

FORTUNE INFRACITY PVT LTD



To,

23rd September, 2016

Ref:-FIPL/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 27th August, 2016

Respected Member's,

We have recently come to know that Securities and Exchange Board of India has published a notice dated 27th 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.



1. The first part of the report is a general introduction to the subject of the study. It discusses the importance of the study and the objectives of the research.

The second part of the report is a detailed description of the methodology used in the study. It includes a discussion of the data sources, the sampling method, and the statistical techniques used to analyze the data.

The third part of the report is a discussion of the results of the study. It includes a summary of the findings and a comparison of the results with the objectives of the study.

The fourth part of the report is a conclusion and a list of references.

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The third part of the report is a discussion of the results of the study. It includes a summary of the findings and a comparison of the results with the objectives of the study. The fourth part of the report is a conclusion and a list of references.

10/10/10

FORTUNE INFRACITY PVT LTD

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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 2nd 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, Cresnet 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 19th March, 2015 addressed to PACL Ltd. Please find enclosed herewith the copy of the said Notice dated 19th 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.





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FORTUNE INFRACITY PVT LTD

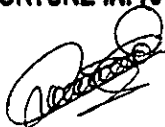
255

In the petition filed under section 9, being Filing No ARBPL/1937/2014 dated 16th December 2014 and Registration No ARBP/363/2015 dated 27th February 2015, the Hon'ble Bombay High Court has passed an order dated 22nd 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 Fortune Infracity Private Limited

For FORTUNE INFRACITY PRIVATE LTD.



Authorised Signatory

Manu Nath

(Auth. Signatory/Representative)



ANNEXURE -I

Sr No	Documents Type	Registration Details	Village/Taluka/ Tehsil/State	Survey Nos	Area	Mr. No
1	Sale Deed	Registration No 2523/2011 dated 16 th March, 2011 with the Office of the Sub-Registrar Haveli No 15, Pune	Village Sus, Tehsil Mulshi, Dist Pune, Maharashtra	163/2, 166, 169, 170, 176, 215/4	37.17 Acres	24872-16
2	Sale Deed	Registration No 2524/2011 dated 16 th March, 2011 with the Office of the Sub-Registrar Haveli No 15, Pune	Village Sus, Tehsil Mulshi, Dist Pune, Maharashtra	105/2	1.08 Acres	24871-16





Wednesday, March 16, 2011

3:21:57 PM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 2525

दिनांक 16/03/2011

गावाचे नाव सुत

दस्तऐवजाचा अनुक्रमांक

हवल 15 02523 2011

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

सादर करणाराचे नाव: फॉर्च्युन इन्फ्रॅस्ट्रक्चर्स प्रायव्हेट लिमिटेड, AABCF6716E तर्फे अधिकृत
स्वाक्षरीकार प्रतिकु. पी. कुमार तर्फे कु. मु. बिहारीलाल कन्हैयालाल

नोंदणी फी

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

1080.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (54)

एकूण

रु.

31080.00

आपणास हा दस्त अंदाजे 3:36PM ह्या वेळेस मिळेल



दुर्यम निबंधक
सह. दुर्यम निबंधक (कार्ग-२)
पत्तेली क्र. १५, पुणे शहर, पुणे

बाजार मूल्य: 66209000 रु.

मोबदला: 71000000 रु.

भरलेले मुद्रांक शुल्क: 2840000 रु.

देयकाचा प्रकार : डीडी/घनाकर्पाद्वारे;

बँकेचे नाव व पत्ता: आय डी बी आय बँक पुणे;

डीडी/घनाकर्प क्रमांक: 004362; रक्कम: 30000 रु.; दिनांक: 16/03/2011







दुय्यम निबंधक: हवेली 15 (दिघी)

दस्तावेजांक व वर्ष: 2523/2011

Wednesday, March 16, 2011

3:21:57 PM

सूची क्र. दोन INDEX NO. II

नॉदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : सुस

- (1) विलेखाचा प्रकार, मोवदल्याचे स्वरूप अभिहस्तांतरणपत्र
व वाजारभाव (भाडेपट्ट्याच्या
वाढतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोवदला रु. 71,000,000.00
वा.मा. रु. 66,209,000.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक
(असल्यास)

(1) वर्णन: गाय मौजे सुस येथील अ)सर्व्हे नं. 163/2, यांसी एकुण क्षेत्र 09 हे 37.25 आर य) सर्व्हे नं. 166 क्षेत्र 02 हे 20 आर (00 हे 22 आर पो.ख.सह) यांसी आकार 04.37 क) सर्व्हे नं. 169 यांसी क्षेत्र 01 हे 20 आर (00 हे 20 आर पो.ख.सह) यांसी आकार 1 रु 25 पैसे ड) सर्व्हे नं. 170 यांसी क्षेत्र 01 हे 44 आर (00 हे 17 आर पो.ख.सह) यांसी आकार 02 रु 50 पैसे इ) सर्व्हे नं. 176 यांसी क्षेत्र 11 हे 46 आर (02 हे 3.6 आर पो.ख.सह) यांसी आकार 13 रु 75 पैसे पैकी पुर्वे कडील विभक्त क्षेत्र 00 हे 60 आर ग) सर्व्हे नं. 215/4 यांसी एकुण क्षेत्र 02 हे 33 आर (00 हे 93 आर पो.ख.सह) यांसी आकार 1 रु 44 पैसे पैकी विभक्त क्षेत्र 00 हे 23.5 आर.

- (3) क्षेत्रफल

- (4) आकारणी किंवा जुडी देण्यात
असेल तेव्हा

- (5) दस्तऐवज करून देण्या-या
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादीचे
नाव व संपूर्ण पत्ता

- (6) दस्तऐवज करून घेण्या-या
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता

- (7) दिनांक करून दिल्याचा 16/03/2011

- (8) नॉदणीचा 16/03/2011

- (9) अनुक्रमांक, खंड व पृष्ठ 2523/2011

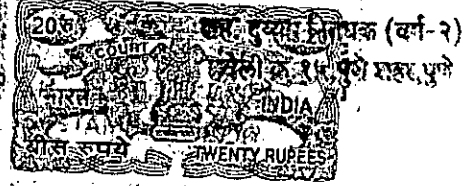
- (10) वाजारभावाप्रमाणे भुद्रांक शुल्क रु 2840000.00

- (11) वाजारभावाप्रमाणे नॉदणी रु 30000.00

- (12) शेष

(1) ललितकुमार केंसरीमल जैन AAYPJ22113 तर्फे नॉदणीकरीत कु.मु. गिरीश गणेश मांडे
घर/प्लॉट नं: 22113 ईस्टनस्टिट, कम्प. पुणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -;
पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(2) कोचुन इन्फ्रास्टी प्रॉपर्टी लिमिटेड AABCF6716 तर्फे अधिकृत स्वाक्षरीकार प्रतिक पी.
कुमार तर्फे कु.मु. बिहारीलाल कन्व्हालात मोटयानी; घर/प्लॉट नं: कोडवा पुणे; गल्ली/रस्ता:
-; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर:



मी बाचली
मी रुजवात घेतली

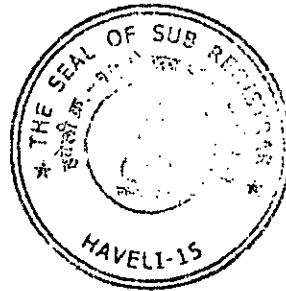
धस्सल वापुस नकल यास दिली

सदर नकल अज मोटवानी

यास त्यांचे तारीख १६/३/११

अजविरून मंगळ

तारीख १६/३/११



दुय्यम निबंधक, हवेली क्र. १५



301

(CUSTOMER COPY)



Industrial Development Bank of India Limited

Order No. : D-5/STR(VY/C.R. 1007/02/05/928-31

Br. F. C. Road

Date 15/03/11

Stamp Duty	Rs. 28,40,000/-
Service Charges	Rs. 10/-
Total	Rs. 28,40,010/-

Name of Stamp duty paying party Fortune
Infracity Pvt Ltd

Name of counter party Lalit
Kumar Jain

Purpose of transaction sale deed

Cheque No. if any. 317216

Drawn on Bank GD82

Branch Noida

Cashier

Authorised Signatory



"खरेदीखत"

खरेदीखत, दिनांक - १६, मार्च - मार्च, इसवी सन - २०११.

(Handwritten signature)



हवेल-१५
२५२३ १ १६
२०११

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

भारत 46449

130757

SPECIAL
ADMINISTRATIVE
महाराष्ट्र
MAR 15 2011

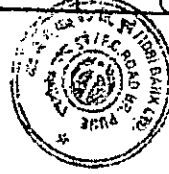
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R-28400001-PB5039

INDIA STAMP DUTY MAHARASHTRA

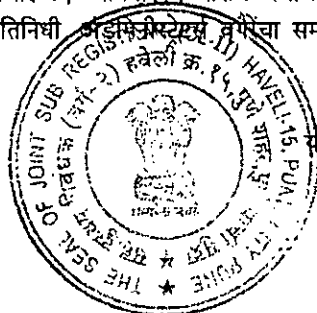
फॉर्च्युन व्हायटेल
२०११

दस्तावेज प्रकार (Nature of Document)	Sale Deed
हवेली नंबर (Haveli No.)	Registrable / Non Registrable Haveli No - 15
प्लॉट नंबर (Plot No.)	46449-130757
सुब-प्लॉट नंबर (Sub-Plot No.)	Plot - 8.No. 16312
सुब-प्लॉट नंबर (Sub-Plot No.)	Sub-Plot
मूल्य (Value)	7,10,00,000/-
दस्तावेज प्रकार (Nature of Document)	Fortune Intracity Pulpit
दस्तावेज प्रकार (Nature of Document)	Lalit Kumar Jain
दस्तावेज प्रकार (Nature of Document)	Normal
दस्तावेज प्रकार (Nature of Document)	Twenty Eight Lakh Twenty Thousand only.
दस्तावेज प्रकार (Nature of Document)	Signature &



फॉर्च्युन इन्फ्रासिटी प्रायव्हेट लिमिटेड,
भारतीय कंपनी कायदा १९५६ अन्वये नोंदणीकृत कंपनी,
नोंदणीकृत कार्यालय पत्ता : जे-१३४, सेक्टर ४१, प्रयाग हॉस्पिटलजवळ,
नोएडा (उत्तर प्रदेश) २०१ ३०१.
तर्फे अधिकृत स्वाक्षरीधारक,
श्री. प्रतिक पी. कुमार,
उ.व.अं. ३८, धंदा - शेती व व्यापार,
तर्फे कुलमुखत्यार म्हणून,
श्री. विहारीलाल कन्हैयालाल मोटवानी,
उ.व.अं. ४०, धंदा - व्यापार,
रा : ए १-१०४, मेफेअर एलिगझा, एनआयबीएम,
कोढवा खुर्द, पुणे - ४११ ०४८.

