |
| 40  | Castle Infrastructures Private Limited               | Gulmaja, Derabassi           | YES                     | 10.000          | 38          |
| 41  | Inspire Infrastructures Private Limited              | Gulmaja, Derabassi           | YES                     | 10.000          | 39          |
| 42  | Stonewater Properties Private Limited                | Muzara, Helba, Bengaluru     | YES                     | 0.92            | 40          |
| 43  | Stonewater Properties Private Limited                | Greater Noida                | YES                     | 10.63           | 41          |
| 44  | Redwood Heights Estates Private Limited              | Greater Noida                | YES                     | 12.50           | 42          |
| 45  | Underhills Infrastructure & Projects Private Limited | Greater Noida                | YES                     | 10.63           | 43          |
| 46  | Riverdale Infrastructures Private Limited            | Kemary Falls                 | YES                     | 7.16            | 44          |
| 47  | Kemary Falls Resorts Private Limited                 | Kanakpur, Bengaluru          | YES                     | 8.70            | 45          |
| 48  | Comfort Infraheights Private Limited                 | Venur, Bengaluru             | YES                     | 67.92           | 46          |
| 49  | Green Fortune Promoters & Developers Private Limited | Whitefield                   | YES                     | 70.87           | 47          |
| 50  | Synergyone Real Estate Private Limited               | Kaloor                       | YES                     | 6.26            | 48          |
| 51  | Concept Infrastructures Private Limited              | Thanebadi, Khalapur          | YES                     | 4.14            | 49          |
| 52  | Lakewood Infraheights Private Limited                | Whitefield                   | YES                     | 178.73          | 50          |
| 53  | Wildoak Infrastructure & Projects Private Limited    | Sole, Near Kara              | YES                     | 590.75          | 51          |
| 54  | Wildoak Infrastructure & Projects Private Limited    | Saravali                     | YES                     | 144.88          | 52          |
| 55  | Sunshine Infrafract Private Limited                  | Saravali                     | YES                     | 2.33            | 53          |
| 56  | Fortune Infrafract Private Limited                   | Sri                          | YES                     | 38.24           | 54          |
| 57  | Agro Town Developers Private Limited                 | Umre, Khalapur               | YES                     | 33.56           | 55          |
| 58  | Exquisite Infrastructure Private Limited             | Harad, Jangamogre            | YES                     | 37.60           | 56          |
| 59  | Sunshine Infra Promoters Private Limited             | NH7 Railway Track / DEVAHALI | YES                     | 45.53           | 57          |
| 60  | Infrastructure Infraction Private Limited            | Yogeshwari, Ankol            | YES                     | 7.98            | 58          |
| 61  | Sinde Energy Resources Private Limited               | Bharg                        | YES                     | 100.18          | 59          |
| 62  | Splendor Infraction Private Limited                  | Adrai                        | YES                     | 0.00            | 60          |
| 63  | Crest Media & Entertainment Private Limited          | Nagla, Bhivandi              | YES                     | 48.84           | 60A         |
| 64  | Unicorn Global Hospitality Private Limited           | Jamshedpur                   | YES                     | 99.24           | 60B         |
| 65  | Aashra Properties and Developers Private Limited     | Acronha, Singhpur            | YES                     | 0.00            | 60C         |
| 66  | Bharat Fall & Resorts Private Limited                | Shakti Falls, Mussonie       | YES                     | 4.95            | 60D         |
| 67  | Greenvalley Infraction Private Limited               | Purba, Singh                 | YES                     | 48.47           | 61          |
| 68  | Prateek Kumar                                        | Kemari, Jili                 | YES                     | 4000 sq ft      | 62          |
| 69  | Prateek Kumar                                        | Yadavli, Chincholi, Thane    | YES                     | 14.33           | 63          |
| 70  | Prateek Kumar                                        | Kind                         | YES                     | 83.57           | 64          |
| 71  | Prateek Kumar                                        | Kandla, Mahabaleshwar        | YES                     | 3242.47         | 65          |
| 72  | Prateek Kumar                                        | Kandla, Mahabaleshwar        | YES                     | 1431.32         | 66          |
| 73  | Greenfield Estates                                   | Waghel                       | YES                     | 89.52           | 67          |
| 74  | Synergyone Infrastructure & Projects Private Limited | Sus & Nande (PAC)            | YES                     | 26.66           | 68          |
| 75  | Synergyone Infrastructure & Projects Private Limited | Sharda Kalia                 | YES                     | 65.88           | 69          |
| 76  | Swistdown Developers Private Limited                 | Gottam Buidh Nagar           | YES                     | 10.06           | 70          |
| 77  | NSB INFRASTRUCTURE & PROJECTS PVT. LTD.              |                              | YES                     | 8.961           |             |

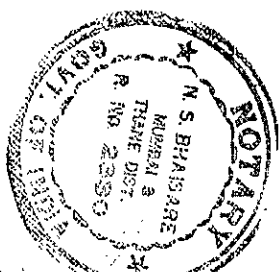


EXHIBIT 'F'

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DETAILS OF LAND AT DODDABALLAPUR, KARNATAKA HELD BY M/S SWISS TOWN DEVELOPERS PVT LTD

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| Annexure 'I' |           |               |                    |            |               |               |
|--------------|-----------|---------------|--------------------|------------|---------------|---------------|
| S.No.        | State     | Village       | Taluka/ Tehsil     | Survey No. | Area in Acres | Document Type |
| 1            | Karnataka | Kadathanamale | Hesaraghatta Hobli | 56/p-p4    | 0.875         | Sale Deed     |
| 2            | Karnataka | Kadathanamale | Hesaraghatta Hobli | 60/p-p1    | 1.500         | Sale Deed     |
| 3            | Karnataka | Kadathanamale | Hesaraghatta Hobli | 56/p-p3    | 0.800         | Sale Deed     |
| 4            | Karnataka | Kadathanamale | Hesaraghatta Hobli | 177        | 2.025         | Sale Deed     |
| 5            | Karnataka | Kadathanamale | Hesaraghatta Hobli | 56         | 1.300         | Sale Deed     |
| 6            | Karnataka | Kadathanamale | Hesaraghatta Hobli | 27/6,27/3  | 2.900         | Sale Deed     |
| 7            | Karnataka | Kadathanamale | Hesaraghatta Hobli | 41/p1-p1   | 1.075         | Sale Deed     |
| 8            | Karnataka | Kadathanamale | Hesaraghatta Hobli | 55/p-p3    | 1.050         | Sale Deed     |
| 9            | Karnataka | Kadathanamale | Hesaraghatta Hobli | 55/p-p5    | 0.550         | Sale Deed     |
| 10           | Karnataka | Kadathanamale | Hesaraghatta Hobli | 54         | 1.525         | Sale Deed     |
| 11           | Karnataka | Kadathanamale | Hesaraghatta Hobli | 182        | 1.300         | Sale Deed     |
| 12           | Karnataka | Kadathanamale | Hesaraghatta Hobli | 60/p-p4    | 1.250         | Sale Deed     |
| 13           | Karnataka | Kadathanamale | Hesaraghatta Hobli | 60/p-p2    | 0.750         | ATS/GPA       |
| 14           | Karnataka | Kadathanamale | Hesaraghatta Hobli | 179        | 0.350         | ATS/GPA       |
| 15           | Karnataka | Kadathanamale | Hesaraghatta Hobli | 60/p-p3    | 0.525         | ATS/GPA       |
| 16           | Karnataka | Kadathanamale | Hesaraghatta Hobli | 60         | 0.875         | ATS/GPA       |
| Total Area   |           |               |                    |            | 18.650        |               |



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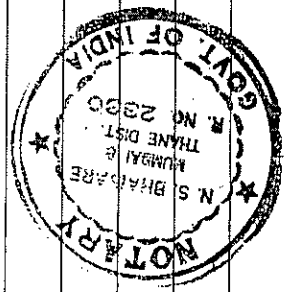
EXHIBIT

DIAMOND HARBOUR

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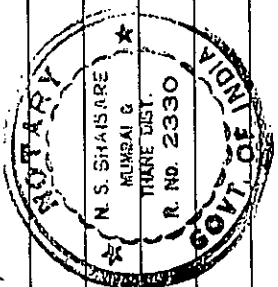
| Annexure '2' |          |                              |                                                    |                    |               |               |
|--------------|----------|------------------------------|----------------------------------------------------|--------------------|---------------|---------------|
| No.          | State    | Village                      | Taluka/ Tehsil                                     | Survey No./Gut no. | Area in Acres | Document Type |
| 1            | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas |                    | 0.780         | SALEDEED      |
| 2            | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas |                    | 0.280         | SALEDEED      |
| 3            | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas |                    | 0.648         | SALEDEED      |
| 3            | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas |                    | 0.180         | SALEDEED      |
| 3            | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas |                    | 0.210         | SALEDEED      |
| 3            | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas |                    | 0.122         | SALEDEED      |
| 4            | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas |                    | 0.260         | SALEDEED      |
| 7            | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas |                    | 0.760         | SALEDEED      |
| 3            | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas |                    | 0.045         | SALEDEED      |
| 0            | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas |                    | 0.640         | SALEDEED      |
| 1            | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas |                    | 0.380         | SALEDEED      |
| 2            | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas |                    | 0.290         | SALEDEED      |
| 4            | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas |                    | 0.950         | SALEDEED      |
| 5            | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas |                    | 0.230         | SALEDEED      |
| 6            | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas |                    | 0.160         | SALEDEED      |



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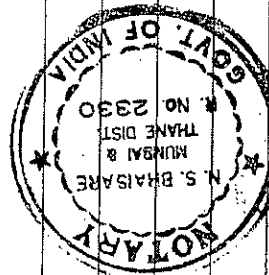
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|----|---------|------------------------------|----------------------------------------------------|-------|----------|
| 17 | Kolkata | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.490 | SALEDEED |
| 13 | Kolkata | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.900 | SALEDEED |
| 18 | Kolkata | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.148 | SALEDEED |
| 19 | Kolkata | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 3.060 | SALEDEED |
| 20 | Kolkata | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.140 | SALEDEED |
| 21 | Kolkata | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.925 | SALEDEED |
| 22 | Kolkata | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.135 | SALEDEED |
| 23 | Kolkata | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.590 | SALEDEED |
| 24 | Kolkata | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 1.100 | SALEDEED |
| 25 | Kolkata | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 1.100 | SALEDEED |
| 26 | Kolkata | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.520 | SALEDEED |
| 27 | Kolkata | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.590 | SALEDEED |
| 28 | Kolkata | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 1.100 | SALEDEED |
| 29 | Kolkata | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.230 | SALEDEED |
| 30 | Kolkata | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.180 | SALEDEED |
| 31 | Kolkata | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.180 | SALEDEED |
| 32 | Kolkata | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.290 | SALEDEED |





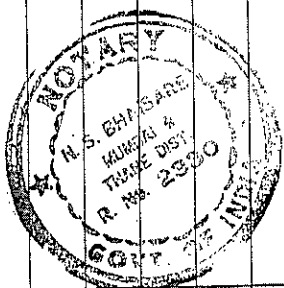
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|---|----------|------------------------------|----------------------------------------------------|-------|----------|
| 3 | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.530 | SALEDEED |
| 4 | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.183 | SALEDEED |
| 5 | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.890 | SALEDEED |
| 6 | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.118 | SALEDEED |
| 7 | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.600 | SALEDEED |
| 8 | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.875 | SALEDEED |
| 9 | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 1.640 | SALEDEED |
| 0 | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.123 | SALEDEED |
| 1 | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.120 | SALEDEED |
| 2 | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.195 | SALEDEED |
| 3 | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.683 | SALEDEED |
| 4 | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.490 | SALEDEED |
| 5 | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.150 | SALEDEED |
| 6 | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 1.820 | SALEDEED |
| 7 | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.410 | SALEDEED |
| 8 | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.161 | SALEDEED |
| 9 | Kolkatta | Chandnagar Diamond - Hurbour | Chandnagar Gram Panchayat,<br>District-24 Parganas | 0.170 | SALEDEED |



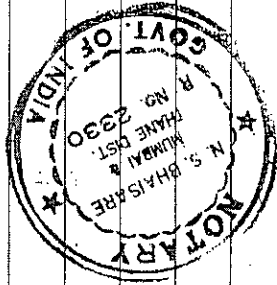
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|----|----------|---------------------------------|----------------------------------------------------|--|-------|----------|
| 50 | Kolkatta | Chandnagar Diamond - Hurbour    | Chandnagar Gram Panchayat,<br>District-24 Parganas |  | 0.104 | SALEDEED |
| 51 | Kolkatta | Chandnagar Diamond - Hurbour    | Chandnagar Gram Panchayat,<br>District-24 Parganas |  | 0.180 | SALEDEED |
| 52 | Kolkatta | Chandnagar Diamond - Hurbour    | Chandnagar Gram Panchayat,<br>District-24 Parganas |  | 0.490 | SALEDEED |
| 56 | Kolkatta | Mohanpur Tal. Diamond - Hurbour | Mohanpur Taluka, District-24<br>Parganas           |  | 0.700 | SALEDEED |
| 87 | Kolkatta | Mohanpur Tal. Diamond - Hurbour | Mohanpur Taluka, District-24<br>Parganas           |  | 1.173 | SALEDEED |
| 88 | Kolkatta | Mohanpur Tal. Diamond - Hurbour | Mohanpur Taluka, District-24<br>Parganas           |  | 0.185 | SALEDEED |
| 85 | Kolkatta | Mohanpur Tal. Diamond - Hurbour | Mohanpur Taluka, District-24<br>Parganas           |  | 0.700 | SALEDEED |
| 58 | Kolkatta | Ram Govindpur Diamonda Harbour  | Ram Govindpur, District-24<br>Parganas             |  | 0.140 | SALEDEED |
| 54 | Kolkatta | Ram Govindpur Diamonda Harbour  | Ram Govindpur, District-24<br>Parganas             |  | 0.140 | SALEDEED |
| 56 | Kolkatta | Ram Govindpur Diamonda Harbour  | Ram Govindpur, District-24<br>Parganas             |  | 0.256 | SALEDEED |
| 60 | Kolkatta | Ram Govindpur Diamonda Harbour  | Ram Govindpur, District-24<br>Parganas             |  | 0.340 | SALEDEED |
| 61 | Kolkatta | Ram Govindpur Diamonda Harbour  | Ram Govindpur, District-24<br>Parganas             |  | 0.690 | SALEDEED |
| 62 | Kolkatta | Ram Govindpur Diamonda Harbour  | Ram Govindpur, District-24<br>Parganas             |  | 0.590 | SALEDEED |
| 63 | Kolkatta | Ram Govindpur Diamonda Harbour  | Ram Govindpur, District-24<br>Parganas             |  | 0.100 | SALEDEED |
| 64 | Kolkatta | Ram Govindpur Diamonda Harbour  | Ram Govindpur, District-24<br>Parganas             |  | 0.220 | SALEDEED |
| 65 | Kolkatta | Ram Govindpur Diamonda Harbour  | Ram Govindpur, District-24<br>Parganas             |  | 0.250 | SALEDEED |
| 66 | Kolkatta | Ram Govindpur Diamonda Harbour  | Ram Govindpur, District-24<br>Parganas             |  | 0.560 | SALEDEED |



|    |          |                                |                                                    |  |       |          |
|----|----------|--------------------------------|----------------------------------------------------|--|-------|----------|
| 7  | Kolkatta | Ram Govindpur Diamonda Harbour | Ram Govindpur, District-24<br>Parganas.            |  | 0.330 | SALEDEED |
| 8  | Kolkatta | Ram Govindpur Diamonda Harbour | Ram Govindpur, District-24<br>Parganas             |  | 0.460 | SALEDEED |
| 9  | Kolkatta | Ram Govindpur Diamonda Harbour | Ram Govindpur, District-24<br>Parganas             |  | 0.310 | SALEDEED |
| 10 | Kolkatta | Ram Govindpur Diamonda Harbour | Ram Govindpur, District-24<br>Parganas             |  | 1.160 | SALEDEED |
| 11 | Kolkatta | Ram Govindpur Diamonda Harbour | Ram Govindpur, District-24<br>Parganas             |  | 0.970 | SALEDEED |
| 12 | Kolkatta | Ram Govindpur Diamonda Harbour | Ram Govindpur, District-24<br>Parganas             |  | 0.380 | SALEDEED |
| 13 | Kolkatta | Ram Govindpur Diamonda Harbour | Ram Govindpur, District-24<br>Parganas             |  | 0.940 | SALEDEED |
| 14 | Kolkatta | Ram Govindpur Diamonda Harbour | Ram Govindpur, District-24<br>Parganas             |  | 0.160 | SALEDEED |
| 15 | Kolkatta | Ram Govindpur Diamonda Harbour | Ram Govindpur, District-24<br>Parganas             |  | 0.440 | SALEDEED |
| 16 | Kolkatta | Ram Govindpur Diamonda Harbour | Ram Govindpur, District-24<br>Parganas             |  | 0.720 | SALEDEED |
| 17 | Kolkatta | Ram Govindpur Diamonda Harbour | Ram Govindpur, District-24<br>Parganas             |  | 0.730 | SALEDEED |
| 18 | Kolkatta | Ram Govindpur Diamonda Harbour | Ram Govindpur, District-24<br>Parganas.            |  | 0.250 | SALEDEED |
| 19 | Kolkatta | Ram Govindpur Diamonda Harbour | Ram Govindpur, District-24<br>Parganas             |  | 0.450 | SALEDEED |
| 20 | Kolkatta | Ram Govindpur Diamonda Harbour | Ram Govindpur, District-24<br>Parganas             |  | 0.300 | SALEDEED |
| 21 | Kolkatta | Ram Govindpur Diamonda Harbour | Ram Govindpur, District-24<br>Parganas             |  | 0.110 | SALEDEED |
| 22 | Kolkatta | Ram Govindpur Diamonda Harbour | Ram Govindpur, District-24<br>Parganas             |  | 0.620 | SALEDEED |
| 23 | Kolkatta | Chandnagar Diamond - Hurbour   | Chandnagar Gram Panchayat,<br>District-24 Parganas |  | 0.250 | SALEDEED |



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SIRULUWANA

## DETAILS OF LAND AT GONDGHAR, MAHARASTRA HELD BY M/S BEECH TOWN DEVELOPERS PVT LTD

## Annexure '3'

| S. No. | State       | Village          | Taluka/ Tehsil              | Survey No./Gut no.                                                                                      | Area in Acres | Document Type |
|--------|-------------|------------------|-----------------------------|---------------------------------------------------------------------------------------------------------|---------------|---------------|
| 1      | Maharashtra | Village-Gondghar | Taluka-Mhasal, Dist-Raigarh | 34/1/1                                                                                                  | 120.683       | ATS           |
| 2      | Maharashtra | Village-Gondghar | Taluka-Mhasal, Dist-Raigarh | 39/4,39/2,101/8,105/7,100/10,101/2/7,39/3,105/5,34/38,101/4,101/3,105/6,34/28,34/3A,27/1A/1,34/2A,27/1D | 33.225        | ATS           |
| 3      | Maharashtra | Village-Gondghar | Taluka-Mhasal, Dist-Raigarh | 59/3,53/2,52/2,58/2,31/3,28/7,28/2,38/3,20/10,19/6,19/2,38/2,39/5                                       | 12.575        | Sale Deed     |
| 4      | Maharashtra | Village-Gondghar | Taluka-Mhasal, Dist-Raigarh | 37/2K                                                                                                   | 6.375         | Sale Deed     |
| 5      | Maharashtra | Village-Gondghar | Taluka-Mhasal, Dist-Raigarh | 37/2D                                                                                                   | 3.500         | Sale Deed     |
| Total  |             |                  |                             |                                                                                                         | 176.358       |               |



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K. F. K. L. A.

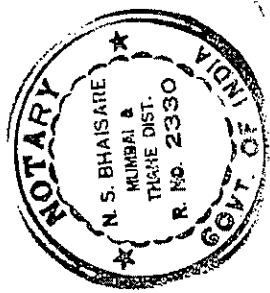
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DETAILS OF LAND AT KARLA, PUNE MAHARASTRA HELD BY M/S PALM SPRING GREENCITY DEVELOPERS PVT LTD.

Annexure '4'

| S.NO. | State       | Village | Taluka/ Tehsil     | Survey No./Gut no. | Area in Acres | Document Type |
|-------|-------------|---------|--------------------|--------------------|---------------|---------------|
| 1     | Maharashtra | Karla   | Taluka Maval, Pune | 29,30              | 8.525         | Sale Deed     |
|       |             |         |                    |                    | 8.525         |               |



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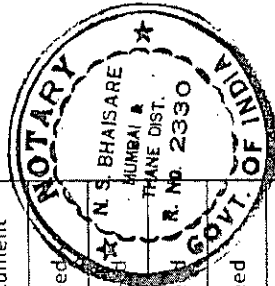
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YEHLANKA

DETAILS OF LAND AT YEHLANKA, KARNATAKA HELD BY M/S E COM TRADE WORLD PVT LTD

Annexure '5'

| Sr. No | State     | Village  | Taluka/ Tehsil                        | Survey No. | Area (In Acres) | Type of Document |
|--------|-----------|----------|---------------------------------------|------------|-----------------|------------------|
| 1      | Karnataka | Yehlanda | Yehlanda Hobli, Bangalore North Taluk | 52         | 1.50000         | Sale Deed        |
| 2      | Karnataka | Yehlanda | Yehlanda Hobli, Bangalore North Taluk | 30         | 1.50000         | Sale Deed        |
| 3      | Karnataka | Yehlanda | Yehlanda Hobli, Bangalore North Taluk | 47         | 1.50000         | Sale Deed        |
| 4      | Karnataka | Yehlanda | Yehlanda Hobli, Bangalore North Taluk | 33         | 1.50000         | Sale Deed        |
| 5      | Karnataka | Yehlanda | Yehlanda Hobli, Bangalore North Taluk | 48         | 1.50000         | Sale Deed        |
| 6      | Karnataka | Yehlanda | Yehlanda Hobli, Bangalore North Taluk | 51         | 1.50000         | Sale Deed        |
| 7      | Karnataka | Yehlanda | Yehlanda Hobli, Bangalore North Taluk | 31         | 1.50000         | Sale Deed        |
| 8      | Karnataka | Yehlanda | Yehlanda Hobli, Bangalore North Taluk | 34         | 1.50000         | Sale Deed        |
| 9      | Karnataka | Yehlanda | Yehlanda Hobli, Bangalore North Taluk | 46         | 1.50000         | Sale Deed        |
| 10     | Karnataka | Yehlanda | Yehlanda Hobli, Bangalore North Taluk | 49         | 1.50000         | Sale Deed        |
| 11     | Karnataka | Yehlanda | Yehlanda Hobli, Bangalore North Taluk | 41         | 1.50000         | Sale Deed        |
| 12     | Karnataka | Yehlanda | Yehlanda Hobli, Bangalore North Taluk | 40         | 1.50000         | Sale Deed        |
| 13     | Karnataka | Yehlanda | Yehlanda Hobli, Bangalore North Taluk | 29         | 1.50000         | Sale Deed        |



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|    |            |          |                                       |    |          |           |
|----|------------|----------|---------------------------------------|----|----------|-----------|
| 14 | Karnataka  | Yehlanka | Yehlanka Hobli, Bangalore North Taluk | 35 | 1.50000  | Sale Deed |
| 15 | Karnataka  | Yehlanka | Yehlanka Hobli, Bangalore North Taluk | 50 | 1.50000  | Sale Deed |
| 16 | Karnataka  | Yehlanka | Yehlanka Hobli, Bangalore North Taluk | 36 | 1.50000  | Sale Deed |
| 17 | Karnataka  | Yehlanka | Yehlanka Hobli, Bangalore North Taluk | 45 | 1.50000  | Sale Deed |
|    | Total Area |          |                                       |    | 25.50000 |           |



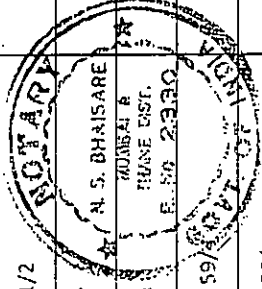


BYCHAPURA

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| DETAILS OF LAND AT BYCHAPURA, KARNATAKA HELD BY M/S PK                                          |           |           |                |                                                    |                 |                  |
|-------------------------------------------------------------------------------------------------|-----------|-----------|----------------|----------------------------------------------------|-----------------|------------------|
| Annexure 'G' made sale deed and cancelled, again given ATS /GPA on the same date and same party |           |           |                |                                                    |                 |                  |
| Sr. No                                                                                          | State     | Village   | Taluka/ Tehsil | Survey No.                                         | Area (In Acres) | Type of Document |
| 1                                                                                               | Karnataka | Bychapura | Devanhalli     | 40/1, 45/1, 46/2, 59/7, 59/3, 59/10                | 1.60000         | ATS/GPA          |
| 2                                                                                               | Karnataka | Bychapura | Devanhalli     | 59/2                                               | 1.07500         | ATS/GPA          |
| 3                                                                                               | Karnataka | Bychapura | Devanhalli     | 56/1                                               | 1.00000         | ATS/GPA          |
| 4                                                                                               | Karnataka | Bychapura | Devanhalli     | 41/1, 45/28, 45/4, 45/2 81, 45/3, 61/3, 59/3, 59/8 | 3.81250         | ATS/GPA          |
| 5                                                                                               | Karnataka | Bychapura | Devanhalli     | 47/2, 47/3, 56/4, 57/4                             | 2.70000         | Sale Deed        |
| 6                                                                                               | Karnataka | Bychapura | Devanhalli     | 192, 51/2                                          | 4.40000         | Sale Deed        |
| 7                                                                                               | Karnataka | Bychapura | Devanhalli     | 48/7                                               | 0.45000         | Sale Deed        |
| 8                                                                                               | Karnataka | Bychapura | Devanhalli     | 47/4                                               | 2.72500         | Sale Deed        |
| 9                                                                                               | Karnataka | Bychapura | Devanhalli     | 44, 59/1, 59/3, 59/4                               | 1.90000         | ATS/GPA          |
| 10                                                                                              | Karnataka | Bychapura | Devanhalli     | 47/1, 50, 56/1                                     | 6.25000         | Sale Deed        |
| 11                                                                                              | Karnataka | Bychapura | Devanhalli     | 46/1, 45/2A, 49                                    | 3.87500         | Sale Deed        |
| 12                                                                                              | Karnataka | Bychapura | Devanhalli     | 43/1                                               | 0.30000         | ATS              |
| 13                                                                                              | Karnataka | Bychapura | Devanhalli     | 59/3                                               | 0.55000         | ATS              |



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|       |           |           |            |                        |          |           |
|-------|-----------|-----------|------------|------------------------|----------|-----------|
| 14    | Karnataka | Bychapura | Devanhalli | 57/3, 56/3, 47/3, 47/2 | 2.67500  | Sale Deed |
| 15    | Karnataka | Bychapura | Devanhalli | 59/4                   | 0.50000  | ATS       |
| 16    | Karnataka | Bychapura | Devanhalli | 59/2 & 59/3            | 0.52500  | ATS       |
| 17    | Karnataka | Bychapura | Devanhalli | 47/4                   | 0.95000  | ATS       |
| 18    | Karnataka | Bychapura | Devanhalli | 41/1                   | 0.45000  | ATS       |
| 19    | Karnataka | Bychapura | Devanhalli | 64                     | 0.27500  | ATS       |
| 20    | Karnataka | Bychapura | Devanhalli | 63/4                   | 0.27500  | ATS       |
| 21    | Karnataka | Bychapura | Devanhalli | 48/6                   | 0.45000  | ATS       |
| 22    | Karnataka | Bychapura | Devanhalli | 59/9                   | 0.22500  | ATS       |
| 23    | Karnataka | Bychapura | Devanhalli | 50                     | 3.12500  | Sale Deed |
| Total |           |           |            |                        | 40.08750 |           |

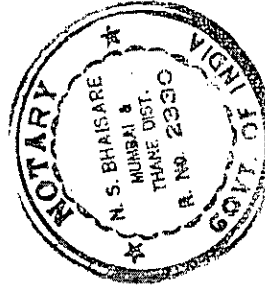


Haradi 6A

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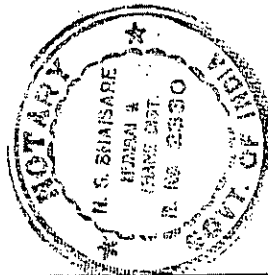
| DETAILS OF LAND AT HARADI, JANGAMGOTE, KARNATAKA HELD BY M/S E COM TRADE WORLD PVT LTD |           |         |                |                    |               |               |
|----------------------------------------------------------------------------------------|-----------|---------|----------------|--------------------|---------------|---------------|
| Annexure '6-A'                                                                         |           |         |                |                    |               |               |
| S.No.                                                                                  | State     | Village | Taluka/ Tehsil | Survey No./Gut no. | Area in Acres | Document Type |
| 1                                                                                      | Karnataka | Haradi  |                | 14                 | 1.125         | ATS/GPA       |
| Total                                                                                  |           |         |                |                    | 1.125         |               |



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ARDHE, PASHNE & MALE

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| DETAILS OF LAND AT ARDHE, PASHNE & MALE, MAHARASTRA HELD BY M/S GANRAJ PROPERTIES PVT LTD |             |         |                     |                                                                                     |               |               |
|-------------------------------------------------------------------------------------------|-------------|---------|---------------------|-------------------------------------------------------------------------------------|---------------|---------------|
| Annexure 'I'                                                                              |             |         |                     |                                                                                     |               |               |
| S.NO.                                                                                     | State       | Village | Taluka/ Tehsil      | Survey No.                                                                          | Area in Acres | Document Type |
| 1                                                                                         | Maharashtra | Pashne  | Karjat, Maharashtra | 73/4, 69/3                                                                          | 5.825         | Saledeed      |
| 2                                                                                         | Maharashtra | Ardhe   | Karjat, Maharashtra | 22/28, 16/10A, 16/5, 27/7A, 20/8A, 16/10B                                           | 12.25         | Saledeed      |
| 3                                                                                         | Maharashtra | Ardhe   | Karjat, Maharashtra | 27/4, 27/5, 28/1, 39/1, 43/1, 43/2, 43/3, 43/4, 43/8, 43/9, 43/12, 43/2+5/6         | 29.6          | ATS/GPA       |
| 4                                                                                         | Maharashtra | Ardhe   | Karjat, Maharashtra | 41/4, 48/3                                                                          | 15            | ATS/GPA       |
| 5                                                                                         | Maharashtra | Ardhe   | Karjat, Maharashtra | 35/7, 41/6, 35/2                                                                    | 24.975        | ATS/GPA       |
| 6                                                                                         | Maharashtra | Ardhe   | Karjat, Maharashtra | 41/2, 41/5                                                                          | 10.975        | ATS/GPA       |
| 7                                                                                         | Maharashtra | Ardhe   | Karjat, Maharashtra | 22/2, 70/2, 42/4K, 43/7, 43/10, 59/1B(2), 59/1K, 64/5A, 68/4A5, 68/4B, 68/5A, 68/5B | 20.342        | ATS/GPA       |
| 8                                                                                         | Maharashtra | Pashne  | Karjat, Maharashtra | 14/5, 21/11                                                                         | 2.925         | ATS/GPA       |
| 9                                                                                         | Maharashtra | Ardhe   | Karjat, Maharashtra | 32/1B1                                                                              | 2.825         | ATS/GPA       |
| 10                                                                                        | Maharashtra | Pashne  | Karjat, Maharashtra | 14/9                                                                                | 2.9           | ATS/GPA       |
| 11                                                                                        | Maharashtra | Ardhe   | Karjat, Maharashtra | 16/11, 16/3                                                                         | 2.35          | ATS/GPA       |
| 12                                                                                        | Maharashtra | Pashne  | Karjat, Maharashtra | 21/8                                                                                | 7.175         | ATS/GPA       |
| 13                                                                                        | Maharashtra | Aase    | Karjat, Maharashtra | 11/1                                                                                | 2.1           | ATS/GPA       |
| 14                                                                                        | Maharashtra | Ardhe   | Karjat, Maharashtra | 27/6                                                                                | 2.275         | ATS           |
| 15                                                                                        | Maharashtra | Ardhe   | Karjat, Maharashtra | 22/2K                                                                               | 4.6           | ATS/GPA       |

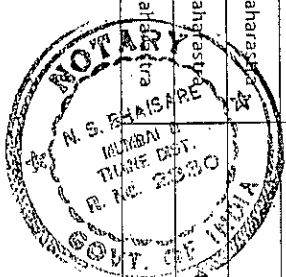
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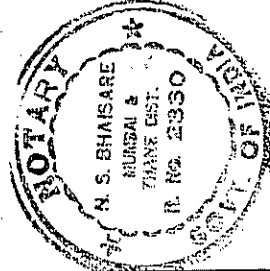
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| S.NO. | State       | Village | Taluka/ Tehsil      | Survey No.                                        | Area in Acres | Document Type |
|-------|-------------|---------|---------------------|---------------------------------------------------|---------------|---------------|
| 16    | Maharashtra | Pashne  | Karjat, Maharashtra | 28, 22/1B2                                        | 2.475         | ATS/GPA       |
| 17    | Maharashtra | Ardhe   | Karjat, Maharashtra | 51/4, 73/16, 53/3A, 27/2A, 32/1A (2)              | 20.587        | ATS/GPA       |
| 18    | Maharashtra | Male    | Karjat, Maharashtra | 16/68, 39/3                                       | 7.775         | ATS/GPA       |
| 19    | Maharashtra | Ardhe   | Karjat, Maharashtra | 16/4, 16/14                                       | 4.1           | ATS/GPA       |
| 20    | Maharashtra | Male    | Karjat, Maharashtra | 51/2A                                             | 0.775         | ATS/GPA       |
| 21    | Maharashtra | Ardhe   | Karjat, Maharashtra | 38/2, 39/2, 40                                    | 1.14          | ATS/GPA       |
| 22    | Maharashtra | Male    | Karjat, Maharashtra | 34/5, 47/1A2                                      | 47.25         | ATS/GPA       |
| 23    | Maharashtra | Male    | Karjat, Maharashtra | 31/3, 45/1A1                                      | 33.462        | ATS/GPA       |
| 24    | Maharashtra | Male    | Karjat, Maharashtra | 45/1A2                                            | 33.15         | ATS/GPA       |
| 25    | Maharashtra | Male    | Karjat, Maharashtra | 41/3, 101/3, 30/7, 17/4, 39/2, 39/18, 39/3A, 15/2 | 47.432        | ATS/GPA       |
| 26    | Maharashtra | Pashne  | Karjat, Maharashtra | 27/4, 42/8A                                       | 4.46          | ATS/GPA       |
| 27    | Maharashtra | Ardhe   | Karjat, Maharashtra | 20/7, 24/2                                        | 2.675         | ATS/GPA       |
| 28    | Maharashtra | Male    | Karjat, Maharashtra | 16/2A                                             | 3.0375        | ATS/GPA       |
| 29    | Maharashtra | Ardhe   | Karjat, Maharashtra | 32/3                                              | 3.172         | ATS/GPA       |
| 30    | Maharashtra | Ardhe   | Karjat, Maharashtra | 28/3D                                             | 4.475         | ATS/GPA       |
| 31    | Maharashtra | Pashne  | Karjat, Maharashtra | 46, 47/1, 47/3,                                   | 26.01         | ATS/GPA       |
| 32    | Maharashtra | Pashne  | Karjat, Maharashtra | 73/5                                              | 2.125         | ATS/GPA       |



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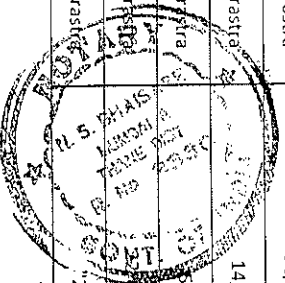


| S.NO. | State       | Village        | Taluka/ Tehsil      | Survey No.                                                           | Area in Acres | Document Type |
|-------|-------------|----------------|---------------------|----------------------------------------------------------------------|---------------|---------------|
| 33    | Maharashtra | Ardhe          | Karjat, Maharashtra | 35/5b                                                                | 3.375         | ATS/GPA       |
| 34    | Maharashtra | Pashne         | Karjat, Maharashtra | 49/4A(5)                                                             | 1.975         | ATS/GPA       |
| 35    | Maharashtra | Pashne         | Karjat, Maharashtra | 67/4                                                                 | 0.625         | ATS/GPA       |
| 36    | Maharashtra | Khadyacha Pada | Karjat, Maharashtra | "10/4                                                                | 1.4           | ATS/GPA       |
| 37    | Maharashtra | Pashne         | Karjat, Maharashtra | "23/2                                                                | 0.525         | ATS/GPA       |
| 38    | Maharashtra | Male           | Karjat, Maharashtra | "3/10                                                                | 0.55          | ATS/GPA       |
| 39    | Maharashtra | Male           | Karjat, Maharashtra | "4/5B1                                                               | 8.575         | ATS/GPA       |
| 40    | Maharashtra | Ardhe          | Karjat, Maharashtra | "32/1B2                                                              | 7.075         | ATS/GPA       |
| 41    | Maharashtra | Pashne         | Karjat, Maharashtra | "14/88                                                               | 0.425         | ATS/GPA       |
| 42    | Maharashtra | Pashne         | Karjat, Maharashtra | "42/12A                                                              | 1.55          | ATS/GPA       |
| 43    | Maharashtra | Pashne         | Karjat, Maharashtra | 39/2A(1)                                                             | 2.03          | ATS/GPA       |
| 44    | Maharashtra | Ardhe          | Karjat, Maharashtra | 20/68,20/7,27/7                                                      | 5.65          | Sale Deed     |
| 45    | Maharashtra | Ardhe          | Karjat, Maharashtra | 61/2A,28/3A                                                          | 2.275         | ATS / GPA     |
| 46    | Maharashtra | Pashne         | Karjat, Maharashtra | "14/3                                                                | 0.6375        | ATS / GPA     |
| 47    | Maharashtra | Ardhe          | Karjat, Maharashtra | "25/8,32/1A,184/2A,24/4K,77/15A,23,24/3A,<br>24/3B,28/2,118/18,56/1K | 16.555        | ATS / GPA     |
| 48    | Maharashtra | Pashne         | Karjat, Maharashtra | "78/2A(3)                                                            | 2.75          | ATS / GPA     |
| 49    | Maharashtra | Pashne         | Karjat, Maharashtra | 39/2A(2)                                                             | 1.75          | ATS / GPA     |

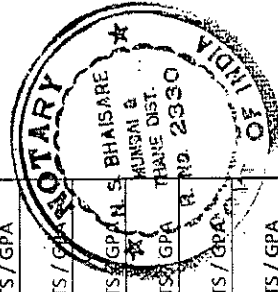
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| S.NO. | State       | Village        | Taluka/ Tehsil      | Survey No.     | Area in Acres | Document Type |
|-------|-------------|----------------|---------------------|----------------|---------------|---------------|
| 50    | Maharashtra | Ardhe          | Karjat, Maharashtra | 32/6/31        | 4.95          | ATS / GPA     |
| 51    | Maharashtra | Ardhe          | Karjat, Maharashtra | 32/4,32/28     | 6.4475        | ATS / GPA     |
| 52    | Maharashtra | Khadyacha Pada | Karjat, Maharashtra | 14/10/(4)      | 1.75          | ATS / GPA     |
| 53    | Maharashtra | Pashne         | Karjat, Maharashtra | 14/4A,21/1A(2) | 1.8           | ATS / GPA     |
| 54    | Maharashtra | Pashne         | Karjat, Maharashtra | 27/1A          | 2.275         | ATS / GPA     |
| 55    | Maharashtra | Khadyacha Pada | Karjat, Maharashtra | 14/1(5)        | 1.75          | ATS / GPA     |
| 56    | Maharashtra | Khadyacha Pada | Karjat, Maharashtra | 14/1K(3)       | 1.75          | ATS / GPA     |
| 57    | Maharashtra | Khadyacha Pada | Karjat, Maharashtra | 14/1(14)       | 2.125         | ATS / GPA     |
| 58    | Maharashtra | Pashne         | Karjat, Maharashtra | 52/11A(2)      | 1.375         | ATS / GPA     |
| 59    | Maharashtra | Khadyacha Pada | Karjat, Maharashtra | 14/1(12)       | 1.75          | ATS / GPA     |
| 60    | Maharashtra | Khadyacha Pada | Karjat, Maharashtra | 14/1(15)       | 2.125         | ATS / GPA     |
| 61    | Maharashtra | Pashne         | Karjat, Maharashtra | 73/1(1)        | 1.75          | ATS / GPA     |
| 62    | Maharashtra | Pashne         | Karjat, Maharashtra | 52/11(4)       | 1.375         | ATS / GPA     |
| 63    | Maharashtra | Khadyacha Pada | Karjat, Maharashtra | 14/1(6)        | 1.75          | ATS / GPA     |
| 64    | Maharashtra | Pashne         | Karjat, Maharashtra | 52/11(8/1)     | 2.875         | ATS / GPA     |
| 65    | Maharashtra | Male           | Karjat, Maharashtra | 52/11(34/1)    | 9.45          | ATS / GPA     |
| 66    | Maharashtra | Male           | Karjat, Maharashtra | 52/11(2/4)     | 1.65          | ATS / GPA     |



| S.NO. | State       | Village        | Taluka/ Tehsil      | Survey No.         | Area in Acres | Document Type |
|-------|-------------|----------------|---------------------|--------------------|---------------|---------------|
| 67    | Maharashtra | Ardhe          | Karjat, Maharashtra | 32/5               | 2.9           | ATS / GPA     |
| 68    | Maharashtra | Pashne         | Karjat, Maharashtra | 74/5,76/1,76/58,79 | 4.98          | ATS / GPA     |
| 69    | Maharashtra | Pashne         | Karjat, Maharashtra | 52/11(1)           | 1.25          | ATS / GPA     |
| 70    | Maharashtra | Pashne         | Karjat, Maharashtra | 69/4A(1)           | 1.75          | ATS / GPA     |
| 71    | Maharashtra | Male           | Karjat, Maharashtra | 4/7B(1)            | 8.575         | ATS / GPA     |
| 72    | Maharashtra | Ardhe          | Karjat, Maharashtra | 5/5A               | 3.3625        | ATS / GPA     |
| 73    | Maharashtra | Ardhe          | Karjat, Maharashtra | 59/1A              | 4.375         | ATS / GPA     |
| 74    | Maharashtra | Khadyacha Pada | Karjat, Maharashtra | 14/1A(1)           | 1.75          | ATS / GPA     |
| 75    | Maharashtra | Pashne         | Karjat, Maharashtra | 39/2A(10)          | 0.6           | ATS / GPA     |
| 76    | Maharashtra | Pashne         | Karjat, Maharashtra | 66/1               | 16            | ATS / GPA     |
| 77    | Maharashtra | Pashne         | Karjat, Maharashtra | 74/1B              | 2.05          | ATS / GPA     |
| 78    | Maharashtra | Pashne         | Karjat, Maharashtra | 60/2               | 3.725         | ATS / GPA     |
| 79    | Maharashtra | Pashne         | Karjat, Maharashtra | 60/10              | 3.9675        | ATS / GPA     |
| 80    | Maharashtra | Pashne         | Karjat, Maharashtra | 69/5               | 4.25          | ATS / GPA     |
| 81    | Maharashtra | Pashne         | Karjat, Maharashtra | 49/4(6)            | 1.75          | ATS / GPA     |
| 82    | Maharashtra | Pashne         | Karjat, Maharashtra | 60/6               | 3.9925        | ATS / GPA     |
| 83    | Maharashtra | Pashne         | Karjat, Maharashtra | 73/1(1)            | 2.075         | ATS / GPA     |

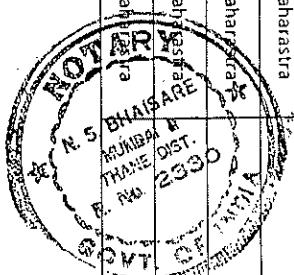




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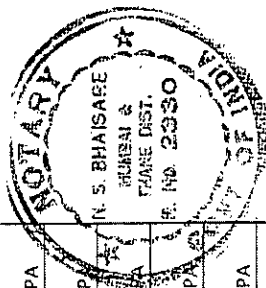
| S.NO. | State       | Village | Taluka/ Tehsil      | Survey No. | Area in Acres | Document Type |
|-------|-------------|---------|---------------------|------------|---------------|---------------|
| 84    | Maharashtra | Pashne  | Karjat, Maharashtra | 60/11      | 3.9725        | ATS / GPA     |
| 85    | Maharashtra | Pashne  | Karjat, Maharashtra | 39/2A      | 2.0275        | ATS / GPA     |
| 86    | Maharashtra | Pashne  | Karjat, Maharashtra | 42/11      | 2.45          | ATS / GPA     |
| 87    | Maharashtra | Pashne  | Karjat, Maharashtra | 63/1A(3)   | 4.4325        | ATS / GPA     |
| 88    | Maharashtra | Pashne  | Karjat, Maharashtra | 63/1A(2)   | 3.875         | ATS / GPA     |
| 89    | Maharashtra | Pashne  | Karjat, Maharashtra | 73/1A(2)   | 1.75          | ATS / GPA     |
| 90    | Maharashtra | Pashne  | Karjat, Maharashtra | 49/4A(3)   | 1.9775        | ATS / GPA     |
| 91    | Maharashtra | Pashne  | Karjat, Maharashtra | 39/2A(4)   | 1.75          | ATS / GPA     |
| 92    | Maharashtra | Pashne  | Karjat, Maharashtra | 43/5       | 1.125         | ATS / GPA     |
| 93    | Maharashtra | Pashne  | Karjat, Maharashtra | 74/1A      | 2.025         | ATS / GPA     |
| 94    | Maharashtra | Pashne  | Karjat, Maharashtra | 60/2       | 4.005         | ATS / GPA     |
| 95    | Maharashtra | Pashne  | Karjat, Maharashtra | 60/7       | 3.97          | ATS / GPA     |
| 96    | Maharashtra | Pashne  | Karjat, Maharashtra | 78/11+12   | 0.85          | ATS / GPA     |
| 97    | Maharashtra | Pashne  | Karjat, Maharashtra | 39/2A(8)   | 2.025         | ATS / GPA     |
| 98    | Maharashtra | Ardhe   | Karjat, Maharashtra | 24/4A      | 7.225         | ATS / GPA     |
| 99    | Maharashtra | Pashne  | Karjat, Maharashtra | 60/9       | 3.975         | ATS / GPA     |
| 100   | Maharashtra | Ardhe   | Karjat, Maharashtra | 48/1       | 9.25          | ATS / GPA     |



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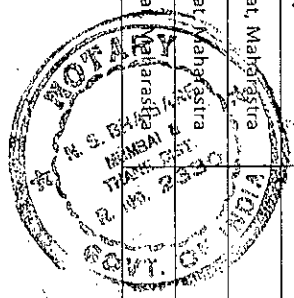
| S.NO. | State       | Village        | Taluka/Tehsil       | Survey No.                       | Area in Acres | Document Type |
|-------|-------------|----------------|---------------------|----------------------------------|---------------|---------------|
| 101   | Maharashtra | Pashne         | Karjat, Maharashtra | 52/11A(3)                        | 1.5           | ATS / GPA     |
| 102   | Maharashtra | Khadyacha Pada | Karjat, Maharashtra | 14/1(13)                         | 2             | ATS / GPA     |
| 103   | Maharashtra | Pashne         | Karjat, Maharashtra | 60/5                             | 4.005         | ATS / GPA     |
| 104   | Maharashtra | Male           | Karjat, Maharashtra | 48/5A                            | 4.1           | ATS / GPA     |
| 105   | Maharashtra | Pashne         | Karjat, Maharashtra | 36/1,36/5,37/1+2+5,39/1A,50,36/9 | 10.7125       | ATS / GPA     |
| 106   | Maharashtra | Pashne         | Karjat, Maharashtra | 54/1A                            | 3.03          | ATS / GPA     |
| 107   | Maharashtra | Khadyacha Pada | Karjat, Maharashtra | 14/1(7)                          | 2             | ATS / GPA     |
| 108   | Maharashtra | Khadyacha Pada | Karjat, Maharashtra | 14/1(11)                         | 2             | ATS / GPA     |
| 109   | Maharashtra | Pashne         | Karjat, Maharashtra | 78/2A(1)                         | 3.2275        | ATS / GPA     |
| 110   | Maharashtra | Pashne         | Karjat, Maharashtra | 39/2(5)A                         | 2.0275        | ATS / GPA     |
| 111   | Maharashtra | Pashne         | Karjat, Maharashtra | 35/1A(3)                         | 1.25          | ATS / GPA     |
| 112   | Maharashtra | Ardhe          | Karjat, Maharashtra | 32/1B(3),32/2A                   | 6.4475        | ATS / GPA     |
| 113   | Maharashtra | Pashne         | Karjat, Maharashtra | 39/2A(3)                         | 2.03          | ATS / GPA     |
| 114   | Maharashtra | Pashne         | Karjat, Maharashtra | 60/4                             | 3.9925        | ATS / GPA     |
| 115   | Maharashtra | Pashne         | Karjat, Maharashtra | 35/1A(4)                         | 3.05          | ATS / GPA     |
| 116   | Maharashtra | Pashne         | Karjat, Maharashtra | 43/2                             | 27.15         | ATS / GPA     |
| 117   | Maharashtra | Pashne         | Karjat, Maharashtra | 78/2A(5)                         | 3.195         | ATS / GPA     |



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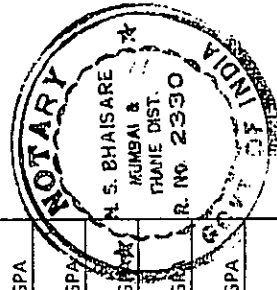
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| S.NO. | State       | Village        | Taluka/ Tehsil      | Survey No.                   | Area in Acres | Document Type |
|-------|-------------|----------------|---------------------|------------------------------|---------------|---------------|
| 118   | Maharashtra | Pashne         | Karjat, Maharashtra | 49/4A(4)                     | 1.9775        | ATS / GPA     |
| 119   | Maharashtra | Pashne         | Karjat, Maharashtra | 35/1A(2), 39/1A (3)          | 7.5125        | ATS / GPA     |
| 120   | Maharashtra | Pashne         | Karjat, Maharashtra | 56,69/2,69/4A(2)             | 2.0625        | ATS / GPA     |
| 121   | Maharashtra | Male           | Karjat, Maharashtra | 51/5                         | 3.925         | ATS / GPA     |
| 122   | Maharashtra | Pashne         | Karjat, Maharashtra | 81/2A(6)                     | 2.75          | ATS / GPA     |
| 123   | Maharashtra | Pashne         | Karjat, Maharashtra | 78/2a(2)                     | 3.195         | ATS / GPA     |
| 124   | Maharashtra | Pashne         | Karjat, Maharashtra | 81/1(1)                      | 2.1           | ATS / GPA     |
| 125   | Maharashtra | Pashne         | Karjat, Maharashtra | 78/2A(5)                     | 3.195         | ATS / GPA     |
| 126   | Maharashtra | Pashne         | Karjat, Maharashtra | 78/2A(4)                     | 3.195         | ATS / GPA     |
| 127   | Maharashtra | Ardhe          | Karjat, Maharashtra | 29,30                        | 0.8025        | ATS / GPA     |
| 128   | Maharashtra | Pashne         | Karjat, Maharashtra | 60/8                         | 3.975         | ATS / GPA     |
| 129   | Maharashtra | Pashane        | Karjat, Maharashtra | 54/1A                        | 3.03          | ATS / GPA     |
| 130   | Maharashtra | Pashane        | Karjat, Maharashtra | 39/1A                        | 3.45          | ATS / GPA     |
| 131   | Maharashtra | Ardhe          | Karjat, Maharashtra | 139/10,140/5,27/3,27/1A,19/1 | 10.825        | ATS / GPA     |
| 132   | Maharashtra | Khadyacha Pada | Karjat, Maharashtra | 14/1(9)                      | 2             | ATS / GPA     |
| 133   | Maharashtra | Pashane        | Karjat, Maharashtra | 81/1/4                       | 2.1           | ATS / GPA     |
| 134   | Maharashtra | Pashane        | Karjat, Maharashtra | 81/2A/1                      | 2.53          | ATS / GPA     |



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| S.NO. | State       | Village        | Taluka/ Tehsil      | Survey No.        | Area in Acres | Document Type |
|-------|-------------|----------------|---------------------|-------------------|---------------|---------------|
| 135   | Maharashtra | Ardhe          | Karjat, Maharashtra | 121/5C            | 0.975         | ATS / GPA     |
| 136   | Maharashtra | Khadyacha Pada | Karjat, Maharashtra | 14/1(10)          | 2             | ATS / GPA     |
| 137   | Maharashtra | Khadyacha Pada | Karjat, Maharashtra | 14/1/8            | 2             | ATS / GPA     |
| 138   | Maharashtra | Pashane        | Karjat, Maharashtra | 39/2A/9           | 2.025         | ATS / GPA     |
| 139   | Maharashtra | Pashane        | Karjat, Maharashtra | 49/4/1            | 1.9875        | ATS / GPA     |
| 140   | Maharashtra | Pashane        | Karjat, Maharashtra | 49/4A/2           | 1.9775        | ATS / GPA     |
| 141   | Maharashtra | Pashane        | Karjat, Maharashtra | 42/9              | 0.8625        | ATS / GPA     |
| 142   | Maharashtra | Ardhe          | Karjat, Maharashtra | "24/5             | 5.5           | ATS / GPA     |
| 143   | Maharashtra | Ardhe          | Karjat, Maharashtra | 16/13,11/7E       | 0.925         | ATS / GPA     |
| 144   | Maharashtra | Male           | Karjat, Maharashtra | 22/3,30/8,35/2    | 13.2          | ATS / GPA     |
| 145   | Maharashtra | Male           | Karjat, Maharashtra | 28/2,34/4         | 5.1675        | ATS / GPA     |
| 146   | Maharashtra | Male           | Karjat, Maharashtra | 35/3A             | 1.575         | ATS / GPA     |
| 147   | Maharashtra | Male           | Karjat, Maharashtra | 35/3A             | 1.575         | ATS / GPA     |
| 148   | Maharashtra | Pashane        | Karjat, Maharashtra | 20/5              | 0.3           | ATS / GPA     |
| 149   | Maharashtra | Male           | Karjat, Maharashtra | 35/3A             | 3.225         | ATS / GPA     |
| 150   | Maharashtra | Ardhe          | Karjat, Maharashtra | 121/4, 128/12A(1) | 1.7625        | ATS / GPA     |
| 151   | Maharashtra | Ardhe          | Karjat, Maharashtra | 128/12A(2)        | 1.0125        | ATS / GPA     |

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| S.NO. | State.      | Village        | Taluka/Tehsil       | Survey No.               | Area in Acres | Document Type |
|-------|-------------|----------------|---------------------|--------------------------|---------------|---------------|
| 152   | Maharashtra | Pashane        | Karjat, Maharashtra | 81/2A(5)                 | 2.53          | ATS / GPA     |
| 153   | Maharashtra | Khadyacha Pada | Karjat, Maharashtra | 14/3                     | 4.2           | ATS           |
| 154   | Maharashtra | Ardhe          | Karjat, Maharashtra | 54/2                     | 0.4875        | Sale Deed     |
| 155   | Maharashtra | Ardhe          | Karjat, Maharashtra | 16/17B, 16/9             | 1.275         | ATS / GPA     |
| 156   | Maharashtra | Ardhe          | Karjat, Maharashtra | "25/3                    | 5.675         | ATS / GPA     |
| 157   | Maharashtra | Pashane        | Karjat, Maharashtra | 54/1A                    | 3.03325       | ATS / GPA     |
| 158   | Maharashtra | Ardhe          | Karjat, Maharashtra | 24/4K(2)                 | 0.475         | ATS / GPA     |
| 159   | Maharashtra | Ardhe          | Karjat, Maharashtra | 55/2,61/1,61/3           | 1.625         | Sale Deed     |
| 160   | Maharashtra | Ardhe          | Karjat, Maharashtra | 51/3,56/2,56/3,56/4,56/7 | 5.1675        | Sale Deed     |
| 161   | Maharashtra | Ardhe          | Karjat, Maharashtra | 123/1                    | 2.85          | ATS/GPA       |

832.656



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ANEKAL

| DETAILS OF LAND AT ANEKAL, KARNATAKA HELD BY M/S WOODSVILLE PROJECTS PVT LTD |           |             |                              |                |              |               |
|------------------------------------------------------------------------------|-----------|-------------|------------------------------|----------------|--------------|---------------|
| Annexure '8'                                                                 |           |             |                              |                |              |               |
| S.No.                                                                        | State     | Village     | Taluka/ Tehsil               | Survey No.     | Area in Acrs | Document Type |
| 1                                                                            | Karnataka | M.Medahalli | Athibele Hobli, Anekal Taluk | 36/2           | 1.55         | Sale Deed     |
| 2                                                                            | Karnataka | M.Medahalli | Athibele Hobli, Anekal Taluk | 30/2,30/2,36/3 | 2.2          | Sale Deed     |
| 3                                                                            | Karnataka | M.Medahalli | Athibele Hobli, Anekal Taluk | 36/1           | 1.55         | Sale Deed     |
| 4                                                                            | Karnataka | M.Medahalli | Athibele Hobli, Anekal Taluk | 30/1           | 1.85         | Sale Deed     |
| 5                                                                            | Karnataka | M.Medahalli | Athibele Hobli, Anekal Taluk | 30/1,30/2      | 1.625        | Sale Deed     |
| 6                                                                            | Karnataka | M.Medahalli | Athibele Hobli, Anekal Taluk | 27/2           | 1.125        | Sale Deed     |
| 7                                                                            | Karnataka | M.Medahalli | Athibele Hobli, Anekal Taluk | 37/1           | 1.5          | Sale Deed     |
| 8                                                                            | Karnataka | M.Medahalli | Athibele Hobli, Anekal Taluk | 28/2,28/3,29/2 | 3.4          | Sale Deed     |
| 9                                                                            | Karnataka | M.Medahalli | Athibele Hobli, Anekal Taluk | 37/1           | 0.65         | Sale Deed     |
| 10                                                                           | Karnataka | M.Medahalli | Athibele Hobli, Anekal Taluk | 41/1           |              | Sale Deed     |
| 11                                                                           | Karnataka | M.Medahalli | Athibele Hobli, Anekal Taluk | 28/1,29/1      |              | Sale Deed     |
| 12                                                                           | Karnataka | M.Medahalli | Athibele Hobli, Anekal Taluk | 28/2,28/3      |              | Sale Deed     |
| 13                                                                           | Karnataka | Tatnahalli  | Athibele Hobli, Anekal Taluk | 62             |              | Sale Deed     |