(लिहून घेणार या शब्दामध्ये, लिहून घेणार संस्थेचे सद्याचे व भविष्यातील
संचालक, भागधारक, तसेच त्यांचे वालीवारस, असायनीज, ट्रस्टीज, नॉमिनीज,
प्रतिनिधी, मंडळीसदस्य वगैरेचा समावेश झालेला आहे)



हवेली - १५
२५२३ ३ ०८
२०११

लिहून घेणार,

2088

यांसी,

श्री. ललितकुमार केसरीमल जैन,
उ.व.अं. ४७, धंदा - शेती व व्यापार,
कार्यालय : कुमार कॉपेटल, दुसरा मजला,
२४१३ ईस्ट स्ट्रिट, कॅम्प, पुणे - ४११ ००१.

(लिहून देणार या शब्दामध्ये, लिहून देणार स्वतः, त्याचे वालीवारस, असायनीज, ट्रस्टीज, प्रतिनिधी, वगैरेचा समावेश झालेला आहे)

लिहून देणार,

कारणे खरेदीखत लिहून देतो की,

१. जमीनीचे वर्णन :-

तुकडी पुणे, पोट तुकडी, तालुका - मुळशी, मे. दुय्यम निबंधक हवेली (पुणे), जिल्हा - पुणे, जिल्हा परिषद पुणे, तालुका पंचायत समिती मुळशी यांचे हद्दीतील, ग्रामपंचायत मुलकी गांव मौजे - सूस येथील जमीनी :-

अ. सर्व्हे नंबर १६३/२, एकूण क्षेत्र ०९ हेक्टर, ३७.२५ आर, यांसी चतुःसीमा खालीलप्रमाणे :-

पुर्वेस : सर्व्हे नंबर १६२,
दक्षिणेस : सुतारवाडीची शीव,
पश्चिमेस : सर्व्हे नंबर १६४ व १६६,
उत्तरेस : सर्व्हे नंबर १६३ चा काही भाग,

ब. सर्व्हे नंबर १६६, क्षेत्र ०२ हेक्टर, २० आर, (०० हेक्टर, २२ आर पोटखराब्यासहित), यांसी आकार रूपये ०४.३७, यांसी चतुःसीमा खालीलप्रमाणे :-

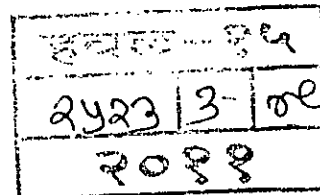
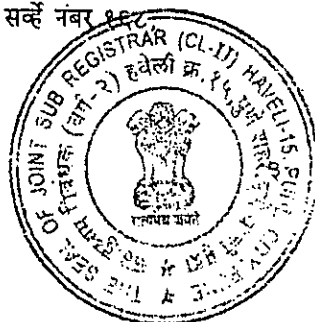
पुर्वेस : सर्व्हे नंबर १६३,
दक्षिणेस : सर्व्हे नंबर १६४,
पश्चिमेस : सर्व्हे नंबर १६५ व १७८,
उत्तरेस : सर्व्हे नंबर १६७,

क. सर्व्हे नंबर १६९, क्षेत्र ०१ हेक्टर, २० आर, (०० हेक्टर, २० आर पोटखराब्यासहित), यांसी आकार रूपये ०१.२५, यांसी चतुःसीमा खालीलप्रमाणे :-

पुर्वेस : सर्व्हे नंबर १६१,
दक्षिणेस : सर्व्हे नंबर १६८ व १७९ पैकी उर्वरित,
पश्चिमेस : सर्व्हे नंबर १६८



Q



उत्तरेस : सर्व्हे नंबर १७१,

ड. सर्व्हे नंबर १७०, क्षेत्र ०१ हेक्टर, ४४ आर, (०० हेक्टर, १७ आर पोटखराब्यासहित), यांसी आकार रुपये ०२.५०, यांसी चतुःसीमा खालीलप्रमाणे :-

पुर्वेस : सर्व्हे नंबर १६१,
दक्षिणेस : सर्व्हे नंबर १६८ व १७१ पैकी उर्वरित,
पश्चिमेस : सर्व्हे नंबर १६८,
उत्तरेस : सर्व्हे नंबर १७१,

इ. सर्व्हे नंबर १७६, यांसी क्षेत्र ११ हेक्टर, ४६ आर, (०२ हेक्टर, ०३.६ आर पोटखराब्यासहित), यांसी आकार रुपये १३.७५, पैकी पूर्वकडील विभक्त क्षेत्र ०० हेक्टर, ६० आर, यांसी चतुःसीमा खालीलप्रमाणे :-

पुर्वेस : सर्व्हे नंबर १८१,
दक्षिणेस : सर्व्हे नंबर १७७,
पश्चिमेस : सर्व्हे नंबर १७६ पैकी मिळकत,
उत्तरेस : सर्व्हे नंबर १७५,

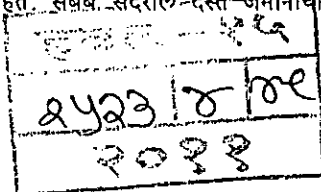
ग. सर्व्हे नंबर २१५/४, यांसी एकूण क्षेत्र ०२ हेक्टर, ३३ आर, (०० हेक्टर, १३ आर पोटखराब्यासहित), यांसी आकार रुपये ०१.४४, पैकी विभक्त क्षेत्र ०० हेक्टर, २३.५ आर, यांसी चतुःसीमा खालीलप्रमाणे :-

पुर्वेस : सर्व्हे नंबर २१३ व २०५,
दक्षिणेस : सर्व्हे नंबर २०३,
पश्चिमेस : सर्व्हे नंबर २१५/४ चा उर्वरित भाग,
उत्तरेस : सर्व्हे नंबर २१५/३ व २१३,

येणेप्रमाणे चतुःसीमापूर्वक जमीनी, त्यातील झाड-झाडोरा, दगड, माती, जल, तृण, काष्ठ, पाषाण, वगैरे सर्व तदंगभूत वस्तुसहित व जाणे-येणेचे, हलक्या जड वाहणांची ने-आण करणेचे रस्त्याचे कायमस्वरूपी वहिवाटीचे हक्कांसुद्धा, तसेच कोणत्याही प्रकारचा काही एक हक्क, अधिकार व हितसंबंध राखून न ठेवता दरोबस्त या दस्ताचा विषय आहे. सदरील जमीनींचा येथूनपुढे सोईसाठी "दस्त जमीनी" असा उल्लेख करणेत आलेला आहे.

२. सदरील दस्त जमीनी लिहून देणार यांचे स्वकष्टार्जित खरेदी मालकीहक्क व कब्जेवहिवाटीच्या आहेत. त्याप्रमाणे लिहून देणार यांचे नावाच्या नोंदी, दस्त जमीनीचे ७/१२ सदरी व महसूल दफ्तरी मालकीहक्काने दाखल आहेत.

३. लिहून देणार स्वतः सदरील दस्त जमीनीची पूर्णांशाने मालकीहक्काने कब्जेवहिवाट करून उपभोग घेत आहेत. सदरील दस्त जमीनी पूर्णतः निर्वेध, निजोखमी, निष्कर्जी व बोजारहित असून, लिहून देणार यांना त्यांचे पूर्ण पणनयोग्य हक्क आहेत. सबब सदरील दस्त जमीनींचा



आपल्या इच्छेप्रमाणे उपभोग घेणेचा वा विल्हेवाट लावणेचा लिहून देणार यांना पूर्णांशाने हक्क व अधिकार आहे.

४. लिहून देणार यांचे व्यतिरिक्त सदरील दस्त जमीनीवर अन्य कोणाचाही कोणत्याही प्रकारचा गहाण, दान, लिन, लिज, पोटगी, अन्नवस्त्र, अदलाबदल, मृत्यूपत्र, वक्षीस, वारसाहक्क, अतिक्रमण, विसारपावती, बांधवाद, खरेदीखत, साठेकरार, कुळहक्क, कुलमुखत्यारपत्र, ताबा, व्यवस्थापत्र, विरोधी कब्जा, चार्ज अगर तत्सम स्वरूपाचा बोजा नव्हता व नाही. सदरील दस्त जमीनी कोणत्याही सरकारी, निमसरकारी अगर खाजगी संस्था वगैरे कोठेही वादविषय नव्हत्या व नाहीत. असा भरवसा व खात्री लिहून देणार यांनी लिहून घेणार यांना दिलेली आहे.

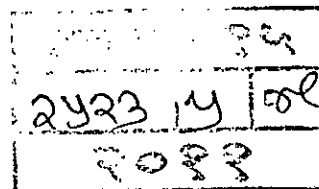
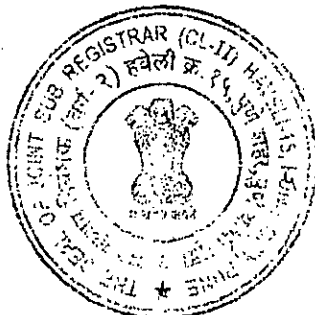
५. तथापि लिहून देणार यांना आपल्या काही योग्य कारणास्तव सदरील दस्त जमीनी विक्रीस काढणे भाग पडले. लिहून घेणार यांनाही अशाप्रकारच्या जमीनींची आवश्यकता असलेमुळे, लिहून घेणार हे योग्य अशा जमीनींचे शोधातच होते. लिहून देणार यांनी सदरील दस्त जमीनी विक्रीस काढलेल्या आहेत याची माहिती मिळताच, लिहून घेणार यांनी लिहून देणार यांची भेट घेतली दस्त जमीनींची पाहणी केली व पसंत पडल्यानंतर सदरील जमीनींची खरेदीची उक्ति किंमत रक्कम रुपये ७,१०,००,०००/- (रक्कम रुपये सात कोटी, दहा लाख मात्र) या रकमेस मागणी केली. उभयतांचे दरम्यान वाटाघाटी, चर्चा होऊन, सदरील खरेदीची किंमत निश्चित झाली.

६. लिहून देणार यांना लिहून घेणार यांचेसारखीच अन्य गिऱ्हाईके येऊन गेली. तथापि लिहून घेणार यांनी देऊ केलेली उपरोक्त खरेदीची किंमत प्रचलित बाजारभावाप्रमाणे अतिशय रास्त व योग्य वाटली म्हणून, लिहून देणार यांनी दस्त जमीनी लिहून घेणार यांना कायमस्वरूपी खुषखरेदी देणेचे ठरवून, त्याप्रमाणे आजरोजी कोणत्याही प्रकारचा काही एक हक्क, अधिकार व हितसंबंध राखून न ठेवता, सदरील खरेदीखताचा दस्त लिहून दिलेला आहे.