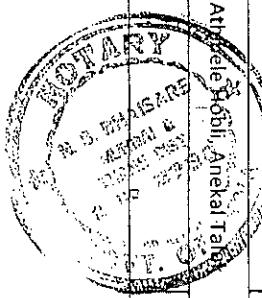
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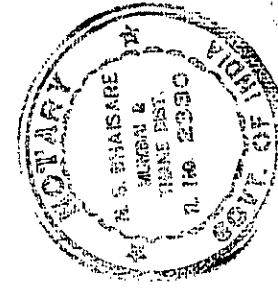
126

|            |           |              |                              |           |        |           |
|------------|-----------|--------------|------------------------------|-----------|--------|-----------|
| 14.        | Karnataka | M.Medahalili | Athibele Hobli, Anekal Taluk | 27/1,27/2 | 15     | Sale Deed |
| 15         | Karnataka | M.Medahalili | Athibele Hobli, Anekal Taluk | 20/15     | 1.75   | Sale Deed |
| 16         | Karnataka | Mayasandra   | Athibele Hobli, Anekal Taluk | 289       | 5.575  | Sale Deed |
| 17         | Karnataka | Mayasandra   | Athibele Hobli, Anekal Taluk | 291/1     | 1.275  | Sale Deed |
| 18         | Karnataka | M.Medahalili | Athibele Hobli, Anekal Taluk | 49/3,49/7 | 1.325  | Sale Deed |
| 19         | Karnataka | M.Medahalili | Athibele Hobli, Anekal Taluk | 38/2      | 0.8    | Sale Deed |
| 20         | Karnataka | M.Medahalili | Athibele Hobli, Anekal Taluk | 15/3,     | 0.75   | Sale Deed |
| 21         | Karnataka | M.Medahalili | Athibele Hobli, Anekal Taluk | 37/1      | 1      | Sale Deed |
| 22         | Karnataka | M.Medahalili | Athibele Hobli, Anekal Taluk | 32/1      | 3.175  | Sale Deed |
| 23         | Karnataka | M.Medahalili | Athibele Hobli, Anekal Taluk | 290       | 1      | Sale Deed |
| 24         | Karnataka | M.Medahalili | Athibele Hobli, Anekal Taluk | 20/14     | 1.4    | Sale Deed |
| 25         | Karnataka | M.Medahalili | Athibele Hobli, Anekal Taluk | 16/2,     | 1.275  | Sale Deed |
| 26         | Karnataka | M.Medahalili | Athibele Hobli, Anekal Taluk | 20/10,    | 2.05   | Sale Deed |
| 27         | Karnataka | M.Medahalili | Athibele Hobli, Anekal Taluk | 18/2,     | 1.325  | Sale Deed |
| Total Area |           |              |                              |           | 44.825 |           |



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| DETAILS OF LAND AT ANEKAL, KARNATAKA HELD BY M/S WOODSVILLE PROJECTS PVT LTD. |           |             |                              |            |               |                     |
|-------------------------------------------------------------------------------|-----------|-------------|------------------------------|------------|---------------|---------------------|
| Annexure '8 A'                                                                |           |             |                              |            |               |                     |
| S.No.                                                                         | State     | Village     | Taluka/ Tehsil               | Survey No. | Area in Acres | Document Type       |
| 1                                                                             | Karnataka | M.Medahalli | Athibele Hobli, Anekal Taluk | 15/3       | 0.75          | ANK-1-00983-2012-13 |
| 2                                                                             | Karnataka | M.Medahalli | Athibele Hobli, Anekal Taluk | 16/2       | 1.275         | ANK-1-00978-2012-13 |
| 3                                                                             | Karnataka | M.Medahalli | Athibele Hobli, Anekal Taluk | 18/2       | 1.325         | ANK-1-00985-2012-13 |
| 4                                                                             | Karnataka | M.Medahalli | Athibele Hobli, Anekal Taluk | 20/10      | 2.05          | ANK-1-00979-2012-13 |
| 5                                                                             | Karnataka | M.Medahalli | Athibele Hobli, Anekal Taluk | 20/14      | 2.4           | ANK-1-00977-2012-13 |
| 6                                                                             | Karnataka | M.Medahalli | Athibele Hobli, Anekal Taluk | 20/15      | 1.75          | ANK-1-00984-2012-13 |
| Total Area                                                                    |           |             |                              |            | 9.55          |                     |

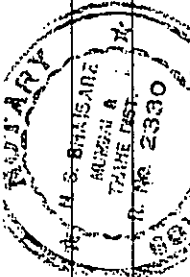


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DURSHET

128



# DETAILS OF LAND AT DURSHET, MAHARASTRA HELD BY M/S GREENFIELD ESTATES

## Annexure '9'

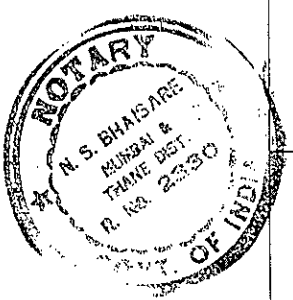
| S.NO. | State       | Village | Taluka/ Tehsil                | Survey No.                         | Area in Acres | Document Type |
|-------|-------------|---------|-------------------------------|------------------------------------|---------------|---------------|
| 1     | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 36/1A/3                            | 3.36056       | SALEDEED      |
| 2     | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 36/1A/2                            | 3.36056       | SALEDEED      |
| 3     | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 36/1A/4, 37/5, 37/14, 37/82, 78/44 | 5.4362        | ATS           |
| 4     | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 37/8, 37/25, 37/61                 | 1.06253       | SALEDEED      |
| 5     | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 36/1A/8                            | 3.36056       | ATS           |
| 6     | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 36/1A7, 37/83                      | 4.47251       | SALEDEED      |
| 7     | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 36/1A/6, 37/10                     | 4.17599       | SALEDEED      |
| 8     | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 37/58, 37/67                       | 1.43318       | SALEDEED      |
| 9     | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 36/1A/9                            | 3.36056       | SALEDEED      |
| 10    | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 36/1A/5, 37/59                     | 3.48411       | SALEDEED      |
| 11    | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 37/9, 37/43, 37/60, 37/71, 78/42   | 2.66868       | SALEDEED      |
| 12    | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 37/44, 37/45, 37/70                | 1.4826        | SALEDEED      |
| 13    | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 37/23                              | 1.08724       | SALEDEED      |
| 14    | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 36/1A/10                           | 3.36056       | SALEDEED      |

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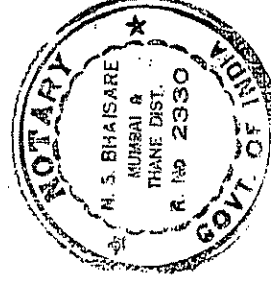
|       |             |         |                               |                            |             |          |
|-------|-------------|---------|-------------------------------|----------------------------|-------------|----------|
| 15    | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 37/11, 37/54, 37/66, 78/43 | 2.12506     | SALEDEED |
| 16    | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 36/1A/1                    | 3.36056     | SALEDEED |
| 17    | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 37/12, 37/24, 37/62        | 2.17448     | SALEDEED |
| 18    | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 30                         | 24.2365564  | ATS      |
| 19    | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 24                         | 31.88311532 | ATS      |
| 20    | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 37/7, 37/53, 78/41         | 1.58144     | SALEDEED |
| 21    | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 24                         |             | ATS      |
| 22    | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 37/44, 37/45, 37/70        |             | SALEDEED |
| 23    | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 37/8, 37/25, 37/61         |             | SALEDEED |
| 24    | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 37/7, 37/53, 78/41         |             | SALEDEED |
| 25    | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | "27/5                      | 4.17599     | ATS      |
| 26    | Maharashtra | Durshet | Taluka-Khalapur, Dist: Raigad | 19/0, 20/2, 21/0           | 1.01311     | ATS      |
| Total |             |         |                               |                            | 112.6561517 |          |



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|    |             |         |                     |       |          |           |
|----|-------------|---------|---------------------|-------|----------|-----------|
| 30 | Maharashtra | Mangaon | Karjat, Maharashtra | 82/1A | 1.057588 | Sale Deed |
| 31 | Maharashtra | Mangaon | Karjat, Maharashtra | 82/1B | 1.141602 | Sale Deed |
| 32 | Maharashtra | Mangaon | Karjat, Maharashtra | 82/4  | 0.555975 | Sale Deed |
| 33 | Maharashtra | Mangaon | Karjat, Maharashtra | 82/7  | 0.46949  | Sale Deed |
| 34 | Maharashtra | Mangaon | Karjat, Maharashtra | 82/3A | 1.33434  | Sale Deed |
| 35 | Maharashtra | Mangaon | Karjat, Maharashtra | 95/5A | 0.27181  | Sale Deed |
| 36 | Maharashtra | Mangaon | Karjat, Maharashtra | 43/4A | 0.61775  | Sale Deed |
| 37 | Maharashtra | Mangaon | Karjat, Maharashtra | 56/2  | 0.04942  | Sale Deed |

47.900335



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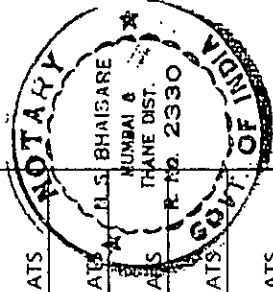
Gondav

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## DETAILS OF LAND AT GONDAV, MAHARASTRA HELD BY M/S GREENFIELD ESTATES

## Annexure '11'

| S.NO. | State       | Village | Taluka/ Tehsil               | Survey No.                  | Area in Acres | Document Type |
|-------|-------------|---------|------------------------------|-----------------------------|---------------|---------------|
| 1     | Maharashtra | Gondav  | Taluka-Sudhagad, Dist-Raigad | 135                         | 5.60917       | ATS           |
| 2     | Maharashtra | Gondav  | Taluka-Sudhagad, Dist-Raigad | 144                         | 1.30963       | ATS           |
| 3     | Maharashtra | Gondav  | Taluka-Sudhagad, Dist-Raigad | 72/3, 308                   | 1.70499       | ATS           |
| 4     | Maharashtra | Gondav  | Taluka-Sudhagad, Dist-Raigad | 58/1                        | 10.55117      | ATS           |
| 5     | Maharashtra | Gondav  | Taluka-Sudhagad, Dist-Raigad | 157/2                       | 5.01613       | ATS           |
| 6     | Maharashtra | Gondav  | Taluka-Sudhagad, Dist-Raigad | 12, 16                      | 2.84165       | ATS           |
| 7     | Maharashtra | Gondav  | Taluka-Sudhagad, Dist-Raigad | 21, 97, 100, 134            | 23.67218      | ATS           |
| 8     | Maharashtra | Gondav  | Taluka-Sudhagad, Dist-Raigad | 61                          | 9.884         | ATS           |
| 9     | Maharashtra | Gondav  | Taluka-Sudhagad, Dist-Raigad | 240                         | 1.75441       | ATS           |
| 10    | Maharashtra | Gondav  | Taluka-Sudhagad, Dist-Raigad | 147                         | 1.21079       | ATS           |
| 11    | Maharashtra | Gondav  | Taluka-Sudhagad, Dist-Raigad | 22, 69, 126, 133, 300, 404  | 34.19864      | ATS           |
| 12    | Maharashtra | Gondav  | Taluka-Sudhagad, Dist-Raigad | 94, 232, 258, 297, 324, 326 | 16.85222      | ATS           |
| 13    | Maharashtra | Gondav  | Taluka-Sudhagad, Dist-Raigad | 242                         | 1.95209       | ATS           |

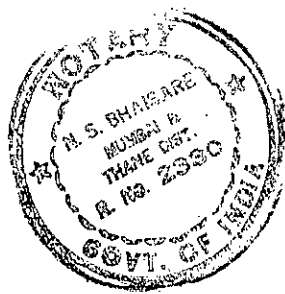


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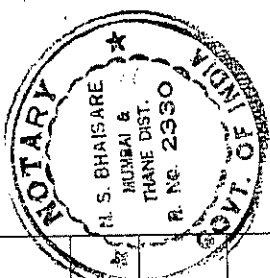
|    |             |        |                              |                                                    |          |          |
|----|-------------|--------|------------------------------|----------------------------------------------------|----------|----------|
| 14 | Maharashtra | Gondav | Taluka-Sudhagad, Dist-Raigad | 140                                                | 0.81543  | ATS      |
| 15 | Maharashtra | Gondav | Taluka-Sudhagad, Dist-Raigad | 216                                                | 11.53957 | ATS      |
| 16 | Maharashtra | Gondav | Taluka-Sudhagad, Dist-Raigad | 172, 187, 219                                      | 6.69641  | ATS      |
| 17 | Maharashtra | Gondav | Taluka-Sudhagad, Dist-Raigad | 118, 224                                           | 6.84467  | ATS      |
| 18 | Maharashtra | Gondav | Taluka-Sudhagad, Dist-Raigad | 86, 125, 148, 188, 223                             | 6.64699  | SALEDEED |
| 19 | Maharashtra | Gondav | Taluka-Sudhagad, Dist-Raigad | 11, 40, 50, 82, 119, 138, 143, 189, 201, 217, 257, | 29.13309 | ATS      |
| 20 | Maharashtra | Gondav | Taluka-Sudhagad, Dist-Raigad | 211, 214                                           | 26.1926  | ATS      |

204.42583



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ANTRAT



| DETAILS OF LAND AT ANTRAT, MAHARASTRA HELD BY M/S GREENFIELD ESTATES |             |                  |                            |                                                                                                                 |                 |                  |
|----------------------------------------------------------------------|-------------|------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------|------------------|
| Annexure '12'                                                        |             |                  |                            |                                                                                                                 |                 |                  |
| Sr. No                                                               | State       | Village          | Taluka/ Tehsil             | Survey No.                                                                                                      | Area (In Acres) | Type of Document |
| 1                                                                    | Maharashtra | Antrat           | Taluka-Karjat, Dist-Raigad | 30/4A-1                                                                                                         | 7.4624          | ATS              |
| 2                                                                    | Maharashtra | Antrat           | Taluka-Karjat, Dist-Raigad | 99/2                                                                                                            | 7.9072          | ATS              |
| 3                                                                    | Maharashtra | Antrat           | Taluka-Karjat, Dist-Raigad | 38/16,38/1-D,<br>76/58,68/11,48/15,92/9,92/6,<br>92/11,54/2, 20/11,92/4,30/7,<br>87/1,95/7,40/6B, 16/19 & 92/14 | 33.9021         | Sale Deed        |
| 4                                                                    | Maharashtra | Antrat T. Varedi | Taluka-Karjat, Dist-Raigad | 48/22                                                                                                           | 1.8285          | ATS              |
| 5                                                                    | Maharashtra | Antrat T. Varedi | Taluka-Karjat, Dist-Raigad | 16/11,16/15,17/2C,17/3,18/3,18/24<br>8,30/4A/2,38/2EE,40/6C,46/1B,46/1<br>0A/5,48/8,81/2A & 30/3                | 30.1586         | Sale Deed        |
| 6                                                                    | Maharashtra | Antrat T. Varedi | Taluka-Karjat, Dist-Raigad | 16/14,18/17,21/2,23/9,23/13,42/1C<br>,46/6,48/16,52/1,68/1,68/4,70/6,70<br>/8,70/10,70/12,81/4 & 95/3B          | 30.7022         | Sale Deed        |
| 7                                                                    | Maharashtra | Antrat T. Varedi | Taluka-Karjat, Dist-Raigad | 68/9A & 81/1D                                                                                                   | 4.1019          | ATS              |
| 8                                                                    | Maharashtra | Antrat T. Varedi | Taluka-Karjat, Dist-Raigad | 28/15 & 48/18B                                                                                                  | 3.0220          | ATS              |
| Total                                                                |             |                  |                            |                                                                                                                 | 119.0849        |                  |

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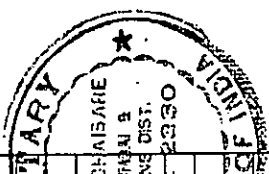
TIGHAR

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## DETAILS OF LAND AT TIGHAR, MAHARASTRA HELD BY M/S GREENFIELD ESTATES

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| Annexure '13' |             |          |                            |                                                                            |               |                   |
|---------------|-------------|----------|----------------------------|----------------------------------------------------------------------------|---------------|-------------------|
| Sr. No        | State       | Village  | Taluka/ Tehsil             | Survey No.                                                                 | Area in Acres | Type of Documents |
| 1             | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 34/8                                                                       | 2.325         | Sale Deed         |
| 2             | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 16/13, 16/15 (15+17) 16/23 & 62/3                                          | 16.425        | Sale Deed         |
| 3             | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 32/5, 34/6D & 34/6B                                                        | 5.975         | Sale Deed         |
| 4             | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 32/7C, 7D, 7E & 31/2                                                       | 7.25          | Sale Deed         |
| 5             | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 16/14, 16/12, 16/9 & 16/21                                                 | 3.5           | Sale Deed         |
| 6             | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 18/10, 20/4, 20/2, 21/9 & 21/8                                             | 1.63          | Sale Deed         |
| 7             | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 16/1, 16/3 & 16/22                                                         | 4.5           | Sale Deed         |
| 8             | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 47/9                                                                       | 1.85          | Sale Deed         |
| 9             | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 16/2, 16/6, 22/1A, 25/1A-1 & 25/1A-2, 25/1A-3, 25/1B-1, 44/14, 51/2, 52/3B | 9.212         | Sale Deed         |
| 10            | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 41/2, 46/1, 47/1, 50/1A-1 & 50/1B                                          | 9.25          | Sale Deed         |
| 12            | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 34/15                                                                      | 3.7           | Sale Deed         |
| 13            | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 16/16A & 16/16B                                                            | 4.425         | Sale Deed         |
| 14            | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 44/11, 54/2A, 16/188 & 16/10                                               | 4.52193       | Sale Deed         |
| 15            | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 44/6, 44/7 & 44/3                                                          | 4.6           | Sale Deed         |
| 16            | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 8/1, 8/2, 8/3, 12/3, 12/6, 12/5, 16/3A-1, 16/3A-2, 16/3A-3 & 16/7          | 4.8           | Sale Deed         |
| 17            | Maharashtra | Nangurle | Taluka-Karjat, Dist-Raigad | 14/9, 20/1, 52/5 & 38/2                                                    | 1.355         | Sale Deed         |
| 18            | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 55/16 & 55/1B                                                              | 1.85325       | Sale Deed         |
| 19            | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 34/13, 34/9, 34/5, 32/10 & 57/2                                            | 3.725         | Sale Deed         |
| 20            | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 34/11                                                                      | 0.9           | Sale Deed         |
| 21            | Maharashtra | Nangurle | Taluka-Karjat, Dist-Raigad | 2/11 & 2/17                                                                | 2             | Sale Deed         |
| 22            | Maharashtra | Nangurle | Taluka-Karjat, Dist-Raigad | 13/1, 14/6 & 14/12                                                         | 5.36          | Sale Deed         |
| 23            | Maharashtra | Nangurle | Taluka-Karjat, Dist-Raigad | 22/4, 28 & 29                                                              | 0.67          | Sale Deed         |
| 24            | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 13/3, 44/2 & 47/2                                                          | 5.225         | Sale Deed         |
| 25            | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 55/1                                                                       | 0.9           | Sale Deed         |
| 26            | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 54/1                                                                       | 0.17297       | Sale Deed         |
| 27            | Maharashtra | Tighar   | Taluka-Karjat, Dist-Raigad | 59/4                                                                       | 0.19768       | ATS               |



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|        |             |        |                            |                      |         |           |
|--------|-------------|--------|----------------------------|----------------------|---------|-----------|
| 28     | Maharashtra | Tighar | Taluka-Karjat, Dist-Raigad | 16/8, 11, 17/A, 17/B | 6.04    | Sale Deed |
| 29     | Maharashtra | Tighar | Taluka-Karjat, Dist-Raigad | 32/1                 | 1.50731 | Sale Deed |
| 30     | Maharashtra | Tighar | Taluka-Karjat, Dist-Raigad | 16/19                | 0.42007 | AT5       |
| 114.29 |             |        |                            |                      |         |           |

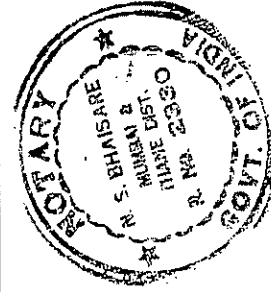


22 Acre Commercial 138

DETAILS OF LAND AT 22 Acre Commercial, KARNATAKA HELD BY M/S PACL LTD

Annexure '14'

| Sr. No | State                   | Village                | Taluka/ Tehsil                           | Survey No. | Area (In Acres) | Type of Document |
|--------|-------------------------|------------------------|------------------------------------------|------------|-----------------|------------------|
| 1      | K B Basavaraju          | Shettigere, Jala Hobli | Taluka-Yehlanka,<br>Bengaluru Urban Dist | 80/P1-p1   | 2               | ATS /GPA         |
| 2      | K J Purushotham         | Shettigere, Jala Hobli | Taluka-Yehlanka,<br>Bengaluru Urban Dist | 124        | 2               | ATS /GPA         |
| 3      | S A Manjunath           | Shettigere, Jala Hobli | Taluka-Yehlanka,<br>Bengaluru Urban Dist | 122        | 2               | ATS /GPA         |
| 4      | S A Manjunath           | Shettigere, Jala Hobli | Taluka-Yehlanka,<br>Bengaluru Urban Dist | 80/P6      | 2               | ATS /GPA         |
| 5      | S A Manjunath & N Kumar | Shettigere, Jala Hobli | Taluka-Yehlanka,<br>Bengaluru Urban Dist | 80/P4      | 2               | ATS /GPA         |
| 6      | B.B. UDAY SHANKER       | Shettigere, Jala Hobli | Taluka-Yehlanka,<br>Bengaluru Urban Dist | 80/B13-P2  | 2               | ATS /GPA         |
| 7      | S A Manjunath           | Shettigere, Jala Hobli | Taluka-Yehlanka,<br>Bengaluru Urban Dist | 80/P3      | 2               | ATS /GPA         |
| 8      | Latthamma               | Shettigere, Jala Hobli | Taluka-Yehlanka,<br>Bengaluru Urban Dist | 123        | 2               | ATS /GPA         |
| Total  |                         |                        |                                          |            | 16              |                  |



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JP NAGAR

| DETAILS OF LAND AT JP Nagar, KARNATAKA HELD BY M/S GREENFIELD ESTATES BANGALORE |           |           |                                          |            |                 |                  |
|---------------------------------------------------------------------------------|-----------|-----------|------------------------------------------|------------|-----------------|------------------|
| Annexure '15'                                                                   |           |           |                                          |            |                 |                  |
| Sr. No                                                                          | State     | Village   | Taluka/ Tehsil                           | Survey No. | Area (In Acres) | Type of Document |
| 1                                                                               | Karnataka | Kothanuru | Uttarahalli Hobli, Bangalore South Taluk | 5/2        | 3.3             | Sale Deed        |
|                                                                                 |           |           |                                          |            | 3.3             |                  |

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NH7

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## DETAILS OF LAND AT NH7, KARNATAKA HELD BY M/S GREENFIELD ESTATES BANGALORE

## Annexure '16'

| Sr. No | State     | Village         | Taluka/ Tehsil                             | Survey No.                                                                                                                                                                                                   | Area(In Acres) | Type of Document                                                  |
|--------|-----------|-----------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------|
| 1      | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 101/1, 101/2 & 102                                                                                                                                                                                           | 1.3000         | Sale Deed                                                         |
| 2      | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 133/4, 204, 233/4 & 212/2, 233/3                                                                                                                                                                             | 5.3500         | Sale Deed                                                         |
| 3      | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 198/5, 201/2, 195/1, 195/3, 201/4, 201/6, 202/2, 205, 206/5, 206/2, 213, 219, 214, 221/2, 71/5, 42/2, 61/1, 70, 226/1, 42/1, 35, 63/1, 195/7, 199/1, 230, 66/1, 195/2, 195/6, 184, 236/2, 189, 234/1 & 216/1 | 0.0000         | NOTARY<br>N. S. RAJASARE<br>MURRAY &<br>THANE DIST.<br>R. No 2300 |
| 4      | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 219 & 54/2                                                                                                                                                                                                   | 2.4500         | ATS                                                               |
| 5      | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 133/2, 133/3, 165, 224/2, 240, 242 & 76/3                                                                                                                                                                    | 5.6750         | ATS                                                               |
| 6      | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 189                                                                                                                                                                                                          | 0.6000         | ATS                                                               |
| 7      | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 198/5                                                                                                                                                                                                        | 0.0750         | ATS                                                               |
| 8      | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 201/2                                                                                                                                                                                                        | 0.2000         | ATS                                                               |
| 9      | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 205 & 206/5                                                                                                                                                                                                  | 2.0500         | ATS                                                               |

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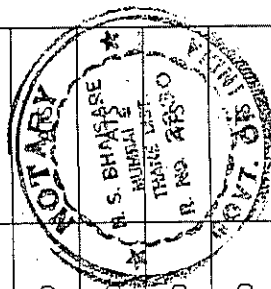
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|    |           |                 |                                           |                             |        |     |
|----|-----------|-----------------|-------------------------------------------|-----------------------------|--------|-----|
| 10 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 206/2                       | 0.5500 | ATS |
| 11 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 221/2                       | 0.3250 | ATS |
| 12 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 221/2                       | 0.3500 | ATS |
| 13 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 236/2                       | 0.2000 | ATS |
| 14 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 101                         | 0.7625 | ATS |
| 15 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 202/2                       | 0.4250 | ATS |
| 16 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 199/1                       | 0.2750 | ATS |
| 17 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 42/2, 61/1, 70 & 226/1      | 2.5500 | ATS |
| 18 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 195/1, 195/3, 201/4 & 201/6 | 1.2500 | ATS |
| 19 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 195/2, 195/11 & 195/6       | 0.7250 | ATS |
| 20 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 222/2                       | 0.9250 | ATS |
| 21 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 189, 226/2, 228 & 236/6     | 2.2500 | ATS |
| 22 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 208/2, 208/1, 58/5 & 58/6   | 3.0875 | ATS |
| 23 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 210, 211 & 212/1            | 5.7750 | ATS |

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|    |           |                 |                                            |                                                            |        |     |
|----|-----------|-----------------|--------------------------------------------|------------------------------------------------------------|--------|-----|
| 24 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 166/3                                                      | 0.5250 | GPA |
| 25 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 167/1                                                      | 2.4750 | ATS |
| 26 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 195/9                                                      | 0.3500 | ATS |
| 27 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 195/8                                                      | 0.3000 | ATS |
| 28 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 191, 203/5, 203/6, 217/2, 233/1, 175/1, 181, 202/1 & 233/5 | 5.8020 | ATS |
| 29 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 206/2                                                      | 0.3700 |     |
| 30 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 196/8, 215 & 231/1                                         | 3.6500 |     |
| 31 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 236/5                                                      | 0.4000 |     |
| 32 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 241                                                        | 1.1500 |     |
| 33 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 207, 206/2 & 221/2                                         | 2.2125 | ATS |
| 34 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 234/1                                                      | 0.2625 | GPA |
| 35 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 216/1                                                      | 0.5250 | GPA |
| 36 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 216/1                                                      | 0.5250 | GPA |
| 37 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanahalli Taluk, Bangalore | 213, 219 & 214                                             | 2.9500 | GPA |

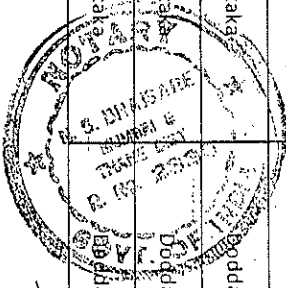


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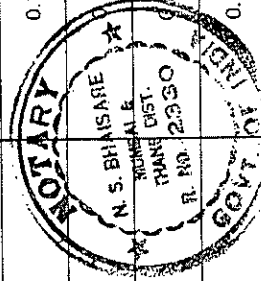
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|    |           |                 |                                           |                                                    |         |     |
|----|-----------|-----------------|-------------------------------------------|----------------------------------------------------|---------|-----|
| 38 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 234/1                                              | 0.5500  | GPA |
| 39 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 230                                                | 0.2500  | GPA |
| 40 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 184 & 230                                          | 0.8250  | GPA |
| 41 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 230                                                | 0.2000  | GPA |
| 42 | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 196/1                                              | 0.25    | GPA |
| 43 | Karnataka | Doddasanne      | Kasaba Hobli, Devanhalli Taluk, Bangalore | 28                                                 | 4.0000  | ATS |
| 44 | Karnataka | Doddasanne      | Kasaba Hobli, Devanhalli Taluk, Bangalore | 28/76, 28/114                                      | 6.0000  | ATS |
| 45 | Karnataka | Doddasanne      | Kasaba Hobli, Devanhalli Taluk, Bangalore | 45/35, 45/36, 45/37, 120/2, 68/2, 28/28/9 & 28/115 | 26.0000 | ATS |
| 46 | Karnataka | Doddasanne      | Kasaba Hobli, Devanhalli Taluk, Bangalore | 15/1 & 28/111                                      | 4.2250  | ATS |
| 47 | Karnataka | Doddasanne      | Kasaba Hobli, Devanhalli Taluk, Bangalore | 28/24                                              | 2.3000  | ATS |
| 48 | Karnataka | Doddasanne      | Kasaba Hobli, Devanhalli Taluk, Bangalore | 23                                                 | 3.0000  | ATS |
| 49 | Karnataka | Doddasanne      | Kasaba Hobli, Devanhalli Taluk, Bangalore | 10/4                                               | 0.4200  | ATS |
| 50 | Karnataka | Doddasanne      | Kasaba Hobli, Devanhalli Taluk, Bangalore | 24/3                                               | 3.0000  | ATS |
| 51 | Karnataka | Doddasanne      | Kasaba Hobli, Devanhalli Taluk, Bangalore | 10/1                                               | 0.3000  | ATS |



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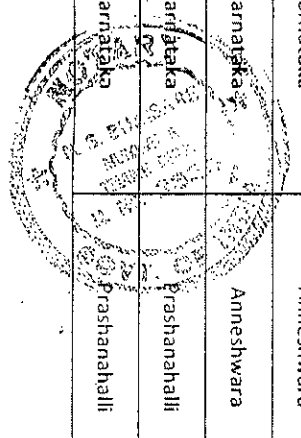
|    |           |            |                                           |                                                |        |     |
|----|-----------|------------|-------------------------------------------|------------------------------------------------|--------|-----|
| 52 | Karnataka | Doddasanne | Kasaba Hobli, Devanhalli Taluk, Bangalore | 28/107                                         | 4.0000 | GPA |
| 53 | Karnataka | Doddasanne | Kasaba Hobli, Devanhalli Taluk, Bangalore | 28/114                                         | 4.0000 | GPA |
| 54 | Karnataka | Doddasanne | Kasaba Hobli, Devanhalli Taluk, Bangalore | 28/10                                          | 4.0000 | GPA |
| 55 | Karnataka | Doddasanne | Kasaba Hobli, Devanhalli Taluk, Bangalore | 45/4                                           | 4.0000 | GPA |
| 56 | Karnataka | Anneshwara | Kasaba Hobli, Devanhalli Taluk, Bangalore | 72/9, 72/10, 72/11, 75, 72/13, 73/1, 73/3, 140 | 7.2500 | ATS |
| 57 | Karnataka | Anneshwara | Kasaba Hobli, Devanhalli Taluk, Bangalore | 45                                             | 1.0000 | ATS |
| 58 | Karnataka | Anneshwara | Kasaba Hobli, Devanhalli Taluk, Bangalore | 45/6, 45                                       | 6.0000 | ATS |
| 59 | Karnataka | Anneshwara | Kasaba Hobli, Devanhalli Taluk, Bangalore | 45/7, 45/11,                                   | 8.0000 | ATS |
| 60 | Karnataka | Anneshwara | Kasaba Hobli, Devanhalli Taluk, Bangalore | 63/1                                           | 0.1625 | ATS |
| 61 | Karnataka | Anneshwara | Kasaba Hobli, Devanhalli Taluk, Bangalore | 63/1                                           | 0.1875 | ATS |
| 62 | Karnataka | Anneshwara | Kasaba Hobli, Devanhalli Taluk, Bangalore | 71/5                                           | 0.2750 | ATS |
| 63 | Karnataka | Anneshwara | Kasaba Hobli, Devanhalli Taluk, Bangalore | 42/1, 35                                       | 0.5500 | ATS |
| 64 | Karnataka | Anneshwara | Kasaba Hobli, Devanhalli Taluk, Bangalore | 45/9                                           | 4.0000 | ATS |
| 65 | Karnataka | Anneshwara | Kasaba Hobli, Devanhalli Taluk, Bangalore | 44/6                                           | 1.0000 | ATS |



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|    |           |               |                                          |           |        |           |
|----|-----------|---------------|------------------------------------------|-----------|--------|-----------|
| 66 | Karnataka | Anneshwara    | Kasaba Hobli, Devanhalli Taluk, Banglore | 45/2      | 1.5000 | ATS       |
| 67 | Karnataka | Anneshwara    | Kasaba Hobli, Devanhalli Taluk, Banglore | 45/5      | 4.0000 | ATS       |
| 68 | Karnataka | Anneshwara    | Kasaba Hobli, Devanhalli Taluk, Banglore | 58/2      | 0.3000 | ATS       |
| 69 | Karnataka | Anneshwara    | Kasaba Hobli, Devanhalli Taluk, Banglore | 59/1      | 1.7000 | ATS       |
| 70 | Karnataka | Anneshwara    | Kasaba Hobli, Devanhalli Taluk, Banglore | 75        | 2.0000 | ATS       |
| 71 | Karnataka | Anneshwara    | Kasaba Hobli, Devanhalli Taluk, Banglore | 239/3,230 | 2.5750 | ATS       |
| 72 | Karnataka | Anneshwara    | Kasaba Hobli, Devanhalli Taluk, Banglore | 45/9      | 4.0000 | GPA       |
| 73 | Karnataka | Anneshwara    | Kasaba Hobli, Devanhalli Taluk, Banglore | 32/17     | 4.0000 | GPA       |
| 74 | Karnataka | Anneshwara    | Kasaba Hobli, Devanhalli Taluk, Banglore | 45/4      | 4.0000 | GPA       |
| 75 | Karnataka | Anneshwara    | Kasaba Hobli, Devanhalli Taluk, Banglore | 32/16     | 4.0000 | GPA       |
| 76 | Karnataka | Anneshwara    | Kasaba Hobli, Devanhalli Taluk, Banglore | 45/7      | 4.0000 | GPA       |
| 77 | Karnataka | Anneshwara    | Kasaba Hobli, Devanhalli Taluk, Banglore | 32        | 5.0000 | GPA       |
| 78 | Karnataka | Prashanahalli | Kasaba Hobli, Devanhalli Taluk, Banglore | 26        | 0.6250 | SALE DEED |
| 79 | Karnataka | Prashanahalli | Kasaba Hobli, Devanhalli Taluk, Banglore | 22/4P1    | 0.6000 | ATS       |

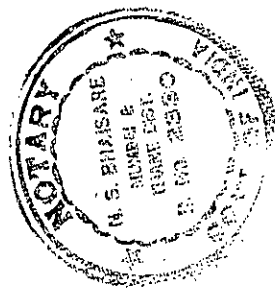




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|----|-----------|---------------|----------------------------------------------|--------------|--------|-----------|
| 80 | Karnataka | Prashanahalli | Kasaba Hobli, Devanhalli<br>Taluk, Bangalore | 22/2         | 1.2500 | SALE DEED |
| 81 | Karnataka | Prashanahalli | Kasaba Hobli, Devanhalli<br>Taluk, Bangalore | 22/7,23,24/1 | 1.3250 | SALE DEED |
| 82 | Karnataka | Chikkasanne   | Kasaba Hobli, Devanhalli<br>Taluk, Bangalore | 9            | 1.0000 | ATS       |

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SHEVTIGERE

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DETAILS OF LAND AT SHETTIGERE, KARNATAKA HELD BY M/S PACL LTD

Annexure '17'

| Sr. No | State     | Village    | Taluka/ Tehsil                        | Survey No. | Area (In Acres) | Type of Document |
|--------|-----------|------------|---------------------------------------|------------|-----------------|------------------|
| 1      | Karnataka | Shettigere | Yehlanka Hobli, Bangalore North Taluk | 79 P       | 2.20000         | ATS              |
| Total  |           |            |                                       |            | 2.20000         |                  |



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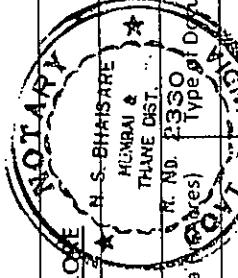
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YEH LANKA

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| DETAILS OF LAND AT YEHLANKA, KARNATAKA HELD BY M/S GREENFIELD ESTATES BANGLORE |           |                              |                                      |              |              |                  |
|--------------------------------------------------------------------------------|-----------|------------------------------|--------------------------------------|--------------|--------------|------------------|
| Annexure '18'                                                                  |           |                              |                                      |              |              |                  |
| Sr. No                                                                         | State     | Village                      | Taluka/ Tehsil                       | Survey No.   | Area (Acres) | Type of Document |
| 1                                                                              | Karnataka | Honnenahalli                 | Yehlanka Hobli, Banglore North Taluk | 33/2, 35, 34 | 2.22500      | ATS & GPA        |
| 2                                                                              | Karnataka | Singanayakanahalli Amanikere | Yehlanka Hobli, Banglore North Taluk | 28, 29/1     | 0.72500      | ATS & GPA        |
| 3                                                                              | Karnataka | Singanayakanahalli Amanikere | Yehlanka Hobli, Banglore North Taluk | 41/1, 13/1A  | 0.62500      | ATS & GPA        |
| 4                                                                              | Karnataka | Singanayakanahalli Amanikere | Yehlanka Hobli, Banglore North Taluk | 41/1,        | 0.57500      | ATS & GPA        |
| 5                                                                              | Karnataka | Singanayakanahalli Amanikere | Yehlanka Hobli, Banglore North Taluk | 34/3         | 0.40000      | ATS & GPA        |
| 6                                                                              | Karnataka | Singanayakanahalli Amanikere | Yehlanka Hobli, Banglore North Taluk | 8/2          | 0.16250      | ATS & GPA        |
| 7                                                                              | Karnataka | Singanayakanahalli Amanikere | Yehlanka Hobli, Banglore North Taluk | 13/6         | 0.52500      | ATS & GPA        |
| 8                                                                              | Karnataka | Nagadasanahalli              | Yehlanka Hobli, Banglore North Taluk | 35/2         | 0.37500      | ATS & GPA        |
| 9                                                                              | Karnataka | Singanayakanahalli Amanikere | Yehlanka Hobli, Banglore North Taluk | 34/1         | 0.82500      | ATS & GPA        |
| 10                                                                             | Karnataka | Singanayakanahalli Amanikere | Yehlanka Hobli, Banglore North Taluk | 31/6         | 0.52500      | ATS & GPA        |
| 11                                                                             | Karnataka | Honnenahalli                 | Yehlanka Hobli, Banglore North Taluk | 33/1, 32/1   | 0.65000      | ATS & GPA        |
| 12                                                                             | Karnataka | Singanayakanahalli Amanikere | Yehlanka Hobli, Banglore North Taluk | 28/1         | 2.52500      | GPA              |
| 13                                                                             | Karnataka | Singanayakanahalli Amanikere | Yehlanka Hobli, Banglore North Taluk | 19/2         | 4.17500      | GPA              |



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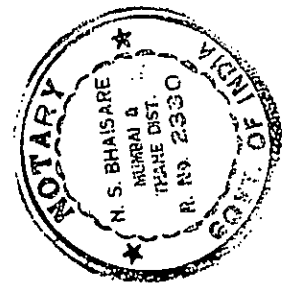
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|       |           |                              |                                           |                        |          |           |
|-------|-----------|------------------------------|-------------------------------------------|------------------------|----------|-----------|
| 14    | Karnataka | Singanayakanahalli Amanikere | Yehlanaka Hobli, Bangalore<br>North Taluk | 19/3, 19/4, 19/5, 19/6 | 3.50000  | GPA       |
| 15    | Karnataka | Singanayakanahalli Amanikere | Yehlanaka Hobli, Bangalore<br>North Taluk | 29/3, 29/4             | 2.30000  | GPA       |
| 16    | Karnataka | Singanayakanahalli Amanikere | Yehlanaka Hobli, Bangalore<br>North Taluk | 19/3                   | 2.75000  | GPA       |
| 17    | Karnataka | Singanayakanahalli Amanikere | Yehlanaka Hobli, Bangalore<br>North Taluk | 28/5, 28/6, 28/7       | 2.95000  | GPA       |
| 18    | Karnataka | Singanayakanahalli Amanikere | Yehlanaka Hobli, Bangalore<br>North Taluk | 20                     | 2.30000  | ATS & GPA |
| 19    | Karnataka | Singanayakanahalli Amanikere | Yehlanaka Hobli, Bangalore<br>North Taluk | 26/3                   | 0.45000  | ATS & GPA |
| 20    | Karnataka | Singanayakanahalli Amanikere | Yehlanaka Hobli, Bangalore<br>North Taluk | 8/2                    | 0.05300  | ATS & GPA |
| 21    | Karnataka | Singanayakanahalli Amanikere | Yehlanaka Hobli, Bangalore<br>North Taluk | 26/3                   | 0.45000  | ATS & GPA |
| Total |           |                              |                                           |                        | 29.06550 |           |



GREENFIELD NOIDA

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| DETAILS OF LAND AT GREATER NOIDA, UTTAR PRADESH HELD BY M/S NSB ARYA GREEN ESTATES |               |          |                              |            |                 |                        |
|------------------------------------------------------------------------------------|---------------|----------|------------------------------|------------|-----------------|------------------------|
| All the agreement expired - Annexure '19'                                          |               |          |                              |            |                 |                        |
| Sr. No                                                                             | State         | Village  | Taluka/ Tehsil               | Survey No. | Area (In Acres) | Type of Document       |
| 1                                                                                  | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 30.00           | Collabration Agreement |
| 2                                                                                  | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 14.11           | Collabration Agreement |
| 3                                                                                  | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 3.16            | Collabration Agreement |
| 4                                                                                  | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 0.60            | Collabration Agreement |
| 5                                                                                  | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 7.82            | Collabration Agreement |
| 6                                                                                  | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 1.58            | Collabration Agreement |
| 7                                                                                  | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 1.58            | Collabration Agreement |
| 8                                                                                  | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 0.79            | Collabration Agreement |
| 9                                                                                  | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 1.58            | Collabration Agreement |
| 10                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 0.79            | Collabration Agreement |
| 11                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 0.79            | Collabration Agreement |
| 12                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 5.39            | Collabration Agreement |
| 13                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 4.22            | Collabration Agreement |
| 14                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 6.35            | Collabration Agreement |
| 15                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 11.25           | Collabration Agreement |
| 16                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 3.04            | Collabration Agreement |
| 17                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 1.17            | Collabration Agreement |
| 18                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 1.12            | Collabration Agreement |
| 19                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 4.4             | Collabration Agreement |
| 20                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 0.918           | Collabration Agreement |
| 21                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 0.918           | Collabration Agreement |
| 22                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 1.58            | Collabration Agreement |
| 23                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 1.62            | Collabration Agreement |
| 24                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 2.08            | Collabration Agreement |
| 25                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 2.86            | Collabration Agreement |
| 26                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 2.38            | Collabration Agreement |
| 27                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 0.79            | Collabration Agreement |
| 28                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 0.79            | Collabration Agreement |
| 29                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 0.79            | Collabration Agreement |
| 30                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 1.19            | Collabration Agreement |
| 31                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 0.38            | Collabration Agreement |
| 32                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 0.79            | Collabration Agreement |
| 33                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 1.58            | Collabration Agreement |
| 34                                                                                 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |            | 1.04            | Collabration Agreement |

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|    |               |          |                              |  |        |                           |
|----|---------------|----------|------------------------------|--|--------|---------------------------|
| 35 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |  | 0.82   | Collabration Agreement    |
| 36 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |  | 0.79   | Collabration Agreement    |
| 37 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |  | 0.833  | Collabration Agreement    |
| 38 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |  | 0.79   | Collabration Agreement    |
| 39 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |  | 0.79   | Collabration Agreement    |
| 40 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |  | 0.79   | NO Collabration Agreement |
| 41 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |  | 0.9996 | NO Collabration Agreement |
| 42 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |  | 1.386  | Collabration Agreement    |
| 43 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |  | 1.19   | Collabration Agreement    |
| 44 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |  | 0.79   | Collabration Agreement    |
| 45 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |  | 1.19   | Collabration Agreement    |
| 46 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |  | 1.22   | Collabration Agreement    |
| 47 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |  | 0.79   | Collabration Agreement    |
| 48 | Uttar Pradesh | Jaganpur | Greater Noida, Uttar Pradesh |  | 0.79   | Collabration Agreement    |

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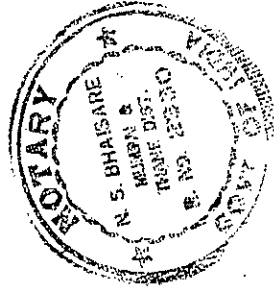


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| DETAILS OF LAND AT BANDIPUR, KARNATAKA HELD BY M/S SYNERGYONE (NSB) INFRASTRUCTURE & PROJECTS PVT LTD |           |            |                                       |                      |               |               |
|-------------------------------------------------------------------------------------------------------|-----------|------------|---------------------------------------|----------------------|---------------|---------------|
| Annexure '20'                                                                                         |           |            |                                       |                      |               |               |
| Sr.No.                                                                                                | State     | Village    | Taluka/ Tehsil                        | Survey Nos.          | Area in Acres | Document type |
| 1                                                                                                     | Karnataka | Jakkahalli | Taluka- Gundelpet, Dist- Chamrajnagar | "1/1, 59/1           | 3.25          | Sale Deed     |
| 2                                                                                                     | Karnataka | Jakkahalli | Taluka- Gundelpet, Dist- Chamrajnagar | 110                  | 6             |               |
| 3                                                                                                     | Karnataka | Jakkahalli | Taluka- Gundelpet, Dist- Chamrajnagar | 57/2,55,56,58/2,59/2 | 13.13         | Sale Deed     |
| 4                                                                                                     | Karnataka | Hangala    | Taluka- Gundelpet, Dist- Chamrajnagar | 15/2                 | 1.9           | GPA           |
| Total Area                                                                                            |           |            |                                       |                      | 24.28         |               |



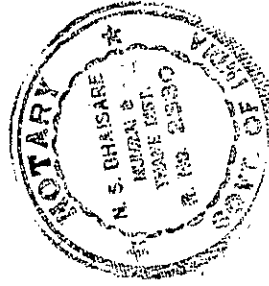
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| DETAILS OF LAND AT KAIDB, KARNATAKA HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD |           |                      |                |             |               |                                                                            |
|----------------------------------------------------------------------------------------------|-----------|----------------------|----------------|-------------|---------------|----------------------------------------------------------------------------|
| Annexure '21'                                                                                |           |                      |                |             |               |                                                                            |
| Sr.No.                                                                                       | State     | Village              | Taluka/ Tehsil | Survey Nos. | Area in Acres | Document type                                                              |
| 1                                                                                            | Karnataka | Near BIAL, Bangalore | Bangalore      | Nil         | 25            | Allotment Letter No KIADB-HO/BHP-ALLOT-19670/4499/2012-13 Dated 04.07.2012 |
| Total Area                                                                                   |           |                      |                |             | 25            |                                                                            |



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INC

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| DETAILS OF LAND AT IVC ROAD, KARNATAKA HELD BY M/S SYNERGYONE (NSB)INFRASTRUCTURE & PROJECTS PVT LTD |           |           |                                |             |               |
|------------------------------------------------------------------------------------------------------|-----------|-----------|--------------------------------|-------------|---------------|
| Annexure '22'                                                                                        |           |           |                                |             |               |
| Sr.No.                                                                                               | State     | Village   | Taluka/ Tehsil                 | Survey Nos. | Document type |
| 1                                                                                                    | Karnataka | Uganawadi | Kasaba Hobli, Devenhalli Taluk | 31/5        | Sale Deed     |
| Total Area                                                                                           |           |           |                                | 1.5         |               |



KOREGAON PARK

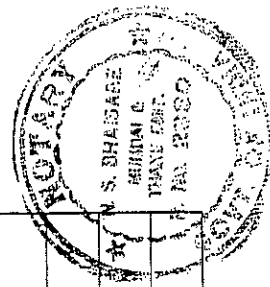
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DETAILS OF FLATS AT KOREGAON PARK, PUNE HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD

Annexure '23'

| S. No. | State       | Village  | Taluka/ Tehsil    | Survey No./ Flat No. | Area in Acres | Document Type |
|--------|-------------|----------|-------------------|----------------------|---------------|---------------|
| 1      | Maharashtra | Ghorpadi | Pune, Maharashtra | 1                    | 0.02791       | Sale Deed     |
| 2      | Maharashtra | Ghorpadi | Pune, Maharashtra | 2                    | 0.02837       | Sale Deed     |
| 3      | Maharashtra | Ghorpadi | Pune, Maharashtra | 3                    | 0.02837       | Sale Deed     |
| 4      | Maharashtra | Ghorpadi | Pune, Maharashtra | 4                    | 0.02754       | Sale Deed     |
| 5      | Maharashtra | Ghorpadi | Pune, Maharashtra | 5                    | 0.02789       | Sale Deed     |
| 6      | Maharashtra | Ghorpadi | Pune, Maharashtra | 6                    | 0.02791       | Sale Deed     |
| 7      | Maharashtra | Ghorpadi | Pune, Maharashtra | 7                    | 0.02791       | Sale Deed     |
| 8      | Maharashtra | Ghorpadi | Pune, Maharashtra | 8                    | 0.2786        | Sale Deed     |
| 9      | Maharashtra | Ghorpadi | Pune, Maharashtra | 9                    | 0.02791       | Sale Deed     |
| 10     | Maharashtra | Ghorpadi | Pune, Maharashtra | 10                   | 0.02295       | Sale Deed     |
| 11     | Maharashtra | Ghorpadi | Pune, Maharashtra | 11                   | 0.02754       | Sale Deed     |
| 12     | Maharashtra | Ghorpadi | Pune, Maharashtra | 12                   | 0.02295       | Sale Deed     |
| Total  |             |          |                   |                      | 0.57585       |               |



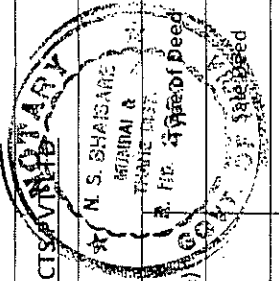
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PALGHAR

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| DETAILS OF LAND AT PALGHAR, MUMBAI HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PRIVATE LIMITED |             |         |                |                 |                |                   |
|-----------------------------------------------------------------------------------------------------|-------------|---------|----------------|-----------------|----------------|-------------------|
| Annexure '24'                                                                                       |             |         |                |                 |                |                   |
| Sr. No                                                                                              | State       | Village | Taluka/ Tehsil | Sy.no.          | Area (In Acre) | Area of Deed      |
| 1                                                                                                   | Maharashtra | Mahim   | Taluka-Palghar | 781,780,777,775 | 3.957          | Sale Deed         |
| 2                                                                                                   | Maharashtra | Mahim   | Taluka-Palghar | 775             | 0.823          | Sale Deed         |
| 3                                                                                                   | Maharashtra | Mahim   | Taluka-Palghar | 775             | 1.012          | Sale Deed         |
| 4                                                                                                   | Maharashtra | Mahim   | Taluka-Palghar | (L-1)777        | 0.089          | Confirmation Deed |
| 5                                                                                                   | Maharashtra | Mahim   | Taluka-Palghar | (K-18)776       | 0.089          | Confirmation Deed |
| 6                                                                                                   | Maharashtra | Mahim   | Taluka-Palghar | (K-19)776       | 0.122          | Confirmation Deed |
| 7                                                                                                   | Maharashtra | Mahim   | Taluka-Palghar | (K-14)776       | 0.089          | Confirmation Deed |
| 8                                                                                                   | Maharashtra | Mahim   | Taluka-Palghar | (L-4)776        | 0.089          | Confirmation Deed |
| 9                                                                                                   | Maharashtra | Mahim   | Taluka-Palghar | (L-2)777        | 0.089          | Confirmation Deed |
| 10                                                                                                  | Maharashtra | Mahim   | Taluka-Palghar | (K-8)776        | 0.089          | Confirmation Deed |
| 11                                                                                                  | Maharashtra | Mahim   | Taluka-Palghar | (K-10)776       | 0.089          | Confirmation Deed |
| 12                                                                                                  | Maharashtra | Mahim   | Taluka-Palghar | (A-3)782        | 0.141          | Confirmation Deed |



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|       |             |       |                |           |       |                   |
|-------|-------------|-------|----------------|-----------|-------|-------------------|
| 13    | Maharashtra | Mahim | Taluka-Palghar | (A-4)782  | 0.141 | Confirmation Deed |
| 14    | Maharashtra | Mahim | Taluka-Palghar | (F-9) 782 | 0.124 | Confirmation Deed |
| 15    | Maharashtra | Mahim | Taluka-Palghar | (K-12)776 | 0.089 | Confirmation Deed |
| 16    | Maharashtra | Mahim | Taluka-Palghar | (F-11)781 | 0.124 | Confirmation Deed |
| 17    | Maharashtra | Mahim | Taluka-Palghar | (L-9)777  | 0.089 | Confirmation Deed |
| 18    | Maharashtra | Mahim | Taluka-Palghar | (L-7)777  | 0.089 | Confirmation Deed |
| 19    | Maharashtra | Mahim | Taluka-Palghar | (K-17)776 | 0.089 | Confirmation Deed |
| 20    | Maharashtra | Mahim | Taluka-Palghar | (K-16)776 | 0.089 | Confirmation Deed |
| Total |             |       |                |           | 7.510 |                   |



ADIVALI

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DETAILS OF LAND AT ADIVALI, MAHARASTRA HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD

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Annexure '25'

## Nitin Mahadeo Waghmare

| Sr. No | State       | Village | Taluka/ Tehsil | Sy.no.     | Area<br>(In Acre) | Type of Deed |
|--------|-------------|---------|----------------|------------|-------------------|--------------|
| 1      | Maharashtra | Adivali | Taluka-Panvel  | 102        | 0.98              | ATS/GPA      |
| 2      | Maharashtra | Adivali | Taluka-Panvel  | 5/2,5/7/1, | 30.51             | ATS/GPA      |
| 3      | Maharashtra | Adivali | Taluka-Panvel  | 95         | 2.055             | ATS/GPA      |
| 4      | Maharashtra | PIMPRI  | THANE          | "123       | 4.3375            | ATS/GPA      |
| 5      | Maharashtra | Adivali | Taluka-Panvel  | 103        | 1.32              | ATS/GPA      |
| Total  |             |         |                |            | 39.1975           |              |

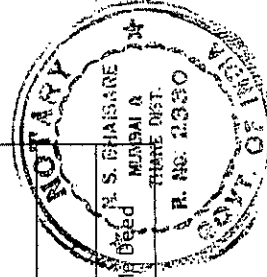
## NSB Infrastructure &amp; Projects Pvt Ltd

|   |             |         |               |                                                                                 |        |           |
|---|-------------|---------|---------------|---------------------------------------------------------------------------------|--------|-----------|
| 6 | Maharashtra | Adivali | Taluka-Panvel | 5/4/-2,42/a/18-a,42/a/10-1,42/a-3,33/1/1,5-9,5/7-1,5/3-A,5/2,5/1,90/8/1,89/A-0, | 161.15 | Sale Deed |
|---|-------------|---------|---------------|---------------------------------------------------------------------------------|--------|-----------|

## Splendor Infracity Pvt Ltd

|   |             |         |               |     |       |           |
|---|-------------|---------|---------------|-----|-------|-----------|
| 7 | Maharashtra | Adivali | Taluka-Panvel | 105 | 2.195 | Sale Deed |
|---|-------------|---------|---------------|-----|-------|-----------|

202.54



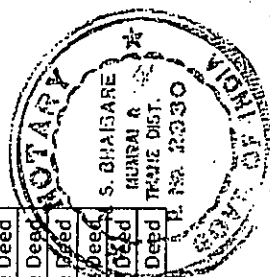
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CHE NINFAI

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| DETAILS OF LAND AT CHENNAI, CHENNAI HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD |         |              |                   |                                                            |                          |           |
|----------------------------------------------------------------------------------------------|---------|--------------|-------------------|------------------------------------------------------------|--------------------------|-----------|
| Annexure '26'                                                                                |         |              |                   |                                                            |                          |           |
| S.No.                                                                                        | State   | Village      | Taluka/ Tehsil    | SV.NO                                                      | Total Area<br>(In Acres) | Docs Type |
| 1                                                                                            | Chennai | Kondamagalam | Taluka-Chingleput | 10/1, 103/7A                                               | 0.25                     | Sale Deed |
| 2                                                                                            | Chennai | Kondamagalam | Taluka-Chingleput | 103/3                                                      | 0.39                     | Sale Deed |
| 3                                                                                            | Chennai | Kondamagalam | Taluka-Chingleput | 101/2, 102, 103/7B                                         | 0.22                     | Sale Deed |
| 4                                                                                            | Chennai | Kondamagalam | Taluka-Chingleput | 188/4G                                                     | 0.36                     | Sale Deed |
| 5                                                                                            | Chennai | Kondamagalam | Taluka-Chingleput | 186/3A4, 186/3A5                                           | 0.1                      | Sale Deed |
| 6                                                                                            | Chennai | Kondamagalam | Taluka-Chingleput | 178/1C, 178/1E, 178/1F                                     | 0.75                     | Sale Deed |
| 7                                                                                            | Chennai | Kondamagalam | Taluka-Chingleput | 178/1G                                                     | 0.84                     | Sale Deed |
| 8                                                                                            | Chennai | Kondamagalam | Taluka-Chingleput | 83/18, 82/2, 83/2, 84/1                                    | 1.14                     | Sale Deed |
| 9                                                                                            | Chennai | Kondamagalam | Taluka-Chingleput | 84/2, 83/1C                                                | 1.17                     | Sale Deed |
| 10                                                                                           | Chennai | Kondamagalam | Taluka-Chingleput | 41/2, 41/1, 41/5A                                          | 0.88                     | Sale Deed |
| 11                                                                                           | Chennai | Kondamagalam | Taluka-Chingleput | 85/2, 85/1, 36/8B, 36/9, 36/10                             | 1.02                     | Sale Deed |
| 12                                                                                           | Chennai | Kondamagalam | Taluka-Chingleput | 42/2B2                                                     | 0.43                     | Sale Deed |
| 13                                                                                           | Chennai | Kondamagalam | Taluka-Chingleput | 63/1A                                                      | 0.23                     | Sale Deed |
| 14                                                                                           | Chennai | Kondamagalam | Taluka-Chingleput | 63/1B                                                      | 0.12                     | Sale Deed |
| 15                                                                                           | Chennai | Kondamagalam | Taluka-Chingleput | 63/3, 62/5, 62/2                                           | 0.29                     | Sale Deed |
| 16                                                                                           | Chennai | Kondamagalam | Taluka-Chingleput | 63/6A                                                      | 0.11                     | Sale Deed |
| 17                                                                                           | Chennai | Kondamagalam | Taluka-Chingleput | 61/2B                                                      | 0.05                     | Sale Deed |
| 18                                                                                           | Chennai | Kondamagalam | Taluka-Chingleput | 63/4, 63/5, 63/6B, 63/7, 63/8, 64                          | 2.14                     | Sale Deed |
| 19                                                                                           | Chennai | Kondamagalam | Taluka-Chingleput | 36/6, 36/7, 36/11, 83/1A, 82/1, 82/3                       | 1.6                      | Sale Deed |
| 20                                                                                           | Chennai | Kondamagalam | Taluka-Chingleput | 36/1, 36/2, 36/3, 36/4, 37, 38/2, 80/6, 81/1, 81/2         | 1.92                     | Sale Deed |
| 21                                                                                           | Chennai | Kondamagalam | Taluka-Chingleput | 70/1                                                       | 0.89                     | Sale Deed |
| 22                                                                                           | Chennai | Kondamagalam | Taluka-Chingleput | 60/4, 60/5, 60/7, 62/1, 62/3, 62/4, 60/1, 60/2, 60/3, 61/1 | 1.87                     | Sale Deed |
| 23                                                                                           | Chennai | Kondamagalam | Taluka-Chingleput | 83/1D                                                      | 0.15                     | Sale Deed |
| 24                                                                                           | Chennai | Kondamagalam | Taluka-Chingleput | 39/1, 39/2                                                 | 0.81                     | Sale Deed |
| 25                                                                                           | Chennai | Kondamagalam | Taluka-Chingleput | 189/18A1B                                                  | 0.815                    | Sale Deed |
| 26                                                                                           | Chennai | Kondamagalam | Taluka-Chingleput |                                                            |                          |           |