७. सदरील खरेदीखताचा व्यवहार हा कायमस्वरूपी खुषखरेदीची असून, गहाणाचा अथवा परतवोलीचा नाही व तशाप्रकारे कोणतेही लेखी अगर तोंडी हक्क, अधिकार अगर हितसंबंध वगैरे लिहून देणार यांनी राखून ठेवलेले नाहीत.

८. सदरील दस्त जमीनी लिहून देणार यांनी लिहून घेणार यांस जशा आहेत तशा (as is where is basis) दिलेल्या आहेत.

९. सदरील दस्त जमीनीचा मालकीहक्काचा प्रत्यक्ष व खुला, निर्वेध, निजोखमी व निष्कर्जी असा ताबा/कब्जा लिहून देणार यांनी आजरोजी दिला असे व त्याप्रमाणे लिहून घेणार यांनी तो घेतला असे. सदरील दस्ताचे आधारे लिहून घेणार हे सदरील दस्त जमीनीचे पूर्णांशाने मालक झालेले आहेत. त्यांनी येथूनपुढे दस्त जमीनीची मन मानेल त्याप्रमाणे पुत्रपौत्रादी, वंशपरंपरेने मालकीहक्काची कब्जेवहिवाट करावी, उपभोग घ्यावा अथवा विल्हेवाट लावावी.



१०. सदरील दस्त जमीनी ऑक्विझिशन, रिक्विझिशन अथवा रिझर्वेशनमध्ये येत नाहीत व लिहून देणार यांना तशा नोटीसाही लागलेल्या नाहीत. तसेच सदरील दस्त जमीनीचा व्यवहार करणेस कोणत्याही कोर्ट हुक्माने वा कायद्याने प्रतिबंध केलेला नाही.

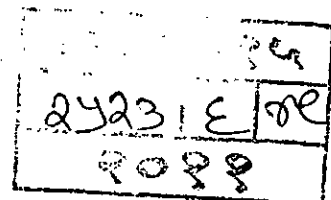
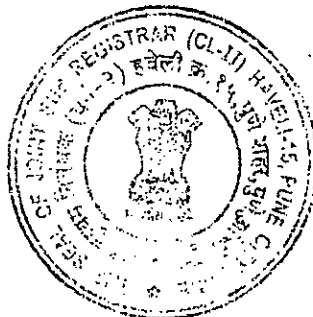
११. सदरील दस्त जमीनीचे लिहून देणार यांनी आजपर्यंत सर्व सरकारी, निमसरकारी कर भरलेले आहेत, कोणत्याही प्रकारची बाकी नाही. तथापि येथूनपुढील सर्व कर वगैरे लिहून देणार यांनी मालकीहक्काने भरावयाचे आहेत.

१२. सदरील दस्त जमीनीचे ७/१२ सदरी व महसूल दफ्तरी लिहून देणार यांनी मालकीहक्काने आपले नावाच्या नोंदी दाखल करून घ्याव्यात. त्याकांमी लिहून देणार यांनी याच दस्ताने कायमस्वरूपी संमती दिलेली आहे. याहीउपर, सदरील नोंदीकांमी अर्ज देणे, जाब-जबाब देणे, हजर राहणे, संमती देणे वगैरे सर्व कार्यवाही लिहून देणार यांनी विनामोबदला करावयाची आहे.

१३. लिहून देणार या दस्ताने असे प्रतिपादन करतात की, सदरील दस्त जमीनीवर लिहून देणार यांचे व्यतिरिक्त अन्य कोणाचाही कोणत्याही प्रकारचा काही एक हक्क, अधिकार व हितसंबंध नव्हता व नाही. खरेदी तारखेपर्यंत लिहून देणार हेच सदरील दस्त जमीनीची पुर्णांशाने मालकीहक्कांची कब्जेवहिवाट करत आलेले असून, सालोसाल अव्याहत व अखंडपणे विनाहरकत उपभोग घेत आलेले आहेत. सदरील दस्त जमीनीबाबत लिहून देणार यांचे तर्फे कोणीही कोणत्याही प्रकारचा हक्क, अधिकार व हितसंबंध सांगितल्यास, लिहून देणार यांनी आपले स्वखर्चाने त्याचे निवारण करावयाचे आहे. त्याची कोणत्याही प्रकारची तोशीस लिहून देणार अगर तर्फेचे हक्कदारास यांना लागू द्यावयाची नाही. अशी हमी, लिहून देणार यांनी लिहून देणार यांना या दस्ताने दिलेली आहे.

१४. सदरील मिळकतीसंबंधी लिहून देणार यांनी दिनांक - २५/०४/२०१० रोजीचे दैनिक प्रभात या वर्तमानपत्रात जाहीर नोटीस प्रसिद्ध केलेली आहे. तसेच लिहून देणार यांनी लिहून देणार यांचे मालकीहक्काबद्दल लिहून देणार यांनी संपूर्ण खत्री करून घेतली आहे व आता टायटलबाबत तक्रार करण्याचा अधिकार लिहून देणार यांना नाही. तसेच येथूनपुढे भविष्यात कोणीही सदरील दस्त जमीनीच्या ताब्याबाबत अगर वहिवाटीबाबत काही हिल्लज हरकत केल्यास अगर हक्क सांगितल्यास त्याची कसलीही जबाबदारी लिहून देणार यांची राहणार नाही. त्याबाबतीत कसलीही तोशीस कसलीही लिहून देणार हे लिहून देणार यांना लागू देणार नाहीत. याची हमी लिहून देणार यांनी, लिहून देणार यांना दिली आहे. लिहून देणार यांचा सदरील दस्त जमीनीशी प्रस्तुत खरेदीखतावरील भरणा संपूर्ण मिळाल्यानंतर कसल्याही प्रकारे संबंध राहणार नाही. ही बाब स्पष्ट करण्यात आली आहे.

१५. सदरील दस्त जमीनीच्या चतुःसीमांमध्ये काही चुका झाल्याचे निदर्शनास आल्यास, ज्या चतुःसीमा शासकीय रेकॉर्डप्रमाणे व नकाशाप्रमाणे असतील, त्याच अतिमरित्या ग्राह्य धरल्या जातील. मात्र सदरील दस्त जमीनीच्या मोजणीची कसलीही जबाबदारी लिहून देणार यांची राहणार नाही.



Handwritten signature or mark.



१६. सदरील दस्त जमीनीचे वर्णनामध्ये भविष्यात काही चुका झालेल्या आहेत, असे निदर्शनास आल्यास, लिहून घेणार यांनी त्यांचे स्वखर्चाने व जबाबदारीने तसा दुरुस्ती व पूरक योग्य वाटेल असा दस्त करावयाचा आहे व तसे त्यांचेवर कायदेशीर बंधन राहील. चुकीचे वर्णनामुळे वा कोणत्याही तृटीमुळे, सदरील दस्त व सदरील व्यवहार बेकायदेशीर होणार नाही, तसेच कोणत्याही कारणास्तव मोबदल्याची किंमत कमी करून, परत भागण्याचा अधिकार लिहून घेणार यांना नाही. हे उभयतांस मान्य व कबूल आहे.

१७. सदरील दस्त जमीनीचे खरेदीची संपूर्ण किंमत रक्कम रुपये ७,१०,००,०००/- (रक्कम रुपये सात कोटी, दहा लाख मात्र) लिहून घेणार यांचेकडून लिहून देणार यांना खाली नमूद केलेले तपशिलाप्रमाणे मिळाली, ती पावली. भरण्याबाबत कोणत्याही प्रकारची तक्रार नाही व वेगळ्या भरणापावतीची गरज नाही.

रक्कम रुपये

तपशिल

७,१०,००,०००/-

(रक्कम रुपये सात कोटी, दहा लाख मात्र),

चेक नंबर - ००४३६०, दिनांक - १६/०३/२०२१

बँक - आय. डी. बी. उमाय बँक, भेस्वडा, पुणे.

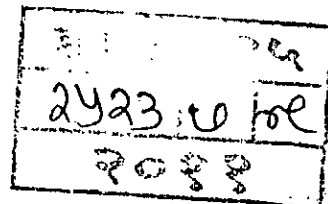
१८. सदरील दस्त जमीनीबाबत लिहून घेणार व लिहून देणार यांचे दरम्यान कोणत्याही प्रकारचा देणे-घेणेचा व्यवहार शिल्लक राहिलेला नाही व तो नसलेचेही लिहून देणार यांनी या दस्ताने मान्य व कबूल केलेले आहे. भविष्यात भरण्याबाबत लिहून देणार, तसेच लिहून घेणार यांचे वालीवारस, हक्कदार व तत्संबंधीत व्यक्ति कोणत्याही प्रकारची हरकत घेणार नाहीत व वाद उपस्थित करणार नाहीत.

१९. ठरलेप्रमाणे या व्यवहारापोटी होणारा सर्व खर्च उदा. मुद्रांक, नोंदणी फी, टायपिंग, वकील फी वगैरे लिहून घेणार यांनी केलेला आहे. सदरील दस्त जमीनीची एकूण खरेदीची किंमत रक्कम रुपये ७,१०,००,०००/- आहे. त्यावर रक्कम रुपये २८,४०,०००/- चा मुद्रांक दिलेला आहे व योग्य ती नोंदणी फीही भरत आहे.

२०. जमीन हस्तांतर कायदा, १८८२ व संबंधीत लागू कायद्यानुसार, लिहून घेणार यांना सदरील दस्त जमीनीचे पूर्णांशाने मालकीहक्क या दस्ताने प्राप्त झालेले आहेत.

२१. सदरील व्यवहार सर्वांचे वालीवारसांवर पूर्णपणे बंधनकारक आहे व राहील.

येणेप्रमाणे खरेदीखत लिहून देणार यांनी आपले राजीखुशीने, अक्कलहुशारीने, स्पष्टपणे, समजून उमजून लिहून दिले असे व लिहून घेणार यांनी लिहून घेतला असे व उभयतांनी साक्षीदारांसमक्ष सदरील दस्तावेज आपापल्या स्वाक्षऱ्या केल्या असे व साक्षीदारांनीही लिहून



घेणार व लिहून देणार यांचे समक्ष सदरील दस्तावर आपापल्या जाहीदाखल आपापल्या स्वाक्षर्या केल्या असे.

श्री. ललितकुमार केसरीमल जैन,



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)
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)
)

[Signature]



(.....लिहून देणार)
(S. No. 163/2, 166, 168, 170, 176, 215/4, 505)

कॉर्पोरेशन इन्फ्रासिटी
फॉर्च्युन इन्फ्रासिटी प्रायव्हेट लिमिटेड,
तर्फे अधिकृत स्वाक्षरीधारक,
श्री. प्रतिक पी. कुमार,
तर्फे कुलभुषणदास उदण्डन
श्री. विहारीलाल कळेंय्यालाल भोटवानी)



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[Signature]

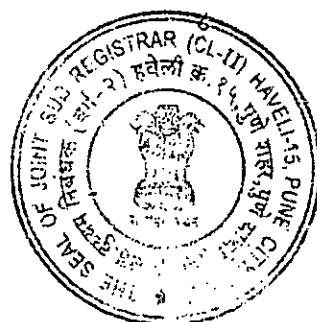


(.....लिहून घेणार)

साक्षीदार :-

१. सही : *[Signature]*
नांव : जमीर शेख
पत्ता : २२६ व ३६ मुळा गुणे

२. सही : *[Signature]*
नांव : Anwar S. Nane
पत्ता : Kante Kadi, Pune-22



२५२३	L
२०११	



Wednesday, March 16, 2011

3:28:30 PM

Original

नोंदणी 39 म.

निष्ठता: 39 M

पावती

पावती क्र. : 2526

गावाचे नाव सुस

दिनांक 16/03/2011

दस्तऐवजाचा अनुक्रमांक हवेली 15 - 02524 2011

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

सादर करणाराचे नाव: फॉर्च्युन इन्फ्रॅसिटी प्रायव्हेट लिमिटेड / AABCF6716E तर्फे अधिकृत
स्वाक्षरीकार प्रतिक्रिया: कु. मु. विहारीलाल कन्हैयालाल

नोंदणी फी

: - 19500.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

: - 840.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (42)

एकूण रु. 20340.00

आपणास हा दस्त अंदाजे 3:43PM ह्या वेळेस मिळेल

दुय्यम निवधक

सह. दुय्यम निवधक (फ्री-२)

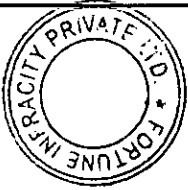
बाजार मुल्य: 1892000 रु. मोबदला: 1950000 रु. देली रु. १५, पुणे शहर, पुणे

भरलेले मुद्रांक शुल्क: 78000 रु.

देयकाचा प्रकार : डीडी/घनाकर्पाद्वारे;

बँकेचे नाव व पत्ता: आय डी यी आय बँक पुणे ;

डीडी/घनाकर्प क्रमांक: 004361; रक्कम: 19500 रु.; दिनांक: 16/03/2011



दस्तावेज क्रमांक व वर्ष: 2524/2011

दुय्यम निबंधक: हवेली 15 (दिघी)

Wednesday, March 16, 2011

3:29:50 PM

सूची क्र. दोन INDEX NO. II

नॉटरी 63 न.

Regn. 63 m.e.

गावाचे नाव : सुस

- (1) विलेखाचा प्रकार, भोवदल्याचे स्वरूप अभिहस्तांतरणपत्र व वाजारभाव (भाडेपट्ट्याच्या वायतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) भोवदला रु. 1,950,000.00 वा.गा. रु. 1,892,000.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णन: गाव मीजे सुस येथील स.नं.105/2 यासी एकुण क्षेत्र 01 हे 03.7 आर (00 हे 14.2 आर पो.ख. सह) , आकार 01 रु 87 पैसे पैकी पुर्वकडील क्षेत्र 00 हे 43 आर.
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) दत्तात्रय शिवाजीराव थोराव: घर/प्लॉट नं: 16 , कुयेरा कॉलनी कोंढवा पुणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नं: ACYPT1130G. (2) मा.दे.पुणे मुंबई-रियालिटी प्रा.लि. तर्फे संचालक ललितकुमार केसरीमल जैन AAYPJ2211J तर्फे नोंदणीकरीत मा.दे. गिरीश गणेश मांडे: घर/प्लॉट नं: इस्ट स्ट्रीट कॅम्प पुणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नं: -.
- (6) दस्तऐवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) फौजदार इन्फासिटी प्रायव्हेट लिमिटेड: AABOF6716 तर्फे अधिकृत स्वाक्षरीकार प्रतिक पी. कुमार तर्फे कु.मु.सिंहारिलाल कन्हैयालाल मोटवानी: घर/प्लॉट नं: कोंढवा खु.पुणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नं: -.
- (7) दिनांक करून दिल्याचा 16/03/2011
- (8) नोंदणीचा 16/03/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 2524/2011
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 8000.00
- (11) वाजारभावाप्रमाणे नोंदणी रु 19500.00
- (12) शेष



मी बाचली
भी रुजवात घेतली

असल वाहकुम नळल यास दिली

सतर नळल अर्ज मोटवानी

यास त्यांचे करीत 16/3/11

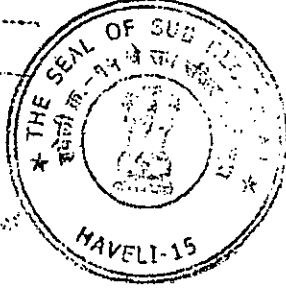
अर्जावरून सप्त

तारीख 16/3/11

दुय्यम निबंधक, हवेली क्र. 94



Developed by Indo Solutions Pvt.Ltd.



301

(CUSTOMER COPY)



Industrial Development Bank of India Limited

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

Br. F. C. Road Date 15/03/11

Stamp Duty	Rs. 78,000/-
Service Charges	Rs. 10/-
Total	Rs. 78,010/-

Name of Stamp duty paying party Fortune
Anfracity Pvt Ltd

Name of counter party Pune Mumbai
Reality Pvt Ltd

Purpose of transaction sale deed

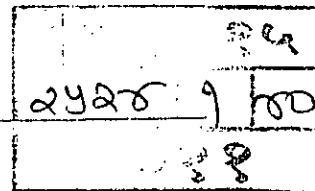
Cheque No. if any, 317216

Drawn on Bank IDBI

Branch Noida

Cashier

Authorized Signatory



"खरेदीखत"

खरेदीखत, दिनांक - १६, माहे - मार्च, इसवी सन - २०११.



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 46448

184758

SPECIAL
ADHESIVE
महाराष्ट्र
MAR 15 2011



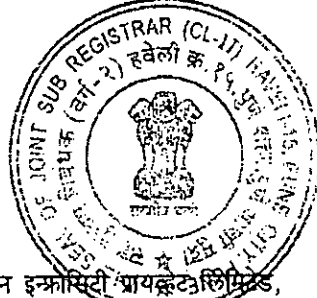
2010 2010 2010 2010 2010 2010 14:41

OR-00780001-PB5039

INDIA STAMP DUTY MAHARASHTRA

प्रति वपन
पि

दस्तावेजा प्रकार (Nature of Document)	Sale Deed
दस्तावेजा नोंदणीचा तपशील (Registration Details) If Registrable Name of S.R.O.,	Registrable / Non Registrable Haveli No. 15
दशाचा युनिक नंबर (Franking Unique No.)	46448-184758
मिळकतीचे थोडक्यात वर्णन (Property Description in brief)	Plot - 825 pune S-No - 105/2
मोबदला रक्कम (Consideration Amount)	1950,000/-
मुद्रांक खरेदीदाराचे नाव पक्षकार-१ नांव (Stamp Purchasers Name)	Fortune Infraction Pvt Ltd
दस्तावेजातील दुसऱ्या पक्षकाराचे नाव (Name of the other Party)	pune-mumbai Realty Pvt Ltd
हस्ता अस्तित्वास नांव व पत्ता (If through Name & Address)	Nirmal
मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.) अक्षरी (in words)	Seventy Eight Thousand only
प्रमाणित अधिकारधारी पूर्ण स्वाक्षरी व निष्ठा (Authorised Person's full Signature & Seal)	Pranav



2428 2 100
1000



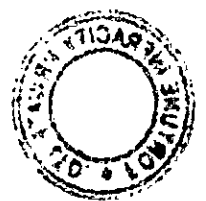
फॉर्च्युन इन्फ्रॅक्शन प्रायव्हेट लिमिटेड,
भारतीय कंपनी कायदा १९५६ अन्वये नोंदणीकृत कंपनी,
नोंदणीकृत कार्यालय पत्ता : जे-१३४, सेक्टर ४१, प्रयाग हॉस्पीटलजवळ,
नोएडा (उत्तर प्रदेश) २०१ ३०१.
तर्फे अधिकृत स्वाक्षरीधारक,
श्री. प्रतिक पी. कुमार,
उ.व.अं. ३८, धंदा - शेती व व्यापार,
तर्फे कुलमुखत्यार म्हणून,
श्री. बिहारीलाल कन्हैयालाल मोटवानी,
उ.व.अं. ४०, धंदा - व्यापार,
रा : ए १-१०४, मेफेअर एलिगन्डा, एनआयबीएम,
कोंढवा खुर्द, पुणे - ४११ ०४८.

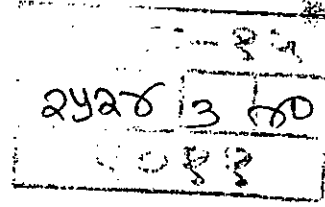
(लिहून घेणार या शब्दामध्ये, लिहून घेणार संस्थेचे सदस्याचे व भविष्यातील
संचालक, भागधारक, तसेच त्यांचे वालीवारस, असायनीज, ट्रस्टीज, नॉमिनीज,
प्रतिनिधी, अॅडमिनीस्ट्रेटर्स वगैरेचा समावेश झालेला आहे)

लिहून घेणार,

यांसी

Pranav





श्री. दत्तात्रय शिवाजीराव थोरात,
उ.व.अं. ४७, घंदा - शेती व व्यापार,
कार्यालय : फ्लॅट नंबर १६, सी-१, कुबेरा कॉलनी,
कोंढवा, पुणे - ४११ ०४८.

(लिहून देणार या शब्दामध्ये, लिहून देणार स्वतः, त्यांचे वालीवारस, असायनीज, ट्रस्टीज, प्रतिनिधी, वगैरेचा समावेश झालेला आहे)

लिहून देणार,

यांसी,

पुणे मुंबई रियालिटी प्रा.लि.,
तर्फे संचालक,
श्री. ललितकुमार केसरीमल जैन,
उ.व.अं. ४७, घंदा - शेती व व्यापार,
कार्यालय : कुमार कॉपिटल, दुसरा मजला,
२४१३ ईस्ट स्ट्रीट, कॉम्प, पुणे - ४११ ००१.