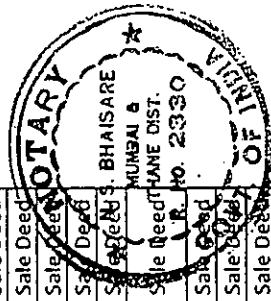
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|    |         |              |                   |                                                                                                                                                                                                 |       |           |
|----|---------|--------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------|
| 27 | Chennai | Kondamagalam | Taluka-Chingleput | 46/1, 46/2A, 47/38, 47/4, 47/5, 181/1, 181/2, 182/382, 182/4C, 181/3, 54/38, 54/6A, 54/6B, 29/28, 55/48, 182/4A, 182/6, 47/3A, 54/3A, 46/28, 182/40, 182/4D, 182/5, 54/5B, 29/2A, 182/48, 47/3C | 4.77  | Sale Deed |
| 28 | Chennai | Kondamagalam | Taluka-Chingleput | 185/3, 185/4, 186/1A                                                                                                                                                                            | 1.02  | Sale Deed |
| 29 | Chennai | Kondamagalam | Taluka-Chingleput | 184/2A2, 184/2B1, 184/2C1                                                                                                                                                                       | 0.76  | Sale Deed |
| 30 | Chennai | Kondamagalam | Taluka-Chingleput | 183                                                                                                                                                                                             | 0.94  | Sale Deed |
| 31 | Chennai | Kondamagalam | Taluka-Chingleput | 189/21A, 189/23G, 189/23H2                                                                                                                                                                      | 0.85  | Sale Deed |
| 32 | Chennai | Kondamagalam | Taluka-Chingleput | 184/2D2                                                                                                                                                                                         | 0.56  | Sale Deed |
| 33 | Chennai | Kondamagalam | Taluka-Chingleput | 178/1D, 186/3A2                                                                                                                                                                                 | 1.09  | Sale Deed |
| 34 | Chennai | Kondamagalam | Taluka-Chingleput | 180/1                                                                                                                                                                                           | 0.31  | Sale Deed |
| 35 | Chennai | Kondamagalam | Taluka-Chingleput | 184/1                                                                                                                                                                                           | 1.15  | Sale Deed |
| 36 | Chennai | Kondamagalam | Taluka-Chingleput | 189/12, 189/14                                                                                                                                                                                  | 0.86  | Sale Deed |
| 37 | Chennai | Kondamagalam | Taluka-Chingleput | 24/7, 189/23C, 189/18A3, 189/19A, 28/2B, 187/2A, 187/3A, 26/1A, 26/1C2, 30/2, 30/3, 30/4                                                                                                        | 3.145 | Sale Deed |
| 38 | Chennai | Kondamagalam | Taluka-Chingleput | 184/3B                                                                                                                                                                                          | 0.25  | Sale Deed |
| 39 | Chennai | Kondamagalam | Taluka-Chingleput | 184/3A1, 184/3A, 184/3A3                                                                                                                                                                        | 0.33  | Sale Deed |
| 40 | Chennai | Kondamagalam | Taluka-Chingleput | 184/2D1                                                                                                                                                                                         | 0.46  | Sale Deed |
| 41 | Chennai | Kondamagalam | Taluka-Chingleput | 185/6, 182/1, 182/2, 182/3A, 182/3B1                                                                                                                                                            | 2.36  | Sale Deed |
| 42 | Chennai | Kondamagalam | Taluka-Chingleput | 189/19B, 189/23A, 185/2, 187/1A, 187/1B, 187/1C, 187/1D1                                                                                                                                        | 2.84  | Sale Deed |
| 43 | Chennai | Kondamagalam | Taluka-Chingleput | 184/3C                                                                                                                                                                                          | 0.08  | Sale Deed |
| 44 | Chennai | Kondamagalam | Taluka-Chingleput | 185/1A1, 185/1A2, 185/1A3                                                                                                                                                                       | 1.17  | Sale Deed |
| 45 | Chennai | Kondamagalam | Taluka-Chingleput | 187/1D2, 187/2B1, 187/2B2, 187/3B1, 187/3B2                                                                                                                                                     | 0.93  | Sale Deed |
| 46 | Chennai | Kondamagalam | Taluka-Chingleput | 184/2A1, 184/2B2, 184/2C3                                                                                                                                                                       | 1.12  | Sale Deed |
| 47 | Chennai | Kondamagalam | Taluka-Chingleput | 184/3E                                                                                                                                                                                          | 0.09  | Sale Deed |
| 48 | Chennai | Kondamagalam | Taluka-Chingleput | 189/18A2, 189/18B                                                                                                                                                                               | 0.7   | Sale Deed |
| 49 | Chennai | Kondamagalam | Taluka-Chingleput | 51/2, 52/3                                                                                                                                                                                      | 1.17  | Sale Deed |
| 50 | Chennai | Kondamagalam | Taluka-Chingleput | 184/3D, 185/5, 186/1B                                                                                                                                                                           | 1.16  | Sale Deed |
| 51 | Chennai | Kondamagalam | Taluka-Chingleput | 186/1A, 185/4                                                                                                                                                                                   | 0.71  | Sale Deed |
| 52 | Chennai | Kondamagalam | Taluka-Chingleput | 16/7, 16/8B                                                                                                                                                                                     | 1.36  | Sale Deed |
| 53 | Chennai | Kondamagalam | Taluka-Chingleput | 14/1, 18/3A, 18/5, 18/6, 18/7, 18/8, 19/2A, 14/2, 18/3B, 18/4, 19/2B, 19/3                                                                                                                      | 1.68  | Sale Deed |

|    |         |              |                   |                                                                                                                                         |       |           |
|----|---------|--------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------|-----------|
| 54 | Chennai | Kondamagalam | Taluka-Chingleput | 17/5, 17/9, 17/6(6A), 26/2C, 26/2B, 26/2A, 24/2, 26/1                                                                                   | 2.645 | Sale Deed |
| 55 | Chennai | Kondamagalam | Taluka-Chingleput | 55/5, 55/6, 57/1A, 57/2, 57/4B, 57/5, 55/7, 56/2, 57/1B, 86/8                                                                           | 2.28  | Sale Deed |
| 56 | Chennai | Kondamagalam | Taluka-Chingleput | 177/2, 180/2, 186/30, 59/1A, 177/4, 180/3, 186/3C, 59/2, 59/3, 58/3, 59/18, 180/4, 186/3B, 177/3, 186/3A1, 177/6, 177/3, 186/3A1, 177/6 | 2.35  | Sale Deed |
| 57 | Chennai | Kondamagalam | Taluka-Chingleput | 27/21                                                                                                                                   | 0.44  | Sale Deed |
| 58 | Chennai | Kondamagalam | Taluka-Chingleput | 87/3, 87/5, 87/8, 87/4, 86/3, 87/1, 87/2                                                                                                | 2.1   | Sale Deed |
| 59 | Chennai | Kondamagalam | Taluka-Chingleput | 20/4, 21/2A, 21/1A4, 21/2C1, 20/3, 21/28, 20/1A, 21/1A3                                                                                 | 1.385 | Sale Deed |
| 60 | Chennai | Kondamagalam | Taluka-Chingleput | 16/9, 16/10                                                                                                                             | 0.75  | Sale Deed |
| 61 | Chennai | Kondamagalam | Taluka-Chingleput | 89/1A                                                                                                                                   | 0.2   | Sale Deed |
| 62 | Chennai | Kondamagalam | Taluka-Chingleput | 43/8, 44/5                                                                                                                              | 1.18  | Sale Deed |
| 63 | Chennai | Kondamagalam | Taluka-Chingleput | 16/4, 16/5, 16/6A, 16/1, 16/2A                                                                                                          | 1.11  | Sale Deed |
| 64 | Chennai | Kondamagalam | Taluka-Chingleput | 16/8A                                                                                                                                   | 0.7   | Sale Deed |
| 65 | Chennai | Kondamagalam | Taluka-Chingleput | 10/8A, 15/38, 15/8A, 17/3, 17/4B, 15/6                                                                                                  | 1.49  | Sale Deed |
| 66 | Chennai | Kondamagalam | Taluka-Chingleput | 84/3, 84/7, 91/1, 90/1A, 84/5, 86/4, 86/7, 91/3B2, 92/4C2                                                                               | 1.99  | Sale Deed |
| 67 | Chennai | Kondamagalam | Taluka-Chingleput | 95/2                                                                                                                                    | 0.36  | Sale Deed |
| 68 | Chennai | Kondamagalam | Taluka-Chingleput | 228/21, 228/6                                                                                                                           | 1.96  | Sale Deed |
| 69 | Chennai | Kondamagalam | Taluka-Chingleput | 106, 107/3B, 108                                                                                                                        | 1.72  | Sale Deed |
| 70 | Chennai | Kondamagalam | Taluka-Chingleput | 16/6B, 15/4, 15/5, 15/3A, 9/2, 9/3, 15/7A, 16/28, 16/3B                                                                                 | 2.3   | Sale Deed |
| 71 | Chennai | Kondamagalam | Taluka-Chingleput | 48/1, 48/2, 48/3, 48/4A                                                                                                                 | 1.41  | Sale Deed |
| 72 | Chennai | Kondamagalam | Taluka-Chingleput | 50/1, 50/2, 51/1B, 51/3                                                                                                                 | 1.88  | Sale Deed |
| 73 | Chennai | Kondamagalam | Taluka-Chingleput | 98/4B4                                                                                                                                  | 0.26  | Sale Deed |
| 74 | Chennai | Kondamagalam | Taluka-Chingleput | 228/20                                                                                                                                  | 1.44  | Sale Deed |
| 75 | Chennai | Kondamagalam | Taluka-Chingleput | 29/1, 29/5B, 29/6, 29/8, 29/9, 30/11, 30/12                                                                                             | 1.84  | Sale Deed |
| 76 | Chennai | Kondamagalam | Taluka-Chingleput | 41/3, 41/4A, 41/5B, 41/6, 42/1C, 42/2A, 42/2B1, 57/3A2, 57/3B, 57/4A                                                                    | 1.59  | Sale Deed |
| 77 | Chennai | Kondamagalam | Taluka-Chingleput | 42/1A, 58/2                                                                                                                             | 0.48  | Sale Deed |
| 78 | Chennai | Kondamagalam | Taluka-Chingleput | 35/2, 35/3, 35/4, 35/5, 43/9, 49/6                                                                                                      | 2.76  | Sale Deed |
| 79 | Chennai | Kondamagalam | Taluka-Chingleput | 47/1, 47/2, 54/1, 54/2, 55/2, 55/3, 54/4                                                                                                | 1.81  | Sale Deed |
| 80 | Chennai | Kondamagalam | Taluka-Chingleput | 3/2, 3/3, 4/1, 4/2, 4/3, 4/4                                                                                                            | 1     | Sale Deed |
| 81 | Chennai | Kondamagalam | Taluka-Chingleput | 10/7, 230/6A, 230/8A, 4/7, 5/2                                                                                                          | 1.63  | Sale Deed |
| 82 | Chennai | Kondamagalam | Taluka-Chingleput | 96/1, 96/2, 96/3                                                                                                                        | 0.68  | Sale Deed |
| 83 | Chennai | Kondamagalam | Taluka-Chingleput | 12/2, 12/3, 12/4, 15/1, 15/2, 15/8B, 15/8C, 19/2C                                                                                       | 1.81  | Sale Deed |



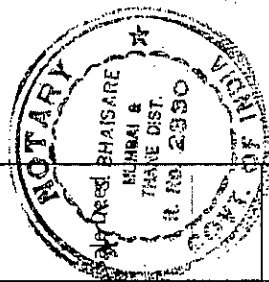


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|     |         |                 |                   |                                                                           |        |           |
|-----|---------|-----------------|-------------------|---------------------------------------------------------------------------|--------|-----------|
| 84  | Chennai | Kondamagalam    | Taluka-Chingleput | 2/1, 3/1, 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/10, 11/4, 230/68, 230/88 | 2.49   | Sale Deed |
| 85  | Chennai | Kondamagalam    | Taluka-Chingleput | 90/1B, 90/2, 91/2, 91/3A, 92/4A1                                          | 0.91   | Sale Deed |
| 86  | Chennai | Kondamagalam    | Taluka-Chingleput | 229/4B, 229/4C, 229/4D                                                    | 0.55   | Sale Deed |
| 87  | Chennai | Kondamagalam    | Taluka-Chingleput | 35/1                                                                      | 0.4    | Sale Deed |
| 88  | Chennai | Kondamagalam    | Taluka-Chingleput | 87/9                                                                      | 2.17   | Sale Deed |
| 89  | Chennai | Kondamagalam    | Taluka-Chingleput | 114/2A, 117/2, 114/1                                                      | 0.8475 | Sale Deed |
| 90  | Chennai | Kondamagalam    | Taluka-Chingleput | 443/2A, 443/2B                                                            | 1.36   | Sale Deed |
| 91  | Chennai | Hanumanthapuram | Taluka-Chingleput | 443/2C                                                                    | 0.7    | Sale Deed |
| 92  | Chennai | Hanumanthapuram | Taluka-Chingleput | 434/3A3                                                                   | 1      | Sale Deed |
| 93  | Chennai | Kondamagalam    | Taluka-Chingleput | 11/1, 11/2                                                                | 0.41   | Sale Deed |
| 94  | Chennai | Kondamagalam    | Taluka-Chingleput | 51/1A, 52/1, 52/2, 52/4                                                   | 1.38   | Sale Deed |
| 95  | Chennai | Kondamagalam    | Taluka-Chingleput | 1, 4/4, 4/5, 4/6, 5/1, 230/1                                              | 1.26   | Sale Deed |
| 96  | Chennai | Hanumanthapuram | Taluka-Chingleput | 434/1(I), 434/2E, 434/3B, 435/1A1, 435/1A3(1A3A)                          | 2.96   | Sale Deed |
| 97  | Chennai | Kondamagalam    | Taluka-Chingleput | 12/1, 15/7B                                                               | 0.26   | Sale Deed |
| 98  | Chennai | Kondamagalam    | Taluka-Chingleput | 227/1A1, 227/7                                                            | 1.38   | Sale Deed |
| 99  | Chennai | Hanumanthapuram | Taluka-Chingleput | 434/5A, 434/5D, 434/5G                                                    | 1.1    | Sale Deed |
| 100 | Chennai | Karuneelam      | Taluka-Chingleput | 256/1, 256/3A, 256/4                                                      | 0.85   | Sale Deed |
| 101 | Chennai | Kondamagalam    | Taluka-Chingleput | 6/2                                                                       | 0.2    | Sale Deed |
| 102 | Chennai | Karuneelam      | Taluka-Chingleput | 225/1B                                                                    |        |           |
|     |         |                 |                   | 225/2                                                                     | 1.08   | Sale Deed |
|     |         |                 |                   | 234/1                                                                     |        |           |
| 103 | Chennai | Kondamagalam    | Taluka-Chingleput | 84/9                                                                      |        |           |
|     |         |                 |                   | 86/6                                                                      | 0.64   | Sale Deed |
|     |         |                 |                   | 90/1B2                                                                    |        |           |
| 104 | Chennai | Kondamagalam    | Taluka-Chingleput | 89/211                                                                    | 0.14   | Sale Deed |
|     |         |                 |                   | 89/2B2                                                                    |        |           |
| 105 | Chennai | Kondamagalam    | Taluka-Chingleput | 99/2B                                                                     | 0.21   | Sale Deed |
|     |         |                 |                   | 434/1B                                                                    |        |           |
|     |         |                 |                   | 434/1C                                                                    |        |           |
|     |         |                 |                   | 434/1D                                                                    |        |           |
| 106 | Chennai | Hanumanthapuram | Taluka-Chingleput | 434/1E                                                                    | 1.66   | Sale Deed |

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|     |         |                |                   |                              |      |           |
|-----|---------|----------------|-------------------|------------------------------|------|-----------|
| 107 | Chennai | Kondamagalalam | Taluka-Chingleput | 434/1F<br>189/17A<br>189/23B | 0.72 | Sale Deed |
| 108 | Chennai | Kondamagalalam | Taluka-Chingleput | 189/208                      | 0.65 | Sale Deed |
| 108 | Chennai | Kondamagalalam | Taluka-Chingleput | 189/4A                       | 1.4  | Sale Deed |
|     |         |                |                   | 189/5                        |      |           |
|     |         |                |                   | 189/7                        |      |           |
|     |         |                |                   | 189/8                        |      |           |
|     |         |                |                   | 189/10                       |      |           |
| 110 | Chennai | Kondamagalalam | Taluka-Chingleput | 189/11                       | 0.68 | Sale Deed |
|     |         |                |                   | 189/13                       |      |           |
|     |         |                |                   | 78                           |      |           |
| 111 | Chennai | Kondamagalalam | Taluka-Chingleput | 79/1                         | 0.28 | Sale Deed |
| 112 | Chennai | Kondamagalalam | Taluka-Chingleput | 77/5                         | 1.36 | Sale Deed |
| 113 | Chennai | Kondamagalalam | Taluka-Chingleput | 38/1                         | 0.63 | Sale Deed |
|     |         |                |                   | 77/3                         |      |           |
| 114 | Chennai | Kondamagalalam | Taluka-Chingleput | 77/4                         | 2.58 | Sale Deed |
|     |         |                |                   | 77/6                         |      |           |
|     |         |                |                   | 79/2                         |      |           |
|     |         |                |                   | 79/3                         |      |           |
|     |         |                |                   | 79/4                         |      |           |
|     |         |                |                   | 79/5                         |      |           |
|     |         |                |                   | 79/6                         |      |           |
| 115 | Chennai | Kondamagalalam | Taluka-Chingleput | 80/1                         | 1.06 | Sale Deed |
|     |         |                |                   | 80/2                         |      |           |
|     |         |                |                   | 80/3                         |      |           |
|     |         |                |                   | 80/4                         |      |           |
|     |         |                |                   | 80/5                         |      |           |
| 115 | Chennai | Kondamagalalam | Taluka-Chingleput | 88/3                         | 1.06 | Sale Deed |
|     |         |                |                   | 89/1A                        |      |           |
|     |         |                |                   | 89/1B                        |      |           |

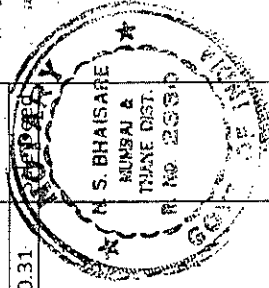


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|     |         |                 |                   |                                                                                           |       |           |
|-----|---------|-----------------|-------------------|-------------------------------------------------------------------------------------------|-------|-----------|
| 116 | Chennai | Hanumanthapuram | Taluka-Chingleput | 435/18<br>435/4<br>435/5                                                                  | 1.89  | Sale Deed |
| 117 | Chennai | Hanumanthapuram | Taluka-Chingleput | 435/2<br>435/6<br>12/3.<br>13/1.<br>13/2.<br>15/7B                                        | 1.21  | Sale Deed |
| 118 | Chennai | Kondamagalam    | Taluka-Chingleput | 229/4A<br>434/1A<br>434/2A1<br>434/2A2<br>434/2A3<br>434/3A1 (A)<br>434/3A1B<br>189/18A1A | 1.26  | Sale Deed |
| 119 | Chennai | Hanumanthapuram | Taluka-Chingleput |                                                                                           | 3.28  | Sale Deed |
| 120 | Chennai | Kondamagalam    | Taluka-Chingleput | 16/6A<br>16/3A<br>435/9<br>407/6<br>407/7A<br>435/9                                       | 0.05  | Sale Deed |
| 121 | Chennai | Kondamagalam    | Taluka-Chingleput |                                                                                           | 0.16  | Sale Deed |
| 122 | Chennai | Hanumanthapuram | Taluka-Chingleput |                                                                                           | 0.5   | Sale Deed |
| 123 | Chennai | Hanumanthapuram | Taluka-Chingleput | 435/11A                                                                                   | 1.17  | Sale Deed |
| 124 | Chennai | Hanumanthapuram | Taluka-Chingleput | 436/2<br>435/9<br>436/2                                                                   | 0.745 | Sale Deed |
| 125 | Chennai | Hanumanthapuram | Taluka-Chingleput | 436/1 (D)<br>407/4B<br>407/5A<br>184/184                                                  | 0.745 | Sale Deed |
| 126 | Chennai | Hanumanthapuram | Taluka-Chingleput |                                                                                           | 0.52  | Sale Deed |
| 127 | Chennai | Karunelam       | Taluka-Chingleput | 184/187<br>183/1A                                                                         | 1.03  | Sale Deed |

|     |         |                 |                   |                                                                                                                            |      |           |
|-----|---------|-----------------|-------------------|----------------------------------------------------------------------------------------------------------------------------|------|-----------|
| 128 | Chennai | Hanumanthapuram | Taluka-Chingleput | 435/9<br>435/11A<br>436/1 (E)<br>436/2                                                                                     | 3.96 | Sale Deed |
| 129 | Chennai |                 | Taluka-Chingleput |                                                                                                                            |      |           |
| 130 | Chennai | Karuneelam      | Taluka-Chingleput | 261/2<br>262/1<br>262/3                                                                                                    | 1.57 | Sale Deed |
| 131 | Chennai | Karuneelam      | Taluka-Chingleput | 261/1<br>262/2                                                                                                             | 0.89 | Sale Deed |
| 132 | Chennai | Karuneelam      | Taluka-Chingleput | 225/2<br>410/1A<br>410/1B<br>410/8                                                                                         | 0.32 | Sale Deed |
| 133 | Chennai | Hanumanthapuram | Taluka-Chingleput | 10/9<br>229/5<br>230/5<br>230/9                                                                                            | 0.42 | Sale Deed |
| 134 | Chennai | Kondamagalam    | Taluka-Chingleput |                                                                                                                            | 1.76 | Sale Deed |
| 135 | Chennai | Kondamagalam    | Taluka-Chingleput | 229/1A<br>31/4<br>31/6A<br>32/5A<br>33/2<br>33/3<br>33/4<br>33/5<br>34/1<br>34/2<br>34/3A<br>34/5<br>34/6<br>34/7B<br>34/8 | 0.31 | Sale Deed |
| 136 | Chennai | Kondamagalam    | Taluka-Chingleput |                                                                                                                            | 6.45 | Sale Deed |



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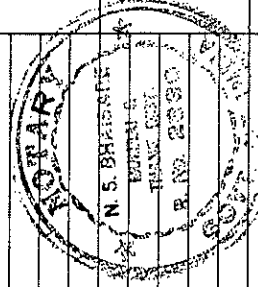
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|     |         |              |                   |        |      |           |
|-----|---------|--------------|-------------------|--------|------|-----------|
|     |         |              |                   | 34/9   |      |           |
|     |         |              |                   | 43/11  |      |           |
|     |         |              |                   | 86/2   |      |           |
|     |         |              |                   | 87/6   |      |           |
|     |         |              |                   | 87/7   |      |           |
|     |         |              |                   | 88/28  |      |           |
|     |         |              |                   | 32/6   |      |           |
|     |         |              |                   | 32/7   |      |           |
|     |         |              |                   | 32/8   |      |           |
|     |         |              |                   | 32/9   |      |           |
|     |         |              |                   | 34/3B  |      |           |
|     |         |              |                   | 34/4   |      |           |
|     |         |              |                   | 34/7A  |      |           |
|     |         |              |                   | 21/1A2 |      |           |
|     |         |              |                   | 21/1A3 |      |           |
|     |         |              |                   | 21/2C2 |      |           |
|     |         |              |                   | 21/3A  |      |           |
|     |         |              |                   | 229/1B |      |           |
|     |         |              |                   | 103/5  |      |           |
| 139 | Chennai | Kondamagalam | Taluka-Chingleput | 32/4   | 0.42 | Sale Deed |
| 140 | Chennai | Kondamagalam | Taluka-Chingleput | "29/7  | 0.21 | Sale Deed |
|     |         |              |                   | "24/1  |      |           |
|     |         |              |                   | "24/5  |      |           |
|     |         |              |                   | "30/1  |      |           |
|     |         |              |                   | "30/10 |      |           |
|     |         |              |                   | "30/5A |      |           |
|     |         |              |                   | 30/5B  |      |           |
|     |         |              |                   | "30/7  |      |           |
|     |         |              |                   | "24/3  |      |           |
|     |         |              |                   | "24/4  |      |           |
|     |         |              |                   | 30/8A  |      |           |
| 141 | Chennai | Kondamagalam | Taluka-Chingleput |        | 3.33 | Sale Deed |

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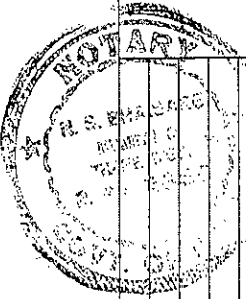
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|     |         |              |                   |                                                                                                                                                            |        |           |
|-----|---------|--------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------|
| 142 | Chennai | Kondamagalam | Taluka-Chingleput | 30/8B<br>"30/9<br>33/1<br>24/6A<br>24/6B<br>21/1A1<br>70/2A                                                                                                | 0.41   | Sale Deed |
| 143 | Chennai | Kondamagalam | Taluka-Chingleput | 70/2B<br>70/2C<br>66<br>67<br>68/3<br>118/13<br>76/2<br>77/1A<br>77/1B<br>77/2<br>69<br>68/1<br>68/2<br>85/4<br>85/5<br>85/6<br>85/6<br>74<br>71/2<br>71/3 | 0.84   | Sale Deed |
| 144 | Chennai | Kondamagalam | Taluka-Chingleput |                                                                                                                                                            | 2.41   | Sale Deed |
| 145 | Chennai | Kondamagalam | Taluka-Chingleput |                                                                                                                                                            | 0.88   | Sale Deed |
| 146 | Chennai | Kondamagalam | Taluka-Chingleput |                                                                                                                                                            | 0.5053 | Sale Deed |
| 147 | Chennai | Kondamagalam | Taluka-Chingleput |                                                                                                                                                            | 0.1046 | Sale Deed |



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|     |         |              |                   |                                                                     |        |           |
|-----|---------|--------------|-------------------|---------------------------------------------------------------------|--------|-----------|
| 148 | Chennai | Kondamagalam | Taluka-Chingleput | 71/2<br>71/3<br>71/3<br>74<br>74                                    | 0.055  | Sale Deed |
| 149 | Chennai | Kondamagalam | Taluka-Chingleput | 74                                                                  | 0.0805 | Sale Deed |
| 150 | Chennai | Kondamagalam | Taluka-Chingleput | 71/2<br>71/3<br>71/3                                                | 0.0664 | Sale Deed |
| 151 | Chennai | Kondamagalam | Taluka-Chingleput | 74<br>71/2<br>71                                                    | 0.11   | Sale Deed |
| 152 | Chennai | Kondamagalam | Taluka-Chingleput | 71/3                                                                | 0.055  | Sale Deed |
| 153 | Chennai | Kondamagalam | Taluka-Chingleput | 178/14                                                              | 0.0125 | Sale Deed |
| 154 | Chennai | Kondamagalam | Taluka-Chingleput | 71/1                                                                | 0.39   | Sale Deed |
| 155 | Chennai | Kondamagalam | Taluka-Chingleput | 172<br>"31/5                                                        | 0.2132 | Sale Deed |
| 156 | Chennai | Kondamagalam | Taluka-Chingleput | 31/6B<br>32/3<br>32/8<br>"22/2<br>"22/3<br>"87/12<br>88/2A<br>32/5B | 1.84   | Sale Deed |



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CASTLE VALLEY

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DETAILS OF LAND AT CASTLE VALLEY, GREATER NOIDA HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD

Annexure '27'

| S.No. | State         | Village   | Taluka/Tehsil | Survey No | Area in Acre | Type of Document |
|-------|---------------|-----------|---------------|-----------|--------------|------------------|
| 1     | Uttar Pradesh | Jaganpura | Greater Noida | 37        | 4 ACRE       | SALE DEED        |
| 2     | Uttar Pradesh | Jaganpura | Greater Noida | 29        | 1.618 ACRE   | SALE DEED        |
| 3     | Uttar Pradesh | Jaganpura | Greater Noida | 2         | 3.3333 ACRE  | SALE DEED        |
| Total |               |           |               |           | 8.9513       |                  |



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SARASWATI GARDEN

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| DETAILS OF LAND AT SARASWATI GARDEN, DELHI HELD BY M/S SYNERGYONE (NSB) INFRASTRUCTURE & PROJECTS PVT LTD |       |               |                         |          |                 |               |
|-----------------------------------------------------------------------------------------------------------|-------|---------------|-------------------------|----------|-----------------|---------------|
| Annexure '28'                                                                                             |       |               |                         |          |                 |               |
| S.No.                                                                                                     | State | Village       | Taluka / Tehsil         | Flat No. | Area in Sq yard | Document Type |
| 1                                                                                                         | Delhi | Basai Darapur | Saraswati Garden, Delhi | C28,C29  | 300             | Sale Deed     |
| 2                                                                                                         | Delhi | Basai Darapur | Saraswati Garden, Delhi | C29,C30  | 300             | Sale Deed     |
| Total                                                                                                     |       |               |                         |          | 600             |               |

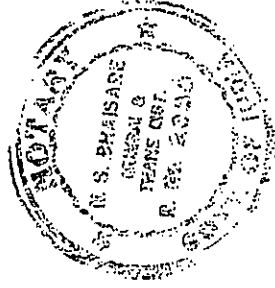


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| DETAILS OF LAND AT HARI NAGAR, DELHI HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD |                   |                   |                   |                |                     |               |
|-----------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------|----------------|---------------------|---------------|
| Annexure '29'                                                                                 |                   |                   |                   |                |                     |               |
| S.NO.                                                                                         | State             | Village           | Taluka/ Tehsil    | Sy.no./Gut no. | Area in Acres/Sq ft | Document Type |
| 1                                                                                             | Anil Kumar Murria | Tihar, Janak Park | Hari Nagar, Delhi | JP 45          | 0.0454              | Sale Deed     |
| Total                                                                                         |                   |                   |                   |                | 0.0454              |               |

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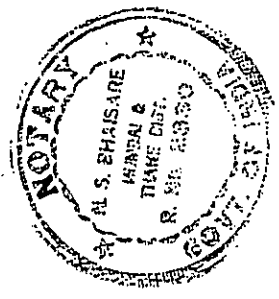


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Shankar Road

| DETAILS OF LAND AT SHANKAR ROAD, DELHI HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD |       |              |                |             |               |                                          |
|-------------------------------------------------------------------------------------------------|-------|--------------|----------------|-------------|---------------|------------------------------------------|
| Annexure '30'                                                                                   |       |              |                |             |               |                                          |
| Sr.No.                                                                                          | State | Village      | Taluka/ Tehsil | Survey Nos. | Area in Acres | Document type                            |
| 1                                                                                               | Delhi | Shankar Road | Delhi          |             |               | MOU with Arora Promoters Private Limited |
|                                                                                                 |       |              |                |             |               |                                          |

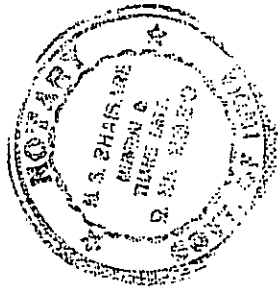


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SION

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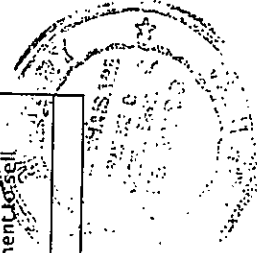
| DETAILS OF LAND AT SION, MAHARASTRA HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD |             |         |                 |                    |                |                                                                     |
|----------------------------------------------------------------------------------------------|-------------|---------|-----------------|--------------------|----------------|---------------------------------------------------------------------|
| Annexure '31'                                                                                |             |         |                 |                    |                |                                                                     |
| Sr.No.                                                                                       | State       | Village | Taluka/ Tehsil  | Survey Nos.        | Area in Acres  | Document type                                                       |
| 1                                                                                            | Maharashtra | Sion    | Matunga Estates | Plot No 277 to 297 | 25,380 Sq Mtrs | Allotment Letter from The New Sion Co-Operative Housing Society Ltd |



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# DETAILS OF LAND AT BANERGAITA, KARNATAKA HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD

| Annexure '32' |           |          |                                    |                           |               |                   |
|---------------|-----------|----------|------------------------------------|---------------------------|---------------|-------------------|
| Sr.No.        | State     | Village  | Taluka/ Tehsil                     | Survey Nos.               | Area in Acres | Document type     |
| 1             | Karnataka | Hulimavu | Begur Hobli, Bangalore South Taluk | 46/1 [old 46]             | 1.25          | Sale Deed         |
|               |           |          |                                    | 48/2 [old 48]             | 1             |                   |
|               |           |          |                                    | 51/1A & 51/1B [old 50&51] | 1.875         |                   |
|               |           |          |                                    | 50/2                      | 1.25          |                   |
| 2             | Karnataka | Hulimavu | Begur Hobli, Bangalore South Taluk | 45/1 [old 45]             | 0.375         | Sale Deed         |
|               |           |          |                                    | 51/1C [old 51]            | 0.15          |                   |
| 3             | Karnataka | Hulimavu | Begur Hobli, Bangalore South Taluk | 50/3D [old 50]            | 0.1           | Sale Deed         |
|               |           |          |                                    | 50/3G [old 50]            | 0.125         |                   |
| 4             | Karnataka | Hulimavu | Begur Hobli, Bangalore South Taluk | 50/3A [old 50/3]          | 3.3           | Sale Deed         |
|               |           |          |                                    |                           |               |                   |
| 5             | Karnataka | Hulimavu | Begur Hobli, Bangalore South Taluk | 46/1                      | 0.75          | Sale Deed         |
| 6             | Karnataka | Hulimavu | Begur Hobli, Bangalore South Taluk | 45                        | 0.25          | Agreement to sell |
| 7             | Karnataka | Hulimavu | Begur Hobli, Bangalore South Taluk | 45                        | 0.375         | Agreement to sell |
| Total         |           |          |                                    |                           | 10.8          |                   |



| DETAILS OF LAND AT SARIAPUR, KARNATAKA HELD BY M/S SYNERGYONE |           |                |                |             |               |               |
|---------------------------------------------------------------|-----------|----------------|----------------|-------------|---------------|---------------|
| Annexure '33'                                                 |           |                |                |             |               |               |
| Sr.No.                                                        | State     | Village        | Taluka/ Tehsil | Survey Nos. | Area in Acres | Document type |
| 1                                                             | Karnataka | Chikkanahalli  | Banglore Taluk | 71          | 1.00          | ATS / GPA     |
| 2                                                             | Karnataka | Chikkanahalli  | Banglore Taluk | 71          | 1.00          | ATS / GPA     |
| 3                                                             | Karnataka | Chikkanahalli  | Banglore Taluk | 113         | 3.95          | Sale Deed     |
| 4                                                             | Karnataka | Kuthaganahalli | Banglore Taluk | 134/2       | 0.50          | Sale Deed     |
| 5                                                             | Karnataka | Kuthaganahalli | Banglore Taluk | 4           | 1.50          | Sale Deed     |
| 6                                                             | Karnataka | Kuthaganahalli | Banglore Taluk | 133/2       | 0.41          | Sale Deed     |
| 7                                                             | Karnataka | Chikkanahalli  | Banglore Taluk | 115         | 2.00          | Sale Deed     |
| 8                                                             | Karnataka | Chikkanahalli  | Banglore Taluk | 117         | 2.00          | Sale Deed     |
| 9                                                             | Karnataka | Chikkanahalli  | Banglore Taluk | 107/3       | 0.75          | Sale Deed     |
| 10                                                            | Karnataka | Kuthaganahalli | Banglore Taluk | 107/4       | 0.58          | Sale Deed     |
| 11                                                            | Karnataka | Kuthaganahalli | Banglore Taluk | 101         | 0.30          | Sale Deed     |
| 12                                                            | Karnataka | Kuthaganahalli | Banglore Taluk | 109/1       | 1.30          | Sale Deed     |
| 13                                                            | Karnataka | Kuthaganahalli | Banglore Taluk | 134/2       | 0.63          | Sale Deed     |
| 14                                                            | Karnataka | Kuthaganahalli | Banglore Taluk | 136/6       | 0.15          | Sale Deed     |
| 15                                                            | Karnataka | Kuthaganahalli | Banglore Taluk | 134/1       | 0.75          | Sale Deed     |
| 16                                                            | Karnataka | Kuthaganahalli | Banglore Taluk | 158         | 1.93          | Sale Deed     |
| 17                                                            | Karnataka | Kuthaganahalli | Banglore Taluk | 138/5       | 0.75          | Sale Deed     |
| 18                                                            | Karnataka | Kuthaganahalli | Banglore Taluk | 136/6       | 0.05          | Sale Deed     |
| 19                                                            | Karnataka | Kuthaganahalli | Banglore Taluk | 136/8       | 0.10          | Sale Deed     |
| 20                                                            | Karnataka | Kuthaganahalli | Banglore Taluk | 136/3       | 0.50          | Sale Deed     |
| 21                                                            | Karnataka | Kuthaganahalli | Banglore Taluk | 137/2       | 0.58          | Sale Deed     |
| TOTAL AREA                                                    |           |                |                |             | 20.73         |               |



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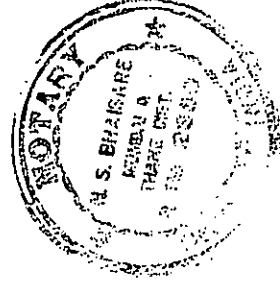
| DETAILS OF LAND AT HARADI JANGAMGOTE, KARNATAKA HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD. |           |                  |                   |                    |               |               |
|-----------------------------------------------------------------------------------------------------------|-----------|------------------|-------------------|--------------------|---------------|---------------|
| Annexure '34'                                                                                             |           |                  |                   |                    |               |               |
| S.No.                                                                                                     | State     | Village          | Taluka / Tehsil   | Survey No./Gut no. | Area in Acres | Document Type |
| 1                                                                                                         | Karnataka | Kumbiniganahalli | Sidhiagatta Taluk | 85/2               | 4             | Sale Deed     |
| 2                                                                                                         | Karnataka | Haradi           | Sidhiagatta Taluk | 43(Old s.no.25/1)  | 3.175         | Sale Deed/GPA |
| Total                                                                                                     |           |                  |                   |                    | 7.175         |               |



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| DETAILS OF LAND AT EZHUPUNNA, COCHIN HELD BY M/S SYNERGYONE (NSB) INFRASTRUCTURE & PROJECTS PVT LTD |        |           |                |               |               |               |
|-----------------------------------------------------------------------------------------------------|--------|-----------|----------------|---------------|---------------|---------------|
| Annexure '35'                                                                                       |        |           |                |               |               |               |
| Sr. No                                                                                              | State  | Village   | Taluka/ Tehsil | Sy. No.       | Area in Acres | Document Type |
| 1                                                                                                   | Kerala | Ezhupunna | Cochin         | 203/1, 203/2A | 3.50          | Sale Deed     |
| 2                                                                                                   | Kerala | Ezhupunna | Cochin         | 203/1         | 5.01          | Sale Deed     |
| Total                                                                                               |        |           |                |               | 8.51          |               |





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| DETAILS OF LAND AT SUKDAR, RATNAGIRI MAHARASTRA HELD BY M/S DHARATAL PROMOTERS & INFRADEVELOPERS PVT LTD |             |         |                |             |                   |              |
|----------------------------------------------------------------------------------------------------------|-------------|---------|----------------|-------------|-------------------|--------------|
| Annexure '36'                                                                                            |             |         |                |             |                   |              |
| Sr. No                                                                                                   | State       | Village | Taluka/ Tehsil | Sy.no.      | Area<br>(In Acre) | Type of Deed |
| 1                                                                                                        | Maharashtra | Sukdar  | Ratnagiri      | 470,508,514 | 5.325             | ATS & GPA    |
| 2                                                                                                        | Maharashtra | Sukdar  | Ratnagiri      | 497,530,555 | 3.225             | ATS          |
| 3                                                                                                        | Maharashtra | Sukdar  | Ratnagiri      | 499         | 1.725             | ATS          |
| 4                                                                                                        | Maharashtra | Sukdar  | Ratnagiri      | 512         | 1.4               | ATS          |
| 5                                                                                                        | Maharashtra | Sukdar  | Ratnagiri      | 475         | 2.475             | ATS          |
| 6                                                                                                        | Maharashtra | Sukdar  | Ratnagiri      | 587         | 1.35              | ATS          |
| 7                                                                                                        | Maharashtra | Sukdar  | Ratnagiri      | 453,573     | 1.85              | ATS          |
| 8                                                                                                        | Maharashtra | Sukdar  | Ratnagiri      | 524,547     | 1.9               | ATS          |
| 9                                                                                                        | Maharashtra | Sukdar  | Ratnagiri      | 467,525     | 1.215             | ATS          |
| Total                                                                                                    |             |         |                |             | 20.465            |              |

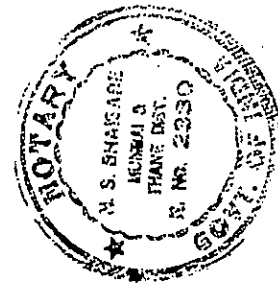
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| DETAILS OF LAND AT GHULUMAJARA, DERABASSI PUNJAB HELD BY M/S Castle Infraestates Private Limited |        |             |                 |                                                                                                   |             |       |          |               |  |
|--------------------------------------------------------------------------------------------------|--------|-------------|-----------------|---------------------------------------------------------------------------------------------------|-------------|-------|----------|---------------|--|
| Annexure '37'                                                                                    |        |             |                 |                                                                                                   |             |       |          |               |  |
| S.No.                                                                                            | State  | Village     | Taluka / Tehsil | Survey No.                                                                                        | Area Detail |       |          | Document Type |  |
|                                                                                                  |        |             |                 |                                                                                                   | Bigha       | Biswa | Biswansi |               |  |
| 1                                                                                                | Punjab | Gholumajara | Derabassi       | 58/132,80,181,821,82<br>2,823,824,51/108,104<br>7/879,1048/880,1054<br>/883,1056/886,884,88<br>5. | 40          | 2     | 10       | Sale Deed     |  |
| 2                                                                                                | Punjab | Gholumajara | Derabassi       | 1104/732,731,8/10,73<br>9/1,740/2,746,747,74<br>8,749,750,750,751/1,<br>751/2                     | 34          | 12    | 0        | Sale Deed     |  |
| 3                                                                                                | Punjab | Gholumajara | Derabassi       | 78/176,186,190,191,1<br>92,193,197                                                                | 65          | 6     | 12       | Sale Deed     |  |
|                                                                                                  |        |             |                 |                                                                                                   | 139         | 20    | 22       |               |  |
|                                                                                                  |        |             |                 |                                                                                                   | 35          |       |          |               |  |
| Total Area in Acres                                                                              |        |             |                 |                                                                                                   |             |       |          |               |  |



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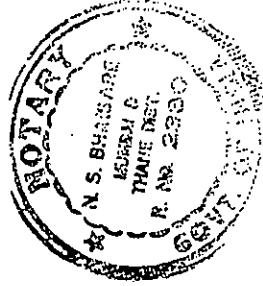
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| DETAILS OF LAND AT GHULUMAJRA, DERABASSI PUNJAB HELD BY M/S INSPIRE INFRAESTATES PVT LTD |        |             |                 |                                                                                                                              |             |       |               |
|------------------------------------------------------------------------------------------|--------|-------------|-----------------|------------------------------------------------------------------------------------------------------------------------------|-------------|-------|---------------|
| Annexure '38'                                                                            |        |             |                 |                                                                                                                              |             |       |               |
| S.No.                                                                                    | State  | Village     | Taluka / Tehsil | Survey No.                                                                                                                   | Area Detail |       | Document Type |
|                                                                                          |        |             |                 |                                                                                                                              | Bigha       | Biswa | Biswansi      |
| 1                                                                                        | Punjab | Gholumajara | Derabassi       | 58/132,182,183,51/10<br>8,206,207,203,210,26<br>/65,211,80/178,798,1<br>83/217,801,82/180,80<br>0,801,81/179,802,803<br>.5/9 | 39          | 17    | 10            |
|                                                                                          | Total  |             |                 |                                                                                                                              | 39          | 17    | 10            |
|                                                                                          |        |             |                 | Total Area in Acres                                                                                                          | 10.00       |       |               |



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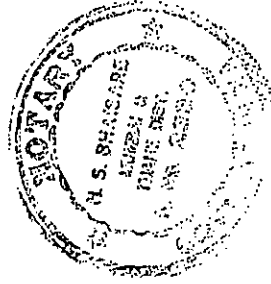
| DETAILS OF LAND AT GHULUMAJARA, DERABASSI PUNJAB HELD BY M/S STONE WATER PROPERTIES PVT LTD |        |             |                 |                                                        |             |       |          |               |
|---------------------------------------------------------------------------------------------|--------|-------------|-----------------|--------------------------------------------------------|-------------|-------|----------|---------------|
| Annexure '39'                                                                               |        |             |                 |                                                        |             |       |          |               |
| S.NO.                                                                                       | State  | Village     | Taluka / Tehsil | Survey No.                                             | Area Detail |       |          | Document Type |
|                                                                                             |        |             |                 |                                                        | Bigha       | Biswa | Biswansi |               |
| 1                                                                                           | Punjab | Gholumajara | Derabassi       | 58/132,177,178,179,78/176,184,186,187,188,189,194,195, | 40          | 0     | 0        | Sale Deed     |
|                                                                                             | Total  |             |                 |                                                        | 40          | 0     | 0        |               |
| Total Area in Acres                                                                         |        |             |                 |                                                        | 10          |       |          |               |



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| DETAILS OF LAND AT NAGAVARA, KARNATAKA HELD BY M/S STONE WATER PROPERTIES PVT LTD |           |          |                |                    |               |               |
|-----------------------------------------------------------------------------------|-----------|----------|----------------|--------------------|---------------|---------------|
| Annexure '40'                                                                     |           |          |                |                    |               |               |
| S.No.                                                                             | State     | Village  | Taluka/ Tehsil | Survey No./Gut no. | Area in Acres | Document Type |
| 1                                                                                 | Karnataka | Nagavara | Kasaba Hobli   | 88/6               | 0.925         | Sale Deed     |
| Total                                                                             |           |          |                |                    | 0.925         |               |



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| DETAILS OF LAND AT JAGANPURA, GREATER NOIDA HELD BY M/S REDWOOD BUILDTECH PVT LTD |               |           |                 |           |                  |
|-----------------------------------------------------------------------------------|---------------|-----------|-----------------|-----------|------------------|
| Annexure '41'                                                                     |               |           |                 |           |                  |
| S.No.                                                                             | State         | Village   | Taluka / Tehsil | Survey No | Type of Document |
| 1                                                                                 | Uttar Pradesh | Jaganpura | Greater Noida   | 25/20     | Sale Deed        |
| Total in Acres                                                                    |               |           |                 | 10.627    |                  |

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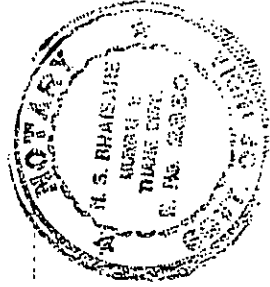
| DETAILS OF LAND AT JAGANPURA, GREATER NOIDA HELD BY M/S UNDERHILLS INFRASTRUCTURE & PROJECTS PVT LTD |               |           |                |           |              |                  |
|------------------------------------------------------------------------------------------------------|---------------|-----------|----------------|-----------|--------------|------------------|
| Annexure '42'                                                                                        |               |           |                |           |              |                  |
| S.No.                                                                                                | State         | Village   | Taluka/ Tehsil | Survey No | Area in Acre | Type of Document |
| 1                                                                                                    | Uttar Pradesh | Jaganpura | Greater Noida  | 14        | 12.5 Acre    | Sale Deed        |
| Total in Acres                                                                                       |               |           |                |           | 12 Acre      |                  |



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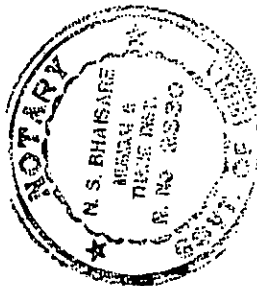
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| DETAILS OF LAND AT JAGANPURA, GREATER NOIDA HELD BY M/S RIVERDALE INFRAESTATES PVT LTD |               |           |                 |           |                  |
|----------------------------------------------------------------------------------------|---------------|-----------|-----------------|-----------|------------------|
| Annexure '43'                                                                          |               |           |                 |           |                  |
| S.No.                                                                                  | State         | Village   | Taluka / Tehsil | Survey No | TYPE OF DOCUMENT |
| 1                                                                                      | Uttar Pradesh | Jaganpura | Greater Noida   | 24/25/20  | SALE DEED        |
| Total                                                                                  |               |           |                 |           | 10.627           |





| DETAILS OF LAND AT KEMPTYFALL, UTTARAKHAND HELD BY M/S. NSB INFRA |             |           |                |             |               |                                     |
|-------------------------------------------------------------------|-------------|-----------|----------------|-------------|---------------|-------------------------------------|
| Annexure '44'                                                     |             |           |                |             |               |                                     |
| Sr.No.                                                            | State       | Village   | Taluka/ Tehsil | Survey Nos. | Area in Acres | Document type                       |
| 1                                                                 | Uttarakhand | Mussoorie | Mussoorie      |             | 7.16          | MOU with Kemptyfalls Resort Pvt Ltd |



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| <u>DETAILS OF LAND AT KANAKPURA, KARNATAKA HELD BY M/S COMFORT INFRAHEIGHTS PVT LTD</u> |           |             |                |                    |               |               |
|-----------------------------------------------------------------------------------------|-----------|-------------|----------------|--------------------|---------------|---------------|
| <u>Annexure '45'</u>                                                                    |           |             |                |                    |               |               |
| S.No.                                                                                   | State     | Village     | Taluka/ Tehsil | Survey No./Gut no. | Area in Acres | Document Type |
| 1                                                                                       | Karnataka | Uttarahalli |                | 15/3,15/3A         | 8.7           | ATS/GPA       |
|                                                                                         |           |             |                |                    |               |               |

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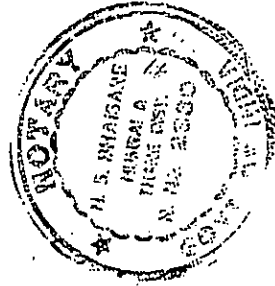
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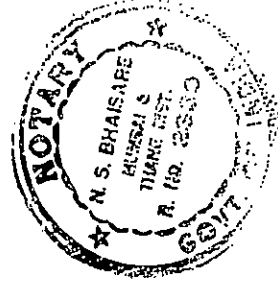
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| DETAILS OF LAND AT VARTHUR, KARNATAKA HELD BY M/S GREEN FORTUNE PROMOTERS & DEVELOPERS PVT LTD |           |                |                                     |                          |        |                                              |                        |
|------------------------------------------------------------------------------------------------|-----------|----------------|-------------------------------------|--------------------------|--------|----------------------------------------------|------------------------|
| Annexure 'A6' Green Fortune Promoters & Developers Private Limited                             |           |                |                                     |                          |        |                                              |                        |
| Sr.No                                                                                          | State     | Village        | Taluka/ Tehsil                      | S.No.                    | Area   | Type of Document as per definitive Agreement | Type of Document       |
| 1                                                                                              | Karnataka | Siddapur       | Varthur Hobli, Bangalore East Taluk | 33/2,33/5,33/6           | 0.25   | Sale Deed                                    | Sale Deed              |
| 2                                                                                              | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 76/5                     | 0.15   | Sale Deed                                    | ATS - Notary/Sale Deed |
| 3                                                                                              | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 65/1,66/3                | 0.625  | Sale Deed                                    | ATS - Notary/Sale Deed |
| 4                                                                                              | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 66/3                     | 0.25   | Sale Deed                                    | ATS - Notary/Sale Deed |
| 5                                                                                              | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 75,76/5                  | 0.325  | Sale Deed                                    | ATS - Notary/Sale Deed |
| 6                                                                                              | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 67/3                     | 0.175  | Sale Deed                                    | ATS - Notary/Sale Deed |
| 7                                                                                              | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 58/2                     | 0.35   | Sale Deed                                    | ATS - Notary/Sale Deed |
| 8                                                                                              | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 58/2                     | 0.3    | Sale Deed                                    | ATS - Notary/Sale Deed |
| 9                                                                                              | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 90                       | 0.75   | Sale Deed                                    | ATS - Notary/Sale Deed |
| 10                                                                                             | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 90                       | 1.06   | Sale Deed                                    | Sale Deed/GPA          |
| 11                                                                                             | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 90                       | 1.65   | Sale Deed                                    | Sale Deed/GPA          |
| 12                                                                                             | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 67/1,69/2                | 0.2125 | Sale Deed                                    | ATS - Notary/Sale Deed |
| 13                                                                                             | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 60/10                    | 0.15   | Sale Deed                                    | ATS - Notary/Sale Deed |
| 14                                                                                             | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 53/4,53/11,53/12         | 0.1    | Sale Deed                                    | Sale Deed              |
| 15                                                                                             | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 93/2                     | 0.25   | Sale Deed                                    | ATS - Notary/Sale Deed |
| 16                                                                                             | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 68/1,83/1                | 0.27   | Sale Deed                                    | ATS - Notary/Sale Deed |
| 17                                                                                             | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 55/10,57/2A              | 0.1    | Sale Deed                                    | ATS - Notary/Sale Deed |
| 18                                                                                             | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 68/3, 68/4               | -0.3   | Sale Deed                                    | ATS - Notary/Sale Deed |
| 19                                                                                             | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 57/1                     | 0.1    | Sale Deed                                    | ATS - Notary/Sale Deed |
| 20                                                                                             | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 60/2                     | 0.15   | Sale Deed                                    | ATS - Notary/Sale Deed |
| 21                                                                                             | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 83/1,83/2,67/1,68/2,69/1 | 0.8375 | Sale Deed                                    | ATS - Notary/Sale Deed |
| 22                                                                                             | Karnataka | Ramagondahalli | Varthur Hobli, Bangalore East Taluk | 85                       | 0.72   | Sale Deed                                    | ATS - Notary/Sale Deed |

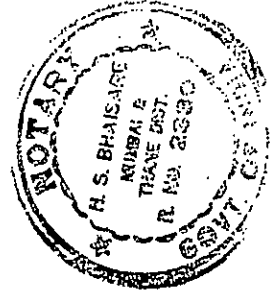


| Sr.No | State     | Village              | Taluk/ Tehsil                          | S.No.             | Area   | Type of Document as per<br>definitive Assignment | Type of Document       |
|-------|-----------|----------------------|----------------------------------------|-------------------|--------|--------------------------------------------------|------------------------|
| 47    | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 299/4             | 0.55   | Sale Deed                                        | Sale Deed              |
| 48    | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 300/2, 302/2A     | 1.1125 | Sale Deed                                        | Sale Deed              |
| 49    | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 254/1             | 0.55   | Sale Deed                                        | Sale Deed              |
| 50    | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 239/1             | 0.32   | Sale Deed                                        | Sale Deed              |
| 51    | Karnataka | Ramagondahalli       | Varthur Hobli, Bangalore<br>East Taluk | 75                | 0.095  | Sale Deed                                        | Sale Deed/GPA          |
| 52    | Karnataka | Siddapur             | Varthur Hobli, Bangalore<br>East Taluk | 49/1              | 0.127  | Sale Deed                                        | Sale Deed              |
| 53    | Karnataka | Ramagondahalli       | Varthur Hobli, Bangalore<br>East Taluk | 90                | 0.5    | Sale Deed                                        | ATS - Notary/Sale Deed |
| 54    | Karnataka | Ramagondahalli       | Varthur Hobli, Bangalore<br>East Taluk | 95                | 0.35   | Sale Deed                                        | Sale Deed              |
| 55    | Karnataka | Ramagondahalli       | Varthur Hobli, Bangalore<br>East Taluk | 77/1A             | 1.25   | Sale Deed                                        | Sale Deed              |
| 56    | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 243               | 2.75   | Sale Deed                                        | ATS - Notary/Sale Deed |
| 57    | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 266/2             | 1.35   | Sale Deed                                        | ATS - Notary/Sale Deed |
| 58    | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 236/5             | 0.2875 | Sale Deed                                        | Sale Deed              |
| 59    | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 240/3             | 0.35   | Sale Deed                                        | Sale Deed              |
| 60    | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 254/3             | 0.225  | Sale Deed                                        | Sale Deed              |
| 61    | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 236/4             | 0.2875 | Sale Deed                                        | Sale Deed              |
| 62    | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 264/4             | 0.625  | Sale Deed                                        | Sale Deed              |
| 63    | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 265               | 0.3    | Sale Deed                                        | ATS - Notary/Sale Deed |
| 64    | Karnataka | Ramagondahalli       | Varthur Hobli, Bangalore<br>East Taluk | 71/1, 71/2A, 82/1 | 1.075  | GPA                                              | GPA                    |
| 65    | Karnataka | Ramagondahalli       | Varthur Hobli, Bangalore<br>East Taluk | 75, 76/5          | 0.325  | GPA                                              | ATS - Notary           |
| 66    | Karnataka | Ramagondahalli       | Varthur Hobli, Bangalore<br>East Taluk | 75                | 0.2875 | GPA                                              | ATS - Notary           |
| 67    | Karnataka | Ramagondahalli       | Varthur Hobli, Bangalore<br>East Taluk | 75                | 0.2875 | GPA                                              | ATS - Notary           |
| 68    | Karnataka | Ramagondahalli       | Varthur Hobli, Bangalore<br>East Taluk | 90                | 1.275  | GPA                                              | ATS - Notary           |
| 69    | Karnataka | Ramagondahalli       | Varthur Hobli, Bangalore<br>East Taluk | 58/2              | 0.3    | GPA                                              | ATS - Notary           |
| 70    | Karnataka | Ramagondahalli       | Varthur Hobli, Bangalore<br>East Taluk | 59/5, 59/7        | 0.25   | GPA                                              | ATS - Notary           |



| Sr.No | State     | Village              | Taluk/ Talasil                         | S.No.          | Area   | Type of Document as per<br>definitive Agreement | Type of Document |
|-------|-----------|----------------------|----------------------------------------|----------------|--------|-------------------------------------------------|------------------|
| 95    | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 335/2          | 0.125  | GPA                                             | GPA              |
| 96    | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 299/2          | 0.178  | GPA                                             | GPA              |
| 97    | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 336/4          | 0.15   | GPA                                             | GPA              |
| 98    | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 239/1          | 0.3125 | GPA                                             | GPA              |
| 99    | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 323/1          | 0.175  | GPA                                             | GPA              |
| 100   | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 301/1          | 0.4    | GPA                                             | GPA              |
| 101   | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 229/2A, 229/3A | 0.45   | GPA                                             | GPA              |
| 102   | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 314/4B, 288/2  | 0.9    | GPA                                             | GPA              |
| 103   | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 242/3          | 0.975  | GPA                                             | GPA              |
| 104   | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 262            | 0.55   | GPA                                             | ATS - Notary     |
| 105   | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 231/2          | 0.5    | GPA                                             | GPA              |
| 106   | Karnataka | Ramagondahalli       | Varthur Hobli, Bangalore<br>East Taluk | 51/1, 51/2     | 0.2    | GPA                                             | ATS - Notary/GPA |
| 107   | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 301/1          | 0.4    | GPA                                             | GPA              |
| 108   | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 314/4A         | 0.195  | GPA                                             | GPA              |
| 109   | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 276            | 0.5    | GPA                                             | GPA              |
| 110   | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 255/2          | 0.027  | GPA                                             | ATS - Notary     |
| 111   | Karnataka | Ramagondahalli       | Varthur Hobli, Bangalore<br>East Taluk | 48/3, 48/5     | 0.1875 | GPA                                             | ATS - Notary/GPA |
| 112   | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 264/1          | 0.475  | GPA                                             | ATS - Notary/GPA |
| 113   | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 300            | 1.25   | GPA                                             | ATS - Notary/GPA |
| 114   | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 263/2          | 0.1375 | GPA                                             | ATS - Notary/GPA |
| 115   | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 267/7          | 1      | GPA                                             | ATS - Notary     |
| 116   | Karnataka | Ramagondahalli       | Varthur Hobli, Bangalore<br>East Taluk | 75             | 0.095  | GPA                                             | GPA              |
| 117   | Karnataka | Ramagondahalli       | Varthur Hobli, Bangalore<br>East Taluk | 47/5           | 0.1    | GPA                                             | GPA              |
| 118   | Karnataka | Amani Bellandu Khane | Varthur Hobli, Bangalore<br>East Taluk | 336/6          | 0.275  | GPA                                             | GPA              |