(संमती देणार या शब्दामध्ये, संमती देणार स्वतः, त्यांचे वालीवारस, असायनीज, ट्रस्टीज, प्रतिनिधी, वगैरेचा समावेश झालेला आहे)

संमती देणार,

कारणे खरेदीखत लिहून देतो की,

१. जमीनीचे वर्णन :-

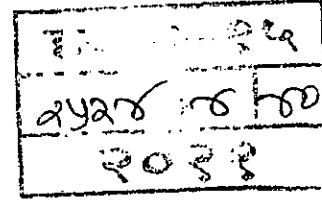
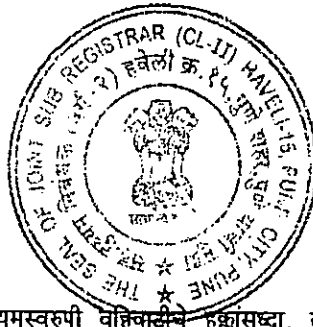
तुकडी पुणे, पोट तुकडी, तालुका - मुळशी, मे. दुय्यम निबंधक हवेली (पुणे), जिल्हा - पुणे, जिल्हा परिषद पुणे, तालुका पंचायत समिती मुळशी यांचे हद्दीतील, ग्रामपंचायत मुलकी गांव मौजे - सूस येथील जमीन, सर्व्हे नंबर १०५/२, यांसी एकूण क्षेत्र ०१ हेक्टर, ०३.७ आर, (०० हेक्टर, १४.२ आर पोटखराब्यासहित), यांसी आकार रक्कम रुपये ०१.८७, पैकी पूर्वेकडील विभक्त क्षेत्र ०० हेक्टर, ४३ आर, यांसी चतूःसीमा खालीलप्रमाणे :-

पुर्वेस : सर्व्हे नंबर १०३,
दक्षिणेस : श्री. नामदेव चांदेरे यांची मिळकत,
पश्चिमेस : सर्व्हे नंबर १०५/२ पैकी ०७.७ आर,
उत्तरेस : सर्व्हे नंबर १०५ पैकी,

येणेप्रमाणे चतूःसीमापूर्वक जमीन, त्यातील झाड-झाडोरा, दगड, माती, जल, तृण, काष्ठ, पाषाण, वगैरे सर्व तदंगभूत वस्तूसहित व जाणे-येणेचे, हलक्या जड वाहणांची ने-आण







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करणेचे रस्त्याचे कायमस्वरूपी वहिवाटीचे हक्कासुद्धा, तसेच कोणत्याही प्रकारचा काही एक हक्क, अधिकार व हितसंबंध राखून न ठेवता दरोबस्त या दस्ताचा विषय आहे. सदरील जमीनीचा येथूनपुढे सोईसाठी "दस्त जमीन" असा उल्लेख करणेत आलेला आहे.

२. सदरील दस्त जमीन लिहून देणार यांचे ~~खरेदी~~ खरेदी मालकीहक्क व कब्जेवहिवाटीची आहे. त्याप्रमाणे लिहून देणार यांचे नावाची नोंद, दस्त जमीनीचे ७/१२ सदरी व महसूल दफ्तरी मालकीहक्काने दाखल आहे.

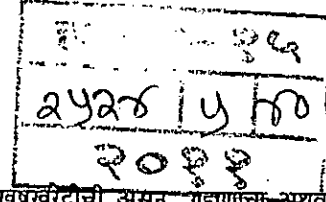
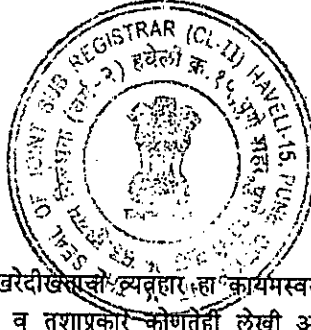
३. लिहून देणार स्वतः सदरील दस्त जमीनीची पूर्णांशाने मालकीहक्काने कब्जेवहिवाट करून उपभोग घेत आहेत. सदरील दस्त जमीन पूर्णतः निर्वेष, निजोखमी, निष्कर्जी व बोजारहित असून, लिहून देणार यांना तिचे पूर्ण पणनयोग्य हक्क आहेत. सबब सदरील दस्त जमीनीचा आपल्या इच्छेप्रमाणे उपभोग घेणेचा वा विल्हेवाट लावणेचा लिहून देणार यांना पूर्णांशाने हक्क व अधिकार आहे.

४. लिहून देणार यांचे व्यक्तिरिक्त सदरील दस्त जमीनीवर अन्य कोणाचाही कोणत्याही प्रकारचा गहाण, दान, लिन, लिज, पोटगी, अन्नवस्त्र, अदलाबदल, मृत्यूपत्र, बक्षीस, वारसाहक्क, अतिक्रमण, विसारपावती, बांधवाद, खरेदीखत, साठेकरार, कुळहक्क, कुलमुखत्यारपत्र, ताबा, व्यवस्थापत्र, विरोधी कब्जा, चार्ज अगर तत्सम स्वरूपाचा बोजा नव्हता व नाही. सदरील दस्त जमीन कोणत्याही सरकारी, निमसरकारी अगर खाजगी संस्था वगैरे कोठेही वादविषय नव्हती व नाही. असा भरवसा व खात्री लिहून देणार यांनी लिहून घेणार यांना दिलेली आहे.

५. लिहून देणार हे संमती देणार यांचे नॉमीनी आहेत. सबब सदरील दस्त मिळकत खरेदी करणेकांमी मूळ मालकांस दिलेला संपूर्ण मोबदला संमती देणार यांनी दिलेला आहे. त्यामुळे लिहून देणार व संमती देणार यांना आपल्या काही योग्य कारणास्तव सदरील दस्त जमीन विक्रीस काढणे भाग पडले. लिहून घेणार यांनाही अशाप्रकारच्या जमीनीची आवश्यकता असलेमुळे, लिहून घेणार हे योग्य अशा जमीनीचे शोधातच होते. लिहून देणार यांनी सदरील दस्त जमीन विक्रीस काढलेली आहे याची माहिती मिळताच, लिहून घेणार यांनी लिहून देणार यांची भेट घेतली दस्त जमीनीची पाहणी केली व पसंत पडल्यानंतर सदरील जमीनीची खरेदीची उक्ति किंमत रक्कम रुपये १९,५०,०००/- (रक्कम रुपये एकोणीस लाख, पन्नास हजार मात्र) या रकमेस मागणी केली. उभयतांचे दरम्यान वाटाघाटी, चर्चा होऊन, सदरील खरेदीची किंमत निश्चित झाली.

६. लिहून देणार यांना लिहून घेणार यांचेसारखीच अन्य गिन्हाईके येऊन गेली. तथापि लिहून घेणार यांनी देऊ केलेली उपरोक्त खरेदीची किंमत प्रचलित बाजारभावाप्रमाणे अतिशय रास्त व योग्य वाटली म्हणून, लिहून देणार यांनी दस्त जमीन लिहून घेणार यांना कायमस्वरूपी खुषखरेदी देणेचे ठरवून, त्याप्रमाणे आजरोजी कोणत्याही प्रकारचा काही एक हक्क, अधिकार व हितसंबंध राखून न ठेवता, सदरील खरेदीखताचा दस्त लिहून दिलेला आहे.





७. सदरील खरेदीखेतीच्या व्यवहाराचा कायमस्वरूपी खुषखरीदीची असून, गहाणाचा अथवा परतबोलीचा नाही व तशाप्रकारे कोणतीही लेखी अगर तोंडी हक्क, अधिकार अगर हितसंबंध वगैरे लिहून देणार यांनी राखून ठेवलेले नाहीत.

८. सदरील दस्त जमीन लिहून देणार यांनी लिहून घेणार यांस जशी आहे तशी (as is where is basis) दिलेली आहे.

९. सदरील दस्त जमीनीचा मालकीहक्काचा प्रत्यक्ष व खुला, निर्वेध, निजोखमी व निष्कर्जी असा ताबा/कब्जा लिहून देणार यांनी आजरोजी दिला असे व त्याप्रमाणे लिहून घेणार यांनी तो घेतला असे. संमती देणार यांनी सदरील ताब्यास कायमस्वरूपी संमती दिलेली आहे. सदरील दस्ताचे आधारे लिहून घेणार हे सदरील दस्त जमीनीचे पूर्णांशाने मालक झालेले आहेत. त्यांनी येथूनपुढे दस्त जमीनीची मन मानेल त्याप्रमाणे पुत्रपौत्रादी, वंशपरंपरेने मालकीहक्काची कब्जेवहिवाट करावी, उपभोग घ्यावा अथवा विल्हेवाट लावावी.

१०. सदरील दस्त जमीन अँक्विझिशन, रिक्विझिशन अथवा रिझर्वेशनमध्ये येत नाही व लिहून देणार यांना तशा नोटीसाही लागलेल्या नाहीत. तसेच सदरील दस्त जमीनीचा व्यवहार करणेस कोणत्याही कोर्ट हुक्माने वा कायद्याने प्रतिबंध केलेला नाही.

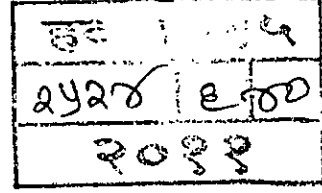
११. सदरील दस्त जमीनीचे लिहून देणार यांनी आजपर्यंत सर्व सरकारी, निमसरकारी कर भरलेले आहेत, कोणत्याही प्रकारची बाकी नाही. तथापि येथूनपुढील सर्व कर वगैरे लिहून घेणार यांनी मालकीहक्काने भरावयाचे आहेत.

१२. सदरील दस्त जमीनीचे ७/१२ सदरी व महसूल दफ्तरी लिहून घेणार यांनी मालकीहक्काने आपले नावाच्या नोंदी दाखल करून घ्याव्यात. त्याकांमी लिहून देणार व संमती देणार यांनी याच दस्ताने कायमस्वरूपी संमती दिलेली आहे. याहीउपर, सदरील नोंदीकांमी अर्ज देणे, जाब-जबाब देणे, हजर राहणे, संमती देणे वगैरे सर्व कार्यवाही लिहून देणार यांनी विनामोबदल करावयाची आहे.

१३. लिहून देणार या दस्ताने असे प्रतिपादन करतात की, सदरील दस्त जमीनीवर लिहून देणार यांचे व्यतिरिक्त अन्य कोणाचाही कोणत्याही प्रकारचा काही एक हक्क, अधिकार व हितसंबंध नव्हता व नाही. खरेदी तारखेपर्यंत लिहून देणार हेच सदरील दस्त जमीनीची पूर्णांशाने मालकीहक्कांची कब्जेवहिवाट करत आलेले असून, सालोसाल अव्याहत व अखंडपणे विनाहरकत उपभोग घेत आलेले आहेत. सदरील दस्त जमीनीबाबत लिहून देणार यांचे तर्फे कोणीही कोणत्याही प्रकारचा हक्क, अधिकार व हितसंबंध सांगितल्यास, लिहून देणार यांनी आपले स्वखर्चाने त्याचे निवारण करावयाचे आहे. त्याची कोणत्याही प्रकारची तोशीस लिहून घेणार अगर तर्फेचे हक्कदारास यांना लागू द्यावयाची नाही. अशी हमी, लिहून देणार यांनी लिहून घेणार यांना या दस्ताने दिलेली आहे.