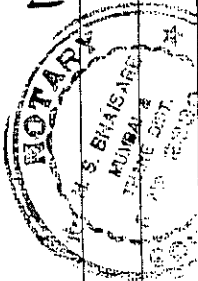
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|               |                                     |                          |                  |                           |       |        |
|---------------|-------------------------------------|--------------------------|------------------|---------------------------|-------|--------|
| 52            | Ramakrishna                         | NSB Real Estates Pvt.Ltd | Kumbena Agrahar  | 133                       | 0.750 | 308    |
| 53            | Venkataswamy                        | NSB Real Estates Pvt.Ltd | Kumbena Agrahar  | 111/3                     | 0.375 | 305    |
| 54            | Arasamma                            | NSB Real Estates Pvt.Ltd | Doddabanaahalli  | 35                        | 0.225 | 352    |
| 55            | S. Balappa                          | NSB Real Estates Pvt.Ltd | Doddabanaahalli  | 35                        | 0.250 | 350    |
| 56            | Gavatri                             | NSB Real Estates Pvt.Ltd | Kumbena Agrahar  | 133                       | 0.150 | 346    |
| 57            | C. Manjunatha                       | NSB Real Estates Pvt.Ltd | Kumbena Agrahar  | 134/1                     | 0.075 | 347    |
| 58            | NarayanaSwamy                       | NSB Real Estates Pvt.Ltd | Kumbena Agrahar  | 146                       | 0.350 | 344    |
| 59            | Chandrashekharaadhy                 | NSB Real Estates Pvt.Ltd | Doddabanaahalli  | 35                        | 0.250 | 345    |
| 60            | Ramakrishna                         | NSB Real Estates Pvt.Ltd | Doddabanaahalli  | 35                        | 0.225 | 349    |
| 61            | C.M. Manjunatha                     | NSB Real Estates Pvt.Ltd | Kumbena Agrahar  | 143/A, 145/A, 144/D       | 0.550 | 351    |
| 62            | Gopalakrishna s/o Muniramaiah       | NSB Real Estates Pvt.Ltd | Doddabanaahalli  | 93/1                      | 0.438 | 471    |
| 63            | Sujanaappa s/o Veeraswamy           | NSB Real Estates Pvt.Ltd | Kumbena Agrahar  | 143/C, 146                | 0.200 | 459    |
| 64            | Gowamma w/o Patel Siddalingaiah     | NSB Real Estates Pvt.Ltd | Doddabanaahalli  | 32                        | 0.675 | 470    |
| 65            | Siddamma w/o Venkatagiriappa        | NSB Real Estates Pvt.Ltd | Doddabanaahalli  | 93/1                      | 0.438 | 472    |
| 66            | Vasanthamma w/o Chandrashekar Reddy | NSB Real Estates Pvt.Ltd | Kumbena Agrahar  | 153/1                     | 0.650 | 464    |
| 67            | M. Papaiah s/o Muniraju             | NSB Real Estates Pvt.Ltd | Doddabanaahalli  | 50                        | 0.463 | 463    |
| 68            | Gowamma D/o Manjamma                | NSB Real Estates Pvt.Ltd | Doddabanaahalli  | 56/3A                     | 1.000 | 426    |
| 69            | Lakshamma D/o Chikkabaiiah          | NSB Real Estates Pvt.Ltd | Chikkabanaahalli | 2/1                       | 2.800 | 462    |
| 70            | M. S. Dhanalakshmi w/o R. Shankar   | NSB Real Estates Pvt.Ltd | Doddabanaahalli  | P1, 103/2, 103/1, 104/P2  | 5.650 | 431    |
| 71            | R. Shankar s/o Ramachandrapappa     | NSB Real Estates Pvt.Ltd | Doddabanaahalli  | 102/4, 103/2, 104/P3      | 4.200 | 428    |
| 72            | R. Raju s/o Ramachandrapappa        | NSB Real Estates Pvt.Ltd | Doddabanaahalli  | 104/P1-P1, 92             | 1.500 | 427    |
| 73            | L. Donboso s/o Louis                | NSB Real Estates Pvt.Ltd | Doddabanaahalli  | 92                        | 0.850 | 429    |
| 74            | Munivenkatappa s/o Buddapappa       | NSB Real Estates Pvt.Ltd | Kumbena Agrahar  | 160                       | 0.750 | 23     |
| 75            | Rajamma w/o Ramachandrapappa        | NSB Real Estates Pvt.Ltd | Kumbena Agrahar  | 108                       | 0.375 | 21     |
| 76            | D. C. Anajanaappa s/o Chikkaramaiah | NSB Real Estates Pvt.Ltd | Kumbena Agrahar  | 138/1                     | 0.188 | 15     |
| 77            | Thimmalaiah s/o Muniyappa           | NSB Real Estates Pvt.Ltd | Kumbena Agrahar  | 1440                      | 0.125 | 16     |
| 78            | A. Venkataswamy s/o D. T. Appanna   | NSB Real Estates Pvt.Ltd | Doddabanaahalli  | 49                        | 1.500 | 19     |
| 79            | Chandrashekar s/o Siddalingappa     | NSB Real Estates Pvt.Ltd | Doddabanaahalli  | 56/5                      | 0.300 | 20     |
| 80            | Lakshmaiah Reddy s/o Venkatappa     | NSB Real Estates Pvt.Ltd | Dommasandra      | 35                        | 1.125 | 17     |
| 81            | N. Shammanna w/o Nalappa            | NSB Real Estates Pvt.Ltd | Kumbena Agrahar  | 44, 108                   | 1.053 | 366    |
| 82            | Marappa s/o Muniyappa               | NSB Real Estates Pvt.Ltd | Kumbena Agrahar  | 84/2, 134/3, 141/2, 142/2 | 0.040 | 367    |
| 83            | Narappa s/o Muniyappa               | NSB Real Estates Pvt.Ltd | Kumbena Agrahar  | 134/3, 141/2, 142/2, 33   | 3.275 | NOTARY |
| 84            | N. Lakshminarayanna s/o Nasarappa   | NSB Real Estates Pvt.Ltd | Kumbena Agrahar  | 134/1                     | 0.075 | 430    |
| 85            | Ramakrishna                         | NSB Real Estates Pvt.Ltd | Dommasandra      | 36                        | 0.250 | 321    |
| 86            | Sarojamma                           | NSB Real Estates Pvt.Ltd | Kumbena Agrahar  | 73                        | 0.225 | 319    |
| 87            | Susheelamma                         | NSB Real Estates Pvt.Ltd | Doddabanaahalli  | 73                        | 0.425 | 323    |
| 88            | P. Ganesh                           | NSB Real Estates Pvt.Ltd | Doddabanaahalli  | 73                        | 0.403 | 324    |
| Total Land :- |                                     |                          |                  | 70.871                    |       |        |

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| DETAILS OF LAND AT KARPOOR, KARNATAKA TO BE CHECK BY LEGAL |           |         |                            |                                            |               |               |
|------------------------------------------------------------|-----------|---------|----------------------------|--------------------------------------------|---------------|---------------|
| Annexure '48'                                              |           |         |                            |                                            |               |               |
| S.NO.                                                      | State     | Village | Taluka/ Tehsil             | Survey No.                                 | Area in Acres | Document Type |
| 1                                                          | Karnataka | Karpoor | Kasaba Hobli, Anekal Taluk | 120/3                                      | 0.175         | Sale Deed     |
|                                                            |           |         |                            | 146/2                                      | 0.325         | ATS           |
| 2                                                          | Karnataka | Karpoor | Kasaba Hobli, Anekal Taluk | 167/1, 167/8                               | 0.275         | ATS/Sale Deed |
| 3                                                          | Karnataka | Karpoor | Kasaba Hobli, Anekal Taluk | 128/4                                      | 0.175         | Sale Deed     |
|                                                            |           |         |                            | 167/3                                      | 0.1           | ATS           |
| 4                                                          | Karnataka | Karpoor | Kasaba Hobli, Anekal Taluk | 149/27, 149/28, 160/3, 138/1, 137/2, 96/1, | 1.1           | Sale Deed     |
|                                                            |           |         |                            | 150/3                                      | 0.027         | ATS           |
| 5                                                          | Karnataka | Karpoor | Kasaba Hobli, Anekal Taluk | 144/3, 135/2                               | 0.402         | Sale Deed     |
| 6                                                          | Karnataka | Karpoor | Kasaba Hobli, Anekal Taluk | 92/38,                                     | 0.177         | Sale Deed     |
|                                                            |           |         |                            | 29                                         | 0.225         | ATS           |
| 7                                                          | Karnataka | Karpoor | Kasaba Hobli, Anekal Taluk | 149/18, 150/5                              | 0.102         | Sale Deed     |
|                                                            |           |         |                            | 151/13                                     | 0.175         | ATS           |
| 8                                                          | Karnataka | Karpoor | Kasaba Hobli, Anekal Taluk | 156/2,                                     | 0.35          | ATS/Sale Deed |

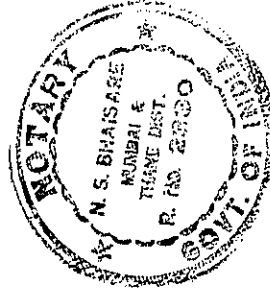
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| DETAILS OF LAND AT THANENAVI, MAHARASTRA HELD BY KAILASH MOTWANI |             |           |                 |                    |                      |               |
|------------------------------------------------------------------|-------------|-----------|-----------------|--------------------|----------------------|---------------|
| Annexure '49'                                                    |             |           |                 |                    |                      |               |
| S.NO.                                                            | State       | Village   | Taluka/ Tehsil  | Survey No./CTS No. | Area in Acres/Sq. ft | Document Type |
| 1                                                                | Maharashtra | Thanenhav | Taluka Khalapur | "24/2              | 3.885                | ATS/GPA       |
| 2                                                                | Maharashtra | Thanenhav | Taluka Khalapur | 19/38/2            | 0.25                 | ATS/GPA       |
| Total                                                            |             |           |                 |                    | 4.135                |               |

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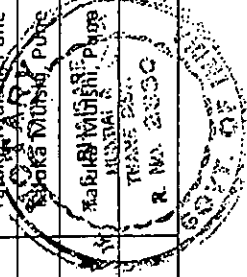


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| DETAILS OF LAND AT VITHALWADI, MAHARASTRA HELD BY M/S (PREMIER) BESTWOEDINFRAHEIGHTS PVT LTD. |             |            |                     |                                                                                                                                                                                                                                     |               |               |
|-----------------------------------------------------------------------------------------------|-------------|------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|
| Annexure '50'                                                                                 |             |            |                     |                                                                                                                                                                                                                                     |               |               |
| S.NO.                                                                                         | State       | Village    | Taluka / Tehsil     | Survey No.                                                                                                                                                                                                                          | Area in Acres | Document Type |
| 1                                                                                             | Maharashtra | Vithalwadi | Taluka Mulshi, Pune | 303, 305, 306, 308, 309, 310, 312, 314, 316, 319, 325, 326, 327, 328, 354, 358, 363, 371, 375, 376, 378, 384, 385, 394, 404, 409, 412, 458, 212, 215, 217, 233, 235, 286, 288, 295, 217, 311, 316, 317, 321, 322, 341, 347, 349, 36 | 27.45825      | ATS/ GPA      |
| 2                                                                                             | Maharashtra | Vithalwadi | Taluka Mulshi, Pune |                                                                                                                                                                                                                                     | 26.285        | ATS/ GPA      |
| 3                                                                                             | Maharashtra | Vithalwadi | Taluka Mulshi, Pune |                                                                                                                                                                                                                                     | 30.9212       | ATS/ GPA      |
| 4                                                                                             | Maharashtra | Vithalwadi | Taluka Mulshi, Pune | 282, 299, 300, 307, 317, 320, 321, 361, 208, 231, 227, 233, 360, 411, 226, 234, 281, 302, 222, 340, 605, 606, 614, 260, 262, 264, 270, 285, 287, 289, 291, 292, 293, 298, 333, 478,                                                 | 12.0175       | ATS/ GPA      |
| 5                                                                                             | Maharashtra | Vithalwadi | Taluka Mulshi, Pune |                                                                                                                                                                                                                                     | 5             | ATS/ GPA      |
| 6                                                                                             | Maharashtra | Vithalwadi | Taluka Mulshi, Pune |                                                                                                                                                                                                                                     | 16.6025       | ATS/ GPA      |
| 7                                                                                             | Maharashtra | Vithalwadi | Taluka Mulshi, Pune | 232, 237, 318, 346, 383, 398, 405,                                                                                                                                                                                                  | 17.7875       | ATS/ GPA      |
| 8                                                                                             | Maharashtra | Vithalwadi | Taluka Mulshi, Pune | 393                                                                                                                                                                                                                                 | 2.625         | ATS           |
| 9                                                                                             | Maharashtra | Vithalwadi | Taluka Mulshi, Pune | 232, 298, 405, 476, 478, 479, 496,                                                                                                                                                                                                  | 6.91          | ATS/ GPA      |
| 10                                                                                            | Maharashtra | Vithalwadi | Taluka Mulshi, Pune | 205, 310, 317, 286, 288, 295, 297, 301, 313, 315, 347, 349, 374, 396, 405,                                                                                                                                                          | 12.44475      | ATS/ GPA      |
| 11                                                                                            | Maharashtra | Vithalwadi | Taluka Mulshi, Pune | 346                                                                                                                                                                                                                                 | 1.475         | Sale Deed/GPA |
| 12                                                                                            | Maharashtra | Vithalwadi | Taluka Mulshi, Pune | 263                                                                                                                                                                                                                                 | 4.05          | Sale Deed/GPA |
| 13                                                                                            | Maharashtra | Vithalwadi | Taluka Mulshi, Pune | 261, 267, 271, 272, 372, 377, 408, 411, 413                                                                                                                                                                                         | 15.14825      | ATS/ GPA      |
| Total                                                                                         |             |            |                     |                                                                                                                                                                                                                                     | 178.725       |               |

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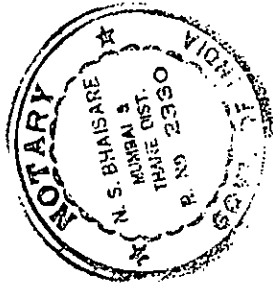


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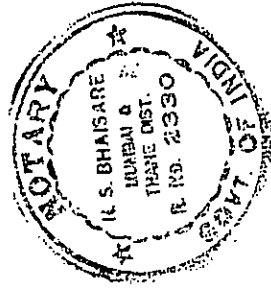
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| <u>DETAILS OF LAND AT SAVLE, MAHARASTRA HELD BY M/S WILDOAK INFRASTRUCTURE &amp; PROJECTS PVT LTD</u> |             |         |                |                    |               |               |
|-------------------------------------------------------------------------------------------------------|-------------|---------|----------------|--------------------|---------------|---------------|
| <u>Annexure '51'</u>                                                                                  |             |         |                |                    |               |               |
| S.No.                                                                                                 | State       | Village | Taluka/ Tehsil | Survey No./Gut no. | Area in Acres | Document Type |
| 1                                                                                                     | Maharashtra | Savle   | Taluka Maval   | "14/1              | 590.75        | ATS           |

590.75



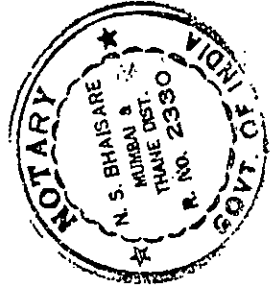
| Annexure '52' |             |           |                 |                                                                                                                            |               |               |
|---------------|-------------|-----------|-----------------|----------------------------------------------------------------------------------------------------------------------------|---------------|---------------|
| S.NO.         | State       | Village   | Taluka/ Tehsil  | Survey No.                                                                                                                 | Area in Acres | Document Type |
| 1             | Maharashtra | Kharsundi | Taluka Khalapur | 1/4, 1/5, 4/3, 5/13, 6/5, 6/17, 7/3, 7/6, 8/2, 8/5B, 9/2, 9/5A, 9/5B, 9/5K, 9/8, 16/1A, 19/3, 27, 28/2, 33/13A, 54/3, 54/6 | 23.0475       | Sale Deed/GPA |
| 2             | Maharashtra | Kharsundi | Taluka Khalapur | 87/5, 87/7, 87/8, 87/9A/2, 87/9B                                                                                           | 12.3875       | Sale Deed/GPA |
| 3             | Maharashtra | Kharsundi | Taluka Khalapur | 1/2A, 2/5, 2/6, 2/7, 3/5, 3/8, 4/1, 4/4, 4/13, 5/18, 6/1, 6/2, 6/3, 6/7, 6/12B, 6/13, 6/15, 7/1A(1), 7/1B, 7/2, 17/9       | 11.6925       | Sale Deed/GPA |
| 4             | Maharashtra | Kharsundi | Taluka Khalapur | 11/2, 21/2, 31/1                                                                                                           | 16.45         | Sale Deed/GPA |
| 5             | Maharashtra | Kharsundi | Taluka Khalapur | 8/5A, 9/4                                                                                                                  | 4.1675        | Sale Deed/GPA |
| 6             | Maharashtra | Kharsundi | Taluka Khalapur | 3/7, 8/3, 9/9A, 9/9B, 16/1B, 17/8, 9/10, 33/3, 33/15, 45/4                                                                 | 18.09         | Sale Deed/GPA |
| 7             | Maharashtra | Kharsundi | Taluka Khalapur | 3/7                                                                                                                        | 0.22          | Sale Deed/GPA |
| 8             | Maharashtra | Kharsundi | Taluka Khalapur | 8/1, 9/1, 15/1, 16/3                                                                                                       | 1.775         | Sale Deed/GPA |
| 9             | Maharashtra | Kharsundi | Taluka Khalapur | 87/5, 87/7, 87/8, 87/9A/2, 87/9B                                                                                           | 12.3875       | Sale Deed/GPA |
| 10            | Maharashtra | Kharsundi | Taluka Khalapur | 13/3, 14/1, 15/2                                                                                                           | 3             | Sale Deed/GPA |
| 11            | Maharashtra | Kharsundi | Taluka Khalapur | 11/3, 17/3                                                                                                                 | 5.3           | Sale Deed/GPA |
| 12            | Maharashtra | Kharsundi | Taluka Khalapur | 6/6, 7/4                                                                                                                   | 0.81          | Sale Deed/GPA |
| 13            | Maharashtra | Kharsundi | Taluka Khalapur | 11/5, 12/1, 12/3, 14/3, 14/6, 25/4, 26/2, 26/5, 33/5A, 33/5B, 24/3                                                         | 12.01         | Sale Deed/GPA |
| 14            | Maharashtra | Kharsundi | Taluka Khalapur | 33/9, 40/5, 44/5, 51/5, 52/3, 56/3A, 65/2K, 60/1A, 65/2A                                                                   | 19.645        | Sale Deed/GPA |
| 15            | Maharashtra | Kharsundi | Taluka Khalapur | 30/2, 33/10, 37                                                                                                            | 2.25          | Sale Deed/GPA |
| 16            | Maharashtra | Kharsundi | Taluka Khalapur | 26/4                                                                                                                       | 1.65          | Sale Deed     |
| Total         |             |           |                 |                                                                                                                            | 144.883       |               |



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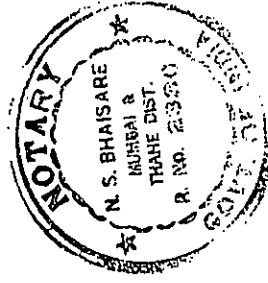
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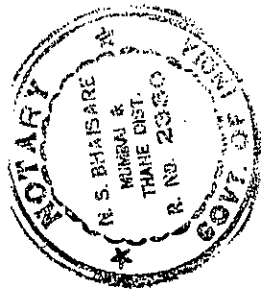
| DETAILS OF LAND AT SUS, MULSHI PUNE, MAHARASTRA HELD BY M/S SUNSHINE INFRACITY PVT LTD |             |         |                |                                                                                                                                |               |               |
|----------------------------------------------------------------------------------------|-------------|---------|----------------|--------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|
| Annexure '53'                                                                          |             |         |                |                                                                                                                                |               |               |
| S.NO.                                                                                  | State       | Village | Taluka/ Tehsil | Survey No.                                                                                                                     | Area in Acres | Document Type |
| 1                                                                                      | Maharashtra | Sus     | Mulshi, Pune   | 72/1, 75/6                                                                                                                     | 0.8           | Sale Deed     |
| 2                                                                                      | Maharashtra | Sus     | Mulshi, Pune   | 75/2, 76/2, 79/2, 79/4, 80/3, 80/4, 80/4, 80/12                                                                                | 0.9           | Sale Deed     |
| 3                                                                                      | Maharashtra | Sus     | Mulshi, Pune   | 77/3                                                                                                                           | 0.175         | Sale Deed     |
| 4                                                                                      | Maharashtra | Sus     | Mulshi, Pune   | 60/1, 60/2, 61/5, 61/9, 61/11, 62/2, 66, 70/1, 70/2                                                                            | 34.5700       | Sale Deed     |
| 5                                                                                      | Maharashtra | Sus     | Mulshi, Pune   | 51/1, 51/3, 53/2, 54/2, 55/2, 56/3, 58/2, 58/2/1, 58/2/2, 59, 72/2, 73/1, 73/2, 73/3, 77/5, 78/1+2                             | 15.6900       | Sale Deed     |
| 6                                                                                      | Maharashtra | Sus     | Mulshi, Pune   | 50/5, 51/2, 54/2, 55/3, 56/2, 58/1, 58/2/1, 58/3, 60/1, 61/3, 61/7, 61/2, 61/4, 61/6, 61/8, 61/10, 61/12, 62/2, 65/1, 71, 80/5 | 28.4250       | Sale Deed     |
| 7                                                                                      | Maharashtra | Sus     | Mulshi, Pune   | 70/3                                                                                                                           | 6.7000        | Sale Deed     |
| 8                                                                                      | Maharashtra | Sus     | Mulshi, Pune   | 75/2, 76/2, 79/2, 79/4, 80/3, 80/4, 80/12                                                                                      | 0.45          | Sale Deed     |
|                                                                                        |             |         |                |                                                                                                                                | 87.71         |               |



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| DETAILS OF LAND AT SUS, MULSHI PUNE, MAHARASTRA HELD BY M/S FORTUNE INFRACITY PVT LTD |             |         |                |            |               |               |
|---------------------------------------------------------------------------------------|-------------|---------|----------------|------------|---------------|---------------|
| Annexure '54'                                                                         |             |         |                |            |               |               |
| S.NO.                                                                                 | State       | Village | Taluka/ Tehsil | Survey No. | Area in Acres | Document Type |
| 1                                                                                     | Maharashtra | Sus     | Mulshi, Pune   | 166        | 5.50          | Sale Deed     |
| 2                                                                                     | Maharashtra | Sus     | Mulshi, Pune   | 169        | 3.00          | Sale Deed     |
| 3                                                                                     | Maharashtra | Sus     | Mulshi, Pune   | 170        | 3.60          | Sale Deed     |
| 4                                                                                     | Maharashtra | Sus     | Mulshi, Pune   | 176        | 1.50          | Sale Deed     |
| 6                                                                                     | Maharashtra | Sus     | Mulshi, Pune   | 163/2      | 22.98         | Sale Deed     |
| 7                                                                                     | Maharashtra | Sus     | Mulshi, Pune   | 215/4      | 0.59          | Sale Deed     |
| 5                                                                                     | Maharashtra | Sus     | Mulshi, Pune   | 105/2      | 1.08          | Sale Deed     |
| TOTAL AREA                                                                            |             |         |                |            | 38.24         |               |

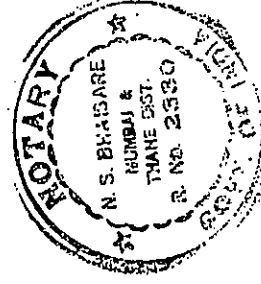




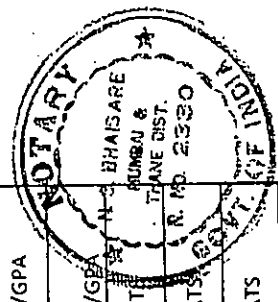
| DETAILS OF LAND AT UMBRE, MAHARASHTRA HELD BY M/S AGRO TOWN DEVELOPERS PVT. LTD |                            |         |                 |                      |               |               |
|---------------------------------------------------------------------------------|----------------------------|---------|-----------------|----------------------|---------------|---------------|
| S.No                                                                            | State                      | Village | Annexure 55     |                      | Area in Acres | Document Type |
|                                                                                 |                            |         | Taluka          | Survey No./Cut No.   |               |               |
| 1                                                                               | Nasru Trimbak Salunhe      | Umbre   | Taluka Khalapur | 16/10                | 1.825         | ATS / GPA     |
| 2                                                                               | Subhash Govind Mane        | Umbre   | Taluka Khalapur | 63/7                 | 0.955         | ATS / GPA     |
| 3                                                                               | Ganeshram Balu Chitambar   | Umbre   | Taluka Khalapur | 16/18                | 1.75          | ATS / GPA     |
| 4                                                                               | Hru Naphu Patade           | Umbre   | Taluka Khalapur | 16/1A                | 1.8           | ATS / GPA     |
| 5                                                                               | Gangadhar Laxman Wajumare  | Umbre   | Taluka Khalapur | 57/1A1               | 2.5           | ATS / GPA     |
| 6                                                                               | Devabhai Balu Shedar       | Umbre   | Taluka Khalapur | 17/38                | 1.325         | ATS / GPA     |
| 7                                                                               | Vijayal Pandu Sahukhe      | Umbre   | Taluka Khalapur | 171/173A             | 1.375         | ATS / GPA     |
| 8                                                                               | Bakya Tukya Katkari        | Umbre   | Taluka Khalapur | 79/27A1              | 1.6           | ATS / GPA     |
| 9                                                                               | Gangya Gangya Katkari      | Umbre   | Taluka Khalapur | 94/38                | 1.55          | ATS / GPA     |
| 10                                                                              | Janu Balu Katkari          | Umbre   | Taluka Khalapur | 72/1275, 12/58, 37/1 | 3.75          | ATS / GPA     |
| 11                                                                              | Satyad Yunnas Sajjad Yusuf | Umbre   | Taluka Khalapur | 55/18, 55/7          | 0.9           | ATS / GPA     |
| 12                                                                              | Satu Marayan Eait          | Umbre   | Taluka Khalapur | 16/18, 16/11         | 1.70          | ATS / GPA     |
| 13                                                                              | Ravi Laxman Katkari        | Umbre   | Taluka Khalapur | 79/2A1               | 1.5           | ATS / GPA     |
| 14                                                                              | Ba Devali Katkari          | Umbre   | Taluka Khalapur | 79/132               | 0.575         | ATS / GPA     |
| 15                                                                              | Laxman Devaji Katkari      | Umbre   | Taluka Khalapur | 76/3A                | 1.775         | ATS / GPA     |
| 16                                                                              | Laxman Ambaji Katkari      | Umbre   | Taluka Khalapur | 94/1A                | 1.8           | ATS / GPA     |
| 17                                                                              | Wakya Laxhya Katkari       | Umbre   | Taluka Khalapur | 94/30                | 1.5125        | ATS / GPA     |
| 18                                                                              | Kahya Shiva Katkari        | Umbre   | Taluka Khalapur | 15/1K                | 1.875         | ATS / GPA     |
| 19                                                                              | And Dohu Eait              | Umbre   | Taluka Khalapur | 94/10                | 1.675         | ATS / GPA     |
| 20                                                                              | Krushna Kashya Katkari     | Umbre   | Taluka Khalapur |                      |               | ATS / GPA     |
| 21                                                                              |                            |         |                 |                      |               |               |
| Total                                                                           |                            |         |                 |                      | 33.5425       |               |

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| DETAILS OF LAND AT HARADI, JANGAMGOTE, KARNATAKA HELD BY M/S EXQUISITE INFRASTRUCTURE PVT LTD |                     |         |                   |                    |               |               |
|-----------------------------------------------------------------------------------------------|---------------------|---------|-------------------|--------------------|---------------|---------------|
| Annexure '56'                                                                                 |                     |         |                   |                    |               |               |
| S.NO.                                                                                         | State               | Village | Taluka/ Tehsil    | Survey No./Gut no. | Area in Acres | Document Type |
| 1                                                                                             | M. Prakash & others | Haradi  | Sidhlagatta Taluk | 3 (26/S,26/6)      | 33.6          | REG -ATS/GPA  |
| 2                                                                                             | Ashwathappa         | Haradi  | Sidhlagatta Taluk | 3/p1 (old 26/6)    | 2             | REG -ATS/GPA  |
| 3                                                                                             | Byyamma             | Haradi  | Sidhlagatta Taluk | 3/p23              | 2.00          | REG -ATS/GPA  |
| Total                                                                                         |                     |         |                   |                    | 37.6          |               |



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DETAILS OF LAND AT RAILWAY TRACK, KARNATAKA HELD BY M/S SUNSHINE INFRAPROMOTERS PVT LTD

Annexure '57'

| S.No. | State     | Village         | Taluka/ Tehsil                            | Survey No/CTS No. | Area in Acres/Sq.ft | Document Type |
|-------|-----------|-----------------|-------------------------------------------|-------------------|---------------------|---------------|
| 1     | Karnataka | Akkupete        | Kasaba Hobli, Devanhalli Taluk, Bangalore | 123               | 4.05                | ATS/GPA       |
| 2     | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | "26/3             | 1.05                | ATS/GPA       |
| 3     | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | "7/2              | 1.6                 | ATS           |
| 4     | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | "4/1              | 2.65                | ATS           |
| 5     | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | "7/3              | 1.375               | ATS           |
| 6     | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | "7/3              | 0.125               | ATS           |
| 7     | Karnataka | Doddasanne      | Kasaba Hobli, Devanhalli Taluk, Bangalore | "7/3              | 1                   | ATS           |
| 8     | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | "7/3              | 2.55                | ATS           |
| 9     | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | "7/4              | 1                   | ATS           |
| 10    | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 8                 | 16.9                | ATS           |
| 11    | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 16,17/1           | 6.275               | Sale Deed     |
| 12    | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 22                | 2.2                 | Sale Deed     |
| 13    | Karnataka | Sanna Amanikere | Kasaba Hobli, Devanhalli Taluk, Bangalore | 25                | 5                   | ATS           |
| Total |           |                 |                                           |                   | 45.775              |               |

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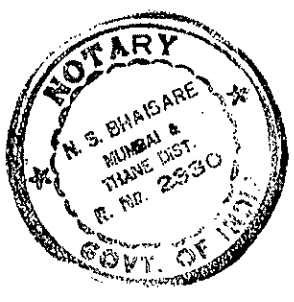


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Additional documents

Notary Document

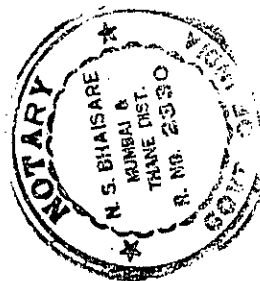
|       |                 |                                     |       |     |             |               |                        |
|-------|-----------------|-------------------------------------|-------|-----|-------------|---------------|------------------------|
| 1     | K. Mu<br>niraju | Sunshine Infra Pramoters<br>Pvt.Ltd | "10/1 | 0.5 | Upparahalli | Notary<br>461 | 12/7/2011<br>12/7/2011 |
| 2     | S.Ma<br>nula    | Sunshine Infra Pramoters<br>Pvt.Ltd | "10/1 | 1   | Upparahalli | Notary<br>440 | 12/7/2011<br>12/8/2011 |
| Total |                 |                                     |       | 1.5 |             |               |                        |



**DETAILS OF LAND AT WOODSVILLE, ANEKAL, KARNATAKA HELD BY M/S MEGASTRUCTURE INFRACON PVT LTD**

**Annexure '58'**

| Sl.No        | State              | Village        | Taluka/ Tehsil               | Sy.No. | Acre         | Document  |
|--------------|--------------------|----------------|------------------------------|--------|--------------|-----------|
| 1            | C.Nagabhushan      | M.Medahalli    | Athibele Hobli, Anekal Taluk | 14/4   | 0.95         | SALE DEED |
| 2            | C.Nagabhushan      | M.Medahalli    | Athibele Hobli, Anekal Taluk | 15/4   | 1.75         | SALE DEED |
| 3            | C.Nagabhushan      | M.Medahalli    | Athibele Hobli, Anekal Taluk | 20/13  | 0.6          | SALE DEED |
| 4            | C.Nagabhushan      | M.Medahalli    | Athibele Hobli, Anekal Taluk | 17/2   | 0.15         | SALE DEED |
| 5            | D.Hanumantha Reddy | M.Medahalli    | Athibele Hobli, Anekal Taluk | 20/12  | 2.675        | SALE DEED |
| 6            | N.Srinivasa Reddy  | M.Medahalli    | Athibele Hobli, Anekal Taluk | 20/17  | 1.35         | SALE DEED |
| 7            | C.Nagabhushan      | Rachamanahalli | Athibele Hobli, Anekal Taluk | 41/3   | 0.5          | SALE DEED |
| <b>Total</b> |                    |                |                              |        | <b>7.975</b> |           |



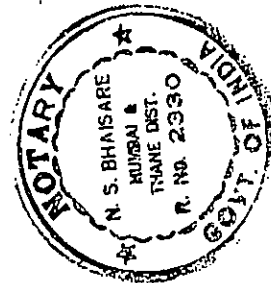
211

DETAILS OF LAND AT BIKANER, RAJASTHAN HELD BY M/S STRIDE ENERGY RESOURCES PVT LTD

lack

Annexure '59'

| S.No. | State     | Village                               | Taluka/ Tehsil     | Survey No. | Area in Acres | Type of Document |
|-------|-----------|---------------------------------------|--------------------|------------|---------------|------------------|
| 1     | Rajasthan | Kolayath, Bikaner, Rajasthan          | Bikaner, Rajasthan | 53, 49/1   | 31.25         | Sale Deed        |
| 2     | Rajasthan | Kolayath, Bikaner, Rajasthan          | Bikaner, Rajasthan | 55         | 37.5          | Sale Deed        |
| 3     | Rajasthan | Kolayath, Bikaner, Rajasthan          | Bikaner, Rajasthan | 71/49      | 15.625        | Sale Deed        |
| 4     | Rajasthan | Kishanayat Budhan, Bikaner, Rajasthan | Bikaner, Rajasthan | 51         | 15.8          | Sale Deed        |
| Total |           |                                       |                    |            | 100.175       |                  |

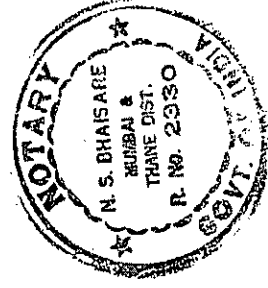


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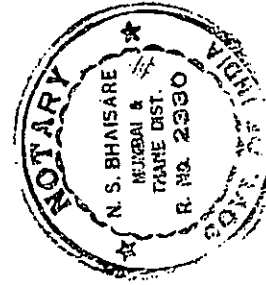
212

| DETAILS OF LAND AT ADIVALI, MAHARASTRA HELD BY M/S SPLENDOR INFRACITY PVT LTD |             |         |                |        |                   |
|-------------------------------------------------------------------------------|-------------|---------|----------------|--------|-------------------|
| Annexure '60'                                                                 |             |         |                |        |                   |
| Sr. No                                                                        | State       | Village | Taluka/ Tehsil | Sy.no. | Area<br>(In Acre) |
| 1                                                                             | Maharashtra | Adivali | Taluka-Panvel  | 105    | 2.195             |
|                                                                               |             |         |                |        | Type of Deed      |
|                                                                               |             |         |                |        | Sale Deed         |

2.20



213



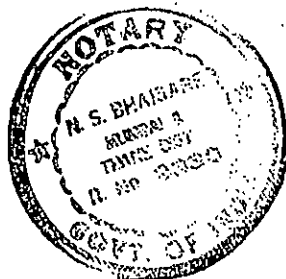
**Annexure '60 A'**

| Name of Village | Name of Purchaser                     | Name of Seller                                                                    | Survey No. | Area Purchased (In Are) | Type of Document  | Reg. No.  |
|-----------------|---------------------------------------|-----------------------------------------------------------------------------------|------------|-------------------------|-------------------|-----------|
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Vasant Shankar Shedge, Rajaram Yashwant Dagade, Muktabai Yashwant Dagade & Others | 108/13     | 6.20                    | Sale Deed         | 5987/2011 |
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Pearls Structures Pvt. Ltd.                                                       | 108/14     | 1.10                    | Sale Deed         | 1927/2011 |
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Vasant Shankar Shedge, Rajaram Yashwant Dagade, Muktabai Yashwant Dagade & Others | 108/14     | 4.35                    | Sale Deed         | 5987/2011 |
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Shivmahima Township Pvt. Ltd.                                                     | 108/8      | 0.34                    | Sale Deed         | 1926/2011 |
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Shivmahima Township Pvt. Ltd.                                                     | 108/12     | 0.14                    | Sale Deed         | 1926/2011 |
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Shivmahima Township Pvt. Ltd.                                                     | 109/1      | 0.09                    | Sale Deed         | 1926/2011 |
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Pearls Structures Pvt. Ltd.                                                       | 109/2      | 0.61                    | Sale Deed         | 1927/2011 |
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Pearls Structures Pvt. Ltd.                                                       | 110/3      | 0.13                    | Sale Deed         | 1927/2011 |
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Pearls Structures Pvt. Ltd.                                                       | 110/4      | 0.33                    | Sale Deed         | 1927/2011 |
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Pearls Structures Pvt. Ltd.                                                       | 110/5      | 0.48                    | Sale Deed         | 1927/2011 |
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Pearls Structures Pvt. Ltd.                                                       | 110/7      | 0.30                    | Sale Deed         | 1927/2011 |
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Shivmahima Township Pvt. Ltd.                                                     | 111/5      | 0.16                    | Sale Deed         | 1926/2011 |
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Pearls Structures Pvt. Ltd.                                                       | 111/6      | 0.08                    | Sale Deed         | 1927/2011 |
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Shivmahima Township Pvt. Ltd.                                                     | 160/11     | 0.88                    | Sale Deed         | 1926/2011 |
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Shivmahima Township Pvt. Ltd.                                                     | 160/15     | 4.30                    | Sale Deed         | 1926/2011 |
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Shivmahima Township Pvt. Ltd.                                                     | 160/16A    | 3.99                    | Sale Deed         | 1926/2011 |
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Shivmahima Township Pvt. Ltd.                                                     | 160/17A    | 2.25                    | Sale Deed         | 1926/2011 |
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Ram Dinkar Ambede, Mahendra Murlidhar Chichavade, Ajay Vijay Nimhan               | 160/17B    | 3.13                    | Agreement to Sale | 1097/2011 |
| Sus             | Crest Entertainment & Media Pvt. Ltd. | Ram Dinkar Ambede, Mahendra Murlidhar Chichavade, Ajay Vijay Nimhan               | 160/17B    | 125'                    | GPA               | 1098/2011 |

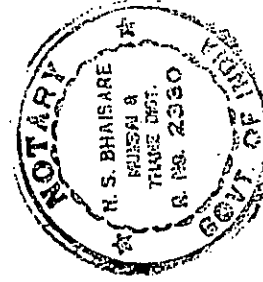
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|     |                                       |                                                                           |         |             |                   |           |
|-----|---------------------------------------|---------------------------------------------------------------------------|---------|-------------|-------------------|-----------|
| Sus | Crest Entertainment & Media Pvt. Ltd. | Ram Dinkar Ambede, Mahendra<br>Murlidhar Chichawade, Ajay Vijay<br>Nimhan | 160/178 | 3.00        | Agreement to Sale | 4437/2011 |
| Sus | Crest Entertainment & Media Pvt. Ltd. | Ram Dinkar Ambede, Mahendra<br>Murlidhar Chichawade, Ajay Vijay<br>Nimhan | 160/178 | 120'        | GPA               | 4438/2011 |
| Sus | Crest Entertainment & Media Pvt. Ltd. | Ram Dinkar Ambede, Mahendra<br>Murlidhar Chichawade, Ajay Vijay<br>Nimhan | 160/178 | 125'        | Taba Pavti        | Notary    |
| Sus | Crest Entertainment & Media Pvt. Ltd. | Ram Dinkar Ambede, Mahendra<br>Murlidhar Chichawade, Ajay Vijay<br>Nimhan | 160/178 | 120'        | Taba Pavti        | Notary    |
| Sus | Crest Entertainment & Media Pvt. Ltd. | Pearls Structures Pvt. Ltd.                                               | 160/6   | 1.55        | Sale Deed         | 1927/2011 |
| Sus | Crest Entertainment & Media Pvt. Ltd. | Shivmahima Township Pvt. Ltd.                                             | 160/6R  | 0.25        | Sale Deed         | 1927/2011 |
| Sus | Crest Entertainment & Media Pvt. Ltd. | Shivmahima Township Pvt. Ltd.                                             | 171/1   | 1.61        | Sale Deed         | 4411/2011 |
| Sus | Crest Entertainment & Media Pvt. Ltd. | Shivmahima Township Pvt. Ltd.                                             | 171/1   | 2.41        | Sale Deed         | 4411/2011 |
| Sus | Crest Entertainment & Media Pvt. Ltd. | Shivmahima Township Pvt. Ltd.                                             | 171/1   | 2.50        | Sale Deed         | 4411/2011 |
| Sus | Crest Entertainment & Media Pvt. Ltd. | Shivmahima Township Pvt. Ltd.                                             | 171/2   | 0.31        | Sale Deed         | 4411/2011 |
| Sus | Crest Entertainment & Media Pvt. Ltd. | Shivmahima Township Pvt. Ltd.                                             | 171/3   | 0.35        | Sale Deed         | 4411/2011 |
| Sus | Crest Entertainment & Media Pvt. Ltd. | Shivmahima Township Pvt. Ltd.                                             | 171/5   | 1.94        | Sale Deed         | 4411/2011 |
| Sus | Crest Entertainment & Media Pvt. Ltd. | Shivmahima Township Pvt. Ltd.                                             | 172/1   | 5.91        | Sale Deed         | 2522/2011 |
| Sus | Crest Entertainment & Media Pvt. Ltd. | Lalitkumar Kesarimal Jain                                                 | 171/3   | 0.18        | Sale Deed         | 4411/2011 |
| Sus | Crest Entertainment & Media Pvt. Ltd. | Shivmahima Township Pvt. Ltd.                                             | 171/3   | 48.83585146 | Sale Deed         | 4411/2011 |



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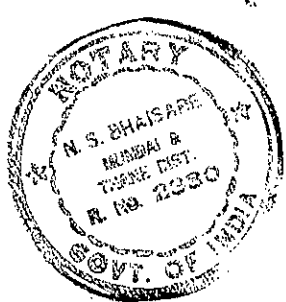


Jaria, Bihar

| Sr. No | Seller Name              | Purchaser Name         | Document No. & Date | Survey no. | KHASARA NO.                     | Area (In Acre) | Type of Deed |
|--------|--------------------------|------------------------|---------------------|------------|---------------------------------|----------------|--------------|
| 1      | Shri Mond. Yaseen        | Sun Plant Agro Ltd     | 5958<br>02/05/2008  | 95         | 696                             | 1.68           | Sale Deed    |
| 2      | Shri Ganga Ram           | Sun Plant Agro Ltd     | 15217<br>05/12/2008 | 294        | 864                             | 1.14           | Sale Deed    |
| 3      | Smt. Runa Devi           | Sun Plant Agro Ltd     | 6723<br>28/05/2009  |            | 732841                          | 1.905          | Sale Deed    |
| 4      | Shri Hazendra Nath Gupta | Sun Plant Agro Ltd     | 8865<br>01/07/2008  | 230        | 763764765                       | 1.515          | Sale Deed    |
| 5      | Shri Pribhakar Thakur    | Sun Plant Agro Ltd     | 1604<br>27/02/2009  | 217        | 908909                          | 0.5            | Sale Deed    |
| 6      | Smt. Runa Devi           | Sun Plant Agro Ltd     | 6721<br>28/05/2009  | 489        | 861                             | 0.66           | Sale Deed    |
| 7      | Shri Jnanadan Thakur     | Sun Plant Agro Ltd     | 5860<br>02/05/2008  | 645        | 728                             | 1.1005         | Sale Deed    |
| 8      | Shri Prem Lal Badhaun    | Sun Plant Agro Ltd     | 4584<br>08/04/2009  | 301        | 832                             | 1.11           | Sale Deed    |
| 9      | Shri Nathu Lal Saha      | Sun Plant Agro Ltd     | 1044<br>20/02/2009  |            | 845                             | 0.9905         | Sale Deed    |
| 10     | Shri Nathu Lal Saha      | Sun Plant Agro Ltd     | 1157<br>21/02/2009  |            | 845                             | 0.975          | Sale Deed    |
| 11     | Haji Jafrula Islam       | Sun Plant Agro Ltd     | 5308<br>21/02/2009  |            | 855                             | 0.99           | Sale Deed    |
| 12     | Smt. Kamil Devi          | Sun Plant Agro Ltd     | 1602<br>27/02/2009  | 217        | 858835                          | 1.41           | Sale Deed    |
| 13     | Shri Raj Kumar Thakur    | Sun Plant Agro Ltd     | 1500<br>27/02/2009  |            | 857859/860                      | 2.97           | Sale Deed    |
| 14     | Smt. Runa Devi           | Sun Plant Agro Ltd     | 6720<br>28.05.2009  |            | 881                             | 0.2            | Sale Deed    |
| 15     | Rustam Khan              | Sun Plant Agro Ltd     | 11965<br>31/08/2009 | 376        | 868                             | 1.38           | Sale Deed    |
| 16     | Rustam Khan              | Sun Plant Agro Ltd     | 11966<br>31/08/2009 | 376        | 872                             | 0.92           | Sale Deed    |
| 17     | Smt. Shanti Devi         | Sun Plant Agro Ltd     | 1569<br>27/02/2009  | 486        | 885                             | 1.0207         | Sale Deed    |
| 18     | Rustam Khan              | Sun Plant Agro Ltd     | 12946<br>18/09/2009 |            | 301284                          | 0.77           | Sale Deed    |
| 19     | Rustam Khan              | Sun Plant Agro Ltd     | 7649<br>13/08/2009  | 943        | 298/299/300/304/376/377/379/380 | 4.42           | Sale Deed    |
| 20     | Shri Sampat Lal          | AVDHESH KUMAR          | 2037<br>22/02/2007  |            | 911912913                       | 6.16           | Sale Deed    |
| 21     | Shri Lal Urao            | AVDHESH KUMAR          | 1989<br>21/02/2007  |            | 911912913                       | 0.3            | Sale Deed    |
| 22     | Mhd. Yonus               | Sun Plant Business Ltd | 2632<br>19/02/2008  | 54         | 120121                          | 0.476          | Sale Deed    |
| 23     | Shri Jagdish Vishaygh    | Sun Plant Business Ltd | 2630<br>19/02/2008  | 185        | 699700                          | 1.56           | Sale Deed    |
| 24     | Mhd. Yonus               | Sun Plant Business Ltd | 2634<br>19/02/2008  | 110        | 113114                          | 0.536          | Sale Deed    |

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|     |                                          |                                  |                     |              |                                 |         |           |
|-----|------------------------------------------|----------------------------------|---------------------|--------------|---------------------------------|---------|-----------|
| 25  | Shri Nigender<br>Chander Pal             | Sun Plant Business Ltd           | 8990                | 237          | 865/863<br>/926                 | 3.28    | Sale Deed |
| 26  | Smt. Ranju Saha                          | Sun Plant Business Ltd           | 3712<br>1303/2008   | 213/246/214  | 870/873<br>/868/869             | 4.65    | Sale Deed |
| 27  | Smt. Kamti Devi                          | Sun Plant Business Ltd           | 4667<br>2903/2008   | 245/215/217  | 828/858<br>/835/572/27          | 5.98    | Sale Deed |
| 28  | Smt. Ranju Saha                          | Sun Plant Business Ltd           | 3884<br>1503/2008   | 16/16/17/200 | 1221/234/29<br>/128             | 0.97    | Sale Deed |
| 29  | Smt. Kanchan Devi                        | Sun Plant Business Ltd           | 4784<br>31/03/2008  | 217          | 727                             | 0.42    | Sale Deed |
| 30  | Rustam Khan                              | Pegasus Infra<br>Developers      | 15604<br>15/10/2011 | 904          | 713, 714, 709, 724              | 3.13    | GPA       |
| 31  | Prathna Devi                             | Green Valley<br>Infra Developers | 228<br>10/04/2012   | 658          | 817                             | 3.81    | GPA       |
| 32  | Sukhdev Kumar<br>Ashwini Kumar<br>Thakur | Prabhakar<br>Kumar               | 612<br>09/12/2011   | 730          | 567, 571/929                    | 0.69    | GPA       |
| 33  | Rustam Khan                              | Green Valley<br>Infra Developers | 15899<br>31/03/2012 |              | 104, 105, 106, 107<br>106 & 107 | 5.34    | Sale Deed |
| 34  | Rustam Khan                              | Sun Plant Agro Ltd               |                     |              | 832                             | 1.5     | Sale Deed |
| 35  | Rustam Khan                              | Sun Plant Agro Ltd               |                     |              | 571/929                         | 2.22    | Sale Deed |
| 36  | Rustam Khan                              | Sun Plant Agro Ltd               |                     |              | 855, 840, 831                   | 4.19    | Sale Deed |
| 37  | Rustam Khan                              | Sun Plant Agro Ltd               |                     |              |                                 | 2.3     | Sale Deed |
| 216 |                                          |                                  |                     |              |                                 | 71.6537 |           |





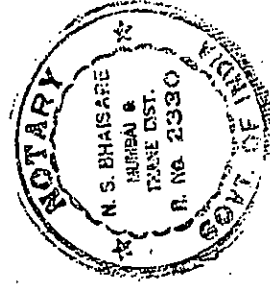
BARTTAPULL

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Annexure '60 B'

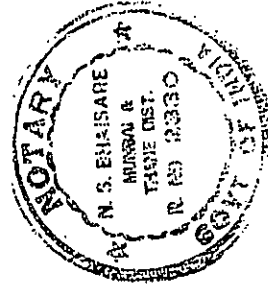
| Sr. No. | Seller Name                              | Purchaser Name     | Syno                                                 | Area (in Acre) | Village | Document No. | Date       | Type of Deed |
|---------|------------------------------------------|--------------------|------------------------------------------------------|----------------|---------|--------------|------------|--------------|
| 1       | Satwashila devi Shivaram Sawant Bho'sale | Arondha Properties | 210/16(2), 210/16(3), 17/1, 18/1, 19/1, 157          | 53.99          | Arondha | 994          | 21-06-2006 | Sale Deed    |
| 2       | Shrimati Laxmibai Jeejavi Pokhare        | Arondha Properties | 205/11(1), 204/12(1), 202/13(1), 247/155, 248/156(1) | 45.25          | Arondha | 1290         | 22-08-2006 | Sale Deed    |

99.24

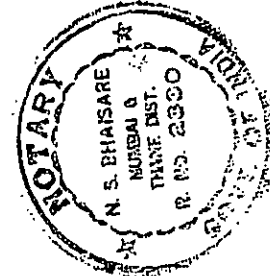


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| Annexure '60 C' |                            |                       |         |                     |                 |             |            |              |
|-----------------|----------------------------|-----------------------|---------|---------------------|-----------------|-------------|------------|--------------|
| Sr. No.         | Seller Name                | Purchaser Name        | Sr. No. | Area (In Acre)      | Village         | Documt. No. | Date       | Type of Deed |
| 1               | OS Buildcon India Pvt Ltd. | Drook Pharma Pvt Ltd. | 3186    | 10 Bigha            | Kyarkuli bhatta | 1678        | 18-10-2011 | Sale Deed    |
| 2               | Sri Sattre Singh           | Drook Pharma Pvt Ltd. | 3186    | 6 Bigha             | Kyarkuli bhatta | 5963        | 26-06-2007 | Sale Deed    |
| 3               | Sri Sattre Singh           | Drook Pharma Pvt Ltd. | 3186    | 10 Bigha, 0.77 Hec. | Kyarkuli bhatta | 6539        | 24-07-2007 | Sale Deed    |



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| Annexure '60 D'                               |                        |                     |            |                               |                |              |
|-----------------------------------------------|------------------------|---------------------|------------|-------------------------------|----------------|--------------|
| Seller Name                                   | Purchaser Name         | Document No. & Date | Survey no. | KHASARA NO.                   | Area (In Acre) | Type of Deed |
| Shekh Mohd. Yaseen                            | Sun Plant Agro Ltd     | 5958<br>02/05/2008  | 95         | 696                           | 1.68           | Sale Deed    |
| Shri Ganga Ram                                | Sun Plant Agro Ltd     | 15717<br>05/12/2008 | 294        | 864                           | 1.14           | Sale Deed    |
| Smt. Runa Dowl<br>Shri Harindra<br>Nath Gupta | Sun Plant Agro Ltd     | 6723<br>28/05/2009  |            | 732841                        | 1.905          | Sale Deed    |
| Shri Prithakar<br>Thakur                      | Sun Plant Agro Ltd     | 8985<br>01/07/2008  | 230        | 763764765                     | 1.515          | Sale Deed    |
| Smt. Runa Dowl<br>Shri Janardan<br>Thakur     | Sun Plant Agro Ltd     | 1604<br>27/02/2009  | 217        | 908909                        | 0.5            | Sale Deed    |
| Smt. Runa Dowl<br>Shri Janardan<br>Thakur     | Sun Plant Agro Ltd     | 6721<br>28/05/2009  | 489        | 861                           | 0.66           | Sale Deed    |
| Shri Prem Lal<br>Badhaur                      | Sun Plant Agro Ltd     | 5960<br>02/05/2008  | 645        | 728                           | 1.1005         | Sale Deed    |
| Shri Nathu<br>Lal Saha                        | Sun Plant Agro Ltd     | 4584<br>08/04/2009  | 301        | 832                           | 1.11           | Sale Deed    |
| Shri Nathu<br>Lal Saha                        | Sun Plant Agro Ltd     | 1044<br>20/02/2009  |            | 845                           | 0.9905         | Sale Deed    |
| Shri Nathu<br>Lal Saha                        | Sun Plant Agro Ltd     | 1157<br>21/02/2009  |            | 845                           | 0.975          | Sale Deed    |
| Haji Jafar<br>Islam                           | Sun Plant Agro Ltd     | 5308<br>21/02/2009  |            | 855                           | 0.99           | Sale Deed    |
| Smt. Kamil<br>Devi                            | Sun Plant Agro Ltd     | 1602<br>27/02/2009  | 217        | 858035                        | 1.41           | Sale Deed    |
| Shri Raj Kumar<br>Thakur                      | Sun Plant Agro Ltd     | 1600<br>27/02/2009  |            | 857859860                     | 2.97           | Sale Deed    |
| Smt. Runa Dowl                                | Sun Plant Agro Ltd     | 6720<br>28/05/2009  |            | 881                           | 0.2            | Sale Deed    |
| Rustam Khan                                   | Sun Plant Agro Ltd     | 11965<br>31/08/2009 | 376        | 868                           | 1.38           | Sale Deed    |
| Rustam Khan                                   | Sun Plant Agro Ltd     | 11966<br>31/08/2009 | 376        | 872                           | 0.92           | Sale Deed    |
| Smt. Shantil Devi                             | Sun Plant Agro Ltd     | 1569<br>27/02/2009  | 486        | 885                           | 1.0207         | Sale Deed    |
| Rustam Khan                                   | Sun Plant Agro Ltd     | 12946<br>18/09/2009 |            | 301384                        | 0.77           | Sale Deed    |
| Rustam Khan                                   | Sun Plant Agro Ltd     | 7649<br>13/08/2009  | 943        | 298299300304/<br>376377379280 | 4.42           | Sale Deed    |
| Shri Sampat<br>Lal                            | AVDHESH KUMAR          | 2037<br>22/02/2007  |            | 911812913                     | 6.16           | Sale Deed    |
| Shri Lal Urao                                 | AVDHESH KUMAR          | 1989<br>21/02/2007  |            | 911812913                     | 0.3            | Sale Deed    |
| Mhd. Yonus                                    | Sun Plant Business Ltd | 2632<br>19/02/2008  | 54         | 120421                        | 0.476          | Sale Deed    |
| Shri Jagdish<br>Vishvash                      | Sun Plant Business Ltd | 2630<br>19/02/2008  | 188        | 699700                        | 1.56           | Sale Deed    |

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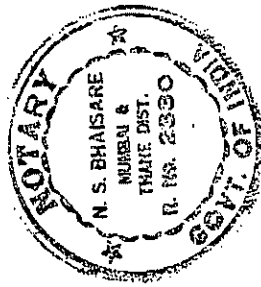
|    |                                   |                                  |                 |            |              |                      |           |           |
|----|-----------------------------------|----------------------------------|-----------------|------------|--------------|----------------------|-----------|-----------|
| 1  | Mhd. Yonus                        | Sun Plant Business Ltd           | 2634            | 19/02/2008 | 110          | 113/114              | 0.536     | Sale Deed |
| 2  | Smt. Nagender Chander Pali        | Sun Plant Business Ltd           | 8990            | 16/08/2007 | 237          | 865/863 /926         | 3.28      | Sale Deed |
| 3  | Smt. Ranju Saha                   | Sun Plant Business Ltd           | 3712            | 13/03/2008 | 213/246/214  | 870/873 /886/889     | 4.65      | Sale Deed |
| 4  | Smt. Kamli Devi                   | Sun Plant Business Ltd           | 4667            | 29/03/2008 | 245/215/217  | 828/858 /835/872/727 | 5.98      | Sale Deed |
| 5  | Smt. Ranju Saha                   | Sun Plant Business Ltd           | 3804            | 15/03/2008 | 16/16/17/200 | 122/123/129 /128     | 0.97      | Sale Deed |
| 6  | Smt. Ranju Saha                   | Sun Plant Business Ltd           | 4764            | 31/03/2008 | 217          | 727                  | 0.42      | Sale Deed |
| 7  | Smt. Kanchan Devi                 | Sun Plant Business Ltd           | 15604           | 15/10/2011 | 904          | 713, 714, 709, 724   | 3.13      | GPA       |
| 8  | Rustam Khan                       | Green Valley Infra Developers    | 228             | 10/04/2012 | 658          | 817                  | 3.81      | GPA       |
| 9  | Pratima Devi                      | Prabhakar Kumar Infra Developers | 612             | 09/12/2011 | 730          | 0.69                 | GPA       |           |
| 10 | Sudhoy Kumar Ashwini Kumar Thakur | Green Valley Infra Developers    | 15899           | 31/03/2012 | 567, 571/979 | 5.34                 | Sale Deed |           |
| 11 | Rustam Khan                       | Sun Plant Agro Ltd               | 104,105,106,107 |            | 1.5          | Sale Deed            |           |           |
| 12 | Rustam Khan                       | Sun Plant Agro Ltd               | 832             |            | 2.22         | Sale Deed            |           |           |
| 13 | Rustam Khan                       | Sun Plant Agro Ltd               | 571/929         |            | 4.19         | Sale Deed            |           |           |
| 14 | Rustam Khan                       | Sun Plant Agro Ltd               | 855, 840, 831   |            | 2.3          | Sale Deed            |           |           |
| 15 |                                   |                                  | 71,6537         |            |              |                      |           |           |



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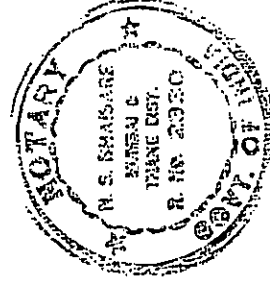
| DETAILS OF LAND AT KAMANAHALLI, KARNATAKA HELD BY PRATEEK KUMAR |           |             |                |                    |               |               |
|-----------------------------------------------------------------|-----------|-------------|----------------|--------------------|---------------|---------------|
| Annexure '61'                                                   |           |             |                |                    |               |               |
| S.No.                                                           | State     | Village     | Taluka/ Tehsil | Survey No./Gut no. | Area in Acres | Document Type |
| 1                                                               | Karnataka | Kamanahalli | Banglore Taluk | 6                  | 4000 SQFT     | Sale Deed     |
| Total                                                           |           |             |                |                    |               |               |



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| DETAILS OF LAND AT VADAVALI, MAHARASTRA HELD BY M/S PRATEEK KUMAR |                              |          |                    |                                                       |               |                   |
|-------------------------------------------------------------------|------------------------------|----------|--------------------|-------------------------------------------------------|---------------|-------------------|
| Annexure '62'                                                     |                              |          |                    |                                                       |               |                   |
| S.No.                                                             | State                        | Village  | Taluka/ Tehsil     | Survey No.                                            | Area in Acres | Document Type     |
| 1                                                                 | Rajiv Hari Krishna<br>Nirmal | Vadavali | Thane, Maharashtra | 81/2A 232.50R, 81/9A<br>139.50R 81/13A 110R,<br>52/9A | 14.375        | ATS/Sale Deed/GPA |
|                                                                   |                              |          |                    |                                                       |               |                   |
|                                                                   |                              |          |                    |                                                       |               | Correction deed   |
| Total                                                             |                              |          |                    |                                                       |               |                   |
| Total                                                             |                              |          |                    |                                                       | 14.375        |                   |

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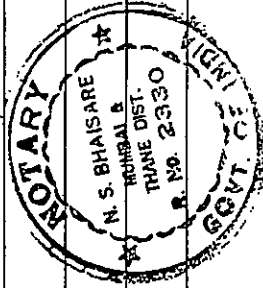
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**DETAILS OF LAND AT VADAVALI, CHINCHOLI PALI, MAHARASTRA HELD BY M/S PRATEEK KUMAR**

**Annexure '63'**

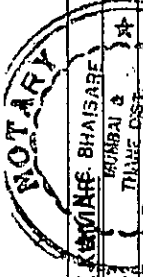
| Sr. No | State                 | Village   | Taluka/ Tehsil        | Survey no.                                                                                                                                                     | Area<br>(In Acre) | Type of Deed                      |
|--------|-----------------------|-----------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------|
| 1      | Mr. Rohitashwa Poddar | Pali      | Thane,<br>Maharashtra | 65/6A,65/5C,65/58,66/1A                                                                                                                                        | 19.152            | Confirmation Deed<br>to Sale Deed |
| 2      | Mr. Rohitashwa Poddar | Chincholi | Thane,<br>Maharashtra | 17/8A/1,17/8A/2,18/6,18/4,17/58,17/88,18/7,17/4,17/123B,1<br>7/148,17/5A,17/2,17/14A,17/12A                                                                    | 16.929            | Confirmation Deed<br>to Sale Deed |
| 3      | Mr. Rohitashwa Poddar | Vadavali  | Thane,<br>Maharashtra | 69/04,69/5A,69/58,69/8,69/18,69/23,69/26,69/24,69/298,69/<br>6,69/7,69/19,69/21,69/22,69/27B,69/1,69/28,69/20,69/30,69/<br>11A,69/11B,69/2,69/27A,69/29A,69/12 | 17.822            | Confirmation Deed<br>to Sale Deed |
| 4      | Divakar Gatti         | Chincholi | Thane,<br>Maharashtra | 17/8A/1,17/8A/2,18/6,18/4,17/58,17/88,18/7,17/4,17/123B,1<br>7/148,17/5A,17/2,17/14A,17/12A                                                                    | 5.57              | Sale Deed                         |
| 5      | Divakar Gatti         | Vadavali  | Thane,<br>Maharashtra | 69/04,69/5A,69/58,69/8,69/18,69/23,69/26,69/24,69/298,69/<br>6,69/7,69/19,69/21,69/22,69/27B,69/1,69/28,69/20,69/30,69/<br>11A,69/11B,69/2,69/27A,69/29A,69/12 | 5.86              | Sale Deed                         |
| 6      | Divakar Gatti         | Pali      | Thane,<br>Maharashtra | 65/6A,65/5C,65/58,66/1A                                                                                                                                        | 6.26              | Sale Deed                         |
| 7      | Divakar Gatti         | pali      | Thane,<br>Maharashtra |                                                                                                                                                                | 6                 | Deed of<br>Rectification          |
| 8      | Divakar Gatti         | Chincholi | Thane,<br>Maharashtra |                                                                                                                                                                | 5.346             | Deed of<br>Rectification          |
| 9      | Divakar Gatti         | Vadavali  | Thane,<br>Maharashtra |                                                                                                                                                                | 5.628             | Deed of<br>Rectification          |
|        |                       |           |                       |                                                                                                                                                                | 88.567            |                                   |



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| DETAILS OF LAND AT KHED, MAHARASTRA HELD BY PRATEEK K. BHAI SARE |             |          |                |                                                                                                                                                              |        |                  |
|------------------------------------------------------------------|-------------|----------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------|
| Annexure '64' ALL AGREEMENT EXPIRED                              |             |          |                |                                                                                                                                                              |        |                  |
| Sr.No                                                            | State       | Village  | Taluka/ Tehsil | SN.No                                                                                                                                                        | Area   | Type of Document |
| 1                                                                | Maharashtra | Shirgaon | Taluka-Khed    | 42/5A, 50/8                                                                                                                                                  | 90.35  | ATS+GPA          |
| 2                                                                | Maharashtra | Shirgaon | Taluka-Khed    | 26/6, 37/8, 38/9, 39/3A, 40/2                                                                                                                                | 123.87 | ATS+GPA          |
| 3                                                                | Maharashtra | Shirgaon | Taluka-Khed    | 43/5                                                                                                                                                         | 7.175  | ATS+GPA          |
| 4                                                                | Maharashtra | Shirgaon | Taluka-Khed    | 36/5, 42/2, 43/2, 120/16, 129/2, 129/5, 129/6                                                                                                                | 37.05  | ATS+GPA          |
| 5                                                                | Maharashtra | Shirgaon | Taluka-Khed    | 206/5, 38/3, 30/2                                                                                                                                            | 48     | ATS+GPA          |
| 6                                                                | Maharashtra | Shirgaon | Taluka-Khed    | 192/2, 202/4, 192/7, 191/5, 195/1, 196/1, 34/2, 31/1                                                                                                         | 32.25  | ATS+GPA          |
| 7                                                                | Maharashtra | Shirgaon | Taluka-Khed    | 26/1                                                                                                                                                         | 15.675 | ATS+GPA          |
| 8                                                                | Maharashtra | Shirgaon | Taluka-Khed    | 53/2, 53/3, 54/6, 56/2, 56/11, 67/9, 71/9                                                                                                                    | 25.13  | ATS+GPA          |
| 9                                                                | Maharashtra | Shirgaon | Taluka-Khed    | 38/1                                                                                                                                                         | 49.6   | ATS+GPA          |
| 10                                                               | Maharashtra | Shirgaon | Taluka-Khed    | 203/3                                                                                                                                                        | 6.2    | ATS+GPA          |
| 11                                                               | Maharashtra | Aasthan  | Taluka-Khed    | 951, 793, 930, 806, 750, 762, 763, 761, 488, 857, 710, 697, 738, 906, 663, 705, 690, 1208, 877, 876, 788, 679, 582, 183, 618, 193, 536, 773, 783, 1311, 1195 | 127.18 | ATS+GPA          |
| 12                                                               | Maharashtra | Aasthan  | Taluka-Khed    | 919, 779, 853                                                                                                                                                | 17.9   | ATS+GPA          |
| 13                                                               | Maharashtra | Saparli  | Taluka-Khed    | 651                                                                                                                                                          | 55.3   | ATS+GPA          |
| 14                                                               | Maharashtra | Shirgaon | Taluka-Khed    | 39/2, 131/3A, 139/1A,                                                                                                                                        | 20.06  | ATS+GPA          |
| 15                                                               | Maharashtra | Nive     | Taluka-Khed    | 65/20, 34/6, 29/1, 29/3, 29/128, 58/7, 58/20, 59/6, 60/7, 60/5                                                                                               | 14.7   | ATS+GPA          |
| 16                                                               | Maharashtra | Khopi    | Taluka-Khed    | 364/5                                                                                                                                                        | 26.5   | ATS+GPA          |
| 17                                                               | Maharashtra | Shirgaon | Taluka-Khed    | 38/2A                                                                                                                                                        | 12.03  | ATS+GPA          |
| 18                                                               | Maharashtra | Saparli  | Taluka-Khed    | 411, 542                                                                                                                                                     | 64.4   | ATS+GPA          |
| 19                                                               | Maharashtra | Shirgaon | Taluka-Khed    | 38/12, 27/3                                                                                                                                                  | 18.4   | ATS+GPA          |
| 20                                                               | Maharashtra | Aasthan  | Taluka-Khed    | 777, 837, 870, 873, 881, 946, 760, 814, 825, 827, 823, 763                                                                                                   | 64.7   | ATS+GPA          |
| 21                                                               | Maharashtra | Aasthan  | Taluka-Khed    | 687, 829                                                                                                                                                     | 16.95  | ATS+GPA          |
| 22                                                               | Maharashtra | Saparli  | Taluka-Khed    | 624                                                                                                                                                          | 16.28  | ATS+GPA          |

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|    |             |          |             |                                                                            |        |         |
|----|-------------|----------|-------------|----------------------------------------------------------------------------|--------|---------|
| 23 | Maharashtra | Aasthan  | Taluka-Khed | 883,935,836,885,992                                                        | 45.27  | ATS+GPA |
| 24 | Maharashtra | Kingale  | Taluka-Khed | 40/5A,33/5,57/2,56/30,56/12,34/11,34/2A,54/1<br>5,55/1                     | 25.57  | ATS+GPA |
| 25 | Maharashtra | Khopi    | Taluka-Khed | 399/25,400/9                                                               | 4.075  | ATS+GPA |
| 26 | Maharashtra | Aasthan  | Taluka-Khed | 1146,746,808,812,844                                                       | 37.85  | ATS+GPA |
| 27 | Maharashtra | Khopi    | Taluka-Khed | 364/9,362/7                                                                | 15.45  | ATS+GPA |
| 28 | Maharashtra | Khopi    | Taluka-Khed | 366/6,360/2,                                                               | 7.725  | ATS+GPA |
| 29 | Maharashtra | Aasthan  | Taluka-Khed | 782,1210,880,904,1223,1246                                                 | 32.5   | ATS+GPA |
| 30 | Maharashtra | Khopi    | Taluka-Khed | 218/5                                                                      | 5.4    | ATS+GPA |
| 31 | Maharashtra | Sapari   | Taluka-Khed | 603,642,552,588,410,441,371                                                | 20.58  | ATS+GPA |
| 32 | Maharashtra | Khopi    | Taluka-Khed | 67/7,66/9,392/6,211/1                                                      | 10.75  | ATS+GPA |
| 33 | Maharashtra | Ambavali | Taluka-Khed | 1964                                                                       | 5.1    | ATS+GPA |
| 34 | Maharashtra | Khopi    | Taluka-Khed | 374/3,367/8,211/1,392/9                                                    | 26.625 | ATS+GPA |
| 35 | Maharashtra | Khopi    | Taluka-Khed | 396/16,396/9,208/7A,206/2                                                  | 7.385  | ATS+GPA |
| 36 | Maharashtra | Aasthan  | Taluka-Khed | 878,888,911,1219,1328                                                      | 31.875 | ATS+GPA |
| 37 | Maharashtra | Aasthan  | Taluka-Khed | 606,801,840,729,1289,586,843,884,882                                       | 28.65  | ATS+GPA |
| 38 | Maharashtra | Ambavali | Taluka-Khed | 578,600,1772,672,616,628,528                                               | 8.25   | ATS+GPA |
| 39 | Maharashtra | Ambavali | Taluka-Khed | 893,1754,1968                                                              | 8.475  | ATS+GPA |
| 40 | Maharashtra | Sapari   | Taluka-Khed | 637,655,663,683,673,                                                       | 15.5   | ATS+GPA |
| 41 | Maharashtra | Vave     | Taluka-Khed | 13/4,11/2,164/20,165/1,163/27                                              | 5.25   | ATS+GPA |
| 42 | Maharashtra | Aasthan  | Taluka-Khed | 744,730,792,742,759,1341,247,360,886,882,872                               | 36.25  | ATS+GPA |
| 43 | Maharashtra | Aasthan  | Taluka-Khed | 46/16,128/2,164/13,167/20,171/18,177/22                                    | 7.317  | ATS+GPA |
| 44 | Maharashtra | Aasthan  | Taluka-Khed | 741,749,809                                                                | 10.3   | ATS+GPA |
| 45 | Maharashtra | Sapari   | Taluka-Khed | 112,126,453,170,773                                                        | 6.985  | ATS+GPA |
| 46 | Maharashtra | Dhannand | Taluka-Khed | 113/3,347/6,373/7,113/14+12,138/11,373/8,14<br>8/10+14,349/4,133/10,138/17 | 14.049 | ATS+GPA |
| 47 | Maharashtra | Aasthan  | Taluka-Khed | 1242,902,1201,724,831,787,                                                 | 17.41  | ATS+GPA |
| 48 | Maharashtra | Kumbhad  | Taluka-Khed | 176/4,6/4,175/4,176/6                                                      | 6.704  | ATS+GPA |
| 49 | Maharashtra | Aasthan  | Taluka-Khed | 810,813,826,821,778,835                                                    | 68.3   | ATS+GPA |
| 50 | Maharashtra | Aasthan  | Taluka-Khed | 602,364,725,912,731,791                                                    | 36.625 | ATS+GPA |
| 51 | Maharashtra | Varavi   | Taluka-Khed | 1166,1032,1204,1247,1260,1269,1287,1306,134<br>2,1196                      | 5.612  | ATS+GPA |

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| 52 | Maharashtra | Shirgaon     | Taluka-Khed |  | 124/1,51/7,52/4,18/12,101/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        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| 53 | Maharashtra | Nive         | Taluka-Khed |  | 67/5,63/6,61/3,60/2,59/8,58/13,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| 54 | Maharashtra | Nive         | Taluka-Khed |  | 57/7,45/1,30/4,40/25,37/3,8/3,12/12,11/148,59<br>/3,9/3,11/2,42/1,40/20,40/9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 36.038 | ATS+GPA |
| 55 | Maharashtra | Saparli      | Taluka-Khed |  | 699,677,757,529,240                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| 56 | Maharashtra | Khopi        | Taluka-Khed |  | 56/20,358/8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         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| 57 | Maharashtra | Ambavali     | Taluka-Khed |  | 2061,2053,2041                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      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| 58 | Maharashtra | Nive         | Taluka-Khed |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| 59 | Maharashtra | Vave         | Taluka-Khed |  | 25/3,29/10,29/22,39/9,58/13,180/8,56/29                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 5.71   | ATS+GPA |
| 60 | Maharashtra | Saparli      | Taluka-Khed |  | 640,473,340,544,878,581,619                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 17.2   | ATS+GPA |
| 61 | Maharashtra | Saparli      | Taluka-Khed |  | 577,640,473,340,544,578                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 22.51  | ATS+GPA |
| 62 | Maharashtra | Astan        | Taluka-Khed |  | 700,1132,1076,1115,517                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4.432  | ATS+GPA |
| 63 | Maharashtra | Khopi        | Taluka-Khed |  | 367/6,66/14,367/10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 10.725 | ATS+GPA |
| 64 | Maharashtra | Khopi        | Taluka-Khed |  | 382/3,394/6,393/12,393/10,392/10,392/3,399/2<br>4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 23.35  | ATS+GPA |
| 65 | Maharashtra | Saparli      | Taluka-Khed |  | 375,680,185,697,747,774,195,818,471                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 19.75  | ATS+GPA |
| 66 | Maharashtra | Chorvane     | Taluka-Khed |  | 95/20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2.5    | ATS+GPA |
| 67 | Maharashtra | Khopi        | Taluka-Khed |  | 354/21,61/1,355/3/1,355/3/2A,34/8,56/22,60/1<br>0,437/10,351/13,380/2,396/1,376/13,385/31,71<br>/4,368/2,127/5,395/5,400/2,354/20,379/3,11<br>27/22,400/6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 16.885 | ATS+GPA |
| 68 | Maharashtra | Talwat Jawli | Taluka-Khed |  | 70/12,38/18,33/17,72/172,64/1<br>20/7,29/8,30/2,30/7,31/9,31/17,33/17,37,8,40/1<br>14,53/6,53/7,54/9,58/3,58/10,58/13,51/14,58/1<br>9,59/2,59/8,60/2,61/3,62/6,63/6,66/7,67/5,<br>67/11,68/4,73/4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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| 69 | Maharashtra | Nive         | Taluka-Khed |  | 169/18,195/15,218/14,221/10,225/5A,225/5B,225/5C,225/5D,225/5E,225/5F,225/5G,225/5H,225/5I,225/5J,225/5K,225/5L,225/5M,225/5N,225/5O,225/5P,225/5Q,225/5R,225/5S,225/5T,225/5U,225/5V,225/5W,225/5X,225/5Y,225/5Z,225/5AA,225/5AB,225/5AC,225/5AD,225/5AE,225/5AF,225/5AG,225/5AH,225/5AI,225/5AJ,225/5AK,225/5AL,225/5AM,225/5AN,225/5AO,225/5AP,225/5AQ,225/5AR,225/5AS,225/5AT,225/5AU,225/5AV,225/5AW,225/5AX,225/5AY,225/5AZ,225/5BA,225/5BB,225/5BC,225/5BD,225/5BE,225/5BF,225/5BG,225/5BH,225/5BI,225/5BJ,225/5BK,225/5BL,225/5BM,225/5BN,225/5BO,225/5BP,225/5BQ,225/5BR,225/5BS,225/5BT,225/5BU,225/5BV,225/5BW,225/5BX,225/5BY,225/5BZ,225/5CA,225/5CB,225/5CC,225/5CD,225/5CE,225/5CF,225/5CG,225/5CH,225/5CI,225/5CJ,225/5CK,225/5CL,225/5CM,225/5CN,225/5CO,225/5CP,225/5CQ,225/5CR,225/5CS,225/5CT,225/5CU,225/5CV,225/5CW,225/5CX,225/5CY,225/5CZ,225/5DA,225/5DB,225/5DC,225/5DD,225/5DE,225/5DF,225/5DG,225/5DH,225/5DI,225/5DJ,225/5DK,225/5DL,225/5DM,225/5DN,225/5DO,225/5DP,225/5DQ,225/5DR,225/5DS,225/5DT,225/5DU,225/5DV,225/5DW,225/5DX,225/5DY,225/5DZ,225/5EA,225/5EB,225/5EC,225/5ED,225/5EE,225/5EF,225/5EG,225/5EH,225/5EI,225/5EJ,225/5EK,225/5EL,225/5EM,225/5EN,225/5EO,225/5EP,225/5EQ,225/5ER,225/5ES,225/5ET,225/5EU,225/5EV,225/5EW,225/5EX,225/5EY,225/5EZ,225/5FA,225/5FB,225/5FC,225/5FD,225/5FE,225/5FF,225/5FG,225/5FH,225/5FI,225/5FJ,225/5FK,225/5FL,225/5FM,225/5FN,225/5FO,225/5FP,225/5FQ,225/5FR,225/5FS,225/5FT,225/5FU,225/5FV,225/5FW,225/5FX,225/5FY,225/5FZ,225/5GA,225/5GB,225/5GC,225/5GD,225/5GE,225/5GF,225/5GG,225/5GH,225/5GI,225/5GJ,225/5GK,225/5GL,225/5GM,225/5GN,225/5GO,225/5GP,225/5GQ,225/5GR,225/5GS,225/5GT,225/5GU,225/5GV,225/5GW,225/5GX,225/5GY,225/5GZ,225/5HA,225/5HB,225/5HC,225/5HD,225/5HE,225/5HF,225/5HG,225/5HH,225/5HI,225/5HJ,225/5HK,225/5HL,225/5HM,225/5HN,225/5HO,225/5HP,225/5HQ,225/5HR,225/5HS,225/5HT,225/5HU,225/5HV,225/5HW,225/5HX,225/5HY,225/5HZ,225/5IA,225/5IB,225/5IC,225/5ID,225/5IE,225/5IF,225/5IG,225/5IH,225/5II,225/5IJ,225/5IK,225/5IL,225/5IM,225/5IN,225/5IO,225/5IP,225/5IQ,225/5IR,225/5IS,225/5IT,225/5IU,225/5IV,225/5IW,225/5IX,225/5IY,225/5IZ,225/5JA,225/5JB,225/5JC,225/5JD,225/5JE,225/5JF,225/5JG,225/5JH,225/5JI,225/5JJ,225/5JK,225/5JL,225/5JM,225/5JN,225/5JO,225/5JP,225/5JQ,225/5JR,225/5JS,225/5JT,225/5JU,225/5JV,225/5JW,225/5JX,225/5JY,225/5JZ,225/5KA,225/5KB,225/5KC,225/5KD,225/5KE,225/5KF,225/5KG,225/5KH,225/5KI,225/5KJ,225/5KK,225/5KL,225/5KM,225/5KN,225/5KO,225/5KP,225/5KQ,225/5KR,225/5KS,225/5KT,225/5KU,225/5KV,225/5KW,225/5KX,225/5KY,225/5KZ,225/5LA,225/5LB,225/5LC,225/5LD,225/5LE,225/5LF,225/5LG,225/5LH,225/5LI,225/5LJ,225/5LK,225/5LL,225/5LM,225/5LN,225/5LO,225/5LP,225/5LQ,225/5LR,225/5LS,225/5LT,225/5LU,225/5LV,225/5LW,225/5LX,225/5LY,225/5LZ,225/5MA,225/5MB,225/5MC,225/5MD,225/5ME,225/5MF,225/5MG,225/5MH,225/5MI,225/5MJ,225/5MK,225/5ML,225/5MM,225/5MN,225/5MO,225/5MP,225/5MQ,225/5MR,225/5MS,225/5MT,225/5MU,225/5MV,225/5MW,225/5MX,225/5MY,225/5MZ,225/5NA,225/5NB,225/5NC,225/5ND,225/5NE,225/5NF,225/5NG,225/5NH,225/5NI,225/5NJ,225/5NK,225/5NL,225/5NM,225/5NO,225/5NP,225/5NQ,225/5NR,225/5NS,225/5NT,225/5NU,225/5NV,225/5NW,225/5NX,225/5NY,225/5NZ,225/5OA,225/5OB,225/5OC,225/5OD,225/5OE,225/5OF,225/5OG,225/5OH,225/5OI,225/5OJ,225/5OK,225/5OL,225/5OM,225/5ON,225/5OO,225/5OP,225/5OQ,225/5OR,225/5OS,225/5OT,225/5OU,225/5OV,225/5OW,225/5OX,225/5OY,225/5OZ,225/5PA,225/5PB,225/5PC,225/5PD,225/5PE,225/5PF,225/5PG,225/5PH,225/5PI,225/5PJ,225/5PK,225/5PL,225/5PM,225/5PN,225/5PO,225/5PP,225/5PQ,225/5PR,225/5PS,225/5PT,225/5PU,225/5PV,225/5PW,225/5PX,225/5PY,225/5PZ,225/5QA,225/5QB,225/5QC,225/5QD,225/5QE,225/5QF,225/5QG,225/5QH,225/5QI,225/5QJ,225/5QK,225/5QL,225/5QM,225/5QN,225/5QO,225/5QP,225/5QQ,225/5QR,225/5QS,225/5QT,225/5QU,225/5QV,225/5QW,225/5QX,225/5QY,225/5QZ,225/5RA,225/5RB,225/5RC,225/5RD,225/5RE,225/5RF,225/5RG,225/5RH,225/5RI,225/5RJ,225/5RK,225/5RL,225/5RM,225/5RN,225/5RO,225/5RP,225/5RQ,225/5RR,225/5RS,225/5RT,225/5RU,225/5RV,225/5RW,225/5RX,225/5RY,225/5RZ,225/5SA,225/5SB,225/5SC,225/5SD,225/5SE,225/5SF,225/5SG,225/5SH,225/5SI,225/5SJ,225/5SK,225/5SL,225/5SM,225/5SN,225/5SO,225/5SP,225/5SQ,225/5SR,225/5SS,225/5ST,225/5SU,225/5SV,225/5SW,225/5SX,225/5SY,225/5SZ,225/5TA,225/5TB,225/5TC,225/5TD,225/5TE,225/5TF,225/5TG,225/5TH,225/5TI,225/5TJ,225/5TK,225/5TL,225/5TM,225/5TN,225/5TO,225/5TP,225/5TQ,225/5TR,225/5TS,225/5TT,225/5TU,225/5TV,225/5TW,225/5TX,225/5TY,225/5TZ,225/5UA,225/5UB,225/5UC,225/5UD,225/5UE,225/5UF,225/5UG,225/5UH,225/5UI,225/5UJ,225/5UK,225/5UL,225/5UM,225/5UN,225/5UO,225/5UP,225/5UQ,225/5UR,225/5US,225/5UT,225/5UU,225/5UV,225/5UW,225/5UX,225/5UY,225/5UZ,225/5VA,225/5VB,225/5VC,225/5VD,225/5VE,225/5VF,225/5VG,225/5VH,225/5VI,225/5VJ,225/5VK,225/5VL,225/5VM,225/5VN,225/5VO,225/5VP,225/5VQ,225/5VR,225/5VS,225/5VT,225/5VU,225/5VV,225/5VW,225/5VX,225/5VY,225/5VZ,225/5WA,225/5WB,225/5WC,225/5WD,225/5WE,225/5WF,225/5WG,225/5WH,225/5WI,225/5WJ,225/5WK,225/5WL,225/5WM,225/5WN,225/5WO,225/5WP,225/5WQ,225/5WR,225/5WS,225/5WT,225/5WU,225/5WV,225/5WW,225/5WX,225/5WY,225/5WZ,225/5XA,225/5XB,225/5XC,225/5XD,225/5XE,225/5XF,225/5XG,225/5XH,225/5XI,225/5XJ,225/5XK,225/5XL,225/5XM,225/5XN,225/5XO,225/5XP,225/5XQ,225/5XR,225/5XS,225/5XT,225/5XU,225/5XV,225/5XW,225/5XX,225/5XY,225/5XZ,225/5YA,225/5YB,225/5YC,225/5YD,225/5YE,225/5YF,225/5YG,225/5YH,225/5YI,225/5YJ,225/5YK,225/5YL,225/5YM,225/5YN,225/5YO,225/5YP,225/5YQ,225/5YR,225/5YS,225/5YT,225/5YU,225/5YV,225/5YW,225/5YX,225/5YY,225/5YZ,225/5ZA,225/5ZB,225/5ZC,225/5ZD,225/5ZE,225/5ZF,225/5ZG,225/5ZH,225/5ZI,225/5ZJ,225/5ZK,225/5ZL,225/5ZM,225/5ZN,225/5ZO,225/5ZP,225/5ZQ,225/5ZR,225/5ZS,225/5ZT,225/5ZU,225/5ZV,225/5ZW,225/5ZX,225/5ZY,225/5ZZ | 8.287  | ATS+GPA |
| 70 | Maharashtra | Khopi        | Taluka-Khed |  | 25/8,398/8,391/1,400/11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 11.22  | ATS+GPA |
| 71 | Maharashtra | Talwat Jawli | Taluka-Khed |  | 18/1,33/7,33/8,33/9,33/23,35/12,35/4,38/1,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 15.938 | ATS+GPA |
| 72 | Maharashtra | Chorvane     | Taluka-Khed |  | 148/25,80/2,150/3,116/11,83/2,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 6.778  | ATS+GPA |
| 73 | Maharashtra | Khopi        | Taluka-Khed |  | 71/1,210/8,237/9,267/9,288/11,334/27,394/3,3<br>96/14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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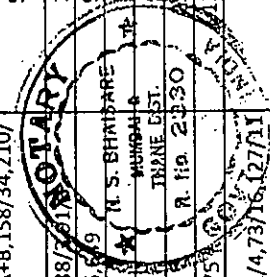
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|    |             |                 |             |                                                                                                                                                                       |        |         |
|----|-------------|-----------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------|
| 74 | Maharashtra | Kumbhad         | Taluka-Khed | 187/11,101/2,106/2,175/1,173/4,170/6,81/9,78/<br>18,174/4,189/9,196/12,197/1,105/7,191/5                                                                              | 45.5   | ATS+GPA |
| 75 | Maharashtra | Shirgaon        | Taluka-Khed | 30/17,30/29,31/7,38/8,185/4,186/2,187/3,189/6<br>204/8,205/12,204/14                                                                                                  | 2.347  | ATS+GPA |
| 76 | Maharashtra | Khopi           | Taluka-Khed | 195/2,196/1,196/2,196/6,311/11,217/6,288/18,<br>248/18,365/3                                                                                                          | 19.7   | ATS+GPA |
| 77 | Maharashtra | Talwat Javli    | Taluka-Khed | 35/17,33/16,68/5,68/12,70/9                                                                                                                                           | 5.575  | ATS+GPA |
| 80 | Maharashtra | Asthan          | Taluka-Khed | 786,931                                                                                                                                                               | 3.575  | ATS+GPA |
| 81 | Maharashtra | Shirgaon        | Taluka-Khed | 34/10,38/10,179/4,205/8,207/9                                                                                                                                         | 12.275 | ATS+GPA |
| 82 | Maharashtra | Kandoshi        | Taluka-Khed | 55/1,55/3,69/10,70/12,                                                                                                                                                | 6.935  | ATS+GPA |
| 83 | Maharashtra | Nive            | Taluka-Khed | 29/4,29/10,31/2,33/14,33/17,52/6,58/17,58/5,5<br>9/1,60/3,60/8,60/10,61/6,62/2,33/17,62/7,62/8,<br>62/9,65/1,65/3,65/6,65/9,65/11,65/13,67/2,68/<br>3,69/2,70/15,73/9 | 50.89  | ATS+GPA |
| 84 | Maharashtra | Ambavali        | Taluka-Khed | 682,930,1901                                                                                                                                                          | 0.91   | ATS+GPA |
| 85 | Maharashtra | Khopi           | Taluka-Khed | 65/3,71/5,32/1,16,364/4,394/4,396/15                                                                                                                                  | 15.7   | ATS+GPA |
| 86 | Maharashtra | Dhamnand        | Taluka-Khed | 133/13                                                                                                                                                                | 4.5    | ATS+GPA |
| 87 | Maharashtra | Khatchi Humbari | Taluka-Khed | 306,312,551,555,571,573,610,613,732,734,789,7<br>90,826,869,905,1102,1104,1219                                                                                        | 5.1    | ATS+GPA |
| 88 | Maharashtra | Asthan          | Taluka-Khed | 728,732,769,802,804,817,843,824,847,884                                                                                                                               | 53.9   | ATS+GPA |
| 89 | Maharashtra | Asthan          | Taluka-Khed | 887,968                                                                                                                                                               | 5.787  | ATS+GPA |
| 90 | Maharashtra | Ambavali        | Taluka-Khed | 1458,1875,1208,2028,2031,595,865,622,1386,18<br>95,1909                                                                                                               | 63.38  | ATS+GPA |
| 91 | Maharashtra | Ambavali        | Taluka-Khed | 470,604,615,661,692,777,812                                                                                                                                           | 4.995  | ATS+GPA |
| 92 | Maharashtra | Ambavali        | Taluka-Khed | 945,937,1921,1928,2066,1815,1842,1887,1758,1<br>147,884                                                                                                               | 19.5   | ATS+GPA |
| 93 | Maharashtra | Ambavali        | Taluka-Khed | 1076,7,623/4,623/8,1722,2024,2065,2068                                                                                                                                | 13.075 | ATS+GPA |
| 94 | Maharashtra | Ambavali        | Taluka-Khed | 630,2050,1858                                                                                                                                                         | 5.25   | ATS+GPA |
| 95 | Maharashtra | Ambavali        | Taluka-Khed | 448,642,1769,1969                                                                                                                                                     | 6.75   | ATS+GPA |

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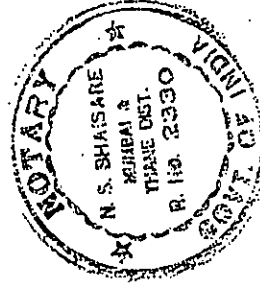
|     |             |                  |             |                                                                             |        |         |
|-----|-------------|------------------|-------------|-----------------------------------------------------------------------------|--------|---------|
| 96  | Maharashtra | Ambavali         | Taluka-Khed | 512,2054                                                                    | 1,256  | ATS+GPA |
| 98  | Maharashtra | Ambavali         | Taluka-Khed | 389,836,862;1024,1218,1230,1399,1624,1806,1852,1900                         | 7,767  | ATS+GPA |
| 99  | Maharashtra | Khopi            | Taluka-Khed | 416/1,416/9,420/7,416/4,417/6,418/11,419/2,419/7,419/5                      | 9,606  | ATS+GPA |
| 102 | Maharashtra | Vadgaon (Budruk) | Taluka-Khed | 65/28,4/4,65/36,65/34                                                       | 2,175  | ATS+GPA |
| 103 | Maharashtra | Kumbhad          | Taluka-Khed | 41/14,105/4,110/7,111/10,162/9,163/3,165/11,166/15,172/3,186/2,186/12,187/4 | 15,23  | ATS+GPA |
| 104 | Maharashtra | Khopi            | Taluka-Khed | 424/7,250/12A,250/7B,250/7K                                                 | 3,85   | ATS+GPA |
| 105 | Maharashtra | Bijghar          | Taluka-Khed | 38/17,35/28,126/16                                                          | 10.2   | ATS+GPA |
| 106 | Maharashtra | Khopi            | Taluka-Khed | 18/7,356/1,356/6,350/3,284/19,                                              | 3,4    | ATS+GPA |
| 107 | Maharashtra | Bijghar          | Taluka-Khed | 28/3,123/31,159/33,160/1,164/11,165/4,165/5,229/5                           | 3,9    | ATS+GPA |
| 108 | Maharashtra | Talwat Jawali    | Taluka-Khed | 90/3,76/8                                                                   | 5,875  | ATS+GPA |
| 109 | Maharashtra | Ambavali         | Taluka-Khed | 1596,1740,1894,1459                                                         | 4,775  | ATS+GPA |
| 110 | Maharashtra | Bijghar          | Taluka-Khed | 36/5,45/22,38/2,123/18A,123/20,25/16,225/10,16/7B                           | 3,77   | ATS+GPA |
| 111 | Maharashtra | Ambavali         | Taluka-Khed | 1934,1979,1654,1748                                                         | 3,23   | ATS+GPA |
| 112 | Maharashtra | Bijghar          | Taluka-Khed | 112/2,151/1/1,151/1/5,158/33A+8,158/34,210/9                                | 5,387  | ATS+GPA |
| 113 | Maharashtra | Talwat Jawali    | Taluka-Khed | 29/14,39/9,72/6/7,81/5,88/3,81/1                                            | 12,05  | ATS+GPA |
| 114 | Maharashtra | Dhawade          | Taluka-Khed | 676,522,600,652,816,849                                                     | 9,025  | ATS+GPA |
| 115 | Maharashtra | Dhawade          | Taluka-Khed | 99/1,99/11                                                                  | 9,85   | ATS+GPA |
| 116 | Maharashtra | Choravane        | Taluka-Khed | 536                                                                         | 4,225  | ATS+GPA |
| 117 | Maharashtra | Saparli          | Taluka-Khed | 924,984,1857,1975                                                           | 5,925  | ATS+GPA |
| 118 | Maharashtra | Ambavali         | Taluka-Khed | 12/5,14/8,14/16,14/28,15/17,1/4,73/16,127/11                                | 12,858 | ATS+GPA |
| 119 | Maharashtra | Kalmani(Khurdh)  | Taluka-Khed | 1234,1776,1872                                                              | 1,35   | ATS+GPA |
| 120 | Maharashtra | Ambavali         | Taluka-Khed | 2004,1628,1617,1543,2084                                                    | 4,393  | ATS+GPA |
| 121 | Maharashtra | Ambavali         | Taluka-Khed | 23/7,33/10,36/2,64/8,65/5,67/12,78/10,82/13,83/2,83/5,84/4,87/25+26,93/10   | 4,392  | ATS+GPA |
| 122 | Maharashtra | Talwat Jawali    | Taluka-Khed | 193/7,204/31,194/9,96/1                                                     | 31,63  | ATS+GPA |
| 123 | Maharashtra | Kumbhad          | Taluka-Khed |                                                                             | 3,615  | ATS+GPA |



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|     |             |                |             |                                                                                                                                                                        |        |         |
|-----|-------------|----------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------|
| 124 | Maharashtra | Kandoshi       | Taluka-Khed | 6/32,6/35,7/21,9/7,9/17,14/7,24/8,27/5,28/11A,<br>36/1,36/8,41/20,56/23,56/14,60/4,63/3,66/8,76<br>/1,79/2,84/6,86/4,87/5,91/10,95/10,99/4,99/5,1<br>02/2,102/16,103/8 | 23.18  | ATS+GPA |
| 125 | Maharashtra | Ambavali       | Taluka-Khed | 591/8,2056,591/A                                                                                                                                                       | 3.927  | ATS+GPA |
| 126 | Maharashtra | Talwat Jawali  | Taluka-Khed |                                                                                                                                                                        | 6.19   | ATS+GPA |
| 127 | Maharashtra | Nive           | Taluka-Khed | 40/16,41/32,44/8,39/1,9/13,11/5,37/6,48/13                                                                                                                             | 25.725 | ATS+GPA |
| 128 | Maharashtra | Biighar        | Taluka-Khed | 102/8                                                                                                                                                                  | 2.075  | ATS+GPA |
| 129 | Maharashtra | Biighar        | Taluka-Khed | 117/12                                                                                                                                                                 | 1.525  | ATS+GPA |
| 130 | Maharashtra | Varchi Humbari | Taluka-Khed | 35,123,168,179,380,423,562,571,577,612                                                                                                                                 | 7.992  | ATS+GPA |
| 131 | Maharashtra | Varchi Humbari | Taluka-Khed | 73,77,112,201,227,262,349,441,445,504,708,742                                                                                                                          | 6.908  | ATS+GPA |
| 132 | Maharashtra | Apede          | Taluka-Khed | 209,253,411,419,483,525,405                                                                                                                                            | 4.125  | ATS+GPA |
| 133 | Maharashtra | Kurwal Jawali  | Taluka-Khed | 100/3,10/12,9/2,20/30,29/3,50/5,103/9                                                                                                                                  | 3.512  | ATS+GPA |
| 134 | Maharashtra | Sapari         | Taluka-Khed | 453,547,817,58,705,606,638,62,580,213,782                                                                                                                              | 15.043 | ATS+GPA |
| 135 | Maharashtra | Sapari         | Taluka-Khed | 361,436,369                                                                                                                                                            | 1.157  | ATS+GPA |
| 136 | Maharashtra | Sapari         | Taluka-Khed | 674,474,501,491,658                                                                                                                                                    | 3.308  | ATS+GPA |
| 137 | Maharashtra | Khopi          | Taluka-Khed | 210/7,230/1,219/5                                                                                                                                                      | 1.781  | ATS+GPA |
| 138 | Maharashtra | Dhawade        | Taluka-Khed | 209,243,302,422,426,435,521,678,818,895                                                                                                                                | 20.077 | ATS+GPA |
| 139 | Maharashtra | Kumbhad        | Taluka-Khed | 86/1,172/8,172/9,175/12,175/13,178/1,178/2,1<br>78/3,178/4,179/10,187/9,189/7,189/8,190/1,19<br>0/3,190/9,190/22,190/26,190/27,                                        | 16.66  | ATS+GPA |
| 141 | Maharashtra | Talwat Khed    | Taluka-Khed | 79/4,62/3,68/3,77/4,78/2,80/6                                                                                                                                          | 5.249  | ATS+GPA |
| 142 | Maharashtra | Chingon        | Taluka-Khed | 9/8,125/6                                                                                                                                                              | 19.1   | ATS+GPA |
| 143 | Maharashtra | Talwat Jawali  | Taluka-Khed | 41/2,41/4,41/5,41/12,72/10                                                                                                                                             | 3.683  | ATS+GPA |
| 144 | Maharashtra | Talwat Jawali  | Taluka-Khed | 31/25,32/1,65/1,67/6,10,68/2                                                                                                                                           | 4.042  | ATS+GPA |
| 145 | Maharashtra | Kandoshi       | Taluka-Khed | 24/1,30/4,30/5,38/22,38/15+16,38/26+31,38/54<br>+71,38/59,109/45,115/38,138/6,138/7,138/16+1<br>7,140/2,146/9,147/14,185/7,185/20+21,185/22                            | 7.77   | ATS+GPA |

|     |             |                 |             |                                                                                                                     |        |         |
|-----|-------------|-----------------|-------------|---------------------------------------------------------------------------------------------------------------------|--------|---------|
| 146 | Maharashtra | Kavale          | Taluka-Khed | 8/11,17/4,23/20,30/7/16,40/29,40/30,41/20/A,6<br>5/3,69/4,69/13,69/15,69/29,79/18,81/10,87/2,1<br>04/3,105/7,106/5, | 1.416  | ATS+GPA |
| 149 | Maharashtra | Dhamnand        | Taluka-Khed |                                                                                                                     | 8.648  | ATS+GPA |
| 151 | Maharashtra | Talwat Jawli    | Taluka-Khed | 38/5,36/1                                                                                                           | 6.65   | ATS+GPA |
| 152 | Maharashtra | Khopi           | Taluka-Khed | 364/4                                                                                                               | 5.11   | ATS+GPA |
| 153 | Maharashtra | Vivhali         | Taluka-Khed | 23/18+49+51,39/1,42/6,43/5,47/10,64/2,68/8,6<br>5/3,68/4,70/8,75/5                                                  | 24.4   | ATS+GPA |
| 154 | Maharashtra | Shirgaon        | Taluka-Khed | 18/8,20/15,21/6,24/8,32/13,24/12                                                                                    | 7.22   | ATS+GPA |
| 155 | Maharashtra | Ambavali        | Taluka-Khed | 588,284,2052/K,2052/A,2042,2052/B                                                                                   | 7.817  | ATS+GPA |
| 156 | Maharashtra | Ambavali        | Taluka-Khed | 292/0,249                                                                                                           | 2.525  | ATS+GPA |
| 157 | Maharashtra | Shirgaon        | Taluka-Khed | 56/20,61/12,67/2,83/48,52/11,59/5,101/12                                                                            | 9.62   | ATS+GPA |
| 158 | Maharashtra | Astan           | Taluka-Khed |                                                                                                                     | 41.5   | ATS+GPA |
| 159 | Maharashtra | Posare (Budruk) | Taluka-Khed |                                                                                                                     | 16.06  | ATS+GPA |
| 160 | Maharashtra | Chorvane        | Taluka-Khed |                                                                                                                     | 27.325 | ATS+GPA |
| 161 | Maharashtra | Talwat Jawali   | Taluka-Khed |                                                                                                                     | 36.34  | ATS+GPA |
| 162 | Maharashtra | Nive            | Taluka-Khed |                                                                                                                     | 25.35  | ATS+GPA |
| 163 | Maharashtra | Kalmani(Khurdh) | Taluka-Khed |                                                                                                                     | 22.35  | ATS+GPA |
| 164 | Maharashtra | Kalmani(Khurdh) | Taluka-Khed |                                                                                                                     | 6.433  | ATS+GPA |
| 165 | Maharashtra | Kalmani(Khurdh) | Taluka-Khed |                                                                                                                     | 10.105 | ATS+GPA |
| 166 | Maharashtra | Kalmani(Khurdh) | Taluka-Khed |                                                                                                                     | 11.8   | ATS+GPA |
| 167 | Maharashtra | Kalmani(Khurdh) | Taluka-Khed |                                                                                                                     | 6.433  | ATS+GPA |
| 168 | Maharashtra | Kalmani(Khurdh) | Taluka-Khed |                                                                                                                     | 15.06  | ATS+GPA |
| 169 | Maharashtra | Kalmani(Khurdh) | Taluka-Khed |                                                                                                                     | 6.433  | ATS+GPA |
| 170 | Maharashtra | Kalmani(Khurdh) | Taluka-Khed |                                                                                                                     | 9.255  | ATS+GPA |
| 171 | Maharashtra | Kalmani(Khurdh) | Taluka-Khed |                                                                                                                     | 12.375 | ATS+GPA |
| 172 | Maharashtra | Kalmani(Khurdh) | Taluka-Khed |                                                                                                                     | 21.63  | ATS+GPA |
| 173 | Maharashtra | Kalmani(Khurdh) | Taluka-Khed |                                                                                                                     | 35.2   | ATS+GPA |
| 174 | Maharashtra | Kalmani(Khurdh) | Taluka-Khed |                                                                                                                     | 2.84   | ATS+GPA |
| 175 | Maharashtra | Kalmani(Khurdh) | Taluka-Khed |                                                                                                                     | 16.21  | ATS+GPA |
| 176 | Maharashtra | Kalmani(Khurdh) | Taluka-Khed |                                                                                                                     | 10.1   | ATS+GPA |
| 177 | Maharashtra | Kalmani(Khurdh) | Taluka-Khed |                                                                                                                     | 4.92   | ATS+GPA |
| 178 | Maharashtra | Kalmani(Khurdh) | Taluka-Khed |                                                                                                                     | 56.2   | ATS+GPA |



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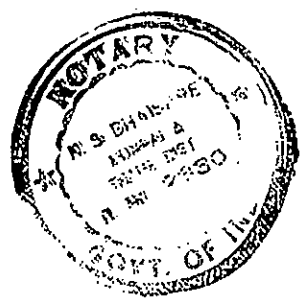
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|     |             |         |
|-----|-------------|---------|
| 179 | Maharashtra | Nive    |
| 180 | Maharashtra | Nive    |
| 181 | Maharashtra | Nive    |
| 182 | Maharashtra | wadgaon |
| 183 | Maharashtra | wadgaon |
| 184 | Maharashtra | talwat  |
| 185 | Maharashtra | Nive    |
| 186 | Maharashtra | wadgaon |
| 187 | Maharashtra | talwat  |
| 188 | Maharashtra | talwat  |
| 189 | Maharashtra | sakhar  |
| 190 | Maharashtra | Nive    |
| 191 | Maharashtra | Astan   |

Taluka-Khed  
Taluka-Khed  
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Taluka-Khed

TOTAL

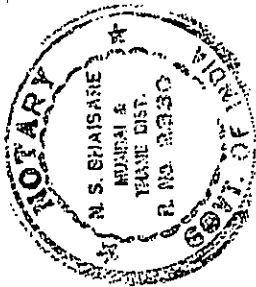
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|----------|---------|
| 30.7     | ATS+GPA |
| 8.55     | ATS+GPA |
| 28.3     |         |
| 4.1      |         |
| 3.075    |         |
| 50.51    |         |
| 56.2     |         |
| 5.32     |         |
| 15.92    |         |
| 15.59    |         |
| 25.1     |         |
| 28.32    | GPA     |
| 1.95     | ATS+GPA |
| 3242.474 |         |
| 2708     |         |



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Back

|                                                                                   |             |         |                      |                                                  |               |               |
|-----------------------------------------------------------------------------------|-------------|---------|----------------------|--------------------------------------------------|---------------|---------------|
| DETAILS OF LAND AT KANDAT, MAHABALESHWAR, MAHARASTRA HELD BY PRATEEK KUMAR, NITIN |             |         |                      |                                                  |               |               |
| WAGHMADE R. C. P SANGLIKAR                                                        |             |         |                      |                                                  |               |               |
| Annexure '65'                                                                     |             |         |                      |                                                  |               |               |
| S.No.                                                                             | State       | Village | Taluka/ Tehsil       | Survey No.                                       | Area in Acres | Document Type |
| 1                                                                                 | Maharashtra | Kandat  | Taluka-Mahabaleshwar | 38/2, 43, 44, 45/1, 45/2, 46, 47, 48/2, 49/2, 36 | 1431.325      | ATS (Notary)  |
|                                                                                   |             |         |                      |                                                  | 1431.325      |               |



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**DETAILS OF LAND AT WAGHOLI, PUNE, MAHARASTRA HELD BY M/S GREENFIELD ESTATES**

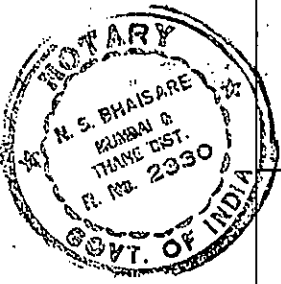
**Annexure '66'**

| S.NO. | State       | Village | Taluka/ Tehsil | Survey No.    | Area in Acres | Document Type |
|-------|-------------|---------|----------------|---------------|---------------|---------------|
| 1     | Maharashtra | Wagholi | Taluka-Pune    | 413, 423, 425 | 11.9175       | ATS/GPA       |
| 2     | Maharashtra | Wagholi | Taluka-Pune    | 405, 421, 427 | 5.35          | ATS/GPA       |
| 3     | Maharashtra | Wagholi | Taluka-Pune    | 401           | 1.85          | ATS           |
| 4     | Maharashtra | Wagholi | Taluka-Pune    | 414, 427      | 5.025         | ATS           |
| 5     | Maharashtra | Wagholi | Taluka-Pune    | 414, 418, 427 | 5.95          | ATS           |
| 6     | Maharashtra | Wagholi | Taluka-Pune    | 414, 418, 427 | 6.00          | ATS           |
| 7     | Maharashtra | Wagholi | Taluka-Pune    | 409, 432, 428 | 7.23          | ATS           |
| 8     | Maharashtra | Wagholi | Taluka-Pune    | 403           | 1.45          | ATS           |
| 9     | Maharashtra | Wagholi | Taluka-Pune    | 417           | 2.575         | ATS           |
| 10    | Maharashtra | Wagholi | Taluka-Pune    | 405, 421, 427 | 3.55          | ATS           |
| 11    | Maharashtra | Wagholi | Taluka-Pune    | 400, 419      | 6.3           | ATS           |
| 12    | Maharashtra | Wagholi | Taluka-Pune    | 400, 420      | 1.5           | ATS           |
| 13    | Maharashtra | Wagholi | Taluka-Pune    | 400, 420      | 1.5           | ATS           |



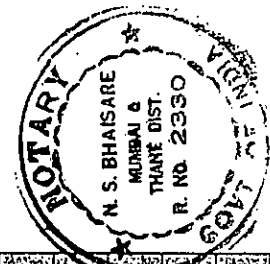
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|       |             |         |             |                                                            |        |                              |
|-------|-------------|---------|-------------|------------------------------------------------------------|--------|------------------------------|
| 14    | Maharashtra | Wagholi | Taluka Pune | 402                                                        | 1.4375 | ATS                          |
| 15    | Maharashtra | Wagholi | Taluka Pune | 408                                                        | 0.6875 | ATS                          |
| 16    | Maharashtra | Wagholi | Taluka Pune | 422, 428                                                   | 1.375  | ATS                          |
| 17    | Maharashtra | Wagholi | Taluka Pune | 409, 422                                                   | 2.75   | ATS                          |
| 18    | Maharashtra | Wagholi | Taluka Pune | 402                                                        | 1.4375 | ATS                          |
| 19    | Maharashtra | Wagholi | Taluka Pune | 403                                                        | 1.45   | ATS                          |
| 20    | Maharashtra | Wagholi | Taluka Pune | 408                                                        | 1.375  | ATS                          |
| 21    | Maharashtra | Wagholi | Taluka Pune | 412, 415, 424, 426                                         | 1.95   | ATS                          |
| 22    | Maharashtra | Wagholi | Taluka Pune | 414, 418, 427                                              | 3.5    | ATS                          |
| 23    | Maharashtra | Wagholi | Taluka Pune | 407                                                        | 2.94   | ATS                          |
| 24    | Maharashtra | Wagholi | Taluka Pune | 422, 409, 428, 408, 422, 428, 409, 422, 408, 415, 412, 407 | 18.725 | DECLARATION GUM<br>INDEMNITY |
| Total |             |         |             |                                                            | 94.55  |                              |



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13

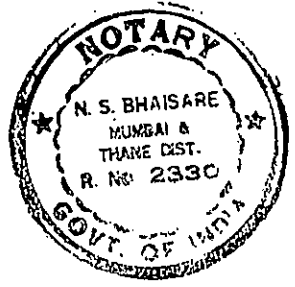


| DETAILS OF LAND AT CHENNAI, TAMIL NADU HELD BY M/S SYNEGYONE (NSB) INFRASTRUCTURE & PROJECTS PVT LTD |                         |                 |                |                                                      |                       |              |
|------------------------------------------------------------------------------------------------------|-------------------------|-----------------|----------------|------------------------------------------------------|-----------------------|--------------|
| Annexure '67'                                                                                        |                         |                 |                |                                                      |                       |              |
| S.No.                                                                                                | State                   | Village         | Taluka/ Tehsil | SY NO                                                | Total Area (in Acres) | Type of Docs |
| 1                                                                                                    | M.Chandrasekaran        | Hanumanthapuram | CHENNAI        | 386/11                                               | 1.12                  | Sale Deed    |
| 2                                                                                                    | Lognayaki               | Hanumanthapuram | CHENNAI        | 391/3A                                               | 1.17                  | Sale Deed    |
| 3                                                                                                    | M.Kanakabhusanam        | Hanumanthapuram | CHENNAI        | 395/1A                                               | 1.23                  | Sale Deed    |
| 4                                                                                                    | D.Unnamalai             | Hanumanthapuram | CHENNAI        | 395/1B                                               | 1.06                  | Sale Deed    |
| 5                                                                                                    | Elumalai                | Hanumanthapuram | CHENNAI        | 395/2                                                | 1.05                  | Sale Deed    |
| 6                                                                                                    | T.Dhanpal Naicker       | Hanumanthapuram | CHENNAI        | 392/1B, 391/2                                        | 1.84                  | Sale Deed    |
| 7                                                                                                    | V.THIRUNAVAKARASU       | Hanumanthapuram | CHENNAI        | 384/5                                                | 0.79                  | Sale Deed    |
| 8                                                                                                    | MR. BOOPALAN            | Hanumanthapuram | CHENNAI        | 384/11, 384/12                                       | 1.95                  | Sale Deed    |
| 9                                                                                                    | MRS. RAMU AMMAL         | Hanumanthapuram | CHENNAI        | 384/13, 384/14, 384/15, 384/16, 384/17               | 1.96                  | Sale Deed    |
| 10                                                                                                   | MR. INDRAVEL & 2 OTHERS | Hanumanthapuram | CHENNAI        | 437/1A, 437/1B                                       | 1.08                  | Sale Deed    |
| 11                                                                                                   | MR. K. KASI NAICKER     | Hanumanthapuram | CHENNAI        | 386/3A, 386/3B, 389/1A1A, 390/1, 390/2, 390/3, 390/4 | 3.67                  | Sale Deed    |
| 12                                                                                                   | K. RAJENDRAN            | Hanumanthapuram | CHENNAI        | 441/2B, 441/2C, 441/2D                               | 1.14                  | Sale Deed    |
| 13                                                                                                   | K. RAJENDRAN            | Hanumanthapuram | CHENNAI        | 441/3A, 441/3A2                                      | 1.14                  | Sale Deed    |
| 14                                                                                                   | K. RAJENDRAN            | Hanumanthapuram | CHENNAI        | 441/3B, 441/3B2                                      | 1.14                  | Sale Deed    |
| 15                                                                                                   | V. ARUMUGAM             | Hanumanthapuram | CHENNAI        | 391/1, 391/3B, 391/3C                                | 1.05                  | Sale Deed    |

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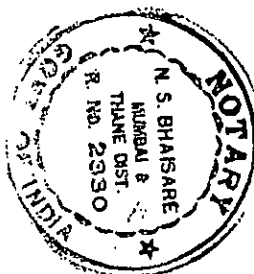
|       |                          |                 |         |                |       |           |
|-------|--------------------------|-----------------|---------|----------------|-------|-----------|
| 16    | T.DHANAPAL & 6 OTHERS    | Hanumanthapuram | CHENNAI | 391/38, 391/3C | 0.14  | Sale Deed |
| 17    | A.SARAVANAN              | Hanumanthapuram | CHENNAI | 392/1A         | 0.59  | Sale Deed |
| 18    | A.MANAVALAN & E.JAYANTHI | Hanumanthapuram | CHENNAI | 392/1A         | 0.6   | Sale Deed |
| 19    | MR.P.DAMODARAN           | Hanumanthapuram | CHENNAI | 441/4A         | 0.72  | Sale Deed |
| 20    | MR.P.Kuppan              | Hanumanthapuram | CHENNAI | 441/4A         | 0.72  | Sale Deed |
| Total |                          |                 |         |                | 26.66 |           |