१४. सदरील मिळकतीसंबंधी लिहून घेणार यांनी दिनांक - २५/०४/२०१० रोजीचे दैनिक प्रभात या वर्तमानपत्रात जाहीर नोटीस प्रसिद्ध केलेली आहे. तसेच लिहून घेणार यांनी लिहून देणार यांचे मालकीहक्काबद्दल लिहून घेणार यांनी संपूर्ण खात्री करून घेतली आहे व





आता टायटलबाबत तक्रार करण्याचा अधिकार लिहून घेणार यांना नाही. तसेच येथूनपुढे भविष्यात कोणीही सदरील दस्त जमीनीच्या ताब्याबाबत अगर वहिवाटीबाबत काही हिल्ला हरकत केल्यास अगर हक्क सांगितल्यास त्याची कसलीही जबाबदारी लिहून देणार यांची राहणार नाही. त्याबाबतीत कसलीही तोशीश लिहून घेणार हे लिहून देणार यांना लागू देणार नाहीत. याची हमी लिहून घेणार यांनी, लिहून देणार यांना दिली आहे. लिहून देणार यांचा सदरील दस्त जमीनीशी प्रस्तुत खरेदीखतावरील भरणा संपूर्ण मिळाल्यानंतर कसल्याही प्रकारे संबंध राहणार नाही. ही बाब स्पष्ट करण्यात आली आहे.

१५. सदरील दस्त जमीनीच्या चतुःसीमांमध्ये काही चुका झाल्याचे निदर्शनास आल्यास, ज्या चतुःसीमा शासकीय रेकॉर्डप्रमाणे व नकाशाप्रमाणे असतील, त्याच अंतिमरित्या ग्राह्य धरल्या जातील. मात्र सदरील दस्त जमीनीच्या मोजणीची कसलीही जबाबदारी लिहून देणार यांची राहणार नाही.

१६. सदरील दस्त जमीनीचे वर्णनामध्ये भविष्यात काही चुका झालेल्या आहेत, असे निदर्शनास आल्यास, लिहून घेणार यांनी त्यांचे स्वखर्चाने व जबाबदारीने तसा दुरुस्ती व पूरक योग्य वाटेल असा दस्त करावयाचा आहे व तसे त्यांचेवर कायदेशीर बंधन राहील. चुकीचे वर्णनामुळे वा कोणत्याही त्रुटीमुळे, सदरील दस्त व सदरील व्यवहार बेकायदेशीर होणार नाही, तसेच कोणत्याही कारणास्तव मोबदल्याची किंमत कमी करून, परत मागण्याचा अधिकार लिहून घेणार यांना नाही. हे उभयतांस मान्य व कबूल आहे.

१७. सदरील दस्त जमीनी खरेदी करणेकामी मूळ मालकांस दिलेला संपूर्ण मोबदला संमती देणार यांनी दिलेला आहे. सबब सदरील दस्त जमीनीचे खरेदीची संपूर्ण किंमत रक्कम रुपये १९,५०,०००/- (रक्कम रुपये एकोणीस लाख, पन्नास हजार मात्र) लिहून घेणार यांचेकडून संमती देणार यांना खाली नमूद केलेले तपशिलाप्रमाणे मिळाली, ती पावली. भरण्याबाबत कोणत्याही प्रकारची तक्रार नाही व वेगळ्या भरणापावतीची गरज नाही. सदरील भरणा लिहून देणार व संमती देणार यांचे सांगणे व विनंतीवरून देणेत आलेला आहे. सबब भरण्याबाबत कोणत्याही प्रकारची तोशीस लिहून घेणार यांस लागू द्यावयाची नाही.

रक्कम रुपये तपशिल

१९,५०,०००/-

(रक्कम रुपये एकोणीस लाख, पन्नास हजार मात्र),

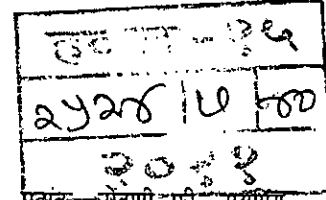
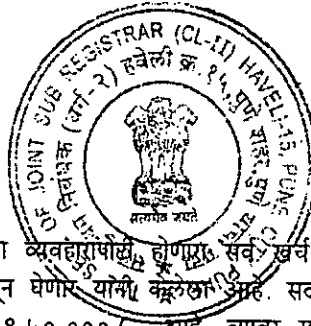
चेक नंबर - ००४३५९, दिनांक - १६/०३/२०११

बँक - आय. टी. डी. इमाय बँक, चेन्नई, पुणे.



१८. सदरील दस्त जमीनीबाबत लिहून घेणार, लिहून देणार व संमती देणार यांचे दरम्यान कोणत्याही प्रकारचा देणे-घेणेचा व्यवहार शिल्लक राहिलेला नाही व तो नसलेचेही लिहून देणार व संमती देणार यांनी या दस्ताने मान्य व कबूल केलेले आहे. भविष्यात भरण्याबाबत लिहून देणार, संमती देणार तसेच लिहून घेणार यांचे वालीवारस, हक्कदार व तत्संबंधीत व्यक्ति कोणत्याही प्रकारची हरकत घेणार नाहीत व वाद उपस्थित करणार नाहीत.





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१९. ठरलेप्रमाणे या व्यवहारापोली, होणारा सर्व खर्च उदा. मुद्रांक, नोंदणी फी, टावपिंग, वकील फी वगैरे लिहून घेणार यांनी केल्या आहे. सदरील दस्त जमीनीची एकूण खरेदीची किंमत रक्कम रुपये १९,५०,०००/- आहे. त्यावर रक्कम रुपये ७८,०००/- चा मुद्रांक दिलेला आहे व योग्य ती नोंदणी फीही भरत आहे.

२०. जमीन हस्तांतर कायदा, १८८२ व संबंधीत लागू कायद्यानुसार, लिहून घेणार यांना सदरील दस्त जमीनीचे पूर्णांशाने मालकीहक्क या दस्ताने प्राप्त झालेले आहेत.

२१. सदरील व्यवहार सर्वांचे वालीवारसांवर पूर्णपणे बंधनकारक आहे व राहिल.

येणेप्रमाणे खरेदीखत लिहून देणार यांनी आपले राजीखुशीने, अक्कलहुशारीने, स्पष्टपणे, समजून उमजून लिहून दिले असे, लिहून घेणार यांनी लिहून घेतला असे व संमती देणार यांनी त्यास संमती दिली असे. उपयुक्तांनी साक्षीदारांसमक्ष सदरील दस्तावर आपापल्या स्वाक्षऱ्या केल्या असे व साक्षीदारांनीही लिहून घेणार व लिहून देणार यांचे समक्ष सदरील दस्तावर आपापल्या साक्षीदाखल आपापल्या स्वाक्षऱ्या केल्या असे.

श्री. दत्तात्रय शिवाजीराव थोरात,



(.....लिहून देणार)

पुणे मुंबई
रियालिटी प्रा.लि.,
तर्फे संचालक,
श्री. ललितकुमार केसरीमल जैन,



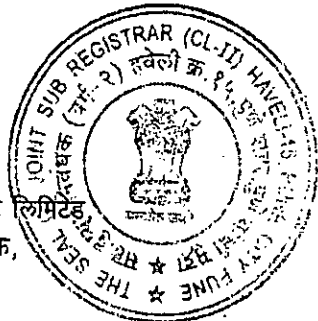
(.....संमती देणार)

(S.No. 105/2, Sur)



(.....)

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फॉर्च्युन इन्फ्रासिटी प्रायव्हेट लिमिटेड
तर्फे अधिकृत स्वाक्षरीधारक,
श्री. प्रतिक पी. कुमार,
तर्फे कुलमुखत्यार म्हणून,
श्री. बिहारीलाल कन्हैयालाल मोटवानी,



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(..... लिहून घेणार)

साक्षीदार :-

१. सही : *[Signature]*
नाव : Zameer Khan
पत्ता : Mundhwa Pune-36

२. सही : *[Signature]*
नाव : Annaso S. Mane
पत्ता : Ramtekadi Pune-22



Sd.Sus105-2



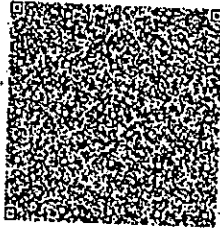
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INDIA NON JUDICIAL

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-DLDL71910341546468280658L
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)



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DEFINITIVE AGREEMENT FOR SETTLEMENT



Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shoalestamp.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 2nd 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.

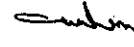
WHEREAS:

- 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;
- C. 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











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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[Signature]

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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



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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.

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:

- (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), filing 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").



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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 60th 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.



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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



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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

7th 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.

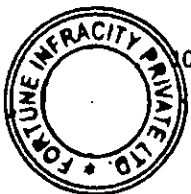
10.9.4 in the event of conflict between the terms of this Agreement and the provisions of the Transaction Documents, best endeavours shall be made to achieve harmonious construction, taking into account all relevant documents including this Agreement failing which the provisions of this Agreement shall 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

M. No 178 Sec. 10 Handwritten

2 SANJEEV MOHAN

101, CLOVER, MIDC LD, 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

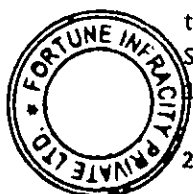
as power of attorney holder of

the Entities Set out in Secondly of

Schedule 1

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, 21st DAY OF SEPTEMBER, 2013, AT 11:30 A.M. AT THE CORPORATE OFFICE AT 7th 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 Synergione 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



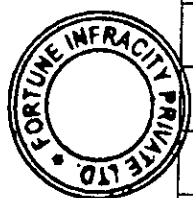
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Schedule 1
Firstly
[PACL Group/Persons of PACL Ltd.]

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.