SUS & NANDE

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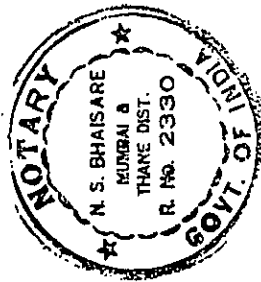
| S.NO.       | Name of the Owners                    | Purchaser                  | Village | Survey No.                           | Area in Acres | Document No. | Document Date | Document Type     |
|-------------|---------------------------------------|----------------------------|---------|--------------------------------------|---------------|--------------|---------------|-------------------|
| "09-10"     |                                       |                            |         |                                      |               |              |               |                   |
| 1           | Sambhaj Sudam Harpale                 | PACL India Ltd             | Sus     | 126/2, 203/2                         | 7.1844        | 3658         | 9/4/2009      | Sale Deed         |
| 2           | Bharat Murdhar Galande & Others       | PACL India Ltd             | Sus     | 136/2, 190/1 & 126/4                 | 2.8502        | 768          | 7/24/2009     | Sale Deed         |
| 3           | Rajy Ramchandra Joshi & Others        | PACL India Ltd             | Sus     | 63/2                                 | 0.2824        | 1044         | 1/19/2010     | Sale Deed         |
| 4           | Chandrakant Yashwant Chandore         | PACL India Ltd             | Sus     | 192/1                                | 9.8840        | 4867         | 03/08/2009    | Sale Deed         |
| 5           | Nitesh Madhukar Mithan                | PACL India Ltd             | Sus     | 60/3                                 | 0.6221        | 419          | 21/01/2010    | Sale Deed         |
| 6           | Savitra / Manan Maruti Sesar          | PACL India Ltd             | Sus     | 150/1                                | 0.1481        | 8264         | 15/04/2009    | Sale Deed         |
| 7           | Ram Dinkar Ambade                     | PACL India Ltd             | Sus     | 71/3                                 | 1.9027        | 7348         | 23/11/2009    | Agreement to Sale |
| 8           | Umesh Bhureso Gadge                   | PACL India Ltd             | Sus     | 150/3                                | 0.6348        | 2159         | 08/04/2009    | Sale Deed         |
| 9           | Suresh Bhisra Pawar                   | PVG DEVLO                  | Sus     | 90/4                                 |               | 1104         | 30/01/2010    | Consent deed      |
| Total       |                                       |                            |         |                                      | 23.5691       |              |               |                   |
| "10-11"     |                                       |                            |         |                                      |               |              |               |                   |
| 10          | Popat Bhaer Chandore                  | PACL India Ltd             | Sus     | 192/2, 86/1                          | 0.6500        | 2955         | 22/04/2010    | Sale Deed         |
| 11          | Pranali Jaydip Purtil                 | PACL India Ltd             | Sus     | 93                                   | 0.1236        | 3411         | 10/05/2010    | Sale Deed         |
| 12          | Vandha Girish Gundhe                  | PACL India Ltd             | Sus     | 93                                   | 0.0988        | 3412         | 10/05/2010    | Sale Deed         |
| 13          | Vinod Manohar Mule                    | PACL India Ltd             | Sus     | 93                                   | 0.1236        | 3413         | 10/05/2010    | Sale Deed         |
| 14          | Thurumoorthe Marimathu Rajat          | PACL India Ltd             | Sus     | 93                                   | 0.1359        | 4209         | 08/04/2010    | Sale Deed         |
| 15          | Balharshan Gopal Parthi & Others      | PACL India Ltd             | Sus     | 119/2                                | 0.7413        | 4940         | 02/07/2010    | Sale Deed         |
| 16          | Vijay Yashu Chandore                  | PACL India Ltd             | Sus     | 119/2                                | 0.7963        | 5531         | 26/07/2010    | Sale Deed         |
| 17          | Rambhau Gopal Parthi                  | PACL India Ltd             | Sus     | 119/1                                | 0.1236        | 5465         | 22/07/2010    | Sale Deed         |
| 18          | Manoj Gopal Parthi                    | PACL India Ltd             | Sus     | 119/1                                | 0.3207        | 5464         | 22/07/2010    | Sale Deed         |
| 19          | Rambhau Gopal Parthi                  | PACL India Ltd             | Sus     | 119/2                                | 0.7471        | 3468         | 22/07/2010    | Sale Deed         |
| 20          | Laxman Gopal Parthi                   | PACL India Ltd             | Sus     | 119/1                                | 0.7471        | 6370         | 25/08/2010    | Sale Deed         |
| 21          | Bharat Murdhar Galande                | PVG DEVLO                  | Sus     | 73/2                                 | 0.1830        | 4607         | 03/09/2010    | Sale Deed         |
| 22          | Sunil Vishwanath Sahane & Others      | PACL India Ltd             | Sus     | 10/5                                 | 0.4618        | 2553         | 17/03/2011    | Sale Deed         |
| 23          | Ohanagay Vitthal Nimhan & Others      | PACL India Ltd             | Sus     | 126/2 & 136/3                        | 3.5170        | 8176         | 03/11/2010    | Sale Deed         |
| 24          | Govind Ganba Sutar & Others           | PACL India Ltd             | Sus     | 341                                  | 0.9884        | 9516         | 24/12/2010    | Sale Deed         |
| 25          | Sonabai Shalaji Baburao Mane          | PVG DEVLO                  | Sus     | 175/2                                | 0.7350        | 1978         | 01/03/2011    | Sale Deed         |
| 26          | Sanjay Dineshwar Bancel & Others      | PVG DEVLO                  | Sus     | 151/9                                | 0.6000        | 220          | 07/01/2011    | Sale Deed         |
| 27          | Anil Dattasayya Chandore & Others     | PVG DEVLO                  | Sus     | 92/3A                                | 0.1750        | 717/218      | 21/01/2011    | ATS/GPA           |
| 28          | Manoj Sudam Harpale                   | PACL India Ltd             | Sus     | 136/3                                | 1.6803        | 706          | 21/01/2011    | Sale Deed         |
| 29          | Kharaj Laxman Ekarawat                | PVG DEVLO                  | Sus     | 73/2                                 | 0.1300        | 7228         | 29/09/2010    | Sale Deed         |
| 30          | Vishabh Sambhaj Harpale & Others      | PVG DEVLO                  | Sus     | 136/3                                | 0.4250        | 2458         | 15/03/2011    | Sale Deed         |
| 31          | Ram Dinkar Ambade & Others            | T.C DEVLO                  | Sus     | 86                                   | 1.5000        | 11543        | 18/12/2010    | Sale Deed         |
| 32          | Krushnabai Kulkarni Chandore & Others | SHIV MAHIMA                | Sus     | 136/3                                | 1.7250        | 2783         | 31/03/2011    | Sale Deed         |
| 33          | Vitthal Thakkar Nimbar & Others       | SHIV MAHIMA                | Sus     | 70/3                                 | 7.4107        | 8472         | 20/09/2010    | Sale Deed         |
| 34          | Sonabai Shalaji Baburao Mane          | PACL India Ltd             | Sus     | 192/2                                | 0.9884        | 1972         | 01/03/2011    | Sale Deed         |
| 35          | Lalit Kumar Karamlal Jain             | PACL India Ltd             | Sus     |                                      |               |              |               |                   |
| 36          | Dasharath Shikhar Thorat              | PACL India Ltd             | Sus     |                                      |               |              |               |                   |
| 37          | Suresh Baburao Natar                  | PACL India Ltd             | Nande   | 74/1-7-1/2                           | 0.22123       | 2174         | 7/5/2010      | Sale Deed         |
| Total       |                                       |                            |         |                                      | 35.8929       |              |               |                   |
| Sus-(11-12) |                                       |                            |         |                                      |               |              |               |                   |
| 37          | Hegdish Vitthal Chandore              | P.V.G Developers Pvt Ltd   | Sus     | 92/3A                                | 0.0875        | 4128         | 5/7/2011      | ATS               |
|             |                                       |                            |         |                                      |               | 4130         | 5/7/2011      | GPA               |
| 38          | Bhagwan Gopal Parthi                  | Parthi Structure Pvt. Ltd. | Sus     | 119/1                                | 0.12353       | 4729         | 5/10/2011     | Sale Deed         |
| 39          | Surbha S. Prebhu                      | PACL India Ltd             | Sus     | 58/7/1                               | 0.2849063     | 5543         | 6/24/2011     | Sale Deed         |
| 40          | Kumar Bulder                          | Prateek Kumar              | Sus     | 50/3, 52/3                           | 1.095593      | 4858         | 6/2/2011      | Sale Deed         |
| 41          | Lalit Kumar Jain                      | PACL India Ltd             | Sus     | 51/2, 54/3, 55/3, 56/2, 54/1, 58/3   | 4.784714      | 4859         | 6/2/2011      | Sale Deed         |
| 42          | Sandhya Suresh Chavan                 | P.V.G Developers Pvt Ltd   | Sus     | 92/3A                                | 0.175         | 5614         | 6/28/2011     | ATS               |
|             |                                       |                            |         |                                      |               | 5615         | 6/28/2011     | GPA               |
| 43          | Anant Sopanrao Shedge                 | PACL India Ltd             | Sus     | 61/7, 61/4, 61/5, 61/8, 61/10, 61/12 | 7.175         | 8402         | 6/30/2011     | Sale Deed         |
| 44          | Dasharath Shankar Chandore            | PACL India Ltd             | Sus     | 61/2, 61/3, 61/7                     | 2.19919       | 3504         | 4/6/2011      | Sale Deed         |
| 45          | Fulabai Ramkrushna Makar              | Parthi Structure Pvt. Ltd. | Sus     | 215/4                                | 1.91          | 7133         | 8/18/2011     | Sale Deed         |
|             |                                       |                            |         |                                      |               | 7346         | 6/24/2011     | Consent Deed      |
| 46          | Shrawad Gangadhar Andre               | PACL India Ltd             | Sus     | 50/3                                 | 0.041775      | 3927         | 4/10/2011     | Sale Deed         |
|             |                                       |                            |         |                                      |               | Indemnity    | 4/10/2011     | Indemnity         |
| Total       |                                       |                            |         |                                      | 37.4032       |              |               |                   |
| Total A+B+C |                                       |                            |         |                                      | 66.8653       |              |               |                   |



### Annexure '69'

## ACK

| Sl. No. | Name of the Developer | Name of the Project           | Location | Area (sq. ft.)                                      | Year of Completion | Category | Remarks      |
|---------|-----------------------|-------------------------------|----------|-----------------------------------------------------|--------------------|----------|--------------|
| 1       | Bhoop Singh           | Swiss town developers Pvt Ltd | Jharol   | 50-4(4-16), 55-17(4-16), 24(4-16)                   | 14.8               | 3555     | SALE DEED OK |
| 2       | Ram Karan             | Swiss town developers Pvt Ltd | Jharol   | 55-11(4-16), 12(4-16), 13(4-16), 14(4-16), 20(4-16) | 24                 | 3343     | SALE DEED OK |
| 3       | Jugal                 | Swiss town developers Pvt Ltd | Jharol   | 56/11, 56/20                                        | 9                  | 8120     | ATS / GPA OK |

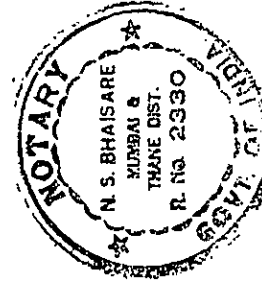


## Annexure '70

| S.No. | Name of the Owner               | NSB INFRASTRUCTURE & PROJECTS PVT. LTD. | Village     | Area      | Survey No.                                  | Area in Acres | Document No. | Document Type |
|-------|---------------------------------|-----------------------------------------|-------------|-----------|---------------------------------------------|---------------|--------------|---------------|
| 1     | ANNAND MITTAL S/O RI MITTAL     | NSB INFRASTRUCTURE & PROJECTS PVT. LTD. | Sikanderpur | GTB nagar | 29                                          | 1.618         | 23574        | SALE DEED     |
| 2     | JB AGARWAL S/O SHARIRAM AGARWAL | NSB INFRASTRUCTURE & PROJECTS PVT. LTD. | Sikanderpur | GTB nagar | 2                                           | 3.3333        | 23543        | SALE DEED     |
| 3     | Rishi Arya s/o Bhushan Arya     | NSB INFRASTRUCTURE & PROJECTS PVT. LTD. | Jaganpur    | GTB nagar | 31/23, 32/7, 2/23/2, 25/1/2, 25/2/2, 31/19, | 4.01          | 15425        | SALE DEED     |
|       |                                 |                                         |             |           |                                             | 8.9613        |              |               |

TRUE COPY

Rajant Associates  
Advocates & Solicitors



# EXHIBIT- 'G'

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## Schedule 5

(Properties of Synergyone Infrastructures And Projects Private Limited  
to be transferred and assigned to Prateek Kumar and/or PK Group and/or its nominees)

Firstly

### Immovable Assets

|                                  |
|----------------------------------|
| Yelenka Office, Bangalore Office |
| Lodha Excellus, Mumbai           |
| Vasant Kunj, Delhi               |
| Metropole Offices, Pune          |
| Chikodi -Nej, Karnataka          |



### And all movable assets

Secondly

Companies and Partnership Firms in which Synergyone Infrastructures And Projects Private Limited holds equity shares / Interest / shares in firms which is required to be transferred to PK Group

| Name Of the Company                           |                      | % Holding |
|-----------------------------------------------|----------------------|-----------|
| Beaming Infra Developers Pvt. Ltd.            | Divya Dristi, Mumbai | 100%      |
| Nirulas Hospitality Pvt. Ltd.                 | Gurgaon Office       | 100%      |
| PNC Energy Pvt. Ltd.                          | Rays Power           | 100%      |
| Sanskruti Infra Developers Pvt. Ltd.          | Baroda Project       | 100%      |
| DDPL Global Infrastructure Pvt. Ltd.          | Vasai Share          | 16.67%    |
| Unicorn Infra Projects Pvt. Ltd.              | Vasai Share          |           |
| Comfort Infra City Pvt. Ltd.                  |                      | 95%       |
| Crest Media & Communication Pvt. Ltd.         |                      | 100%      |
| Mascott Infra Developers Pvt. Ltd.            |                      | 100%      |
| Stride Aviation Pvt. Ltd.                     |                      | 95%       |
| Summit Aviation Pvt. Ltd.                     |                      | 6.7%      |
| Whittlewood Homes Pvt. Ltd.                   |                      | 100%      |
| Wildoak Properties Pvt. Ltd.                  |                      | 50%       |
| Unicorn Hospitality Pvt. Ltd.                 |                      | 50%       |
| Synergyone (I) Management Solutions Pvt. Ltd. |                      | 51%       |
| Skyrise Infracon Pvt. Ltd.                    |                      | 30%       |
| Agra Project                                  | Agra Project         |           |
| Phoenix Infracon                              | Development          |           |

*[Handwritten signatures and initials]*



TRUE COPY

Rajani Associates  
Advocates & Solicitors



# EXHIBIT-H1

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AXIS BANK



SYNERGYONE INFRASTRUCTURE & PROJECTS P LTD

Joint Holder :-

ROW HOUSE NO 1 GOLD FIELD  
ENCLAVE SOCIETY SOUTH MAIN RD  
VIDYUT NAGAR KOREGAON PARK  
PUNE  
MAHARASHTRA  
411001

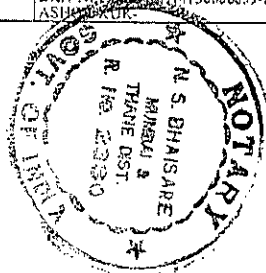
Customer No : 840067810

Scheme : CURRENT ACCOUNT-NORMAL

Currency : INR

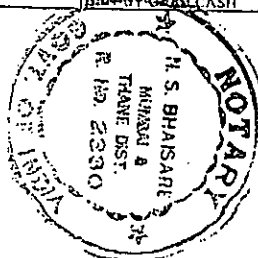
Statement of Account No : 911020038345350

| Tran Date  | Chq No | Particulars                                        | Debit      | Credit     | Balance    | Intt. Br |
|------------|--------|----------------------------------------------------|------------|------------|------------|----------|
|            |        | OPENING BALANCE                                    |            |            | 423328.19  |          |
| 07-04-2014 |        | BY PRATEEK KUMAR                                   |            | 200000.00  | 242328.19  | 415      |
| 07-04-2014 |        | BRN-NEFT-UTIBH14097088427-TOTUN MAZUMDAR-          | 16.85      |            | 242311.34  | 415      |
| 07-04-2014 | 038281 | BRN-NEFT-UTIBH14097088427-TOTUN MAZUMDAR-          | 200000.00  |            | 42311.34   | 415      |
| 10-04-2014 |        | BRN-NEFT-UTIBH14100061564-NAJOO R DIVECHIA-        | 5.61       |            | 42305.73   | 415      |
| 10-04-2014 | 038282 | BRN-NEFT-UTIBH14100061564-NAJOO R DIVECHIA-        | 25000.00   |            | 17305.73   | 415      |
| 10-04-2014 |        | BY PRATEEK KUMAR                                   |            | 200000.00  | 217305.73  | 415      |
| 10-04-2014 | 38283  | TO PO FVG SATYAM PRIVATE SECURITY                  | 171082.00  |            | 46223.73   | 415      |
| 15-04-2014 |        | BY PRATEEK KUMAR                                   |            | 1000000.00 | 1046223.73 | 415      |
| 15-04-2014 |        | BY PRATEEK KUMAR                                   |            | 100000.00  | 1146223.73 | 415      |
| 15-04-2014 |        | TO NEFT/219synt1504/25:79429876;0                  | 1012710.00 |            | 133513.73  | 219      |
| 15-04-2014 |        | To NEFT/GSD/TB/219synt1504/incl of ST @ +Cms       | 174.16     |            | 133339.57  | 219      |
| 16-04-2014 |        | TO SANJAY SHINDE                                   | 32500.00   |            | 100839.57  | 415      |
| 16-04-2014 |        | TO SALARY PROCESSED                                | 12000.00   |            | 88839.57   | 415      |
| 21-04-2014 |        | BRN-NEFT-UTIBH14111086923-BRIJ MOHAN PAL-          | 5.61       |            | 88833.96   | 415      |
| 21-04-2014 | 038285 | BRN-NEFT-UTIBH14111086923-BRIJ MOHAN PAL-          | 45000.00   |            | 43833.96   | 415      |
| 21-04-2014 |        | BY PRATEEK KUMAR                                   |            | 100000.00  | 143833.96  | 415      |
| 21-04-2014 | 38284  | TO SANJAY VITHAL SHINDE                            | 20000.00   |            | 123833.96  | 415      |
| 26-04-2014 |        | Service Tax @12.36% on Charge                      | 45.36      |            | 123788.60  | 415      |
| 26-04-2014 |        | Consolidated Charges for A/c                       | 367.00     |            | 123421.60  | 415      |
| 01-05-2014 |        | BRN-NEFT-UTIBH14123091204-SUMER SONI-              | 5.61       |            | 123415.99  | 415      |
| 07-05-2014 | 038286 | BRN-NEFT-UTIBH14123091204-SUMER SONI-              | 50000.00   |            | 73415.99   | 415      |
| 07-05-2014 |        | BRN-BY CASH BY CASH                                |            | 5887500.00 | 5960915.99 | 303      |
| 07-05-2014 |        | Cash Den Chrg on Rs.5887500.00 at SOL:303          | 19965.05   |            | 5940950.94 | 303      |
| 08-05-2014 | 38287  | TO PO FVG MAHARASHTRA STATE ELECTRICITY DISTRIBUTI | 22000.00   |            | 5918950.94 | 415      |
| 10-05-2014 | 038289 | BRN-NEFT-UTIBH14130086859-RAHUL ASHOK KUK-         | 25000.00   |            | 5893950.94 | 415      |
| 10-05-2014 |        | BRN-NEFT-UTIBH14130086859-RAHUL ASHOK KUK-         | 5.61       |            | 5893945.33 | 415      |



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|            |        |                                            |            |            |            |      |
|------------|--------|--------------------------------------------|------------|------------|------------|------|
| 10-05-2014 | 038290 | BRN-NEFT-UTIBH14130087068-NAJOO R DIVECHA- | 25000.00   |            | 5868945.33 | 415  |
| 10-05-2014 |        | BRN-NEFT-UTIBH14130087068-NAJOO R DIVECHA- | 5.61       |            | 5868939.72 | 415  |
| 10-05-2014 | 38288  | TO SANJAY VITHAL SHINDE                    | 34500.00   |            | 5834439.72 | 415  |
| 13-05-2014 | 038291 | BRN-NEFT-UTIBH14133059323-SUNIL JOSHI-     | 35000.00   |            | 5799439.72 | 415  |
| 13-05-2014 |        | BRN-NEFT-UTIBH14133059323-SUNIL JOSHI-     | 5.61       |            | 5799434.11 | 415  |
| 13-05-2014 | 038291 | BRN-NEFT-UTIBH14133060915-SUBAL KUMAR BEJ- | 20000.00   |            | 5779434.11 | 415  |
| 13-05-2014 |        | BRN-NEFT-UTIBH14133060915-SUBAL KUMAR BEJ- | 5.61       |            | 5779428.50 | 415  |
| 13-05-2014 |        | BRN-BY CASH CASH                           |            | 1040000.00 | 6819428.50 | 303  |
| 13-05-2014 |        | Cash Dep Chrg on Rs.1040000.00 nt SOL:303  | 3619.28    |            | 6815809.22 | 303  |
| 15-05-2014 |        | BRN-RTGS-UTIBH14135013476-GLEBE MARKETING- | 56.18      |            | 6815753.04 | 415  |
| 15-05-2014 | 038293 | BRN-RTGS-UTIBH14135013476-GLEBE MARKETING- | 600000.00  |            | 6215753.04 | 415  |
| 17-05-2014 |        | Service Tax @12.36% on Charge              | 24.72      |            | 6215728.32 | 415  |
| 17-05-2014 |        | Contaminated Charges for A/c               | 200.00     |            | 6215528.32 | 415  |
| 19-05-2014 | 38294  | TRF TO PRATEEK KUMAR                       | 5000000.00 |            | 1215528.32 | 415  |
| 21-05-2014 |        | BRN-BY CASH CASH                           |            | 3260000.00 | 4475528.32 | 303  |
| 21-05-2014 |        | Cash Dep Chrg on Rs.3260000.00 nt SOL:303  | 11105.12   |            | 4464423.20 | 303  |
| 22-05-2014 | 38295  | TO PRATIK PANDURANG PATIL                  | 12000.00   |            | 4452423.20 | 415  |
| 22-05-2014 |        | BRN-NEFT-UTIBH14142095232-JAY K PUROHIT-   | 5.61       |            | 4452417.59 | 415  |
| 22-05-2014 | 038296 | BRN-NEFT-UTIBH14142095232-JAY K PUROHIT-   | 100000.00  |            | 4352417.59 | 415  |
| 26-05-2014 |        | BRN-NEFT-UTIBH14146068267-AMAR ELECTRICAL- | 5.61       |            | 4352411.98 | 415  |
| 26-05-2014 | 038297 | BRN-NEFT-UTIBH14146068267-AMAR ELECTRICAL- | 90448.00   |            | 4261963.98 | 415  |
| 26-05-2014 |        | BRN-NEFT-UTIBH14146068384-MSHDCL-KPUC HT-  | 5.61       |            | 4261958.37 | 415  |
| 26-05-2014 | 038298 | BRN-NEFT-UTIBH14146068384-MSHDCL-KPUC HT-  | 26110.00   |            | 4235848.37 | 415  |
| 27-05-2014 |        | BRN-NEFT-UTIBH14147096138-SHIV SAKTI TOUR- | 5.61       |            | 4235842.76 | 415  |
| 27-05-2014 | 038300 | BRN-NEFT-UTIBH14147096138-SHIV SAKTI TOUR- | 45250.00   |            | 4190592.76 | 415  |
| 27-05-2014 |        | BRN-RTGS-UTIBH14147096235-GLEBE MARKETING- | 56.18      |            | 4190536.58 | 415  |
| 27-05-2014 | 038299 | BRN-RTGS-UTIBH14147096235-GLEBE MARKETING- | 1000000.00 |            | 3190536.58 | 415  |
| 30-05-2014 |        | BRN-NEFT-UTIBH14150081170-SUDEEP A DESAI-  | 5.61       |            | 3190530.97 | 415  |
| 30-05-2014 | 146326 | BRN-NEFT-UTIBH14150081170-SUDEEP A DESAI-  | 100000.00  |            | 3090530.97 | 415  |
| 31-05-2014 |        | 000012 HDFC BANK LTD.                      |            | 1400000.00 | 4490530.97 | 2568 |
| 31-05-2014 |        | REJECT:12:12-DRAWERS SIGNATURE DIFFER      | 1400000.00 |            | 3090530.97 | 2568 |
| 06-06-2014 | 146327 | TO DD ISSUED                               | 129723.00  |            | 2960807.97 | 415  |
| 06-06-2014 |        | BRN-RTGS-UTIBH14157082491-C V CHANDRU-     | 28.09      |            | 2960779.88 | 415  |
| 06-06-2014 | 146328 | BRN-RTGS-UTIBH14157082491-C V CHANDRU-     | 247500.00  |            | 2713279.88 | 415  |
| 06-06-2014 |        | BRN-BY CASH CASH                           |            | 1400000.00 | 4113279.88 | 303  |



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|            |        |                                                     |             |             |             |      |
|------------|--------|-----------------------------------------------------|-------------|-------------|-------------|------|
| 06-06-2014 |        | Cash Dep Chrg on Rs.1400000.00 at SOL-303           | 4833.20     |             | 4108446.68  | 303  |
| 06-06-2014 |        | BRN-RTGS-UTIBH14157088947-MEENA NANDLAL G.          | 28.09       |             | 4108418.59  | 415  |
| 06-06-2014 | 146329 | BRN-RTGS-UTIBH14157088947-MEENA NANDLAL G.          | 490650.00   |             | 3617768.59  | 415  |
| 06-06-2014 |        | BRN-RTGS-UTIBH14157089083-KAMLESH SATISH -          | 28.09       |             | 3617740.50  | 415  |
| 06-06-2014 | 146330 | BRN-RTGS-UTIBH14157089083-KAMLESH SATISH -          | 490650.00   |             | 3127090.50  | 415  |
| 11-06-2014 |        | BRN-RTGS-UTIBH14162019722-OPEE ENERGY PRI-          | 28.09       |             | 3127062.41  | 415  |
| 11-06-2014 | 146332 | BRN-RTGS-UTIBH14162019722-OPEE ENERGY PRI-          | 289044.00   |             | 2838018.41  | 415  |
| 11-06-2014 |        | BRN-NEFT-UTIBH14162019804-UNITED TRANSFOR-          | 5.61        |             | 2838012.80  | 415  |
| 11-06-2014 | 146331 | BRN-NEFT-UTIBH14162019804-UNITED TRANSFOR-          | 85000.00    |             | 2753012.80  | 415  |
| 12-06-2014 |        | RTGS/RATNH14163002611/MS.SAI RYDAM REALTORS PRIVAT  |             | 10000000.00 | 12753012.80 | 1932 |
| 12-06-2014 | 146333 | TRF TO PRATEEK KUMAR                                | 10000000.00 |             | 2753012.80  | 415  |
| 14-06-2014 |        | RTGS/RATNH14163004380/MS.SAI RYDAM REALTORS PRIVAT  |             | 10000000.00 | 12753012.80 | 363  |
| 14-06-2014 |        | Service Tax @12.36% on Charge                       | 18.54       |             | 12752994.26 | 415  |
| 14-06-2014 |        | Consolidated Charges for A/c                        | 150.00      |             | 12752844.26 | 415  |
| 16-06-2014 |        | BRN-RTGS-UTIBH14167035309-STRIDE INFRACON-          | 56.18       |             | 12752788.08 | 415  |
| 16-06-2014 | 146334 | BRN-RTGS-UTIBH14167035309-STRIDE INFRACON-          | 6000000.00  |             | 6752788.08  | 415  |
| 16-06-2014 |        | BRN-NEFT-UTIBH14167039604-DIAS SANJAY FRA-          | 5.61        |             | 6752782.47  | 415  |
| 16-06-2014 | 146335 | BRN-NEFT-UTIBH14167039604-DIAS SANJAY FRA-          | 100000.00   |             | 6652782.47  | 415  |
| 20-06-2014 |        | BRN-BY CASH GURPREET SINGH                          |             | 2500000.00  | 9132782.47  | 303  |
| 20-06-2014 |        | Cash Dep Chrg on Rs.2500000.00 at SOL-303           | 8542.40     |             | 9144240.07  | 303  |
| 21-06-2014 | 146340 | TO PRATEEK KUMAR                                    | 9000000.00  |             | 144240.07   | 415  |
| 22-08-2014 |        | Chg-134516-MUMBAI                                   |             | 25308407.00 | 25452647.07 | 2567 |
| 22-08-2014 |        | REJECT:15451601-FUNDS INSUFFICIENT                  | 25308407.00 |             | 144240.07   | 2567 |
| 27-08-2014 |        | RTGS/HDFCR52014082753249292/GHANSHY AM PURANCHAND G |             | 25308407.00 | 23452647.07 | 593  |
| 28-08-2014 | 146338 | PO AND DD ISSUED                                    | 56888.00    |             | 24883759.07 | 415  |
| 30-08-2014 | 146339 | TRF TO SANJAY VITHAL SHINDE                         | 34500.00    |             | 24849259.07 | 415  |
| 01-09-2014 |        | BRN-RTGS-UTIBH14244071811-ST.KABIR EDUCAT-          | 56.18       |             | 24849202.89 | 415  |
| 01-09-2014 | 146341 | BRN-RTGS-UTIBH14244071811-ST.KABIR EDUCAT-          | 5000000.00  |             | 19849202.89 | 415  |
| 02-09-2014 |        | BRN-RTGS-UTIBH14245000449-ST KABIR EDUCAT-YOURSELF  | 50.00       |             | 19849152.89 | 415  |
| 02-09-2014 | 146342 | BRN-RTGS-UTIBH14245000449-ST KABIR EDUCAT-YOURSELF  | 5000000.00  |             | 14849152.89 | 415  |
| 02-09-2014 | 146343 | TRF TO KUBER BUILDERS & INFRASTRUCTURE              | 3000000.00  |             | 11849152.89 | 415  |
| 03-09-2014 |        | BRN-RTGS-UTIBH14246046159-ST.KABIR EDUCAT-          | 50.00       |             | 11849102.89 | 415  |
| 03-09-2014 | 146344 | BRN-RTGS-UTIBH14246046159-ST.KABIR EDUCAT-          | 5100000.00  |             | 6749102.89  | 415  |
| 04-09-2014 |        | BRN-RTGS-UTIBH14247074776-RAYS POWER PVT.           | 50.00       |             | 6749052.89  | 415  |
| 04-09-2014 | 146345 | BRN-RTGS-UTIBH14247074776-RAYS POWER PVT.           | 8000000.00  |             | 5949052.89  | 415  |

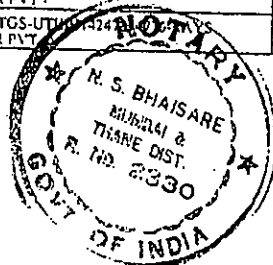


EXHIBIT - I

245

ASHWIN VAISH

Advocate



Speed Post

30.07.14

To,

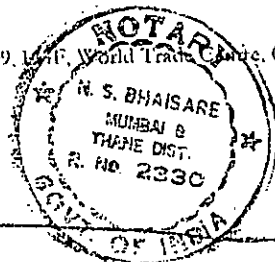
1. FACIL Ltd.  
Registered office at  
22<sup>nd</sup>, 3<sup>rd</sup> Floor  
Amber Tower  
Sansar Chand Road  
Jaipur, Rajasthan

And

Corporate Office at:  
7<sup>th</sup> Floor  
Gopaldas Bhawan  
28, Barakhamba Road  
New Delhi

2. Mr. Gurmeet Singh  
Director  
49, Ground Floor  
18/1, Eklavya Apartment  
Sector 13, Rohini, Delhi
3. Mr. Subrato Bhattacharya  
Director  
1-A-72, Ground Floor  
West Punjabi Bagh  
New Delhi

Office: 109, 1<sup>st</sup> F, World Trade Centre, Connaught Place, New Delhi-1, Mobile: 9650022033, 9899109195



Admitted

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4. Mr. Sukhdev Singh Gill  
Managing Director  
Village & PO Jhallian Kalan  
District Ropar, Punjab

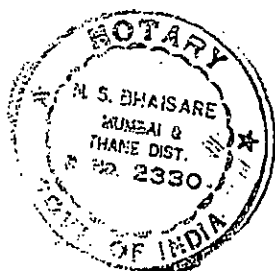
5. Mr. Tarlochan Singh  
Director  
7<sup>th</sup> Floor  
Gopaldas Bhawan  
28, Barakhamba Road  
New Delhi

My Client:

Mr. Prateek Kumar  
Presently abroad  
& Permanent resident of  
159 Cloud 9, NIBM Road  
Mohammadwadi, Kondawa  
Pune - 48

Sub: Notice of request to appoint a sole arbitrator to resolve  
the dispute pertaining to the breach committed by you,  
the addressees, of terms of Definitive Agreement for  
settlement dated 02.10.13 & supplemental agreement  
dated 30.11.13

Sir,

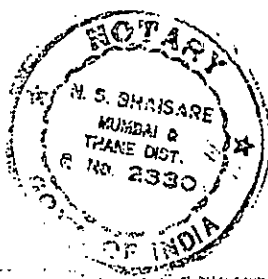


*Johnsin Vimal*

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Under the instructions of and for and on behalf of my above named client Mr. Prateek Kumar, I put you, the above named addressee, to the following notice:

1. Without prejudice to other rights and contentions, it is sufficient to state at this stage that my above-named client and you, the addressees, have executed Definitive Agreement for settlement dated 02.10.13 & supplemental agreement dated 30.11.13.
2. That in terms of the said agreements my client duly fulfilled the obligations that were cast upon him. However, you, the addressees, have failed to fulfill your part of the bargain. Among other terms, you, the addressees, even failed to appoint a Monitoring Committee as contemplated in clause 1.4 of the said agreement. You, the addressees, in continuing breach of the said agreement have failed to honor clause 2.7 & 2.8 which contemplates withdrawal of the false cases filed against my client & to clear his name in public which was maligned vide earlier public notices issued by at the instances of you, the addressees.
3. You, the addressees, apart from committing breach of other terms pertaining to payment of monies to my client under different clauses, have even failed to honor clause 2.10.2 & clause 4.1 & 4.2 of the said agreements which clearly contemplates that certain clauses/terms shall be honored first

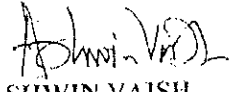


Adwin Vinol

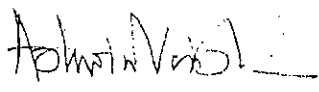
248

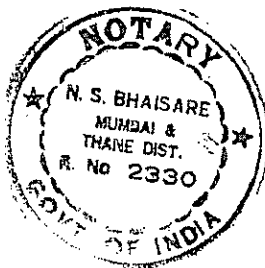
in order to bind my client for the other terms of the agreement.

You are accordingly called upon to appoint/mutually accept the appointment of Shri Ratan Lath as the Sole arbitrator as agreed in terms of clause 11.1 of the agreement dated 02.10.13 & clause 3.1 of the supplemental agreement dated 30.11.13 and resolve the above-said disputes in terms of the provisions of the Arbitration & Conciliation Act, 1996. In case you fail to accept the appointment of the said person, my client shall be constrained to approach the Hon'ble High Court to make a request for such an appointment and seek such other or further remedy as may be available in Law against you, the addressees.

  
ASHWIN VAISH  
Advocate

P.S.- A copy of the present notice is retained for future reference and remedy.





TRUE COPY

  
Rajani Associates  
Advocates & Solicitors

EXHIBIT - J

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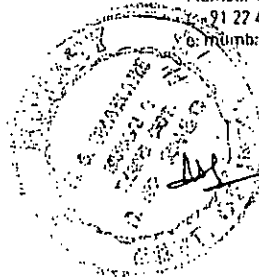
RSP

Rajani, Singhania & Partners

Advocates & Solicitors  
Krishna Chambers  
59 New Marine Lines  
Churchgate  
Mumbai 400020, India  
t: +91 22 4096 1000  
e: Mumbai@rsplaw.in

September 03, 2014

Ashwin Vaish  
Office 109, LGF  
World Trade Centre  
Connaught Place  
New Delhi -1

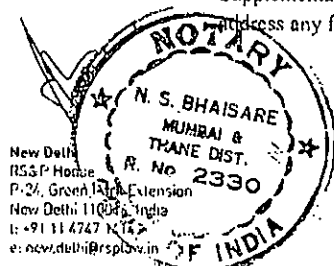


Dear Sir,

Subject: Reply to your letter dated July 30, 2014 addressed to PACL Limited and others

We are concerned for our client, PACL Limited, a company registered under the Companies Act, 1956, and having its registered office at 22, 3<sup>rd</sup> Floor, Amber Road, Sansar Chand Road, Jaipur, Rajasthan ("our Client"). Our Client has placed in our hands your letter dated July 30, 2014 (the "Letter"), with instructions to reply to the same as follows:

1. At the outset, we state that it is apparent from the Letter that your client, Mr. Prateek Kumar has concealed, suppressed and misinformed you about his action and conduct in relation to the Definitive Agreement for Settlement dated October 2, 2013 (the "Definitive Agreement") read with the Supplemental Agreement to Definitive Agreement dated November 30, 2013 (the "Supplemental Agreement").
2. At the further outset, we deny the contents of the Letter in entirety and none of the contents shall be deemed to be admitted, unless specifically admitted herein.
3. Following is parawise reply to the Letter:
  - 3.1 With reference to paragraph No.1, our Client state that:
    - 3.1.1 the Definitive Agreement as well as the Supplemental Agreement were executed between our Client, PACL Group (as defined under the Definitive Agreement), Mr. Prateek Kumar (your client) and the PK Group (as defined under the Definitive Agreement).
    - 3.1.2 The Addressees No. 2 to 5 (being, Mr. Gurmeet Singh, Mr. Subrato Bhattacharya, Mr. Sukhdev Singh Gill and Mr. Tarlochan Singh), as set out in the Letter, had merely signed the Definitive Agreement as well as the Supplemental Agreement in their capacity as mere authorised signatories of our Client and thus they do not have any personal obligations or rights under the Definitive Agreement as well as the Supplemental Agreement in their personal capacity. Hence, you or your client should not address any future correspondences to any of them in their individual capacity.



New Delhi  
RSP House  
P-24, Green Park Extension  
New Delhi 110049, India  
t: +91 11 4747 1142  
e: newdelhi@rsplaw.in

Bangalore  
401, Prestige Meridian II  
30, Mahatma Gandhi Road  
Bangalore 560001, India  
t: +91 80 4113 1900  
e: bangalore@rsplaw.in

Hyderabad  
A14, Babukhan Estate  
Basheer Bagh  
Hyderabad 500001, India  
t: +91 40 6210 2424  
e: hyderabad@rsplaw.in



3.2 With reference to paragraph No.2:

3.2.1 we deny that your client has duly fulfilled his obligations under the Definitive Agreement as well as the Supplemental Agreement. We further deny that our Client has failed to fulfill part of its obligations provided under the Definitive Agreement as well as the Supplemental Agreement. Our Client states that subsequent to the execution of the Definitive Agreement and the Supplemental Agreement, your client as well as the PK Group have not complied with their respective part of the obligations as set out under the aforesaid agreements. Furthermore, the Monitoring Committee (*as defined under the Definitive Agreement*) was to be jointly constituted by both the PACL Group and the PK Group, thus non-appointment of the Monitoring Committee cannot be solely blamed on our Client and/or on the PACL Group.

3.2.2 On the contrary, your Client has committed various defaults under the Definitive Agreement as well as the Supplemental Agreement including, but not limited to, the following :

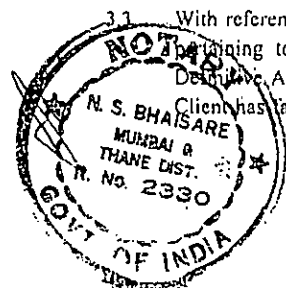
3.2.2.1 Your client has failed to withdraw of all cases filed by your client and PK Group against PACL and/or the PACL Group;

3.2.2.2 Your client and the PK Group have failed in incorporating joint signatures of representatives of PACL Group in respect of bank accounts of Synergyone Infrastructure & Projects Private Limited ("*Synergyone*"), which was not only agreed between the Parties in the Definitive Agreement but also adopted in the meeting of board of directors of Synergyone held on October 2, 2013;

3.2.2.3 Your client and the PK Group are still holding various properties which were agreed to be transferred under the joint management as per the Definitive Agreement; and

3.2.2.4 The Directors appointed by one of the entities of the PACL Group (*i.e. Bahar Paper Private Limited*) on the board of directors of Synergyone (*which is one of the entities of the PK Group*), pursuant to the Definitive Agreement, have been attempted to be wrongfully removed from its board of directors by your client and the PK Group.

For sake of brevity, the aforesaid defaults of your client and PK Group are inclusive and not exhaustive in nature. Our Client reserves its rights to take appropriate proceedings against your client and/or the PK Group on aforesaid defaults and/or any other default under the Definitive Agreement and the Supplemental Agreement.



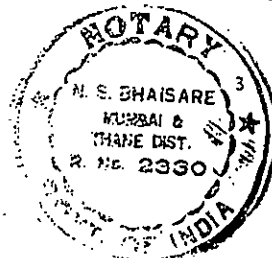
3.3 With reference to paragraph No. 3, we deny that there has been breach of any of terms pertaining to the payment of monies by our Client, or any other clause under the Definitive Agreement as well as the Supplemental Agreement. We further deny that our Client has failed to comply with Clauses 4.1 and 4.2 of the Definitive Agreement since

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the obligation to withdraw all the cases, filed against each of the parties i.e. the PACL Group and the PK Group respectively, was on both the PACL Group as well as the PK Group and thus our Client cannot be solely held responsible in this respect.

- 3.4 With reference to the last paragraph (*un-numbered*), we state that the appointment of Mr. Ratan Lath as the Arbitrator is not acceptable to our Client. We suggest appointment of Mr. Justice (Retd.) Dilip G. Karnik as the sole Arbitrator in terms of Clause 11 of the Definitive Agreement read with Clause 3 of the Supplemental Agreement.
4. Further, we, on instruction of our Client, through you, hereby convey your client to desist and refrain from taking any action or execute any document or enter into any kind of arrangement (*either oral or in writing*) relating to disposition of the properties of Synergyone as set out under Schedule 5 of the Definitive Agreement in favour of your client or to any third party, in any manner whatsoever including, but not limited to, by way of sale, exchange, mortgage, charge, pledge, lien, option, restriction, right of pre-emption, third party right or interest, other encumbrance or security interest of any kind, without payment of the adequate and sufficient consideration to Synergyone and on such terms and conditions as will be agreed by our Client in writing. Any disposition of any aforesaid properties by your client will not be binding on our Client and Synergyone. For that purpose, our Client reserves the right to take appropriate legal proceedings against your client including but not limited to giving public notices with respect to the aforesaid properties with a view to reiterate the claim of Synergyone and our Client in respect of such properties.
5. In addition to above, we, on behalf of our Client, hereby instruct your client to continue to oblige the terms and conditions as set out in the Definitive Agreement and the Supplemental Agreement including, but not limited to, covenants as set out in Clause 6.1 of the Definitive Agreement.
6. Our Client reserves its rights to deal with contents of the Letter as well as other defaults in detail and put forth its application, petition, claims, counter statements and/or counter claims before the duly appointed Arbitrator under law, contract including, the Definitive Agreement read with the Supplemental Agreement and/or under equity.
7. Needless to mention, the aforesaid exercise of our Client's rights, options and/or remedies are not exhaustive in nature. This Notice shall have no effect on, and does not waive, limit or relinquish, any of the rights and/or remedies available with our Client (*including but not limited to our Client's rights and/or remedies against your breach of representation, warranties and covenants*) under the Definitive Agreement, the Supplemental Agreement and/ or other remedies available to our Client in law or equity. Our Client's failure and/ or neglect to exercise any such right or remedy available to our Client shall not be taken to be a waiver of any and/ or all such rights or remedies.



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8. Unless otherwise defined, herein, all capitalized terms which have been used in this Notice shall have the same meaning ascribed to them in the Definitive Agreement as well as the Supplemental Agreement.

Yours faithfully,

Ashish Parwani  
Rajeev Nair

CC:

Mr. Prateek Kumar  
159 Cloud 9, NIBM Road  
Mohammadwadi, Kondawa  
Pune - 48  
Maharashtra  
India

TRUE COPY

Rajani Associates  
Advocates & Solicitors

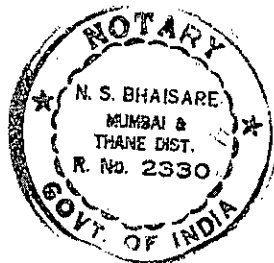


EXHIBIT - K  
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Jodhpur City Police  
Government of Rajasthan

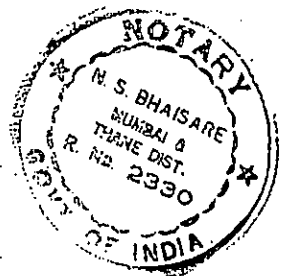
Public Information

Wanted Person Search

Person Name:  Father/Husband Name:

Police District:  Police Station:

| S.No. | Name   | Father Name | Caste  | Age | Address                                                                                      | Firm | Year | Case No. | Case Name | PS  | Type |
|-------|--------|-------------|--------|-----|----------------------------------------------------------------------------------------------|------|------|----------|-----------|-----|------|
| 1     | Pratik | Pratik      | Pratik | 24  | 3 MURTI SANGA, GHOSH SOCIETY DRAZEN ROAD, DRAZEN ROAD, SARDAR NAGAR, AHMEDABAD CITY, GUJARAT | 356  | 2006 | 62       | 2006      | ACM | PO   |
| 2     | Pratik | Pratik      | Pratik | 24  | 3 MURTI SANGA, GHOSH SOCIETY DRAZEN ROAD, DRAZEN ROAD, SARDAR NAGAR, AHMEDABAD CITY, GUJARAT | 356  | 2006 | 62       | 2006      | ACM | PO   |



TRUE COPY  
Kajal Associates  
Advocates & Solicitors

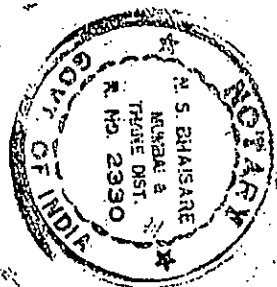
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सह: दुयिम निबंधक हवेली क्र. २

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255.

*[Signature]*

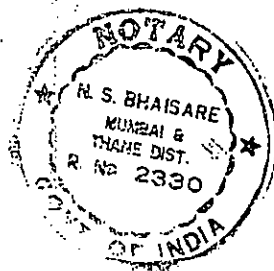


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CHALLAN  
MTR Form Number-6.

|                             |                                   |  |         |           |  |      |                                              |  |         |     |  |  |
|-----------------------------|-----------------------------------|--|---------|-----------|--|------|----------------------------------------------|--|---------|-----|--|--|
| GRN                         | MH001265024201416M                |  | BARCODE | [Barcode] |  | Date | 17/08/2014-14:40:27                          |  | Form ID | 263 |  |  |
| Department                  | Inspector General Of Registration |  |         |           |  |      | Payer Details                                |  |         |     |  |  |
| Type of Payment             | Registration Fees                 |  |         |           |  |      | TAX ID (If Any)                              |  |         |     |  |  |
|                             | Ordinary Collections IGR          |  |         |           |  |      | PAN No. (If Applicable)                      |  |         |     |  |  |
| Office Name                 | HVL2 HAVELI 2 JOINT SUB REGISTRAR |  |         |           |  |      | Pai Name                                     |  |         |     |  |  |
| Location                    | PUNE                              |  |         |           |  |      | Mr. Gharahysm Gupta and Others               |  |         |     |  |  |
| Year                        | 2014-2015 One Time                |  |         |           |  |      | Flat/Block No.                               |  |         |     |  |  |
|                             |                                   |  |         |           |  |      | 11                                           |  |         |     |  |  |
| Account Head Details        | Amount in Rs.                     |  |         |           |  |      | Premises/Building                            |  |         |     |  |  |
| 00300053301 - Amount of Tax | 30000.00                          |  |         |           |  |      | Road/Street                                  |  |         |     |  |  |
|                             |                                   |  |         |           |  |      | 3000 aqt                                     |  |         |     |  |  |
|                             |                                   |  |         |           |  |      | Area/Locality                                |  |         |     |  |  |
|                             |                                   |  |         |           |  |      | Bund Garden Road Camp Pune                   |  |         |     |  |  |
|                             |                                   |  |         |           |  |      | Town/City/District                           |  |         |     |  |  |
|                             |                                   |  |         |           |  |      | PIN                                          |  |         |     |  |  |
|                             |                                   |  |         |           |  |      | 4 1 1 0 0 1                                  |  |         |     |  |  |
|                             |                                   |  |         |           |  |      | Nearby (Mileage)                             |  |         |     |  |  |
|                             |                                   |  |         |           |  |      | Synergys Infrastructure                      |  |         |     |  |  |
|                             |                                   |  |         |           |  |      | and the MCA 21 Ltd-CA-68640000               |  |         |     |  |  |
|                             |                                   |  |         |           |  |      | Postpaid in Centrally Thrifted Deposits Only |  |         |     |  |  |
| Total                       | 30000.00                          |  |         |           |  |      | Words                                        |  |         |     |  |  |
|                             |                                   |  |         |           |  |      | NO II                                        |  |         |     |  |  |
| Payee Details               | BANK OF MAHARASHTRA               |  |         |           |  |      | FOR USE IN RECEIVING BANK                    |  |         |     |  |  |
|                             | Cheque/DD Details                 |  |         |           |  |      | Bank CHN REF No.                             |  |         |     |  |  |
|                             |                                   |  |         |           |  |      | 02300042014061751900 174261249               |  |         |     |  |  |
| Cheque/DD No                |                                   |  |         |           |  |      | Date                                         |  |         |     |  |  |
|                             |                                   |  |         |           |  |      | 17/08/2014-15:36:37                          |  |         |     |  |  |
| Name of Bank                |                                   |  |         |           |  |      | Bank Branch                                  |  |         |     |  |  |
|                             |                                   |  |         |           |  |      | BANK OF MAHARASHTRA                          |  |         |     |  |  |
| Name of Branch              |                                   |  |         |           |  |      | Scroll No., Date                             |  |         |     |  |  |
|                             |                                   |  |         |           |  |      | Not Verified with Scroll                     |  |         |     |  |  |

Mobile No. : Not Available



257



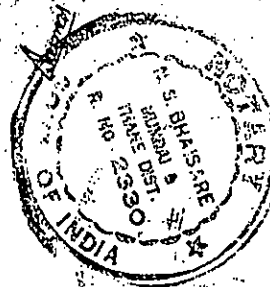
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DEED OF APARTMENT

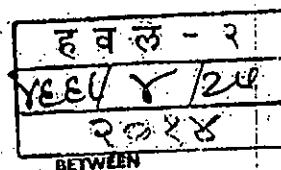
THIS DEED OF APARTMENT IS MADE AND EXECUTED AT PUNE ON THIS 18<sup>th</sup> DAY OF  
JUNE MONTH OF 2014.

*[Signature]*





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**SYNERGYONE INFRASTRUCTURE AND PROJECTS PVT. LTD.**  
(Formerly known as NSB INFRASTRUCTURE AND PROJECTS PVT. LTD.)

A company registered under Indian Companies Act 1956  
having regl. Office at - S 1, Metropole Building,  
Next to INOX Theatre, Bundgarden Road, Camp,  
Pune-411001 - 411001.

PAN NO. -AAECCN 9843 R

Through authorize signatory

Mr. Sandeep Kumar

Age 30 years, Occupation - Service

Hereinafter referred to as "VENDOR" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Company, its executors, administrators, representatives, successors-in-title and assigns etc.)

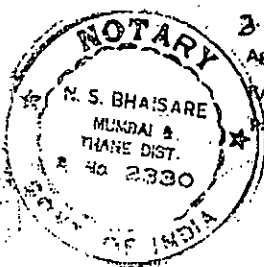
**PARTY OF THE FIRST PARTY.**

AND

1. Mr. Ghanshyam Puranchand Gupta  
Age- 54 Years, Occupation- Business  
R/at- B-11, Himgiri Residency, near Sandesh society,  
Market Yard, Pune- 411001  
Pan no. - ACVPG 0203 A

2. Mr. Pravin Nandlal Gupta  
Age- 37 Years, Occupation- Business  
R/at- Bungalow No. 48-49, Cloud Nine Society, NIBM road, Mohmadwadi, Pune- 48  
Pan no. - AEHPG 8912 L

3. Mr. Vipin Nandlal Gupta  
Age- 32 Years, Occupation- Business  
R/at- Bungalow No. 48-49, Cloud Nine Society, NIBM road, Mohmadwadi, Pune- 48  
Pan no. - AHFPG 4748 K

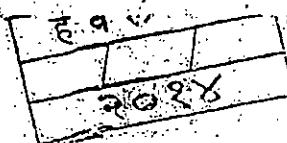


*[Signature]*

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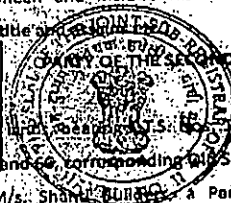
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259



Hereinafter referred to as "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators, representatives, successors-in-title)

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WHEREAS all that plot and portion of land bearing S. No. 11/1, 11/2, 11/3, 11/4, (corresponding Survey No. 13, 14 and 60, corresponding S. No. 39 (part), belongs to and stands in the name of M/s. Shanti Builders, a Partnership Firm (hereinafter referred to as the said Owners)

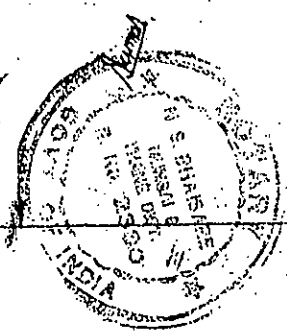
AND WHEREAS the said Owners, vide two separate Development Agreements, dated - 8/4/96, and subsequent Deeds of Confirmation, both dated - 21/6/97, registered in the office of the Joint Sub-Registrar, Haveli-II (Pune), at serial nos. 2691/97 and 2692/97, respectively, granted the development rights of the said property, to and in favour of M/s. Amar Avinash Associates and have also executed Power of Attorney/s in favour of their nominees/ assigns;

AND WHEREAS said M/s. Amar Avinash Associates caused the sanctioned layout of the said land into various smaller sub-plots and with the consent of the said Owners, by virtue of the authorities vested unto them, assigned/ transferred the development rights of Plot No. D1, admeasuring 43,600 sq. ft. i.e. admeasuring 4,050 sq. mtrs., with a FSI ratio of 1:1 inclusive of open area of 4200 sq. ft. i.e. 392 sq. mtrs., carved out from and out of the said land and which Plot No. D1 is hereinafter referred to as the "said property" and more particularly described in Schedule-A written hereunder to M/s. L.K. Corporation i.e. the Promoters herein, vide Development Agreement, dated - 23/03/2001, registered at the office of the Joint Sub-Registrar, Haveli-II (Pune), at serial No. 3483/ 2001 and have also executed Power of Attorney in their nominee/s (Mr. Laxman G. Karia and Mrs. Mona K. Karia) favour, duly registered in the office of the Joint Sub-Registrar, Haveli-II (Pune) at Sr. No. 3484, dtl. 23.03.2001;

AND WHEREAS by virtue of the rights acquired by the Promoter, the Promoter has constructed a multi-storied building known as "Metropole" on the said land as per the plan approved by the Pune Municipal Corporation vide Commencement Certificate

*[Signature]*

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no. CC/3198/2010 dt.16/12/2010 revised CC/ 2700/12 dt.19/12/2012, and Pune Municipal Corporation, Pune, vide its Ref. no. BCO/6/OC/358, dated 12/12/2003, issued Completion Certificate in respect of the building constructed upon the said property is hereinafter referred to as "SAID BUILDING".

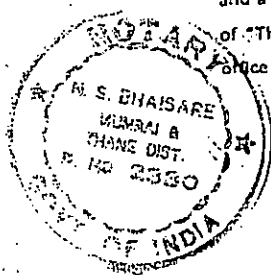
AND WHEREAS the Promoter agreed to sell the various shops/offices/units alongwith the undivided share in the said land and common areas and facilities in the said building to its various prospective purchasers.

AND WHEREAS In the circumstances vide Articles of agreement dated 14/07/2011 registered with the Sub-registrar, Havelli no. 11 at sr. no. 6273/11, the Promoter had agreed to sell to NSB INFRASTRUCTURE PVT. LTD. (now known as SYNERGYONE INFRASTRUCTURE AND PROJECTS PVT. LTD.) the office premises bearing Office no. S-1 as per final record plan admeasuring 5900 sq. ft. Built up area, along with 4 covered car parking, 3 open car parking, 30 Two wheeler open parking, and situated on the second floor of the building 'The Metropole' and these are the subject matter of these presents, (hereinafter referred to as the "Unit" or "S1") along with all other facilities and amenities appurtenant thereto more particularly described in schedule "B" hereunder.

AND WHEREAS this SYNERGYONE INFRASTRUCTURE AND PROJECTS PVT. LTD (Previously known as NSB INFRASTRUCTURE PVT. LTD. ) herein is in exclusive possession thereof of the office premises bearing Office No. S1 more particularly described in schedule "B" hereunder.

AND WHEREAS on 19/12/2012 the Promoter has obtained sanctioned plan (revised) from Pune Municipal Corporation vide CC/2700/12 whereby the said Unit has been numbered as S1.

AND WHEREAS the Owners and promoter herein have submitted and registered a Deed of Declaration dated 30/10/2013 under section 2 of Maharashtra Apartment Ownership Act, 1970 at the office of Sub- registrar, Havelli no. 11 at serial no. 8126/13 and a Condominium of Apartments is been formed upon the said land under the name of "THE METROPOLE CONDOMINIUM" and as a result thereon in the same the said office bearing no.S-1 is having 5.698 % undivided interest in the said land and in the



*[Signature]*

*[Signature]*

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common amenities and facilities.

AND WHEREAS accordingly Promoters M/S. L. K. Corporation through its Partners Mr. Laxman Karia and Mona Karia have executed a Deed of Apartment in favour of SYNERGYONE INFRASTRUCTURE AND PROJECTS PVT. LTD. (formerly known as NSB INFRASTRUCTURE PVT. LTD.) dated 16/05/2014 which is registered at the office of Sub Registrar Haveli No. 11, Pune at Serial No. 4183/2014.

AND WHEREAS in the circumstances the SYNERGYONE INFRASTRUCTURE AND PROJECTS PVT. LTD. the VENDOR herein is the owner of the office premises bearing office no. S-1 and all other facilities and amenities appurtenant thereto together with 5.698 % undivided interest in the said land hereinafter collectively referred to as the "said apartment" and more particularly described in schedule "B" hereunder.

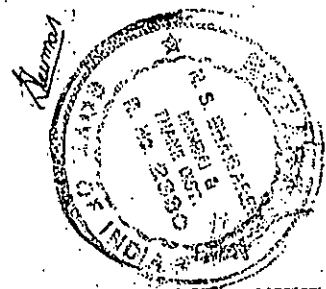
AND WHEREAS pursuant to negotiations between the parties herein and based upon the assurances and undertakings mentioned hereinafter given by the VENDOR to the PURCHASER, the PURCHASER offered an amount of Rs. 5,66,40,000/- (Rupees Five Crore Sixty six Lac forty Thousand Only) to the VENDOR for the assignment of their right title and interest in the said office, the VENDOR have agreed to assign to the PURCHASER its right title and interest in the said office described in Schedule hereinafter for the said amount on the following terms and conditions.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:

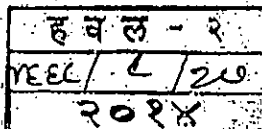
1. CONSIDERATION

The VENDOR does hereby sell, transfer, convey and assign the said office bearing No. S1 more particularly described in the schedule written hereunder along with all its occupancy and other rights incidental thereto in favor of the Purchaser herein and the Purchaser does hereby purchase and acquire the same for the total consideration of Rs. 5,66,40,000/- (Rupees Five Crore Sixty six Lac forty Thousand Only) which is to be paid as stated hereinafter.

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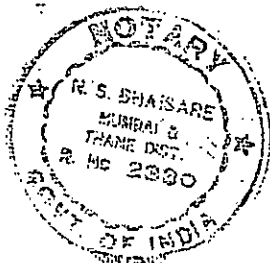
The Vendor is liable to pay to the Metropole Condominium, on account of the said property, an amount of Rs. 1,92,56,000/- (Rs. One lakh Nineteen Thousand Three Hundred Twenty Six only) against the maintenance charges dues. The Purchaser shall make the said payment directly to the society. Moreover the Vendor is also liable to pay the Property tax for a period of April 2014 to June 2014 amounting to Rs. 25,945/-. The purchaser shall make said payment directly to the Pune Municipal Corporation.

The purchaser shall deduct all such payments made as mentioned above from the total consideration of the Vendor.

Moreover there is a charge of HDFC Bank on the said property for Rs. 2,37,75,922/- (Rs. Two Crore Thirty Seven lacs Seventy Five Thousand Nine Hundred twenty Two only). The Purchaser shall pay the said amount of Rs. 2,37,75,922/- (Rs. Two Crore Thirty Seven lacs Seventy Five Thousand Nine Hundred twenty Two only) directly to HDFC Bank against the loan on the said property. On payment of such loan amount by Purchaser, HDFC will give the original documents (as mentioned in Annexure Attached to this Deed) to the Purchaser or to the Purchaser's Bank. After receipt of such original documents by Purchaser, the Vendor will deposit the cheque of balance amount of Rs. 2,53,08,407/- (Rs. Two Crore Fifty Three Lakhs Eight Thousand Four Hundred and Seven Only). The Purchaser has given post dated cheque of the said amount to the Vendor bearing cheque No. 154516 dated 5<sup>th</sup> July 2014 drawn on HDFC Bank. The possession of the property shall be handed over by the Vendor within 5 days after payment of loan amount of HDFC Bank by the Purchaser.



The Vendor is also liable to pay an amount of Rs. 11,80,000/- towards Development charges to the Metropole Condominium. On the payment of said amount to the Society, society shall issue NOC for transfer of the Unit in favour of the Purchaser. The Vendor has agreed to make the said payment on his own and handover NOC received from the Society to the Purchaser within a period of 4 1/2 months from the date of registration of this document (i.e. till 1/11/2014). On this assurance it has been mutually agreed by and between the parties that the Purchaser shall hold the said amount of Rs. 11,80,000/- for a period of 4 1/2 months from the date of registration of this document (till 1/11/2014). On handing over the receipt of payment of said amount to society and the NOC issued by society to the purchaser by the Vendor, the purchaser shall pay the said amount to the vendor. If the Vendor does not make such payment to



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*Signature*

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the society and does not give the NOC of society within 4 1/2 months (till 1/11/2014) then the Purchaser shall pay the said amount directly to the society i.e. Metropole Condominium

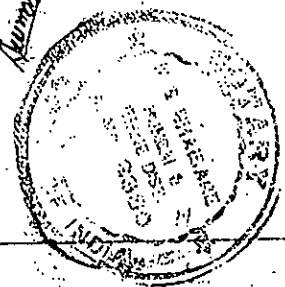
Thus the total consideration is paid by the purchaser to the VENDOR herein in the following manner:-

| Sr. No. | Rupees            | Particulars of Amount paid In Rupees                                                                                                                                                           |
|---------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | Rs. 56,64,000/-   | Paid on execution of the MOU dated 11.03.2014 dated by cheque no. 000436 dated 11.03.2014 of HDFC Bank, S.S. Road branch, Pune.                                                                |
| 2.      | Rs. 1,19,326/-    | Paid by the Purchaser to the Metropole Condominium towards Maintenance Charges dues of Society                                                                                                 |
| 3.      | Rs. 25,945/-      | Property Tax dues from April 2014 to June 2014 to be Paid by the Purchaser                                                                                                                     |
| 4.      | Rs. 2,37,75,922/- | To be Paid by Purchaser to the HDFC Bank for satisfaction of loan in respect of the subject property                                                                                           |
| 5.      | Rs. 5,66,400/-    | TDS deduction                                                                                                                                                                                  |
| 6.      | Rs. 2,53,08,407/- | Paid by cheque bearing no. 154516 dated 5 <sup>th</sup> July 2014 of drawn on HDFC Bank (Cheque to be deposited by the Vendor after receipt of original documents by the Purchasers)           |
| 7.      | Rs. 11,80,000/-   | To be paid within 4 1/2 months i.e. till 1/11/2014 either to the Vendor on furnishing NOC of Society or if such NOC is not furnished by Vendor, then to the society as mentioned herein above. |
| Total   | Rs. 5,66,40,000/- | (Rupees Five Crore Sixty Six Lac Forty Thousand Only)                                                                                                                                          |

All together making a total amount of Rs. 5,66,40,000/- (Rupees Five Crore Sixty six Lac forty Thousand Only) and the receipt whereon the VENDOR does hereby admit, acknowledge and confirm and forever discharge, acquit and release the Purchaser herein of the same and every part thereof.

*[Signature]*

*[Signature]*



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2. MARKETABLE TITLE

a. The VENDOR has assured to the PURCHASER that Vendor is the absolute owner/holder of the said office and that no person/s except the VENDOR have any right, title, interest, benefit, claim or demand of any nature whatsoever into or upon the said office either by way of sale, mortgage, exchange, trust, inheritance, maintenance of easement or otherwise ( Except as mentioned herein above) and that the VENDOR have good right, full power and absolute authority to assign/transfer/sell the said office to the PURCHASER.

b. The Vendor indemnifies PURCHASER that the Vendor has not created any charge or lien of any nature on the said office by way of mortgage (other than HDFC loan mentioned above) or any other mode of creating charge and lien on the said office nor the VENDOR has agreed to sell, assign and transfer the said office to and in favor of any other/third person except the Purchasers herein any times herein before.

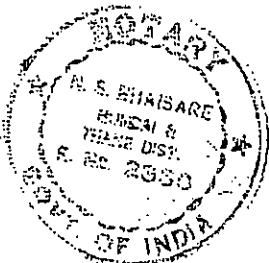
c. If any defect in the title of the Vendor to the said office comes to light, and / or any other person claims any sort of right, title or interest in the said property through the VENDOR the same shall be removed, cleared, eradicated by the VENDOR at their own cost and the VENDOR shall indemnify and keep indemnified the PURCHASER herein of the same.

3. POSSESSION

The VENDOR are in vacant and peaceful possession of the said office as on today. The VENDOR shall deliver to the PURCHASER the actual, vacant, and peaceful possession of the said office described in the schedule hereunder within 5 days from the receipt of original documents ( As mentioned in Annexure A) to the purchaser, as an owner thereof TO HOLD AND ENJOY the same on ownership basis.

4. TAXES/CHARGES

The VENDOR hereby further covenant with the PURCHASER that the VENDOR have paid up to date Pune Municipal Corporation and other taxes/bills/dues including M.S.E.D.C.L. bills, water supply bills, education cess, maintenance charges( Except as mentioned hereinabove) in respect of the said office described in the schedule hereunder, and the



8 *[Signature]* *[Signature]*

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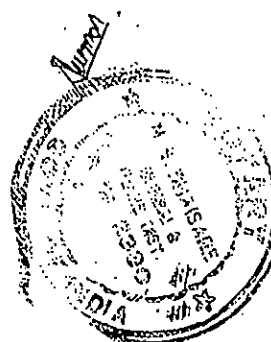
PURCHASER shall from the date of registration of the deed pay all charges in respect of the said office. The VENDOR further covenant that in case any arrears are found due from the VENDOR and the PURCHASER is required to pay the same, the VENDOR shall immediately reimburse the PURCHASER for all such sums/amounts.

#### 5. COVENANTS BY VENDOR

The VENDOR doth hereby covenant with the PURCHASER and declare as follows-

- a. That the VENDOR has not created any charge, mortgage, lien or encumbrance of any nature whatsoever (Except as mentioned hereinabove) upon or in respect of the said office nor is the same or any part thereof the subject matter of any litigation nor is the same or any part thereof attached in execution of any decree or order of any Court or Tribunal nor have the VENDOR created any adverse right in favour of any person in respect of the said office.
- b. That the VENDOR has not done any act, deed, matter or thing whereby the VENDOR is prevented from selling, transferring, assigning and assuring the said office to the PURCHASER. The said office is not the subject matter of any acquisition, reservation of any nature.
- c. That the Vendor has not executed any documents in favour of any other person regarding transfer or creating any charge, right, title, interest in favour of any other person other than the PURCHASERS.
- d. That the VENDOR has paid full consideration amount of the said office under the terms of the Agreement dated 18/5/2012 and nothing is due and payable by the VENDOR to the said Promoter in respect of the said office pursuant to the said Agreement dated 14/07/2011 or otherwise and that the said Promoter had delivered the physical possession of the said office to the VENDOR.
- e. The VENDOR shall sign all such applications, papers, documents, required for entering the name of the PURCHASER in the records of M.S.E.D.C.L. authorities, Pune Municipal Corporation and/or such other authorities in respect of the said office.

9 *[Signature]*





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f. That the VENDOR has not subjected the said office to any claim, mortgage, possession, tenancy rights, license, boundary, encroachment or any matter of any nature in any courts, tribunals or Government authorities or even otherwise in any manner so also no proceedings of Civil or Criminal in nature are pending in respect of or concerning the said property in any Court of Law. The said property is free from encumbrances and perfectly marketable.

h. Said office is neither requisitioned nor acquired nor reserved for any purposes nor have the notices thereof been received by the VENDOR and he has not done any act, deed, thing, claim, dispute whereby the VENDOR is prevented from selling or conveying the said office in the manner aforesaid

**6. CORRECTION/SUPPLEMENTARY DEEDS**

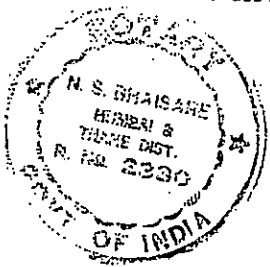
That the VENDOR shall whenever required to do so from time to time and at all times hereafter execute and sign and/or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers as may be necessary for more effectually transferring the said office in favour of the PURCHASER AND TO THE USE OF THE PURCHASER forever in the records of any authority.

Recitals of the present deed shall be read as part and parcel of the present deed and shall be binding on both the parties.

7. The Stamp Duty and registration charges of these presents are borne by the PURCHASER

**SCHEDULE - A  
(BUILDING)**

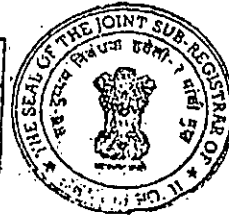
ALL THAT PIECE AND PARCEL OF LAND bearing Plot no. D-1, admeasuring 42000 sq.ft. i.e. admeasuring 3920 sq.mtrs., being a part of the larger land bearing C.T.S. No. 11,11/1,11/2,11/3,11/4, (corresponding Survey Nos. 13,14 and 66, corresponding Old S.No. 39 (part), admeasuring about 33339.41 sq.mtrs, lying, being and situated at Bund Garden Road, Taluka Havelli, District Pune, within the limits of Pune Municipal Corporation, within the Revenue Jurisdiction of Sub-Registrar, Havelli (Pune), and bounded as under:



10 *[Signature]* *[Signature]*

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ON OR TOWARDS THE:

NORTH : By Plot No. E.  
 SOUTH : By Plot No. D  
 EAST : By Proposed Plot D2  
 WEST : By C.T.S. No. 11/5

SCHEDULE - B

Office No - 51

(Subjected Office)

Office premises bearing Office No. 51 as per final record plan. Admeasuring 4366.00 sq.ft. Carpet area, i.e. 5900 sq. ft. built up area and situated on the Second floor of the said building 'The Metropole Condominium' 4 covered car parking spaces, 3 open car parking, 30 two wheeler open parking, constructed upon the said land described in Schedule 'A' herein above and the said office is having 5.698 % undivided share in the said land described in the schedule A herein above mentioned in the common areas and facilities along with all other rights and amenities attached to the said Apartment as mentioned more particularly in the said Deed of Declaration dated 30/10/2013.

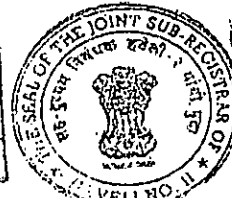
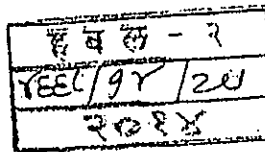
East : By window facade  
 South : By office no. 52  
 West : By common lobby  
 North : By window facade

TOGETHER WITH all exclusive and common facilities and amenities appurtenant thereto and all rights, shares, title and interest of the VENDOR therein.

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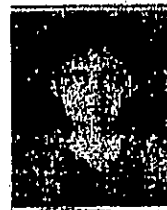
268



IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR RESPECTIVE SIGNATURES  
ON THE DAY MONTH AND THE YEAR HEREINABOVE FIRST.



*Amol*  
SYNERGYONE INFRASTRUCTURE AND  
PROJECTS PVT. LTD.  
Through It's authorised signatory,  
Mr. Sandeep Kumar  
VENDOR



*Gupta*  
Mr. Ghanshaym Puranchand Gupta



*Gupta*  
MR. Pravin Nandlal Gupta



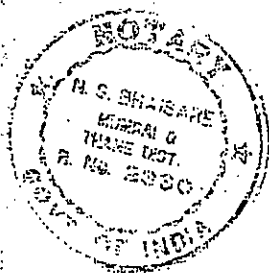
*Gupta*  
Mr. Vipin Nandlal Gupta  
PURCHASERS.



WITNESSES:

1. Name: *Vaibhav Khilare*  
Sign: *Vaibhav Khilare*  
Address: H.G. Road Camp  
Pune 1

2. Name: *Vaibhav Khilare*  
Sign: *Vaibhav Khilare*  
Address: Pimpri, Pune 36

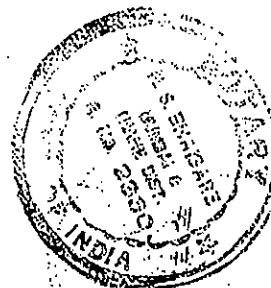


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ANNEXURE "A"

|                                                                               |          |
|-------------------------------------------------------------------------------|----------|
| Articles of Agreement with RR and Index II dated 14/07/2011 at Sr. no. 6273-  | Original |
| Deed of Apartment with RR and Index II dated- 16/05/2014 at sr. no. 4183/2014 | Original |
| Possession Receipt dated - 14/07/2011 from L.K. Corporation                   | Original |
| Builder NOC In Banks Format dated - 31-12-2012 Issued by L.K. Corporation     | Original |

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Index Deed of Apartment  
St.

### Summary I (GoabwaraBhag:1)



15405/2014

पृष्ठी क्र. 2

पुष्पा निर्माण : यह पुष्प, हरेडी 11

संख्या ४४१४/४१६३/२०१४

• **महोदयः** :

Regno 63m

राधाचें

(1) विवेकाणा पदपद

इष्टोद्भवा

(3) बाबादबाब(बाबासाहेबसाहेब)  
बाबासाहेबसाहेब (बाबासाहेबसाहेब) की  
जन्मेदादि है (बाबासाहेबसाहेब)



272

Summary I (GashwaraBhag-I)

न्यायालयीय दस्तावेजों विषय  
अथवा आसन्न प्रतिपादित नाव व  
पत्ता

- |                                     |            |
|-------------------------------------|------------|
| (9) दस्तावेज कदा दिवसाया<br>दिनांक  | 31/10/2013 |
| (10) दस्त नोटणी केव्याया दिनांक     | 01/11/2013 |
| (11) अनुमोदक, उक्त व पृष्ठ          | 8126/2013  |
| (12) बाजारभावाप्रमाण मूल्यांक शुल्क | 100        |
| (13) बाजारभावाप्रमाण नोटणी शुल्क    | 100        |
| (14) शेष                            |            |

मुन्वीयन्नासीय विचारात घेतलेला  
तपशील:-

मुन्वीयन्नासीय आवश्यकता नाही कारण दस्तप्रकाशानुसार आवश्यक नाही  
कारणाया तपशील दस्तप्रकाशानुसार आवश्यक नाही

मुन्वीयन्ना शुल्क आकारलेला  
विषयाने अनुषंग:-

Affidavit

सर. दुष्पम

सर. दुष्पम

मी पकडत असलो  
मी कळवत असलो

प्रमाणित करतो

मी. नरेश साठे

ज्येष्ठ सिली

दिनांक - 09/11/93

सर. दुष्पम (वि-२) हवेली क्र. ११

ह व ल - ३  
REEL/94/240  
३०२४



4.

• वापस कामें मियें लख

शिवाजीनगर, पुणे ४११००५



Page Bc016/0c/345

61A-78192123

श्रीगणेश

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| 192E | K9 | E4 |
| 2083 |    |    |

२०

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अपयोगात् शान्तिविशेषः । यथा ।

संक्षेप नकाशा अनुसार - 1st FLOOR मंजूर  
OFFICES 10, F4, F5, total 2  
2nd FLOOR मंजूर  
OFFICES 10, G1, S2, S3, S4, S5  
total 3  
अर्थात् मंजूर 7 OFFICES मंजूर

( १ ) -  
( २ ) -  
( ३ ) -

सूचक -  
VEEC 9C/20  
2028



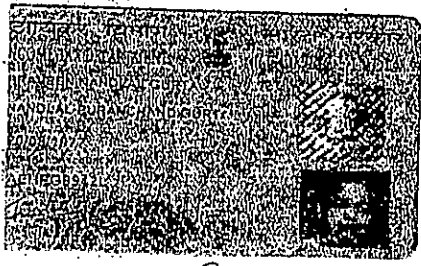
*(Faint handwritten notes in Devanagari script)*



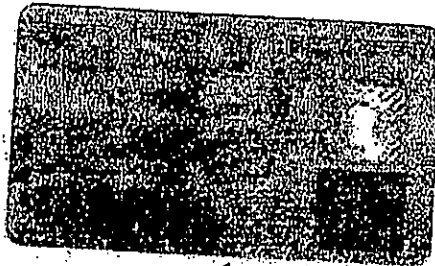




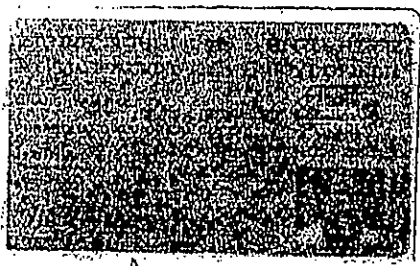
275



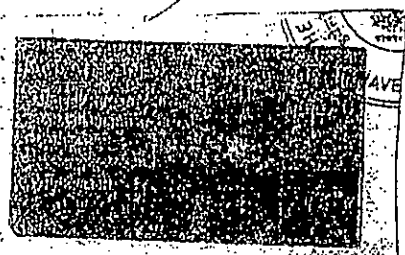
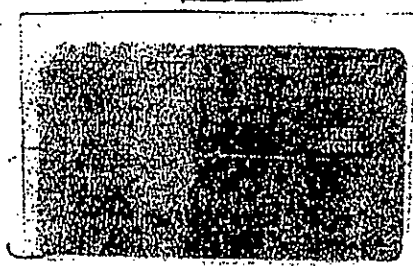
*Sept*



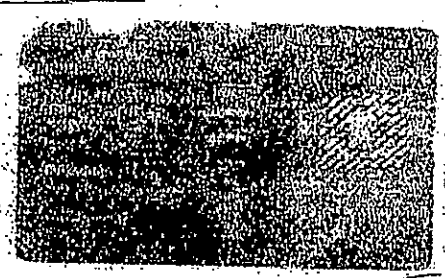
*Sept*



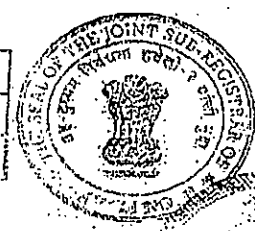
*Sept*



*Sept*



ह. व. ल. - २  
६६६/२९/२०  
२०२४



276

**INDUS BANK**

*Preferential*  
Ac Payee

0 5 0 7 2 0 1 1  
D D M Y Y Y Y

Pay to the order of Payee's Name

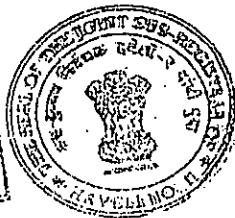
Rupces Payable Amount

Only

22,53,08,407.00

154516 411240006 019050 34

₹ 22,53,08,407.00  
Y6EL/22/20  
3088



277

**SYNERGYONE**  
TURNING DREAMS TO REALITY

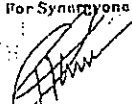
EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PRIVATE LIMITED HELD ON FRIDAY THE 6<sup>TH</sup> DAY OF JUNE 2014 AT REGISTERED OFFICE OF THE COMPANY AT S-1, THE METROPOLE, NEXT TO INOX MULTIPLEX, BUND GARDEN ROAD, PUNE - 411 001.

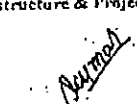
SALE OF PROPERTY OF THE COMPANY AT PUNE

"RESOLVED THAT the consent of the board be and is hereby accorded for the registration of Deed of Apartment/ Title Deed of the company's property situated at S-1, The Metropole, Next to INOX Multiplex, Bund Garden Road Pune - 411 001 and for the said purpose, power of the Board be and is hereby conferred upon Mr. Sandeep Kumar, PAN AYPPK2848H to act as an authorized signatory on the terms and conditions duly considered and approved by the Board and to sign & execute the deed of apartment/Title deed in the name of the purchaser and to sign all documents, deeds, written statements, affidavits, indemnity and other papers whatsoever be deemed necessary and expedient for the said purpose and to appear before the concerned Registrar/Sub-Registrar and to perform all such acts incidental thereto on behalf of the Board.

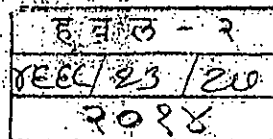
RESOLVED FURTHER THAT a copy of the said resolution duly certified by the director/company secretary be furnished to the concerned authorities for their reference and records."

CERTIFIED TO BE TRUE COPY  
For Synergyone Infrastructure & Projects Private Limited

  
Prateek Kumar  
Director

  
Sandeep Kumar  
Director

Dated 06.06.2014



**SYNERGYONE INFRASTRUCTURE & PROJECTS PRIVATE LIMITED**  
S-1, 2<sup>nd</sup> Floor, "The Metropole" Next to Inox Multiplex, Bund Garden Road, Pune 411 001.  
Phone : +91 20 41285517/19 | Fax: +91 20 41285518 | Email: info@synergyone.in | Website: www.synergyone.in  
| Gurgaon (Delhi NCR) | Bangalore | Mumbai | Chennai |





279

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| ह व ल - २  |
| NEEL/24/20 |
| २०१४       |



280

Handwritten line of text, mostly illegible.

Large, faint, illegible handwritten text or stamp.

Partial circular stamp on the right edge, containing the text "THE" and "1950".

ROTARY  
R. S. BHARGAVA  
MUMBAI &  
THANE DIST.  
R. No 2580  
INDIA



18/06/2014 5 04:54 PM

• अरुण, गोमयास, भाग-2.

डायल 2 22/1/20

दस्तावेज संख्या: 4668/2014

संज्ञा संख्या : १५५२/४६६८/२०१४

प्रश्नकर्ता प्रश्न :- डीडी भौक अपार्टमेंट

| अनु.क्र. | पक्षकाराधिकार प्राप्त वस्तु                                                                                                                                                                                              | पक्षकाराधिकार प्राप्त वस्तु   | पक्षकाराधिकार प्राप्त वस्तु                                                         | पक्षकाराधिकार प्राप्त वस्तु                                                          |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 1        | माधव शिनिनीचम इन्फ्रास्ट्रक्चर ग्रैंड प्रोजेक्ट्स प्राइवेट लिमिटेड का अतिरिक्त व्यावसायिकता संदीप कुमार गप्ता: फॉटो नं: एम-1, माछा नं: दुसरा, इमारतीचे नमूने: सेट्टी रोड, धर्माच नं: - रोड नं: खंड शार्डन रोड फेज, पुणे. | विहान पेवारा वन: 30 स्वाक्षरी |   |   |
| 2        | माधव शिनिनीचम इन्फ्रास्ट्रक्चर ग्रैंड प्रोजेक्ट्स प्राइवेट लिमिटेड का अतिरिक्त व्यावसायिकता संदीप कुमार गप्ता: फॉटो नं: एम-1, माछा नं: दुसरा, इमारतीचे नमूने: सेट्टी रोड, धर्माच नं: - रोड नं: खंड शार्डन रोड फेज, पुणे. | विहान पेवारा वन: 32 स्वाक्षरी |   |   |
| 3        | माधव शिनिनीचम इन्फ्रास्ट्रक्चर ग्रैंड प्रोजेक्ट्स प्राइवेट लिमिटेड का अतिरिक्त व्यावसायिकता संदीप कुमार गप्ता: फॉटो नं: एम-1, माछा नं: दुसरा, इमारतीचे नमूने: सेट्टी रोड, धर्माच नं: - रोड नं: खंड शार्डन रोड फेज, पुणे. | विहान पेवारा वन: 37 स्वाक्षरी |   |   |
| 4        | माधव शिनिनीचम इन्फ्रास्ट्रक्चर ग्रैंड प्रोजेक्ट्स प्राइवेट लिमिटेड का अतिरिक्त व्यावसायिकता संदीप कुमार गप्ता: फॉटो नं: एम-1, माछा नं: दुसरा, इमारतीचे नमूने: सेट्टी रोड, धर्माच नं: - रोड नं: खंड शार्डन रोड फेज, पुणे. | विहान पेवारा वन: 33 स्वाक्षरी |  |  |

भारत दूरदूरस्थ शिक्षण विभाग, नया दिल्ली, भारत  
 शिक्षा क्र. 3 बी टेक. 10 / 06 / 2014 05 : 02 : 14 PM

धोमकलः

गोपनीय प्रमाण भन्ने निवेदीहरू कम्प्युटरमा पनि सँगै राखेका छन्।

अनु  
प्र. १३/कागाने नाम व पग।

1 नाम: गुनील भागधंद विसन  
पग: 40  
पता: मार्नेट यार्ड पुणे  
विम कोड: 411037

2 नाम: पंढरांग वी म्हावे  
पग: 35  
पता: मार्नेट यार्ड पुणे  
विम कोड: 411037

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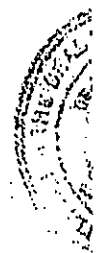




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Pro-Registration Summary

283

डोक्युमेंट क्र. 4 ची वेळ: 18 / 06 / 2014 05:02:58 PM

डोक्युमेंट क्र. 5 ची वेळ: 18 / 06 / 2014 05:03:23 PM. नोंदणी पुस्तक क्र. 1

नॉन-दुय्यम निबंधक हवेली-2

EPayment Details:

| Sr. | Epymment Number    | Disbursement Number |
|-----|--------------------|---------------------|
| 1   | MH001285893201415M | 0000788572201415    |
| 2   | MH001286024201415M | 0000788588201415    |

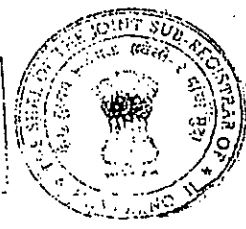
4688 / 2014

Know Your Rights as Registrants

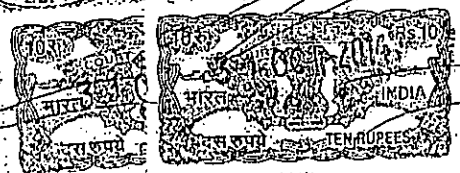
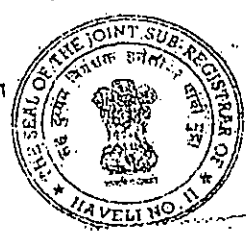
1. Verify Scanned Document for correctness through thumbprint (4 pages on a side) printout and scanning.
  2. Get print and mini-CD of scanned document along with original document immediately after registration.
- For feedback, please write to us at feedback@rajniassociates.com

सह. दुय्यम निबंधक हवेली क्र. 2

ह व ल - २  
YEEC/20/20  
२०१४



पहिले भंडारणे पुस्तकाचे  
YEEC/20/20  
सह. दुय्यम निबंधक हवेली क्र. 2  
दिनांक १८/६/२०१४



iSertit v1.3.0

सीपॉलिंग 9343198

मी नकल केली  
मी कायली  
मी स्वाक्षता घेतली  
आम्हाला धातुपुत्र नकल  
सादर नकल अर्जदार १८/६/२०१४  
यास ह्यांचे तारीख १८/६/२०१४  
अर्जद्वारे १८/६/२०१४  
जसे दिले तारीख १८/६/२०१४

सह. दुय्यम निबंधक हवेली क्र. 2

TRUE COPY

Rajni Associates  
Advocates & Solicitors

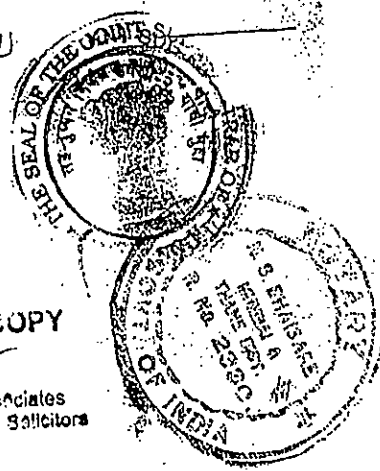
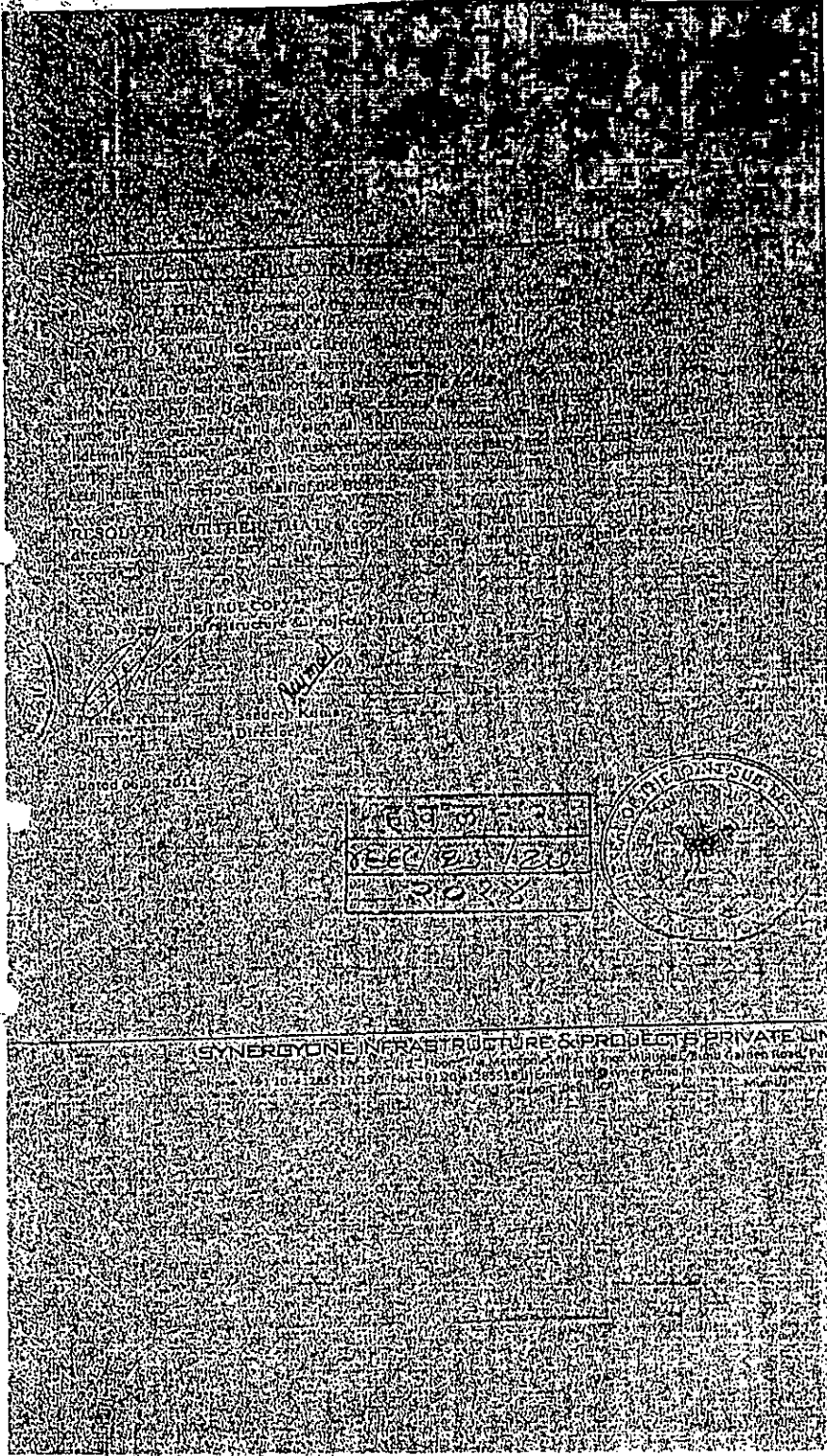
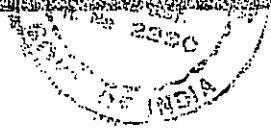


EXHIBIT - M

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1990/21/20  
PROV



TRUE COPY  
Rajani Associates  
Advocates & Solicitors

EXHIBIT "N" 285



SI. No. 869869  
GSR/001

RECEIPT

BANK OF INDIA

Branch Zera Bassi Code No. 10739

Sum of ₹ 14,10,000/-

One Lac. Forty One Thousand Only

only)

Sum M/S. Inspire Infrastrates Pvt. Ltd.

#60, Block A, Sukhant Lok, Phase III, Sec 5 &  
Lungaon - 122001. for credit to Government of Punjab  
towards Stamp Duty.

1959

Zera Bassi

Signature of Authorised Officer

ਦਫ਼ਤਰ ਸਬ ਰਜਿਸਟਰਾਰ ਸਾਹਿਬ ਡੇਰਾਬੱਸੀ

ਕੇਨਾਮਾ  
15,66,000/-

ਜਮੀਨ ਕਾਮਾ ਮੇਜ਼ਾ ਪਿਲੂਮਾਜਰਾ  
ਥਕੋਦਰ 2 ਰਿਧੇ 10 ਬਿਸਦੇ

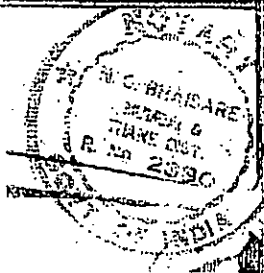
ਮਿਲਟਾਮ  
1,41,000/-

Stamp Papers 5% = 72,300/-, 4% = 62,700/- = Rs. 1,41,000/- (total)  
Stamp Papers vide 'State Bank of India' Receipt No. 869869,  
Dated: 14-05-2014

(ਲੜੀ ਨੰ: 1194, ਸਿਰਕੋਡ 0051) (ਵਿਸਮ - ਚਾਹੀ)

ਪਹਿਲਾਂ  
(ਪਿਲੂਮਾਜਰਾ, ਐਨ.ਏ.ਸੀ. ਲਾਨਗੂ) (ਸਥਰ ਲਗਰਗ 320)  
1,66,000/- (ਇਕ ਲੱਖ ਛਿਆਹੱਟ ਹਜਾਰ ਰੁਪਏ)

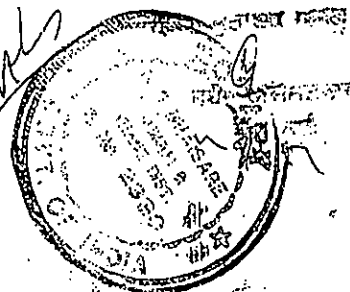
14,00,000/- (ਚੌਦਾਂ ਲੱਖ ਹਜ਼ਾਰ) ਰੁਪਏ, ਡੇਬਟ ਨੰਬਰ: 000123 ਮਿਤੀ: 22-05-2014, ਐਚ.ਏ.ਐਚ.ਸੀ.ਬੀ.



ਸਿਰਜ ਇਸਾਪਾਇਰ ਇੰਫਰਾਸਟਰੇਟਸ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ: 60, ਘਣਾਕ ਦੇ, ਸੁਮਾਤ ਚੌਕ ਦੇਸ-3, ਸਿਕਟਰ  
ਗੁਰਗਾਓਂ ਐਂਡ ਪਲਾਟ ਨੰਬਰ 93, ਸਿਕਟਰ 92, ਇਨਸੀਟਿਊਸ਼ਨਲ ਏਗੀਆ ਗੁਰਗਾਓਂ ਰਾਹੀਂ  
ਜਿਸ ਵਿੱਚ ਸਿੱਖ ਪੁੱਤਰ ਸ਼੍ਰੀ ਗੁਰਦਰਸਨ ਸਿੰਘ (Authorised signatory), ਥਕੋਦਰ ਮੇਜ਼ਾ ਪਿਲੂਮਾਜਰਾ  
ਗੁਰਗਾਓਂ ਡੇਰਾਬੱਸੀ ਜਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ (ਪੇਜਾਬ) ਦਾ ਹਾਂ।

Signature of Authorised Officer

ਜੇ ਇਸ ਮੈਨੇ ਬਰੁਏ ਰੇਸ਼ਨੇਸ਼ਨ ਮਿਟੀ:27-08-2013, (ਕਾਪੀ ਨਾਲ ਨੱਥੀ) ਰਾਹੀਂ ਮਲਕੀਤੀ ਵ ਕਬਜਾ ਬਾਬਤ 2 ਬਰੁਦਰ 2 ਬਿਘੇ 10 ਬਿਸਵੇ ਜਮੀਨ, ਬੇਵਟ ਖਤੌਨੀ ਨੰ-80/178 ਖਸਰਾ ਨੰਬਰ 798(5-6), 799(4-0) ਕਿਤੇ 2 ਫਕਰਾ 9 ਬਿਘੇ 6 ਬਿਸਵੇ ਬਾ ਬੇਵਟ ਖਤੌਨੀ ਨੰਬਰ 82/180 ਖਸਰਾ ਨੰਬਰ 800(4-0), 801(4-0) ਕਿਤੇ 2 ਫਕਰਾ 8 ਬਿਘੇ 00 ਬਿਸਵੇ ਚਾ ਬੇਵਟ ਖਤੌਨੀ ਨੰਬਰ 81/179 ਖਸਰਾ ਨੰਬਰ 802(4-0), 803(2-16) ਕਿਤੇ 2 ਫਕਰਾ 6 ਬਿਘੇ 16 ਬਿਸਵੇ ਜਮੀਨ ਇਹ ਭੁੱਲ ਸਕਦਾਰ 24 ਬਿਘੇ 02 ਬਿਸਵੇ ਦਾ 1000/9640ਹਿੱਸਾ ਬਰੁਦਰ 2 ਬਿਘੇ 10 ਬਿਸਵੇ ਜਮੀਨ ਵਾਕਿਆ ਮੱਜਾ ਘੋਲਮਾਜਰਾ, ਭਗਿਸੀਲ ਫੋਰਾਹੱਸੀ, ਸਿਲਾ ਐਸ, ਏ. ਐਸ. ਨਗਰ (ਪੰਜਾਬ), ਹਦਹਸਰ ਨੰਬਰ 209, ਜਿਸਦੀ ਫਰਦ ਬਰੁਏ ਜਮਾਇਤੀ ਸਾਲ 2007-08 ਨਾਲ ਨੱਥੀ ਹੈ, ਸਵੇ.ਹੱਥ ਰਸਤਾ ਅਤੇ ਹੋਰ ਵੀਹਰ ਭੁੱਲ ਹੱਥ ਹਰੁਕ ਹਰ ਕਿਸਮ ਮੁਤਲਬਾ ਬਦਲੇ ਮੁ-15,66,000/-ਪੰਦਰਾਂ ਲੱਖ ਦਿਸਾਹੱਥ ਹਜ਼ਾਰ ਰੁਪਏ) ਪ੍ਰਸ ਸ੍ਰੀ ਸਭਵਿਦਿਓ ਸਿਘ ਪੁੱਤਰਾਂ ਸ੍ਰੀ ਹਰਪਾਲ ਸਿਘ ਵਾਸੀ ਮਥਾਨ ਨੰਬਰ 1054, ਮੁਹੱਲਾ ਫੋਰਿਦਪੁਰਾ ਮਨੀਮਾਜਰਾ(ਚੰਡੀਗੜ੍ਹ) ਕੋਲ ਬੈ ਬਰਕੇ ਮੁ-15,66,000/-ਪੰਦਰਾਂ ਲੱਖ ਦਿਸਾਹੱਥ ਹਜ਼ਾਰ ਰੁਪਏ) ਉਕਤ ਹੈਰਿੰਗ ਵਿਚ ਦਰਸ ਵੇਰਵੇ ਮੁਰਾਬਿਕ ਵਾਲਾ ਧਰ ਭੁੱਲਾ ਹੈ ਅਤੇ ਯਾਕੀਦੀ ਕਬਜਾ ਜਮੀਨ ਉਕਤ ਖਰ ਪਗੇਦਾਰ ਦਾ ਕਰਾ ਬਿੱਤਾ ਹੈ ਅਤੇ ਖਰੀਦਾਰ ਨੂੰ ਅੱਜ ਤੋਂ ਰਕਬਾ ਉਕਤ ਦੀ ਬਾਬਤ ਭੁੱਲ ਹੱਥ ਅਸਲ ਮਾਲਕ ਚਾਹੀ ਮਿਲ ਭੁੱਲੇ ਹਨ, ਜਮੀਨ ਉਕਤ ਹਰ ਕਿਸਮ ਦੇ ਫਾਰ ਚ ਝਗੜੇ ਆਦਿ ਤੋਂ ਮੁਕਤ ਹੈ ਯ ਹਰ ਰਥਾਂ ਦੇ ਹਰਜੇ ਆਦਿ ਦਾ ਮੁਕਤ ਪੁੱਤ ਜਿਸੇਵਾਰ ਹੋਵੇਗਾ, ਬੇਨਾਮਾ ਹਜਾ ਦਾ ਭੁੱਲ ਖਰਚਾ ਖਰੀਦਾਰ ਨੂੰ ਬਿੱਤਾ ਹੈ। ਰਕਬਾ ਉਕਤ ਸਵੇ.ਹੱਥ ਫਿਰਾ ਨੇ ਕੋਈ ਲਿਖਤੀ ਮੁਹਾਦਾ ਨਹੀਂ ਬਿੱਤਾ ਅਤੇ ਘੋਲਮਾਜਰਾ ਦੀ ਕਾਪੀ ਨਾਲ ਨੱਥੀ ਰੇਸ਼ਨੇਸ਼ਨ ਇਹ ਜਮੀਨ ਕਿਸੇ ਨੁਕਸ ਬਾਨੂੰਨੀ ਜਾਂ ਕਿਸੇ ਹੋਰ ਬਾਹਨ ਪਗੇਦਾਰ ਦੇ ਕਬਜੇ ਵਿਚੋਂ ਨਿਕਲ ਜਾਵੇ ਤਾਂ ਮੁਕਰ ਜੋਰ ਬੈ ਸਵੇ ਹਜਾ ਯ ਖਰਚਾ ਖਰੀਦਾਰਾਨ ਨੂੰ ਅਦਾ ਬਰਨ ਦਾ ਪਾਕੈਟ ਹੋਵੇਗਾ। ਬਾਇਆ ਇਸ ਲਿਖਤ ਦੁਆਰਾ ਖਰੀਦਾਰ ਨੂੰ ਵਿਸਵਾਸ ਦਿਵਾਉਂਦਾ ਹੈ ਕਿ ਉਕਤ ਸਾਇਦਾਦ ਦੀ ਮਾਲਕੀ ਏ ਸਬੰਧ ਵਿਚ ਕਿਸੇ ਪ੍ਰਕਾਸ਼ ਦਾ ਕੋਈ ਨੁਕਸ ਨਹੀਂ ਹੈ। ਜੇਕਰ ਇਸ ਘਿਕਰੀ ਦੇ ਹਾਅਦ ਉਕਤ ਸਾਇਦਾਦ ਦੀ ਮਾਲਕੀ ਜਾਂ ਵਿਕਰੀ ਦੇ ਬਾਰੇ ਕੋਈ ਨੁਕਸ ਹੋਵੇ ਤਾਂ ਬਨਸਰੁਪ ਖਰੀਦਾਰ ਦਾ ਬਿਸੇਂ ਦੀ ਪ੍ਰਕਾਰ ਦਾ ਕੋਈ ਨੁਕਸਾਨ ਹੁੰਦਾ ਹੈ ਤਾਂ ਬਾਇਆ ਉਕਤ ਅਜਿਹੇ ਹਰ ਪ੍ਰਕਾਰ ਦੇ ਪਗੇਦਾਰ ਦੇ ਹੋਏ ਨੁਕਸਾਨ ਦੀ ਪੂਰੀ ਪੂਰੀ ਹਰਜਾਨਾ-ਪੁਰਤੀ ਉਸ ਖਾਕਤ ਦੀ ਸਜਾਰੀ ਕੀਮਤ ਮੁਤਾਬਿਕ ਅਦਾ ਬਰਨ ਲਈ ਦੇਂਦਾਰ ਹੋਵੇਗਾ। ਬਾਇਆ ਇਸ ਲਿਖਤ ਦੁਆਰਾ ਖਰੀਦਾਰ ਨੂੰ ਇਹ ਵੀ ਵਿਸਵਾਸ ਦਿਵਾਉਂਦਾ ਹੈ ਕਿ ਖਰੀਦਾਰ ਦੀ ਸੇਨਤੀ ਤੇ ਸਾਇਆ ਹਰ ਕੰਮ ਜਾਂ ਬਾਰਬਾਦੀ ਭਰੇਗਾ ਜੇ ਖਰੀਦਾਰ ਦੁਆਰਾ ਉਸ ਉਕਤ ਸਾਇਦਾਦ ਨੂੰ ਮਾਲਕ ਦੀ ਹੋਸੀਅਤ ਵਿੱਚ ਬਰਨ ਸਕਦਾ ਲਈ ਸੁਹਾਇਕ, ਲਾਭਦਾਇਕ ਜਾਂ ਜਰੂਰੀ ਹੋਵੇਗਾ। ਖਰੀਦਾਰ ਬਾਇਆ



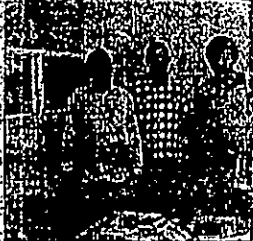




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Pasting

SALE



ਮੇਸ ਪਿੰਡਾਇਰ ਇੰਡਸਟਰੀ

ਦੀ ਗੈਰ ਹਾਜ਼ਰੀ ਵਿਚ ਉਕਤ ਰਜਿਸਟਰੀ ਦਾ ਇਕਥਾਨ ਆਪਣੇ ਨਾਮ ਬਦਲਾਉਣ ਦਾ ਹੱਕਦਾਰ ਹੋਵੇਗਾ। ਇਹ ਕਿ ਉਕਤ ਜਮੀਨ ਅਨ ਅਧਿਕਾਰਤ ਬਲੌਨੀ ਵਿੱਚ ਨਹੀਂ ਪੈਂਦੀ ਹੈ ਤੇ ਜੇਕਰ ਪੁੱਛਾ ਜਾਵੇਗਾ ਤਾਂ ਜੋ ਘੋਰ ਇਸ ਸੰਬੰਧੀ ਧਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇਗੀ, ਉਸ ਦਾ ਬਾਇਆ ਜ਼ਿੰਮੇਵਾਰ ਹੋਵੇਗੇ, ਸਵੇ ਘੋਸਟਾ ਨਾਚ ਨੱਚੀ ਹੈ। ਨੋਟ ਇਸ ਰਜਿਸਟਰੀ ਵਿਚ ਕੁਲੈਕਟਰ ਹੋਟ ਮੁਕਾਬਿਲ ਆਟਾਮ ਜਰੀ ਲੱਗਾ ਹੋਇਆ ਹੈ। ਭਿਰਾਸਾ ਬੇਨਾਮਾ ਲਿਖ ਦਿੱਤਾ ਕਿ ਇਥੇ ਸਿਰ ਕੰਮ ਆਵੇ, ਲੇਖ ਮੁਕਰ ਨੇ ਸੁਣ ਅਤੇ ਸਮਝ ਲਿਆ ਹੈ ਸਹੀ ਵ ਦਰੁਸਤ ਕਰਨਾ ਹੈ:

ਮਿਤੀ: 22-05-2014

ਗਵਾਹ ਨੰ:-1

*Handwritten signature*

ਲਾਡ ਚੇਦ ਨੰਬਰਦਾਰ

ਬਾਇਆ  
*Handwritten signature*  
ਗੁਰਪ੍ਰੀਤ ਸਿੰਘ (ਮੋ: 99154-70946)

ਪਿੰਡ ਘੋਲਮਾਜਰਾ

ਗਵਾਹ ਨੰ:-2 *Kulsh Singh*

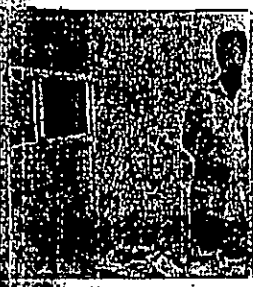
ਖਰੀਦਾਰ

ਕੁਲਵਿੰਦਰ ਸਿੰਘ ਪੁੱਤਰ ਸ੍ਰੀ  
ਜਸਮੇਰ ਸਿੰਘ ਵਾਸੀ ਮਥਾਨ ਨੰਬਰ  
2350/1, ਐਮ ਡੀ ਬਲਿਊ ਟੀ,  
ਮਨੀਮਾਜਰਾ (ਚੰਡੀਗੜ੍ਹ)

ਸਰਵਿੰਦਰ ਸਿੰਘ (ਮੋ: 98143-90903)

*Handwritten signature*

DRAFTED BY  
PRASHANT  
22-05-14



ਕੁਲਵਿੰਦਰ ਸਿੰਘ





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**STATE BANK OF INDIA** SI No. 88888888  
GSR / 001

**RECEIPT**

STATE BANK OF INDIA  
Branch: Dehra Bazar Code No. 10739

Received a sum of ₹ 31,66,650/-  
(Rupees Thirty One Lakh Sixty Six Thousand only)  
from Smt. / Shri Castro Industries Pvt Ltd  
s/o, d/o, w/o \_\_\_\_\_  
residing at Murgaon for credit to Government of India  
account towards Stamp Duty.

Date: 13/11/14  
Place: Dehra Bazar  
(Signature of Authorised Officer)

**ਦਫਤਰ ਸਬ-ਰਜਿਸਟਰਾਰ, ਡੇਰਾ ਬੱਸੀ**

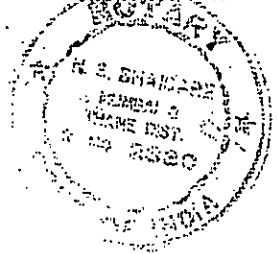
|                   |                                |                 |      |
|-------------------|--------------------------------|-----------------|------|
| ਥੋ ਨਾਮਾ           | ਜਮੀਨ ਵਾਕਿਆ ਪਿਛ ਘੋਲਮਾਜਰਾ        | ਅਸਟਾਮ           | ਕਿਰੇ |
| 3,51,85,000/-ਰੁਪਏ | ਬਕੰਦਰ 56ਬਿਘੇ-02ਬਿਸਵੇ-10ਬਿਸਵਾਸੀ | 31,66,650/-ਰੁਪਏ |      |

(68 ਨਾਲ 21,11,100/-ਰੁਪਏ, ਅਸਟਾਮ ਰਿਊਟੀ ਦੇ ਅਤ  
3% ਨਾਲ 10,55,550/-ਰੁਪਏ, ਬਿਲਲ ਸੋਸਾਇਟੀ ਦੇ ਬ ਦ)

ਅਸਟਾਮ 31,66,650/-ਰੁਪਏ, ਬਕੰਦਰ Serial No.593869, Dated 13-11-2014 State Bank of India,  
Branch Dehra Bazar, Code 10739

|           |                  |
|-----------|------------------|
| ਤੁਬਰੁ     | (ਕਿਸਮ ਨਮੀਨ ਚਾਲੀ) |
| ਨਕਲ/-ਰੁਪਏ | (ਸਬਦ ਨਾਂਗਰਾ 440) |
| ਪਹਿਲਾ     |                  |

3,51,85,000/-ਰੁਪਏ



ਮੁਜਰਾ  
7/11/14

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ਮੇਸ: ਕੇਸਲ ਇੰਵੇਸਟਮੈਂਟ ਪ੍ਰਾਈਵੇਟ ਲਿਮਟਿਡ, ਮਕਾਨ ਨੰਬਰ:-60, ਸੁਸ਼ਾਂਤ ਲੋਕ, ਫੇਜ਼-3, ਗੁਰਗਾਓ,  
(ਹਰਿਆਣਾ), M/S CASTLE INFRAESTATES PRIVATE LTD. HOUSE, NO. 60  
SUSHANT LOK PHASE-3, GURGAON, ਰਾਹੀਂ ਸ੍ਰੀ ਮੋਨਪਾਲ ਸਿੰਘ ਰਾਨਾ ਪੁੱਤਰ ਸ੍ਰੀ ਰਾਜੇਂਦਰ  
ਸਿੰਘ ਵਾਸੀ ਮਕਾਨ ਨੰਬਰ-346, ਮਹਾਰਾਨਾ ਪ੍ਰਤਾਪ ਗੇਟ, ਬਾਗਪਤ, (ਉਤਰ ਪ੍ਰਦੇਸ਼), ਥਾ ਖੇਵਟਦਾਰ ਮੌਜਾ ਪਿੰਡ  
ਘੋਲਮਾਜਰਾ (ਐਮ.ਜੀ.ਲਾਲਪੁਰ), ਰਹਿਸੀਲ ਫੇਰਾ ਬੱਸੀ, ਜਿਲ੍ਹਾ ਸਾਹਿਬਜਾਦਾ ਅਸੀਤ ਸਿੰਘ ਨਗਰ, (ਪੰਜਾਬ),  
ਦਾ ਹਾਂ।

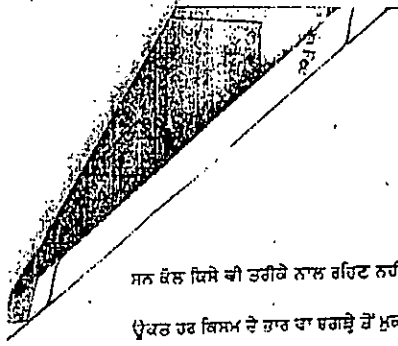
ਸੇ ਇ ਮੁਕਰਬਰਦੇ ਰੇਜਿਸਟਰ ਮਿਤੀ:- 21/08/2013, ਰਾਹੀਂ ਕੰਪਨੀ ਉਕਤ ਦੀ ਮਾਲਕੀ ਵ ਕਬਜ਼ੇ  
ਦਾਲੀ ਜਮੀਨ ਬਕੱਦਰ 56ਬਿਘੇ-02ਬਿਸਵੇ-10ਬਿਸਵਾਸੀ ਦਾ ਖੇਵਟ/ਖਰੋਨੀ ਨੰਬਰ:-66/119, 65/118,  
75/148, , ਯਸਰਾ ਨੰਬਰ:- 180(4-0), 186(2-18-10), 190(4-0), 191(4-0), 192(4-0),  
193(4-0), 196(4-16), 197(4-16), 209(4-0), 212(4-0), 213(4-0), 214(4-0), 215(4-  
0), 216(3-12), ਕਿਟੇ 14, ਹਕਬਾ 56ਬਿਘੇ-02ਬਿਸਵੇ-10ਬਿਸਵਾਸੀ ਦਾ ਸਾਲਮ ਖੇਵਟ ਬਕੱਦਰ 56ਬਿਘੇ  
-02ਬਿਸਵੇ-10ਬਿਸਵਾਸੀ, ਥਾਕਿਆ ਮੌਜਾ ਪਿੰਡ ਘੋਲਮਾਜਰਾ, (ਐਮ.ਜੀ.ਲਾਲਪੁਰ), ਰਹਿਸੀਲ ਫੇਰਾ ਬੱਸੀ,  
ਜਿਲ੍ਹਾ ਸਾਹਿਬਜਾਦਾ ਅਸੀਤ ਸਿੰਘ ਨਗਰ, (ਪੰਜਾਬ), "ਹਦਬਸਰ ਨੰਬਰ-209" "ਜਿਸ ਦੀ ਰਰਦ ਹਰਦੇ ਨਕਲ  
ਜਮਾਂਬਦੀ ਸਾਲ 2007-2008 ਨਾਭ ਨੱਥੀ ਹੈ" ਸਣੇ ਹੱਕ ਰਸਤਾ ਮੁਤਲਕਾ ਬਦਲੇ ਫੁੱਲ ਮੁ:- 3,51,85,000/-  
ਰੁਪਏ, (ਜਿਨ ਕਰੋੜ ਇਕਵੀਜਾ ਲੱਖ ਪਚਾਸੀ ਹਜ਼ਾਰ ਰੁਪਏ), ਪਾਸ:- ਮੇਸ: ਫਾਟਰ ਫੀਲਡ ਅਸਟੇਟਸ ਪ੍ਰਾਈਵੇਟ  
ਲਿਮਟਿਡ, M/S WATER FIELDS ESTATES PVT LTD, ਕੋਲ ਬੋ ਕਰਦੀ ਵ ਵਰੇਖਤ, ਬਰਦੇ ਇਕਰਾਰੀ  
ਹਾਂ ਕਿ ਮੁ:- 3,51,85,000/-ਰੁਪਏ, (ਜਿਨ ਕਰੋੜ ਇਕਵੀਜਾ ਲੱਖ ਪਚਾਸੀ ਹਜ਼ਾਰ ਰੁਪਏ), ਉਪਰੋਕਤ ਹੇਠਿਗ  
ਵਿੱਚ ਦਰਜ ਵੇਰਵੇ ਅਨੁਸਾਰ" ਪਹਿਲਾਂ ਹੀ ਘਰ ਪਰ ਚਲੂਲ ਬਰ ਤੁੱਕਾ ਹਾਂ ਅਰੇ ਹੁਣੇ ਭੁਬੁਰ, ਸੀਮਾਨ ਸਰ  
ਰਜਿਸਟਰਾਰ ਸਾਹਿਬ, ਫੇਰਾ ਬੱਸੀ, ਕੁਝ ਨਹੀਂ ਲੈਣਾ। ਦਾਮ-ਦਾਮ ਬਲੁਲ ਪਾਬਰ ਵਾਕਈ ਲਖਜਾ ਜਮੀਨ ਖਰੀਦਦਾਰ  
ਦਾ ਕਰਾ ਦਿੱਤਾ ਹੈ। ਖਰੀਦਦਾਰ ਨੂੰ ਅੱਜ ਰੋ ਬੁੱਲ ਹਰੁਬ ਮਲਕੀਅਤੀ ਆਰਜੀ-ਦਾਦੇਮੀ, ਦਾਖਲੇ-ਪਾਬਜੀ  
ਆਦਿਕ ਹਰ ਕਿਸਮ ਮਾਲਕਾਂ ਵਾਗ ਹਾਸਲ ਹੋਣਗੇ। ਬੇਨਾਮਾ ਹਜਾ ਦਾ ਫੁੱਲ ਖਰਚਾ ਖਰੀਦਦਾਰਾਂ ਨੇ ਕੀਤਾ ਹੈ,  
ਮੁਤਲਕਾ ਸਵੇ ਘੋਲਦਾ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ, ਹਕਬਾ ਉਕਤ ਕਿਸੇ ਵੀ ਬੱਕ ਜਾਂ ਸੋਸਥਾ ਜਾਂ ਕੋਰਪੋ

Ram





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ਸਨ ਕੋਲ ਕਿਸੇ ਵੀ ਤਰੀਕੇ ਨਾਲ ਰਹਿਣ ਨਹੀਂ ਹੋ ਅਤੇ ਨਾ ਹੀ ਕੋਈ ਕੰਮ ਹੋ ਸਕੇ ਜਾਂ ਸਟੇ ਬਗੇਰਾ ਹੋ। ਯਾਨੀ ਹਕੂਮਤ ਉੱਪਰ ਹਰ ਕਿਸਮ ਦੇ ਹਾਰ ਥਾ ਬਗੇਰੇ ਹੋ ਸਕਦਾ ਹੈ। ਲਿਹਾਜ਼ਾ ਬੇਨਾਮਾ ਲਿਖ ਦਿੱਤਾ ਕਿ ਕੌਮ ਆਵੇ, ਚੋਖ ਮੁਕਰ ਨੇ ਸੁਣ ਅਤੇ ਸਮਝ ਲਿਆ ਹੈ, ਸਹੀ ਥਾਂ ਦਰੁਸਤ ਕਰਦਾ ਹੈ। ਇਹ ਕਿ ਉਕਤ ਰਜਿਸਟਰੀ ਵਿੱਚ ਅਸਟਮ ਬੁਲੇਟਰ ਹੋ ਟ ਮੁਰਾਬਕ ਸਹੀ ਲਗੀਆਂ ਹੋਇਆ ਹੈ। ਇਹ ਇ ਉਕਤ ਬੇਜੁਲੇਸ਼ਨ ਹੁਣ ਰੱਖ ਕੇਸਲ ਨਹੀਂ ਹੋਇਆ ਹੈ। ਅਸੀਂ (ਦੋਵੇਂ ਪਿਰਾਂ ਬਾਇਆ ਅਤੇ ਮੁਸਤਰੀ) ਰਸਦੀਕ ਕਰਦੇ ਹਾਂ ਕਿ ਰਜਿਸਟਰੀ ਵਿੱਚ ਦਰਜ ਸਾਰੇ ਰੱਖ ਸਹੀ ਹਨ ਅਤੇ ਕੁਝ ਵੀ ਸੁਪਾ ਕੇ ਨਹੀਂ ਰੱਖਿਆ ਗਿਆ। ਰਜਿਸਟਰੀ ਵਿੱਚ ਦਰਜ ਨੰਬਰਾਂਨ ਖਸਰਾ ਕਿਸੇ ਹੋਰੇ/ਧਾਰਮਿਕ ਅਧਾਰੇ ਨਾਲ ਸੰਬੰਧਤ ਨਹੀਂ ਹਨ। ਇਸ ਜਮੀਨ ਨੂੰ ਮੁਰਾਭਿਕ ਧਰਨ ਸਬੰਧੀ ਕਿਸੇ ਅਦਾਲਤ ਵਲੋਂ ਕੋਈ ਹਕੂਮ ਵੰਦੀ ਨਹੀਂ ਹੋ ਅਤੇ ਨਾ ਹੀ ਕਿਸੇ ਐਕਟ ਅਤੇ ਸਰਕਾਰ ਵਲੋਂ ਜਾਰੀ ਕਿਸੇ ਹਦਾਇਤਾਂ ਦੀ ਉਲਘਟਾ ਕਰਕੇ ਜਮੀਨ ਮੁਰਾਭਿਕ/ਟਰਾਂਸਫਰ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਬੁਲੇਟਰ ਹੋਟਾ ਮੁਰਾਬਕ ਕੰਢ ਨੰਬਰ ਅਤੇ ਅਦਾਲਤੀ ਦਾ ਨਾਮ ਠੀਕ ਦਰਜ ਕਿਤਾ ਗਿਆ ਹੈ। ਸਾਨੂੰ ਦੋਵੇਂ ਪਿਰਾਂ ਨੂੰ ਰਜਿਸਟਰੇਸ਼ਨ ਐਕਟ 1908 ਦੀ ਧਾਰਾ 82 ਸਬੰਧੀ ਵੀ ਜਾਣਕਾਰੀ ਹੈ, ਕਿ ਜੇਕਰ ਕੋਈ ਗਲਤ ਰੱਖ ਦਰਜ ਕਰਕੇ ਰਜਿਸਟਰੀ ਤਸਦੀਕ ਕਰਵਾਈ ਜ਼ਾਦੀ ਤਾਂ ਇਸ ਧਾਰਾ ਅਧੀਨ 7 ਸਾਲ ਰੱਖ ਦੀ ਸਜ਼ਾ ਵੀ ਹੋ ਸਕਦੀ ਹੈ। ਰਜਿਸਟਰੀ ਵਿੱਚ ਸਾਰੇ ਰੱਖਾਂ ਸਬੰਧੀ ਅਸੀਂ ਦੋਵੇਂ ਪਿਰਾਂ ਪੂਰੀ ਤਰ੍ਹਾਂ ਜ਼ਿੰਮੇਵਾਰ ਹਾਂ।