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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	60%
33	Arondha Properties Private Limited	Private Limited Company	Yes	50%
34	Bhatta Fall & Resorts Private Limited	Private Limited Company	Yes	76%
35	Greenvally Infracity Private Limited	Private Limited Company	Yes	50%
36	Idea Tree Pvt. Ltd.	Private Limited Company	No	NA

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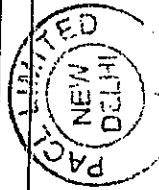
SCHEDULE 2

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 Estate Bangalore	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 Anya 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

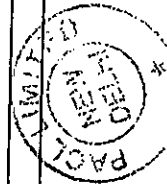


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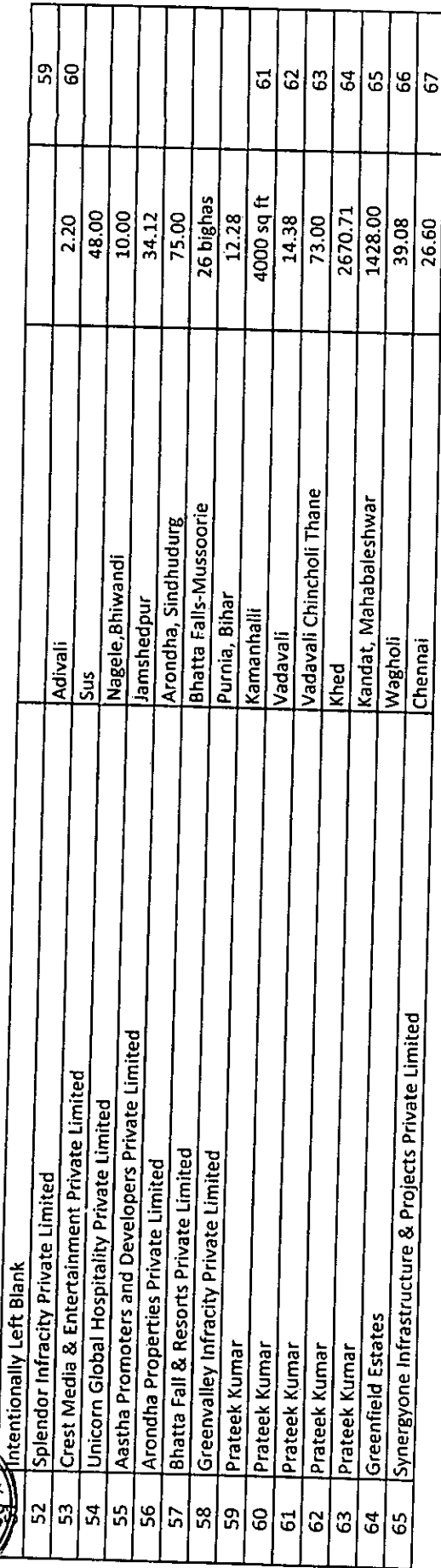
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17	Synergione Infrastructure & Projects Private Limited	Adivali Kharghar	203.00	25
18	Synergione Infrastructure & Projects Private Limited	Chennai	250.00	26
19	Synergione Infrastructure & Projects Private Limited	Castle Valley	9.00	27
20	Synergione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



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~~P.O.~~ ✓
✓
~~W.H.~~ ✓
✓
G.W.
P.O.
under



Schedule 3

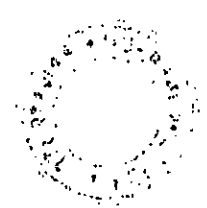
(List of 14 MOU's)

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Sr. No.	DATE	FIRST PARTY	SECOND PARTY
1	14-Sep-09	PACL INDIA LTD (know known as PACL Ltd.)	GANRAJ PROPERTIES PVT LTD
2	19-Jun-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
3	28-Apr-09	PACL INDIA LTD (know known as PACL Ltd.)	E COM TRADE WORLD PVT LTD
4	25-May-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
5	12-May-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
6	11-Jun-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
7	29-Aug-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
8	7-May-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
9	1-Sep-08	PACL INDIA LTD (know known as PACL Ltd.)	SNSHINE DEVELOPERS
10	4-Sep-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
11	15-May-09	PACL INDIA LTD (know known as PACL Ltd.)	E COM TRADE WORLD PVT LTD
12	16-Apr-09	PACL INDIA LTD (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	80%	20%



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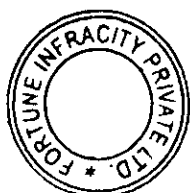
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	Private Limited		
28	Dharatal Promoters & Infradevelopers Private Limited		
29	Castle Infraestates Private Limited	80%	20%
30	Inspire Infraestates Private Limited	80%	20%
31	Stonewater Properties Private Limited	80%	20%
32	Stonewater Properties Private 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 Infraheights 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 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 Infracity 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	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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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, 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 Hospitality 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 Hospitality Pvt. Ltd.		50%
Synergyone (I) Management Solutions Pvt. Ltd.		51%
Skyrise Infracon Pvt. Ltd.		30%
Agra Project	Agra Project	
Phoenix Infracon	Development	



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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
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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
Total					38.98	



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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

Date: 19.03.2015

BY RPAD AND SPEED POST

To:

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

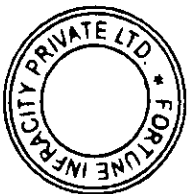
And also at:

Regd. Office at
 # 22, 3rd 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 2nd 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,



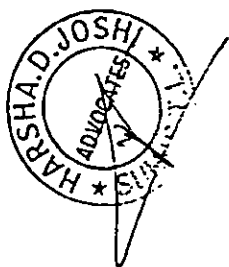
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he had formed various partnership firms and private limited companies. My client and his entities during the course of business were rendering their services to other client whose objective was acquisition of lands and/or development of the same across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



Harsha D Joshi B.A.L., LL.B.,
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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

-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.

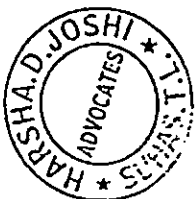
5. Further my client instructs us to state that as there were several disagreements and differences which arose between the parties to the MOU, the parties, PK Group and PACL Group executed a subsequent Principal MOU dated 21 September 2012 to clarify the rights of each of the parties with respect to 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 28th 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.



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6. In pursuance of said Principal MOU dated 21st September 2012 and MAA dated 28th 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 28th 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 2nd 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 2nd 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.



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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,
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suhas.cmy@gmail.com
Mob. : 98451 69788 / 99861 99519

Ref.

Date

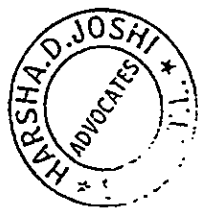
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9. My client states that at the same time you had forced my client and his associates to sign undated and blank resignation letters, number of transfer deeds, number of board resolutions, number of notices of the board meetings and number of notices 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 2nd October 2013, but you havenot acted according to the terms and conditions as avered in said agreement and same is as follows:



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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



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Harsha D Joshi B.A.L., LL.B.,
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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 titme to time with respect of non-compliance of the said Definitive Agreement signed by you and your associate companies dated 2nd 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



-8-

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 2nd 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 2nd October 2013.



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

-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.

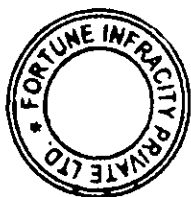
22. That you have failed to perform the covenants to be observed and performed by you and as such there is a breach of terms and conditions on behalf of the yourself and the Company which has resulted in my client being put untold hardship and misery apart from causing severe financial losses.



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23. My client instructs to state that in further in view of above circumstances the earlier duly signed Master agreement dated 28th 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 (Tencrores 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.



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

-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)



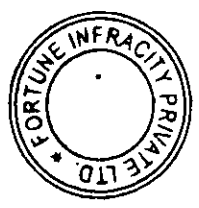
334



SP-POD RAJAJINAGAR HD <560010>
EIKES1408/2014
Counter No:6,CP-Code:KG
To:M/S PAEL.
JAIPUR. PIN:302001
From:MAKSHA D JOSHI . BG-10
Wt:40grams.
Post:51.00 19/03/2015 . 16:03
Tax:Rs.6.00 (Paid on www.indiapost.gov.in)



SP-POD RAJAJINAGAR HD <560010>
EIKES1408/2014
Counter No:6,CP-Code:KG
To:M/S PAEL LTD.
NEW DELHI. PIN:110001
From:MAKSHA D JOSHI . BG-10
Wt:40grams.
Post:51.00 19/03/2015 . 16:03
Tax:Rs.6.00 (Paid on www.indiapost.gov.in)



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: 22nd DECEMBER, 2014

PC.:

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

ssp

1/2

"Disclaimer Clause : Authenticated copy is not a Certified Copy"

HIGH COURT, BOMBAY

267121

arbpl 1937 of 2014 (919).sxw

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 5th January, 2014 and forthwith forward the same to the Advocate for the Petitioner. Place the Petition on board on 23rd January 2015 under the caption 'For further Ad-interim reliefs'.

(S.J.KATHAWALLA, J.)

TRUE COPY
24/12/2014
Section Officer
High Court, Appellate Side
Bombay

TRUE COPY
Rajani Associates
Advocates & Solicitors

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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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21.	Affidavit in Support of Petition		305
22.	Board Resolution		306

[Signature]

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;

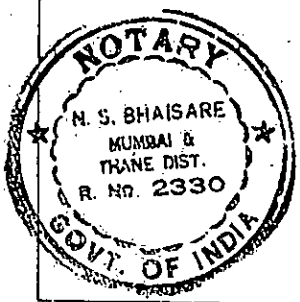
PACL Limited.

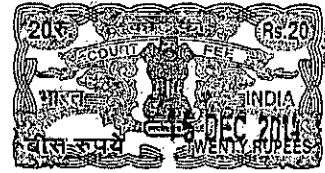
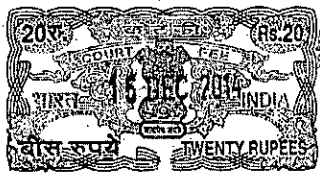
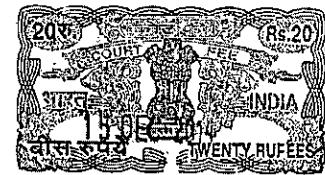
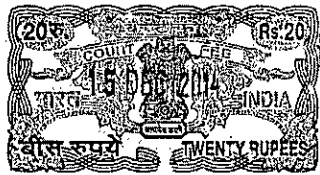
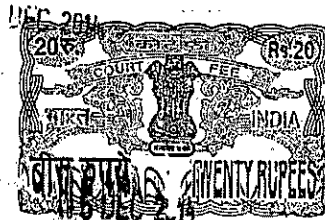
...Petitioner

Versus

Prateek Kumar and Ors

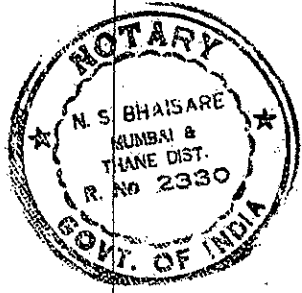
...Respondents

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



B

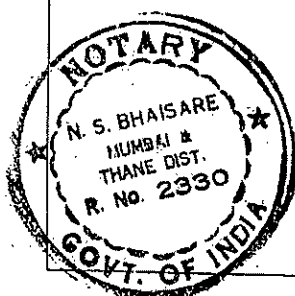
Office Notes, Office Memoranda of Coram, appearance, Court's orders or directions and Prothonotary's orders.	Court's or Judge's orders.



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C

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



IN THE HIGH COURT OF JUDICATURE AT BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

ARBITRATION PETITION NO. OF 2014

PACL Limited

... Petitioner

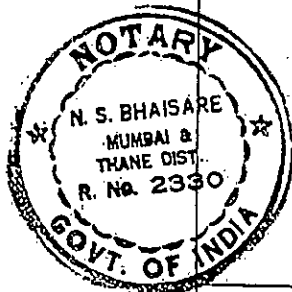
Versus

Prateek Kumar & Ors.