ਮਿਤੀ:-02-12-2014

ਗਵਾਹ ਨੰਬਰ:-1  
 ਨਾਮ ਗਿਯਾ ਨੰਬਰ:- ਪਿਤਾ ਪੁਰਸ਼ਾਦਰਾ

*Signature*  
31332

ਹਾਇਅਤ:-  
 ਫੋਨ ਨੰਬਰ:-97171-15222

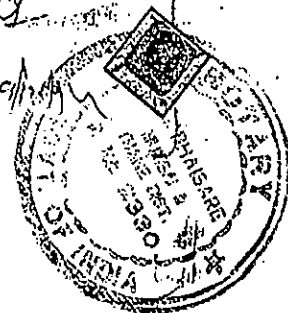
*Signature*

ਗਵਾਹ ਨੰਬਰ:-2 21/11/14  
 ਨਾਮ ਗਿਯਾ ਨੰਬਰ:- ਪਿਤਾ ਪੁਰਸ਼ਾਦਰਾ

ਖਰੀਦਦਾਰ:-  
 ਫੋਨ ਨੰਬਰ:-99999-17312

*Signature*

RECEIVED BY  
2014/12/02



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**STATE BANK OF INDIA** Sl. No. 893870  
GSR 1001

**RECEIPT**

Branch Dehra Dun Code No. \_\_\_\_\_

Received a sum of ₹ 982080/-

(Rupees Nine lakh eighty two thousand only)

from Smt. / Shri Inspector

s/o, d/o, w/o \_\_\_\_\_

residing at Dehra Dun for credit to Government

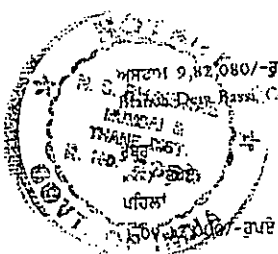
account towards Stamp Duty. 8061

Date \_\_\_\_\_ Place \_\_\_\_\_

Signature of Authorised Officer \_\_\_\_\_

ਭਾਗ ਨਾਮਾ ਜਮੀਨ ਵਾਕਿਆ ਪਿਛ ਪੰਨਾਮਾਸਰਾ  
1,09,12,000/- ਰੁਪਏ ਬਕਾਦਰ 17 ਸਿਪਰੇ-12 ਸਿਪਰੇ

(6% ਨਾਲ 6,54,720/- ਰੁਪਏ, ਅਸਟਾਮਾ ਵਿਭਿਨੀ ਦੇ ਅਤੇ  
3% ਨਾਲ 3,27,360/- ਰੁਪਏ, ਬਕਾਲ ਬਿਸਾਇਟੀ ਟੋਲ ਦੇ)



(ਕਿਸਮ ਜਮੀਨ ਚਾਹੀ)  
(ਖਾਸਦ ਲਾਗਤਗ 440)

ਅਸਟਾਮਾ 9,82,080/- ਰੁਪਏ, ਬਕਾਦਰ Serial No. 893870, Dated 13-11-2014 State Bank of India.  
ਅਸਟਾਮਾ 9,82,080/- ਰੁਪਏ, ਬਕਾਦਰ 17 ਸਿਪਰੇ-12 ਸਿਪਰੇ  
3/11/2014  
ਅਸਟਾਮਾ 9,82,080/- ਰੁਪਏ

Raw

9/11/14

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ਮੇਸ: ਇੰਸਪਾਇਰ ਇੰਫਰਾਸਟੇਟਸ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ, ਮਕਾਨ ਨੰਬਰ-60, ਸੁਸ਼ਾਂਤ ਲੋਕ, ਫੇਜ਼-3, ਗੁਰਗਾਓ, (ਹਰਿਆਣਾ), M/SINSPIRE INFRAESTATES PRIVATE LTD. HOUSE NO. 60, SUSHANT LOK, PHASE-3, GURGAON, ਰਾਹੀਂ ਸ੍ਰੀ ਮੇਨਪਾਲ ਸਿੰਘ ਰਾਨਾ ਪੁੱਤਰ: ਸ੍ਰੀ ਹਰਿਦਰ ਸਿੰਘ ਰਾਮੀ ਮਕਾਨ ਨੰਬਰ-346, ਮਹਾਰਾਨਾ ਪ੍ਰਤਾਪ ਗੇਟ, ਥਾਗਪੁਰ, (ਉੱਤਰ ਪ੍ਰਦੇਸ਼), ਥਾ ਖੇਵਟਦਾਰ ਮੇਜਾ ਪਿੰਡ ਘੋਲਮਾਜਰਾ (ਐਮ.ਸੀ.ਲਾਲੜਾ), ਤਹਿਸੀਲ ਰੋਹਾ ਬੱਸੀ, ਜਿਲ੍ਹਾ ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, (ਪੰਜਾਬ), ਦਾ ਹਾਂ।

ਹੀ ਕਿ ਮੁਕਰਬਰਦੇ ਰੈਜ਼ਲੇਸ਼ਨ ਮਿਤੀ:- 21/08/2014, ਰਾਹੀਂ ਬੰਪਨੀ ਉਕਤ ਦੀ ਮਾਲਕੀ ਥ ਕਰਦੇ ਹਾਲੀ ਜਮੀਨ ਥਕੋਂਦਰ 17ਬਿਘੇ-12ਬਿਸਵੇ ਦਾ ਖੇਵਟ/ਖੇਡੋਨੀ ਨੰਬਰ:-67/120, 75/148, 76/149, 37/69 ਤਾਂ 75, ਖਜਰਾ ਨੰਬਰਾਂ:- 182(4-0), 183(4-18), 206(3-2), 210(3-2), 211(2-10), ਕਿਤੇ 05, ਥਕਰਾ 17ਬਿਘੇ-12ਬਿਸਵੇ ਦਾ ਸਾਲਮ ਖੇਵਟ ਥਕੋਂਦਰ 17ਬਿਘੇ-12ਬਿਸਵੇ, ਥਾਕਿਆ ਮੇਜਾ ਪਿੰਡ ਘੋਲਮਾਜਰਾ, (ਐਮ.ਸੀ.ਲਾਲੜਾ), ਤਹਿਸੀਲ ਰੋਹਾ ਬੱਸੀ, ਜਿਲ੍ਹਾ ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, (ਪੰਜਾਬ), "ਚਦਬਸਰ ਨੰਬਰ:-209" "ਜਿਸ ਦੀ ਫਰਦ ਬਰਦੇ ਨਕਲ ਜਮਾਇਦੀ ਸਾਲ 2007-2008 ਨਾਲ ਨੱਥੀ ਹੈ" ਸਣੇ ਹੋਂਦ ਰਸਤਾ ਮੁਤਲਕਾ ਥਦਲੇ ਥੁੱਲ ਮੁ:- 1,09,12,000/-ਰੁਪਏ, (ਇੱਥੇ ਕਰੋੜ ਨੌਂ ਲੱਖ ਥਾਰਾ ਹਜ਼ਾਰ ਰੁਪਏ), ਪਾਸ:- ਮੇਸ: ਵਾਟਰ ਫੀਲਡ ਅਸਟੇਟਸ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ, M/S WATER FIELD ESTATES PVT.LTD., ਕੋਲ ਥੈ ਥਰਈ ਥ ਰੋਪਰ ਥਕਰੇ ਇਥਰਾਹੀ ਹਾਂ ਕਿ ਮੁ:-1,09,12,000/-ਰੁਪਏ, (ਇੱਥੇ ਕਰੋੜ ਨੌਂ ਲੱਖ ਥਾਰਾ ਹਜ਼ਾਰ ਰੁਪਏ), "ਪ੍ਰਿਪਰੋਡਰ ਥੈਥਿੰਗ ਵਿੱਚ ਦਰਜ ਥੇਰਵੇ ਅਨੁਸਾਰ" ਪਹਿਲਾਂ ਹੀ ਘਰ ਪਰ ਥਸੁਲ ਕਰ ਥੁੱਕਾ ਹਾਂ ਅਤੇ ਹੁਣ ਰੁਪਰ ਸ੍ਰੀਮਾਨ ਸਥ-ਪ੍ਰਜਿਸਟਰਾਰ ਸਾਹਿਬ, ਰੋਹਾ ਬੱਸੀ, ਥੁਥ ਨਹੀਂ ਥੈਣਾ। ਦਾਮ-ਦਾਮ ਥਸੁਲ ਪਾਥਰ ਵਾਥਈ ਥਕਜਾਂ ਜਮੀਨ ਥਰੀਦਣਹ ਦਾ ਥਰਾ ਥੈਣਾ ਹੈ। ਪਰੀਦਦਾਰ ਨੂੰ ਅੱਜ ਨੌਂ ਥੁੱਲ ਹਕੁਥ ਮਲਕੀਅਤੀ ਆਰਜੀ-ਦਾਇਮੀ, ਦਾਖਲੀ-ਥਾਜੀ ਆਦਿਕ ਹਰ ਕਿਸਮ ਮਾਲਕਾਂ ਥਾਗ ਹਾਸਲ ਹੋਣਗੇ। ਸਿਨਾਮਾ ਹਜਾ ਦਾ ਥੁੱਲ ਥਰਚਾ ਥਰੀਦਦਾਰਾਂ ਨੇ ਥੈਣਾ ਹੈ, ਮੁਤਲਕਾ ਸਵੇ ਘੋਲਟਾ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਥੀਣਾ ਜਾ ਰਿਹਾ ਹੈ, ਹਕਰਾ ਉਕਤ ਕਿਸੇ ਵੀ ਥੈਥ ਜਾਂ ਸਿਥਾ ਜਾਂ ਥੈਥਪ੍ਰੇਸ਼ਨ ਥੈਲ ਕਿਸੇ ਵੀ ਤਰੀਕੇ ਨਾਲ ਰਹਿਣ ਨਹੀਂ ਹੀ ਅਤੇ

Bany



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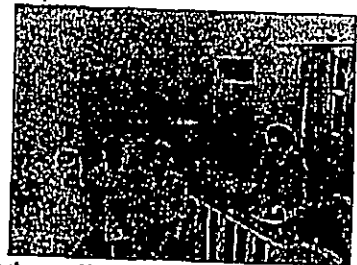
|              |                               |            |            |                  |           |
|--------------|-------------------------------|------------|------------|------------------|-----------|
| Value        | 11,000,000.00                 | Stamp Duty | 880,000.00 | Registration Fee | 30,000.00 |
| Type of Land | CHAH/NEHR/AABI                |            |            |                  |           |
| Area of Land | 17 Bigha, 12 Biswa, 0 Biswasl |            |            |                  |           |
| Segment Name | ਦੇਹਾਤ                         |            |            |                  |           |
| Segment Rate | 3,000,000.00 ਦੇਹ              |            |            |                  |           |
| Segment      | ਦੇਹ                           |            |            |                  |           |
| Description  | SALE                          |            |            |                  |           |

ਅੰਗ ਮਿਤੀ: 03/12/2014 ਦਿਨ Wednesday ਵਰਤ 1:46:59 PM  
ਨੂੰ ਮੈਂ ਇਸਦੀ ਇੱਕ ਭਾਗੀਦਾਰੀ  
ਨੇ ਕੀਤਾ ਇਸ ਦਫਤਰ ਵਿੱਚ ਹਸਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

*[Signature]* ਮੈਂ ਇਸਦੀ ਇੱਕ ਭਾਗੀਦਾਰੀ  
ਵਸੀਅਤ ਕਰਤਾ/ਮੁਖਤਿਆਰ ਆਮ।

ਮੁਖਤਿਆਰ ਆਮ ਨੂੰ ਵਸੀਅਤ ਦੀ ਲਿਖਤ ਪਤਰ ਮੁਦਾਈ ਜ਼ਰੂਰੀ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ  
ਮੁਖਤਿਆਰ ਆਮ ਪੁਰਾਨ ਖੀਤਾ। ਇਹ / ਕਹਿਤ ਦੀ ਕੁਲ ਰਕਮ ਵਿੱਚ 0  
ਰੁ: ਮੇਰੇ ਸਾਹਮਣੇ ਨਕਦ ਉੱਚ ਰਾਸ਼ੀ / ਰਕਮ ਵਾਲੀ ਪੁਸ਼ਟ ਕੀਤੀ। ਦੋਹਾਂ ਭਾਗਾਂ ਦੀ ਗਵਾਹ ਨੇ:  
ਲਾਭ ਸਿੱਖ ਨੇਕਰਦਾਰ ਅਤੇ ਗਵਾਹ ਨੇ: 2 ਰਾਮ ਕੋਪਲ  
ਮਨਾਬਰ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਸਾਹਮਣੇ ਨੂੰ ਜਾਣਦਾ ਹਾਂ, ਮੈਂ ਇਸਦੀ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ।  
ਮਿਸਤਰ ਵਸੀਅਤ ਹਸਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ 03/12/2014  
ਮੁਖਤਿਆਰ ਆਮ  
ਮੁਖਤਿਆਰ ਆਮ  
ਮੁਖਤਿਆਰ ਆਮ  
ਮੁਖਤਿਆਰ ਆਮ



ਇਸਦੀ ਇੱਕ ਭਾਗੀਦਾਰੀ

ਮੁਖਤਿਆਰ ਆਮ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਹੁਕਮ ਨੂੰ ਜਾਣਦਾ ਹਾਂ।

03/12/2014

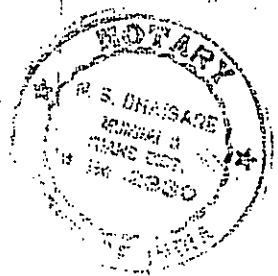
ਮੈਂ ਇਸਦੀ ਇੱਕ ਭਾਗੀਦਾਰੀ  
ਵਸੀਅਤ ਕਰਤਾ/ਮੁਖਤਿਆਰ ਆਮ।

ਮੁਖਤਿਆਰ ਆਮ ਨੂੰ ਵਸੀਅਤ ਦੀ ਲਿਖਤ ਪਤਰ ਮੁਦਾਈ ਜ਼ਰੂਰੀ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ  
ਮੁਖਤਿਆਰ ਆਮ ਪੁਰਾਨ ਖੀਤਾ। ਇਹ / ਕਹਿਤ ਦੀ ਕੁਲ ਰਕਮ ਵਿੱਚ 0  
ਰੁ: ਮੇਰੇ ਸਾਹਮਣੇ ਨਕਦ ਉੱਚ ਰਾਸ਼ੀ / ਰਕਮ ਵਾਲੀ ਪੁਸ਼ਟ ਕੀਤੀ। ਦੋਹਾਂ ਭਾਗਾਂ ਦੀ ਗਵਾਹ ਨੇ:  
ਲਾਭ ਸਿੱਖ ਨੇਕਰਦਾਰ ਅਤੇ ਗਵਾਹ ਨੇ: 2 ਰਾਮ ਕੋਪਲ  
ਮਨਾਬਰ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਸਾਹਮਣੇ ਨੂੰ ਜਾਣਦਾ ਹਾਂ, ਮੈਂ ਇਸਦੀ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ।  
ਮਿਸਤਰ ਵਸੀਅਤ ਹਸਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ 03/12/2014  
ਮੁਖਤਿਆਰ ਆਮ  
ਮੁਖਤਿਆਰ ਆਮ  
ਮੁਖਤਿਆਰ ਆਮ  
ਮੁਖਤਿਆਰ ਆਮ



ਮੁਖਤਿਆਰ ਆਮ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਹੁਕਮ ਨੂੰ ਜਾਣਦਾ ਹਾਂ।



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ਨਾ ਹੀ ਕੋਈ ਚੋਟ ਕੱਸ ਜਾ ਸਕੇ ਦਰੀਰਾ ਹੈ। ਯਾਨੀ ਰਕਬਾ ਉੱਕਰ ਹਰ ਕਿਸਮ ਦੇ ਭਾਰ ਵਾ ਭਗਤੋਂ ਨੂੰ ਮੁਕਤ ਹੈ।  
 ਲਿਹਾਜ਼ਾ ਬੇਨਾਮਾ ਲਿਖ ਦਿੱਤਾ ਕਿ ਕੰਮ ਆਏ, ਲੇਖ ਮੁਕਤ ਨੇ ਉਣ ਅਤੇ ਸਮਝ ਲਿਆ ਹੈ, ਸਹੀ ਵਾ ਦਰੁਸਤ ਕਰਕੇ  
 ਹੈ। ਇਹ ਕਿ ਉਕਤ ਰਜਿਸਟਰੀ ਵਿੱਚ ਅਸਟਾਮ ਲੁਲੇਕਟਰ ਰੇਟ ਮੁਰਾਬਕ ਸਹੀ ਲਗਾਇਆ ਹੋਇਆ ਹੈ। ਇਹ ਕਿ  
 ਉਕਤ ਰੀਜਲੇਸ਼ਨ ਹੁਣ ਤੱਕ ਕੋਲ ਨਹੀਂ ਹੋਇਆ ਹੈ। ਅਸੀਂ (ਦੋਵੇਂ ਧਿਰਾਂ) ਬਾਇਆ ਅਤੇ ਮੁਸਰਰੀ) ਰਸਦੀਕ ਕਰਦੇ  
 ਹਾਂ ਕਿ ਰਜਿਸਟਰੀ ਵਿੱਚ ਦਰਜ ਸਾਰੇ ਰੱਬ ਸਹੀ ਹਨ ਅਤੇ ਕੁਝ ਵੀ ਚੁਪਾ ਕੇ ਨਹੀਂ ਰੱਖਿਆ ਗਿਆ। ਰਜਿਸਟਰੀ  
 ਵਿੱਚ ਦਰਜ ਨੋਬਰਾਂਨ ਖਸਰਾ ਕਿਸੇ ਫੋਰੇ/ਧਾਰਮਿਕ ਅਧਾਰੇ ਨਾਲ ਸਬੰਧਤ ਨਹੀਂ ਹਨ। ਇਸ ਜਮੀਨ ਨੂੰ ਮੁਤਲਿਕ  
 ਕਰਨ, ਸਬੰਧੀ ਕਿਸੇ ਅਦਾਲਤ ਵਲੋਂ ਕੋਈ ਹੁਕਮ ਬੰਦੀ ਨਹੀਂ ਹੈ ਅਤੇ ਨਾ ਹੀ ਕਿਸੇ ਐਕਟ ਅਤੇ ਸਰਕਾਰ ਵਲੋਂ ਜਾਰੀ  
 ਕਿਸੇ ਹਦਾਇਤਾਂ ਦੀ ਉਲਘਟਾ ਬਰਕੇ ਜਮੀਨ ਮੁਤਲਿਕ/ਟਰਾਂਸਫਰ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ  
 ਹੁਨੇਕਟਰ ਰੇਟਾਂ ਮੁਰਾਬਕ ਕੀਤਾ ਨੰਬਰ ਅਤੇ ਅਗਾਦੀ ਦਾ ਨਾਮ ਠੀਕ ਦਰਜ ਕਿਤਾ ਗਿਆ ਹੈ। ਸਾਨੂੰ ਦੋਵੇਂ ਧਿਰਾਂ ਨੂੰ  
 ਰਜਿਸਟਰੇਸ਼ਨ ਐਕਟ 1908 ਦੀ ਧਾਰਾ 82 ਸੰਬੰਧੀ ਵੀ ਜਾਣਕਾਰੀ ਹੈ, ਕਿ ਜੇਕਰ ਕੋਈ ਗਲਤ ਰੱਬ ਦਰਜ ਕਰਕੇ  
 ਰਜਿਸਟਰੀ ਰਸਦੀਕ ਕਰਵਾਈ ਗਈ ਤਾਂ ਇਸ ਧਾਰਾ ਅਧੀਨ 7 ਸਾਲ ਤੱਕ ਦੀ ਸਜ਼ਾ ਵੀ ਹੋ ਸਕਦੀ ਹੈ। ਰਜਿਸਟਰੀ  
 ਵਿੱਚ ਸਾਰੇ ਰੱਬਾਂ ਸੰਬੰਧੀ ਅਸੀਂ ਦੋਵੇਂ ਧਿਰਾਂ ਪੂਰੀ ਤਰ੍ਹਾਂ ਜ਼ਿੰਮੇਵਾਰ ਹਾਂ।

ਮਿਤੀ:-02-12-2014

ਗਵਾਹ ਨੰਬਰ:-1

ਨਾਮ ਸਿੰਘ ਨੰਦਰਾਏ ਪਿਤਾ ਪ੍ਰਿਥਮਾਸਰਾ।

ਸਾਬਤ

ਬਾਇਆ:-

ਫੋਨ ਨੰਬਰ:-97171-15222

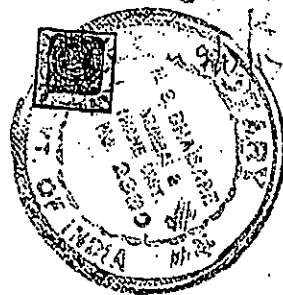
ਗਵਾਹ ਨੰਬਰ:-2

ਰਾਮ ਗੋਪਾਲ ਪਿਤਰ ਗੁਲਬਰਨ ਪਸਾਦ ਖਾਨੀ 326-ਥੀ ਸਿਧਟਰ-122-ਨਿਓਂ

ਖਰੀਦਦਾਰ:-

ਫੋਨ ਨੰਬਰ:-99999-17312

PRATIBHAKO  
 1st Comp. 07/11/14





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**STATE BANK OF INDIA** Sl. No. 888877  
GSR/001

**RECEIPT**

STATE BANK OF INDIA  
Branch: Deerhask Code No. \_\_\_\_\_

Received a sum of ₹ 20,19,960/-  
(Rupees Twenty lakh Ninety thousand Nine hundred and Sixty only only)  
from Smt. / Shri Stone water properties Pvt Ltd  
s/o, d/o, w/o \_\_\_\_\_  
residing at Cusque for credit to Government Job  
account towards Stamp Duty.

Date: 23/11/14  
Place: Cusque  
(Signature of Authorised Officer)

ਦਫਤਰ ਸਬ-ਰਜਿਸਟਰਾਰ, ਡੇਰਾ ਬੱਸੀ

|                   |                          |                 |      |
|-------------------|--------------------------|-----------------|------|
| ਬੇ ਨਾਮ            | ਜਮੀਨ ਚਾਕੀਆ ਪਿੰਡ ਘੋਲਮਾਜਰਾ | ਅਸਟਾਮ           | ਕਿਤੇ |
| 2,24,44,000/-ਰੁਪਏ | ਬਕਦਰ 36ਬਿਘੇ-04ਬਿਸਵੇ      | 20,19,960/-ਰੁਪਏ |      |

(64 ਨਾਲ 13,46,440/-ਰੁਪਏ, ਅਸਟਾਮ ਹਿਊਟੀ ਦੇ ਅਤੇ  
34 ਨਾਲ 6,73,320/-ਰੁਪਏ, ਬੇਕਲ ਬੇਸਾਇਟੀ ਫਿਲ ਦੇ)

ਅਸਟਾਮ 20,19,960/-ਰੁਪਏ, ਚੁਹੇ Sechl No.893868, Dated 13-11-2014 State Bank of India,  
Branch Dehra Bassi, Code 10739

(ਕਿਸਮ ਜਮੀਨ ਚਾਕੀ)  
(ਬਹੁਦ ਲੰਗਰਗ 440)

ਸਟੈਂਪ: 2,24,44,000/-ਰੁਪਏ  
ਜਮੀਨ ਚਾਕੀਆ ਪਿੰਡ ਘੋਲਮਾਜਰਾ  
ਬਕਦਰ 36ਬਿਘੇ-04ਬਿਸਵੇ  
ਅਸਟਾਮ 20,19,960/-ਰੁਪਏ  
ਚੁਹੇ Sechl No.893868, Dated 13-11-2014 State Bank of India,  
Branch Dehra Bassi, Code 10739

ਸਟੈਂਪ: 2,24,44,000/-ਰੁਪਏ  
ਜਮੀਨ ਚਾਕੀਆ ਪਿੰਡ ਘੋਲਮਾਜਰਾ  
ਬਕਦਰ 36ਬਿਘੇ-04ਬਿਸਵੇ  
ਅਸਟਾਮ 20,19,960/-ਰੁਪਏ  
ਚੁਹੇ Sechl No.893868, Dated 13-11-2014 State Bank of India,  
Branch Dehra Bassi, Code 10739

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ਮੇਸ: ਸਟੋਨ ਵਾਟਰ ਪ੍ਰਾਈਵੇਟ ਲਿਮਟਿਡ, ਮਕਾਨ ਨੰਬਰ:-60, ਸੁਸ਼ਾਂਤ ਲੋਕ, ਫੇਜ਼-3, ਗੁਰਗਾਓ, (ਹਰਿਆਣਾ), M/S STONE WATER PROPERTIES PRIVATE LTD. HOUSE NO. 60, SUSHANT LOK, PHASE-3, GURGAON, ਰਾਹੀਂ ਸ੍ਰੀ ਮੇਨਪਾਲ ਸਿੰਘ ਗਾਨਾ ਪੁੱਤਰ ਸ੍ਰੀ ਗਜਿੰਦਰ ਸਿੰਘ ਧਾਨੀ ਮਕਾਨ ਨੰਬਰ-346, ਮਹਾਰਾਨਾ ਪ੍ਰਤਾਪ ਗੇਟ, ਥਾਗਪਤ, (ਊਰ ਪ੍ਰਦੇਸ਼), ਥਾ ਮੋਹਟਦਾਹ ਮੌਜਾ ਪਿੰਡ ਘੋਲਮਾਜਰਾ (ਐਮ.ਸੀ.ਲਾਲਪੁਰ), ਰਹਿਸੀਲ ਡੇਰਾ ਬੱਸੀ, ਜਿਲ੍ਹਾ ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, (ਪੰਜਾਬ), ਦਾ ਹਾਂ।

ਜੋ ਕਿ ਮੁਕਰਬਰੂਏ ਰਿਜਲੇਸ਼ਨ ਮਿਤੀ:- 21/08/2013, ਰਾਹੀਂ ਫੈਪਨੀ ਉੱਕਤ ਦੀ ਮਾਲਕੀ ਧ ਕਬਜ਼ੇ ਵਾਲੀ ਜਮੀਨ ਬਕੋਦਰ 36ਬਿਘੇ-04ਬਿਸਵੇ ਦਾ ਖੇਤ/ਖੇਤੀ ਨੰਬਰ:-98/196, 99/197, 198, ਪਸਰਾ ਨੰਬਰਾਂ:- 178(4-0), 179(4-0), 184(3-11), 187(4-0), 188(4-0), 189(4-0), 194(4-0), 195(4-16), 185(1-16-10), 186ਮਿਲ(2-0-10), ਬਿੰਡੇ 10, ਰਕਬਾ 36ਬਿਘੇ-04ਬਿਸਵੇ ਦਾ ਸਾਲਮ ਖੇਤ ਬਕੋਦਰ 36ਬਿਘੇ-04ਬਿਸਵੇ, ਥਾਕਿਆ ਮੌਜਾ ਪਿੰਡ ਘੋਲਮਾਜਰਾ, (ਐਮ.ਸੀ.ਲਾਲਪੁਰ), ਰਹਿਸੀਲ ਡੇਰਾ ਬੱਸੀ, ਜਿਲ੍ਹਾ ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, (ਪੰਜਾਬ), "ਹਦਸਤ ਨੰਬਰ:-209" ਜਿਸ ਦੀ ਵਰਦ ਬਰੂਏ ਨਕਲ ਜਮਾਇਦੀ ਸਾਲ 2007-2008 ਨਾਲ ਨੱਥੀ ਹੈ" ਸਣੇ ਹੱਥ ਰਸਰਾ ਮੁਰਲਕਾ ਬਦਲੇ ਫੂਲ ਮੁ:- 2,24,44,000/-ਰੁਪਏ, (ਦੋ ਕਰੋੜ ਚੌਥੀ ਲੱਖ ਚੌਤਾਲੀ ਹਜਾਰ ਰੁਪਏ), ਪਾਸ:- ਮੇਸ: ਵਾਟਰ ਫੀਲਡ ਅਨਟੇਸ ਪ੍ਰਾਈਵੇਟ ਲਿਮਟਿਡ, M/S WATER FIELD ESTATES PVT. LTD. ਕੋਲ ਬੇ ਬਤਲੀ ਵ ਵਰੇਖਤ ਬਰਕੇ ਇਕਰਾਰੀ ਹਾਂ ਕਿ ਮੁ:-2,24,44,000/-ਰੁਪਏ, (ਦੋ ਕਰੋੜ ਚੌਥੀ ਲੱਖ ਚੌਤਾਲੀ ਹਜਾਰ ਰੁਪਏ), "ਉਪਰੋਕਤ ਰੈਲਿੰਗ ਵਿੱਚ ਦਰਜ ਵੇਰਵੇ ਅਨੁਸਾਰ" ਪਹਿਲਾਂ ਹੀ ਘਰ ਪਰ ਬਜ਼ੁਲ ਕਰ ਚੁੱਕਾ ਹਾਂ ਅਤੇ ਹੁਣ ਰੁਕਰ ਸੀਮਾਨ ਸਬ-ਰਜਿਸਟਰਾਰ ਸਾਹਿਬ, ਡੇਰਾ ਬੱਸੀ, ਰੁਝ ਨਹੀਂ ਲੈਣਾ। ਦਾਮ-ਦਾਮ ਬਜ਼ੁਲ ਪਾਬਰ ਬਾਕਦੀ ਕਬਜ਼ਾ ਜਮੀਨ ਖਰੀਦਦਾਰ ਦਾ ਕਰਾ ਦਿੱਤਾ ਹੈ। ਖਰੀਦਦਾਰ ਨੂੰ ਅੱਜ ਤੋਂ ਫੂਲ ਹਰੂਕ ਮਲਕੀਅਤੀ ਆਰਜੀ-ਦਾਇਮੀ, ਦਾਇਲੀ-ਖਾਰਜੀ ਆਦਿਕ ਹਰ ਕਿਸਮ ਮਾਲਕਾਂ ਵਾਂਗ ਹਾਸਲ ਹੋਣਗੇ। ਬੇਨਾਮਾ ਹਜਾ ਦਾ ਫੂਲ ਖਰਚਾ ਖਰੀਦਦਾਰਾਂ ਨੇ ਕੀਤਾ ਹੈ, ਮੁਰਲਕਾ ਸਣੇ ਘੋਸਟਾ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ, ਰਕਬਾ ਉੱਕਤ ਕਿਸੇ ਵੀ ਖੇਤ ਜਾਂ ਸੇਜਾ ਜਾਂ ਬੋਰਪੇ ਸਨ ਕੋਲ ਕਿਸੇ ਵੀ ਤਰੀਕੇ ਨਾਲ ਰਹਿਣ ਨਹੀਂ ਹੋ ਅਤੇ ਨਾ ਹੀ ਕੋਈ ਬੱਰਟ ਕੇਸ ਜਾਂ ਸਣੇ ਬਰੀਰਾ ਹੈ। ਯਾਨੀ ਰਕਬਾ

*Blue*



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|                     |                            |            |              |                  |           |        |
|---------------------|----------------------------|------------|--------------|------------------|-----------|--------|
| Value               | 22,625,000.00              | Stamp Duty | 1,810,000.00 | Registration Fee | 30,000.00 | Pastia |
| Type of Land        | CHAHU/NEHRU/AB1            |            |              |                  |           |        |
| Area of Land        | 36 Bigha, 4 Mwa, 0 Biswasi |            |              |                  |           |        |
| Segment Name        | ਮੋਹਨਾਸਰ                    |            |              |                  |           |        |
| Segment Rate        | 3,000,000.00 ਏਕਰ           |            |              |                  |           |        |
| Segment Description | ਮੋਹਨਾਸਰ SALE               |            |              |                  |           |        |

ਮਿਤੀ: 03/12/2014 ਦਿਨ Wednesday ਵਕਤ 1:44:14 PM

ਨੂੰ ਮੈਂ ਸਟੇਨ ਟਾਥਰ ਪ੍ਰੋਪਰਟੀਜ਼ ਪ੍ਰਾ:ਲਿ  
ਨੇ ਵਜੀਕਾ ਇਮ ਵਰਤਰ (ਵਿਹ ਬਲਿਸਟਰਡ ਚਮਕ ਲਈ ਪੇਸ਼ ਕੀਤਾ)

*[Signature]*  
ਸਬ ਰਜਿਸਟਰਾਰ  
ਭੋਰਾਬਸੀ



ਮੈਂ ਸਟੇਨ ਟਾਥਰ ਪ੍ਰੋਪਰਟੀਜ਼ ਪ੍ਰਾ:ਲਿ ਵਜੀਕਤ ਕਰਤਾ/ਮੁਖਤਿਆਰ ਮਾਮਲਾ  
ਮੁਖਤਿਆਰ ਖਾਸ ਨੂੰ ਵਜੀਕੇ ਦੀ ਸਿਥਤ ਪਤਕੇ ਸੁਣਾਈ ਕਈ, ਜਿਸਨੇ ਇਸਤ ਨੂੰ  
ਸਮਝਦੇ ਹੋਏ ਪ੍ਰਵਾਨ ਕੀਤਾ। 1 / ਰਹਿਤ ਦੀ ਫੂਲ ਕਰਮ ਪਿਚੇ 0  
ਨੂੰ ਮੈਂ ਸਟੇਨ ਟਾਥਰ ਪ੍ਰੋਪਰਟੀਜ਼ ਪ੍ਰਾ:ਲਿ ਨਕਦ/ ਰੋਕ ਬਾਧੀ /ਭਰਾਬਟ ਖਾਧੀ ਵਸੂਲ ਕੀਤੇ। ਉਹੀ ਖਿਰਾਂ ਦੀ ਡਰਾਧ ਨੇ: ਸਟੇਨ ਟਾਥਰ ਪ੍ਰੋਪਰਟੀਜ਼ ਪ੍ਰਾ:ਲਿ  
ਲਾਬੁ,ਜੀਐਮ ਨੰਬਰਦਾਰ ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਰਾਮ ਰੋਪਾਲ  
ਸਟੇਨ ਟਾਥਰ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਮਾਣਕਾ ਹਾਂ, ਜੋ ਕਿ ਉਸੇ ਡਰਾਧ ਨੂੰ ਜਾਕਦ  
ਖਿਰਾਦ ਵਜੀਕਾ ਵਜੀਕਾਬਟ ਕੀਤਾ ਜਾਏ।

ਮਿਤੀ: 03/12/2014

ਸਬ ਰਜਿਸਟਰਾਰ  
ਭੋਰਾਬਸੀ

ਗਵਾਹ *[Signature]*

ਗਵਾਹ *[Signature]*

*[Signature]*  
ਮੁਖਤਿਆਰ ਖਾਸ

ਫੂਲ ਪਿਚ

ਉਸਤ ਸਿਲਾਨ ਮੋਹਨਾਸਰ ਅਤੇ ਸਮਰਪਤ ਮੇਰੇ ਰੂਪਕ ਕੀਤੇ ਕਰਦੇ

ਮਿਤੀ: 03/12/2014

ਸਬ ਰਜਿਸਟਰਾਰ  
ਭੋਰਾਬਸੀ

ਗਵਾਹ ਨੰ: 8,960 ਜਾਇਦ ਕਰੀ

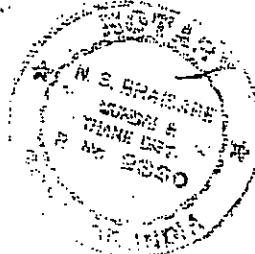
ਜਲਦ ਨੰ: 0 ਏ ਸਟਾ ਨੰ:

ਪਰ ਵਜੀਕਾ ਵਜੀਕਾਬਟ ਚਮਕ ਕੀਤਾ ਗਿਆ।

ਸਬ ਰਜਿਸਟਰਾਰ  
ਭੋਰਾਬਸੀ



ਟਾਥਰ ਪ੍ਰੋਪਰਟੀਜ਼ ਪ੍ਰਾ:ਲਿ



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ਉਕਤ ਹਰ ਕਿਸਮ ਦੇ ਭਾਰ ਵਾ ਵਗਣੇ ਰਾ ਮੁਕਤ ਹੋ। ਲਿਹਾਜ਼ਾ ਬੈਨਾਮਾ ਲਿੱਖ ਦਿੱਤਾ ਕਿ ਧੋਮ ਆਵੇ, ਲੇਖ ਮੁਕਤ ਨੇ  
 ਸੁਣ ਅਤੇ ਸਮਝ ਲਿਆ ਹੈ, ਸਹੀ ਵਾ ਦਰੁਸਤ ਬਣੂਣ ਹੈ। ਇਹ ਕਿ ਉਕਤ ਰਜਿਸਟਰੀ ਵਿੱਚ ਅਸਟਾਮ ਬੁਲੇਕਟਰ ਤੇ  
 ਟ ਮੁਕਾਬਲ ਸਹੀ ਲਗਿਆ ਹੋਇਆ ਹੈ। ਇਹ ਕਿ ਉਕਤ ਰੇਜ਼ਿਲੇਬਨ ਹੁਣ ਰੱਖ ਧੀਸਲ ਨਹੀ ਹੋਇਆ ਹੈ। ਅਸੀਂ  
 (ਦੋਵੇਂ ਧਿਰਾਂ ਸਾਂਝਿਆ ਅਤੇ ਮੁਸਤਰੀ) ਰਸਦੀਕ ਕਰਦੇ ਹਾਂ ਕਿ ਰਜਿਸਟਰੀ ਵਿੱਚ ਦਰਜ ਸਾਰੇ ਟੱਬ ਸਹੀ ਹਨ ਅਤੇ  
 ਕੁਝ ਵੀ ਛੁਪਾ ਏ ਨਹੀ ਰੱਖਿਆ ਗਿਆ। ਰਜਿਸਟਰੀ ਵਿੱਚ ਦਰਜ ਨੰਬਰਾਂਨ ਖਸਰਾ ਕਿਸੇ ਡੇਰੇ/ਪਾਰਮਿਕ ਅਧਾਰੇ  
 ਨਾਲ ਸਬੰਧਤ ਨਹੀ ਹਨ। ਇਸ ਜਮੀਨ ਨੂੰ ਮੁਕਲਿਕ ਕਰਨ ਸਬੰਧੀ ਕਿਸੇ ਅਦਾਲਤ ਵਲੋਂ ਕੋਈ ਹਕੂਮ ਬੰਦੀ ਨਹੀ  
 ਹੈ ਅਤੇ ਨਾ ਹੀ ਕਿਸੇ ਐਕਟ ਅਤੇ ਸਰਕਾਰ ਵਲੋਂ ਸਾਰੀ ਧਿਸੇ ਹਦਾਇਤਾਂ ਦੀ ਉਲਘਣਾ ਕਰਕੇ ਜਮੀਨ  
 ਮੁਕਲਿਕ/ਟਰਾਂਸਫਰ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਬੁਨੇਕਟਰ ਰੋਟਾ ਮੁਕਾਬਲ ਕੋਡ ਨੰਬਰ ਅਤੇ ਅਰਾਦੀ ਥਾ  
 ਨਾਮ ਭੀ ਦਰਜ ਕਿਤਾ ਗਿਆ ਹੈ। ਸਾਨੂੰ ਦੋਵੇਂ ਧਿਰਾਂ ਨੂੰ ਰਜਿਸਟਰੇਸ਼ਨ ਐਕਟ 1908 ਦੀ ਧਾਰਾ 82 ਸਬੰਧੀ ਵੀ  
 ਜਾਣਕਾਰੀ ਹੈ, ਕਿ ਜੇਕਰ ਕੋਈ ਗਲਤ ਤੱਥ ਦਰਜ ਕਰਕੇ ਰਜਿਸਟਰੀ ਰਸਦੀਕ ਕਰਵਾਈ ਗਈ ਤਾਂ ਇਸ ਧਾਰਾ  
 ਅਧੀਨ 7 ਸਾਲ ਤੱਕ ਦੀ ਸਜਾ ਕੀ ਹੋ ਸਕਦੀ ਹੈ। ਰਜਿਸਟਰੀ ਵਿੱਚ ਸਾਰੇ ਟੱਬਾਂ ਸਬੰਧੀ ਅਸੀਂ ਦੋਵੇਂ ਧਿਰਾਂ ਪੂਰੀ ਤਰ੍ਹਾਂ  
 ਜ਼ਿੰਮੇਵਾਰ ਹਾਂ।

ਮਿਤੀ:-02-12-2014

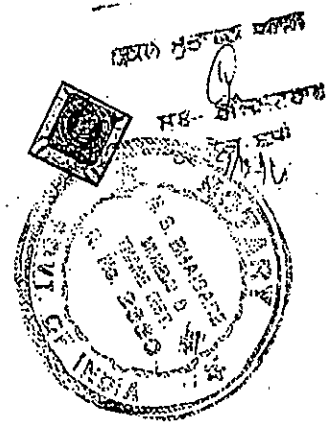
ਗੁਰਪ੍ਰਤਾਪ ਨੰਬਰ:-1  
 ਸਾਹਿਬ ਸਿੰਘ ਨੰਬਰ:-2 ਪਿੰਡ ਮੋਹਾਲਾ  
 ਲਾਭੀ

ਪਾਇਲਟ:-  
 ਰੋਨ ਨੰਬਰ:-97171-15222

ਗੁਰਪ੍ਰਤਾਪ ਨੰਬਰ:-2 21/12/14  
 ਰਾਮ ਸਿੰਘ ਨੰਬਰ:-2 ਪਿੰਡ ਮੋਹਾਲਾ ਪਿੰਡ ਰਾਮੀ 226-ਵੀਂ ਸਿਟਰ:-123, ਕੋਟਲਾ

ਖਰੀਦਦਾਰ:-  
 ਰੋਨ ਨੰਬਰ:-99999-17312

GRANTED BY  
 PRATIBHA ADV  
 1st Comm. 2014



301

2 4419 37.2

**STATE BANK OF INDIA** SI. No. 870838  
GSR / 001

**RECEIPT**

Branch Dera Bassi Code No. 10233

50000/-  
lakh and fifty thousand  
only  
is Cattle embroastates  
for credit to Government of Punjab

23/6

(Signatures of Authorised Officer)

**OFFICE OF THE SUB REGISTRAR DERA BASSI**

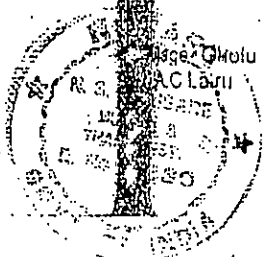
Deed of Land of Village Stam

Advance  
25,00,000/-

Type of Land : Rosli

Before the Sub Registrar  
25,00,000/-

By cheque no 936051 dt 20-06-2014, State Bank of Patiala Dera Bassi



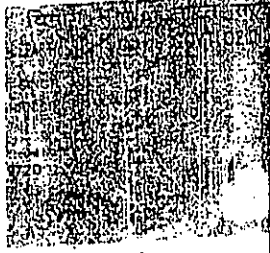
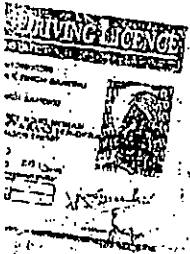
By Cholu Majra

Words  
(550)

9/12/14

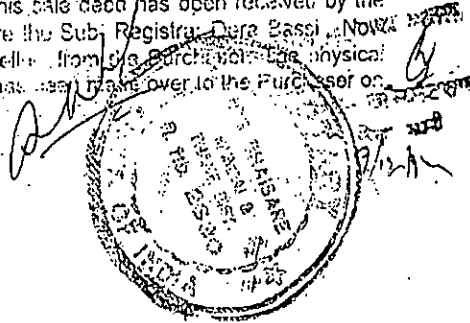
302

7



SAS, M/s, Castle Infraestates Private Ltd. # 60, Block-A  
 Light Lok Phase-3, Sec. 57, Gurgaon-122001 through its  
 representative Sh. Gurpreet Singh S/o Sh. Gurdarshan Singh R/o Hous  
 31 Defence Colony Zirakpur Khewatdar Village Gholu Majra  
 Dera Bassi Distt S.A.S. Nagar Mohali, ( Vide Resolution Dt. 21  
 2013) is the lawful owner and in possession having sufficiently  
 and marketable title of the land measuring 02 Bighas- 08 Biswa  
 basis comprising in Khala No. 8/10 Khasra Nos. 746(4-0), 747(4-  
 4-0), 749(4-0), 750/1(1-0); 750/2(3-0), 751/1(3-0), 751/2(1-0), kitta  
 measuring 24 bighas 00 biswas divided by 964/9600 share  
 out to 02 bigha 08 Biswa 04 Biswas situated at Vill. Gholu  
 (N.A.C Lalru) Teh. Dera Bassi, Distt. S.A.S. Nagar Mohali vide  
 landi for the year 2007-2008, Over the land being sold the seller  
 legal and absolute title.

WHEREAS the above said Selier has sold the above share in the  
 land for a total consideration of Rs. 50,00,000/- ( Rs. Fifty Lacs  
 in M/s Golden Estates-I, Village Gholu Majra (N.A.C Lalru)  
 Dera Bassi Distt. S.A.S. Nagar along with all rights, titles,  
 claims, demands etc. to the said Purchaser to hold the  
 unto and to the use of the Purchaser, his heirs in office, executors,  
 administrators, assigns absolutely for ever together with title deeds and  
 other evidence of title. The Seller do hereby covenant with the  
 purchaser, his heirs in office, executors, administrators, representatives  
 assigns that notwithstanding any act, things or deeds hereto and  
 done or executed to the contrary, the Seller hereby undertakes  
 he will be personally responsible to defray to the Purchaser the  
 consideration money and all expenses incurred on the execution of the  
 deed, in case any defect in the title of the property is detected  
 the Purchaser is dispossessed of it in whole or in part.  
 said property is free from all encumbrances, attachments or defects  
 whatsoever and that the Seller has full power and absolute  
 authority to sell property in the aforesaid manner. The Purchaser shall  
 thereafter peacefully and quietly hold, possess and enjoy the said  
 property without any interference, claim or demand, whatsoever, from  
 the Seller or any claimant through or under him. Further the Seller, his  
 executors, administrators and assigns covenant with Purchaser,  
 heirs in office, executors, administrators and assigns do indemnify  
 keep indemnified the Purchaser, his heirs in office, administrators  
 assigns from or against all encumbrances and charges. And the  
 Seller covenants with the Purchaser that he shall at the request and cost  
 the Purchaser shall do and execute all such lawful acts, things and  
 deeds whatsoever for further and more perfectly conveying and  
 vesting the said property and every part thereof. The total sale  
 consideration amount of Rs. 50,00,000/- ( Rs. Fifty Lacs Only ) as per  
 bills given in the heading of this sale deed has been received by the  
 Seller from the Purchaser before the Sub-Registry Dera Bassi. Now  
 nothing is receivable by the Seller from the Purchaser. The physical  
 possession of the sold property has been handed over to the Purchaser on



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|                     |                              |            |            |                  |           |      |
|---------------------|------------------------------|------------|------------|------------------|-----------|------|
| Value               | 5,000,000.00                 | Stamp Duty | 400,000.00 | Registration Fee | 30,000.00 | Part |
| Type of Land        | CHAHU/NEHRU/ABDI             |            |            |                  |           |      |
| Area of Land        | 2 Bigha, 8 Biswa, 4 Biswasul |            |            |                  |           |      |
| Segment Name        | ਭੋਲਾਸਾਹ                      |            |            |                  |           |      |
| Segment Rate        | 3,000,000.00 ਰੁਪਏ            |            |            |                  |           |      |
| Segment Description | ਭੋਲਾਸਾਹ                      |            |            |                  |           | SALE |

ਮਿਤੀ 23/06/2014 ਦਿਨ Monday ਵਾਕਸ਼ 1:34:06 PM

ਮੈਂ ਸ੍ਰੀ ਕਾਸਟਲ ਇੰਜੀਨੀਅਰਿੰਗ ਪ੍ਰਾ.ਲਿਮ:

ਜੋ (ਅਸੀਂ) ਇਸ ਦਫਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ

ਸਬ ਚਰਿਸਟਰਡ ਡੇਰਾਬਸੀ

ਸ੍ਰੀ ਕਾਸਟਲ ਇੰਜੀਨੀਅਰਿੰਗ ਪ੍ਰਾ.ਲਿਮ: ਦੀਆਂ ਕਰਤਾਰ/ਅਧਿਕਾਰ ਮਾਮਲੇ

ਦੁਖਤਿਆਰ ਖਾਨੇ ਨੂੰ ਵਸੀਲੇ ਦੀ ਲਿਖਤ ਪਤਰੇ ਸੁਣਾਈ ਕਈ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ

ਸਮਝਤੇ ਹੋਏ ਪ੍ਰਯਾਨ ਕੀਤਾ। ਭੈ / ਰਹਿਣ ਦੀ ਫੂਲ ਰਕਮ ਵਿਚੋਂ 0

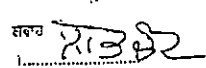
ਰੁ: 100 ਸਾਫ਼ ਕਰਕੇ ਨਕਦ/ ਰੋਕ ਰਾਹੀਂ ਪ੍ਰਦਾਨ ਕੀਤਾ ਗਿਆ। ਇਹ ਫਿਰ ਦੀ ਰਕਮ ਨੂੰ:

ਸਾਰ ਚੰਗੇ ਅੰਦਾਜ਼ੇ ਅਤੇ ਕਰਾਰ ਨੰ: 2 ਫੁਰਕਾਮ ਹਿੱਸੇ

ਸਮਾਪਤ ਕਰਦੇ ਹਨ। ਜੋ ਪਹਿਲੇ ਕਰਾਰ ਨੂੰ ਜਾਣਦਾ ਹੈ, ਜੋ ਇਸ ਕਰਾਰ ਨੂੰ ਜਾਣਦਾ ਹੈ।

ਇਹਨਾਂ ਵਸੀਲੇ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ 23/06/2014

ਸਬ ਚਰਿਸਟਰਡ ਡੇਰਾਬਸੀ  
ਕਰਾਰ  
1.   
2. 



ਕਾਸਟਲ ਇੰਜੀਨੀਅਰਿੰਗ ਪ੍ਰਾ.ਲਿਮ:

Text of the sale deed  
admit the same as true

WITNESSES WHEREOF  
signatures to this sale  
serve as a document o

Witness No. 1  
ਮਿਤੀ 23/06/2014  
ਸਿਧੂ ਬੀ

Witness No. 2

ਮਿਤੀ 23/06/2014  
ਸਿਧੂ ਬੀ



ਕੁਝ ਨਿਸ਼ਚਿਤ ਅੰਕੜੇ ਅਤੇ ਦਸਤਖਤ ਮਿਲੇ ਕੁਝ ਕੀਤੇ ਗਏ

ਮਿਤੀ: 23/06/2014

ਸਬ ਚਰਿਸਟਰਡ ਡੇਰਾਬਸੀ

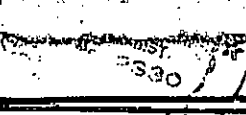
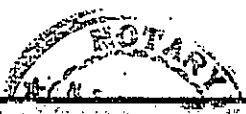
ਵਸੀਲੇ ਨੰ: 3,388 ਜਾਇਦਾਦ ਹਾਏ  
ਜਿਲਦਾ ਨੰ: 0 ਦੇ ਸਫਾ ਨੰ: 0

ਪਰ ਵਸੀਲੇ ਰਜਿਸਟਰਡ ਹੋਣਾ ਕੀਤਾ ਗਿਆ।

ਸਬ ਚਰਿਸਟਰਡ ਡੇਰਾਬਸੀ



ਮਿਤੀ: 23/06/2014



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The total expenses of this sale deed have been borne by the

SALE

of the sale deed has been read over to the concerned parties  
until the same as true and correct.

WITNESSES WHEREOF the Seller & the Purchaser have subscribed  
signatures to this sale deed in the presence of witnesses so that it  
serve as a document of record and reference at the time of need.

No.1

Seller

M/s. Castle Infraestates Private Ltd

No.2

Purchaser

M/s. Golden Estates-II  
Through-Avlinder Singh

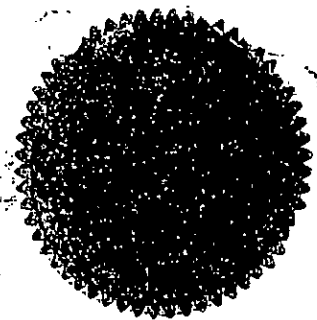
TRUE COPY

Rajani Associates  
Advocates & Solicitors





305



IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION  
ARBITRATION PETITION NO.        OF 2014

In the matter of Section 9 of the Arbitration  
and Conciliation Act, 1996;

In the matter of a Definitive Agreement for  
Settlement dated October 2, 2013

PACL Limited                      .... Petitioner  
v/s  
Prateek Kumar & Ors.        ..... Respondents

AFFIDAVIT IN SUPPORT OF PETITION

I, Paramjeet Singh Kanda, the Authorized Signatory of the Petitioner  
abovenamed, do hereby state as under.

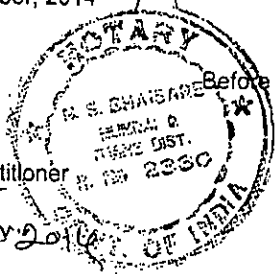
I am well conversant with the facts and am able to depose to the same.

I say and submit that the statements contained in the Petition are true  
to the best of my knowledge.

Solemnly affirmed at Mumbai )  
This 16 DEC 2014  
day of December, 2014

*[Signature]*  
Rajani Associates  
Advocates for the Petitioner

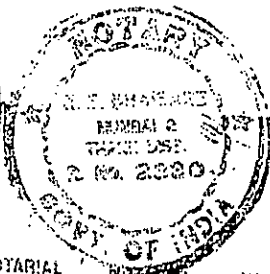
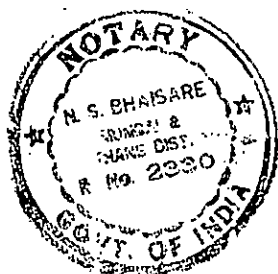
*Seem the True copy of  
Board Resolution 2 of 2014*



Before me,

*[Signature]*  
BEFORE ME  
16/12/14  
N. S. BHAISARE  
NOTARY  
MUMBAI 2 THANE DIST.

16 DEC 2014



NOTED & REGISTERED  
Sr. No. 539 / 8570/14  
Dated 16/12/14

NOTARIAL    NOTARIAL    NOTARIAL    NOTARIAL    NOTARIAL

IN THE HIGH COURT OF JUDICATURE AT  
BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

ARBITRATION PETITION NO. OF 2014

PACL Limited. ...Petitioner

Versus

Prateek Kumar and Ors ...Respondents

---

AFFIDAVIT IN SUPPORT

---

Dated this 16 day of December, 2014

Rajani Associates  
Advocate for the Petitioner  
204 - 207, Krishna Chambers  
59 New Marine Lines  
Mumbai 400020



## PACL LIMITED

www.pacltd.com

CIN: U70101RJ1996PLC011577

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S PACL LIMITED HELD ON WEDNESDAY, 26<sup>th</sup> DAY OF NOVEMBER, 2014, AT 02:00 P.M. AT THE CORPORATE OFFICE AT 7<sup>th</sup> FLOOR GOPAL DAS BHAWAN, 28, BARAKHAMBHA ROAD NEW DELHI-110001

"RESOLVED THAT the consent of the Board be and is hereby accorded to file a complaint/suit against Mr. Prateek Kumar, S/o Mr. Praful Kumar, R/o Row House No.1, Goldfield Enclave Society, South Main Road, Vidyut Nagar, Koregaon Park, Pune 411001 Maharashtra and other concerning parties, before the police/regulatory/judicial/competent authorities in connection with the unauthorized/illegitimate sale made by such parties with respect to the properties of the Company throughout the country including the criminal conspiracy, breach of trust and forgery conducted against the Company.

RESOLVED FURTHER THAT Mr. P. S. Kanda, (Regional Manager) of the Company, be and is hereby authorized to lodge a complaint/FIR in connection with the matter as stated above and represent the Company before the concerned authorities and to sign and file all the requisite documents including petitions under the provisions of arbitration act, FIR, complaints, affidavits, vakalatnamas, memorandum of appearance, applications, plaint, appeal, rejoinder, reapplication, counter affidavit, reply, review petition, revision, curative petition, written statement, pleadings, declaration, evidence, and other papers whatsoever be deemed necessary and expedient for the said purpose and to engage / appoint advocates, professionals, consultants, experts to represent the company before the aforesaid authority and to perform all such acts and deeds incidental thereto for and on behalf of the Board.

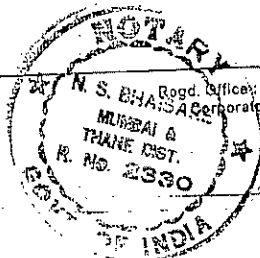
FURTHER RESOLVED THAT a copy of the said resolution duly certified, jointly or severally, by the Director or Company Secretary of the Company, be furnished to the concerned authorities for their reference and records"

CERTIFIED TO BE TRUE COPY  
For PACL LIMITED

(Gurjant Singh Gill)  
(Director)

TRUE COPY

Rajani Associates  
Advocates & Solicitors



Regd. Office: 22, 3rd Floor, Amber Tower, Sansar Chand Road, Jaipur - 302004 Ph: 0141 - 5111701  
Corporate Office: 7th Floor, Gopaldas Bhawan, 28 Barakhamba Road, New Delhi - 110001  
Phone No.: 011 - 43650000, Fax No.: 011 - 43650028-29

IN THE HIGH COURT OF JUDICATURE AT  
BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

ARBITRATION PETITION NO. OF 2014

PACL Limited.

...Petitioner

Versus

Prateek Kumar and Ors

...Respondents

---

ARBITRATION SECTION 9

---

Dated this 16 day of December, 2014

Rajani Associates  
Advocate for the Petitioner  
204 - 207, Krishna Chambers  
59 New Marine Lines  
Mumbai 400020

Advocate Code: I 2167