... Respondents

SYNOPSIS

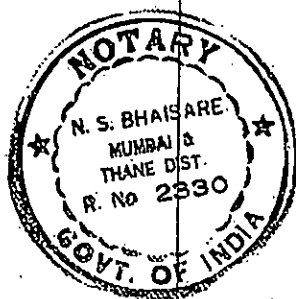
DATES	EVENTS
2008	Petitioner and Respondent No.1 entered into understanding wherein the Respondent No.1 wherein, Respondent No. 1 was to aggregate land for the Petitioner.
2008	Pursuant to the Understanding, it was agreed that Respondent No.2 (wherein Respondent No.1 was the founding partner) shall procure 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



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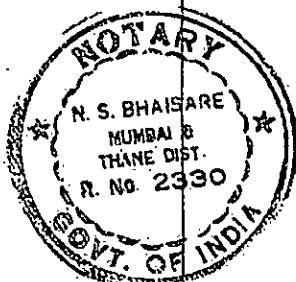
2012	Petitioner, Respondent No.1 and Respondent No. 2 entered into a Memorandum of Understanding.
March 28, 2013	Pursuant to the Principal MOU, the Petitioner, Greenfield Estates and the Respondent No. 2 entered into a Master Arrangement Agreement on ("MAA").
April - June 2013	Subsequent to signing of 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.



323A

F

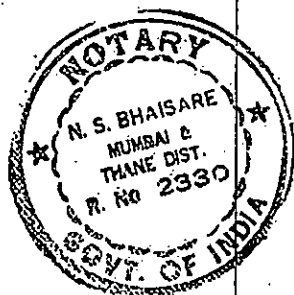
	There were also several acts of oppression and mismanagement in relation to Respondent No.5, by Respondent No. 1 and his other representatives on the board, including related party transactions and siphoning of funds of Respondent No.5
September 11, 2014	Petitioner through its affiliate company i.e. 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 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



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G

	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

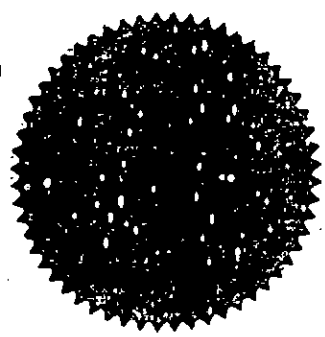


N.S.
Rajani Associates
Advocates for the Petitioner.

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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, 3rd Floor,
Amber Tower, Sansar Chandra Road, Jaipur- 302
001. And one of the Corporate address at 3rd Floor,
Crystal Paradise, The Mall, Veera Desai Road,
Andheri (W) Mumbai 400053

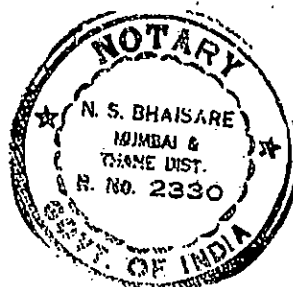
Petitioner

Versus

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

And

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



2

Lokhandwala, Andheri (W)
Mumbai.

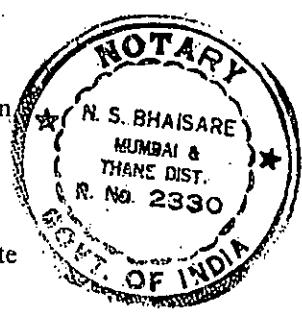
And

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

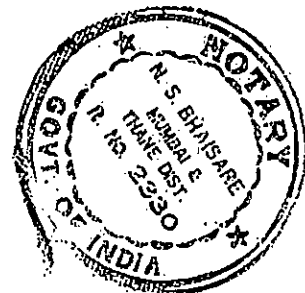
2. Greenfield Estates
A- 60, Sushant Lok, DLF, Gurgaon,
Haryana.
3. Greenfield Estate Bangalore
Row House No.1, Goldfield Enclave Society,
South Main Road, Vidyut Nagar, Koregaon Park
Pune 411001 Maharashtra.
4. NSB Arya Green Estate
J-134, Sector 41, Noida - 201301,
Uttar Pradesh.
5. Synergyone Infrastructure & 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. 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



- 4
- 32
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 Infracights 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



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5

24. Devshri Infrahomes Private Limited
S-1, The Metropole, Next to Inox Multiplex,
Bund Garden Road, Pune - 411001

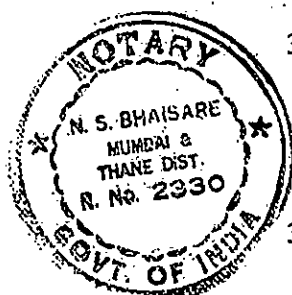
25. Exquisite Infrastructure Private Limited
H. No 457/10, Sector-45, Near Vcd Block,
Noida - 201303

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 & 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

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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. Greenvally Infracity Private Limited

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

36. Idea Tree Private Limited

Swapnapurti Bunglow, 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

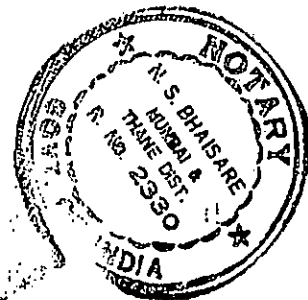
Shop No.3, Paradeshi Building, Survey
No.34/4/5, Behind PICT College, Dhankowdi,
Pune - 411043

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



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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, Fiat no. 604a, Netaji
Subhash Place, Pitampura, New Delhi - 110034

43. Ghansyham Puranchand Gupta,

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

44. Mr. Pravin Nandlal Gupta

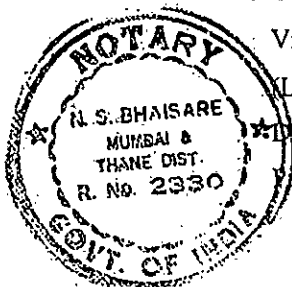
Bungalow No. 48-49
Cloud Nine Society
NIBM Road
Moharnadwadi
Pune - 48

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

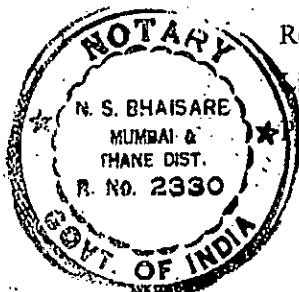
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TO THE HON'BLE CHIEF JUSTICE AND OTHER HON'BLE
PUINSE JUDGES OF THE HIGH COURT OF JUDICATURE AT
BOMBAY

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



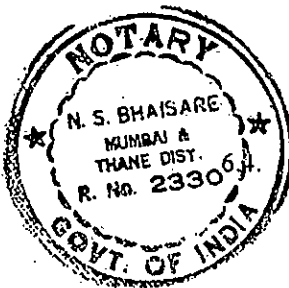
Infraestates Private Limited (Respondent No.9 herein), as the case may be.

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.



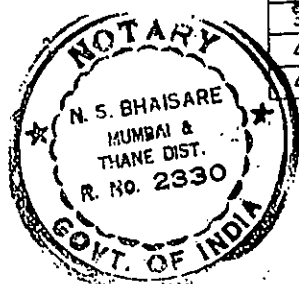
Pursuant to the signing of the MOUs, the Respondent No.1 through Green Field Estate acquired lands from the payments which the Petitioner periodically made to the Respondent No.1. These lands were acquired in the name of various entities.

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

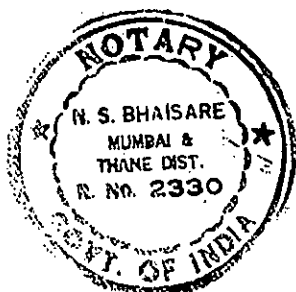
S. No.	Named of the Entity Holding Land Parcel	Status
1	Swisstown Developers Private Limited	Company
2	Royal Orchid Infra Developers Private Limited	Company
3	Beech Town Developers Private Limited	Company
4	Palm Spring Greencity Developers Private Limited (DELHI OFFICE)	Company
5	E Com Trade World Private 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	Synergyone Infrastructure & Projects Private Limited	Company
12	Dharatal Promoters & Infra Developers Private Limited	Company
13	Castle Infra Estates Private Limited	Company
14	Inspire Infra Estates 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 Infra Estates Private Limited	Company
19	Kemptyfalls Resorts Private Limited	Company
20	Comfort Infra Heights Private Limited	Company
21	Green Fortune Promoters & Developers Private Limited	Company
22	Synergyone Real Estate Private Limited	Company
23	Concept Infra Estates Private Limited	Company
24	Lakewood Infra Projects Private Limited	Company
25	Bestwood Infra Heights 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 Infracore 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	Arondha 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

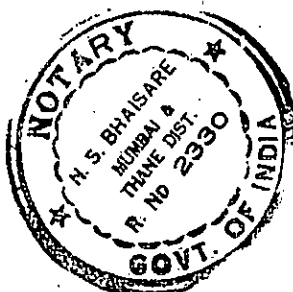


The above fact has been confirmed by Mr. Pratik Kumar in the Definitive Agreement (as defined herein below). However, the majority shareholding, control and management of Ganraj Properties Private Limited and Ecom Trade World Private

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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



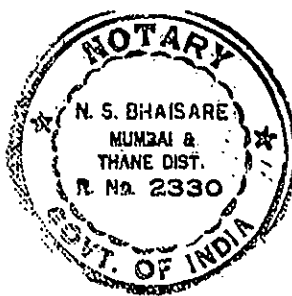
value of properties of which documents were handed over to the Petitioner under the MAA. The Respondent no.1 also not did not disclose the various assets as purchased by Respondent no.1 and its entities from the funds received from the Petitioner and its entities.

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

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Ja9

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.

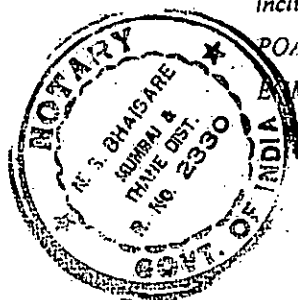
2.10 Transfer of certain properties/ equity shares / interest from Synergone Infrastructure & Projects Pvt. Ltd. to PK Group:

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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Sr. No.	Particulars	Date	Page Nos.
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Rajani Associates

Advocates for the Petitioner

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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;

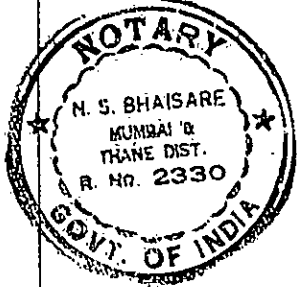
PACL Limited.

...Petitioner

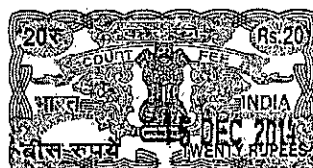
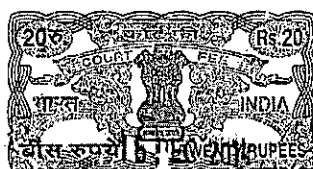
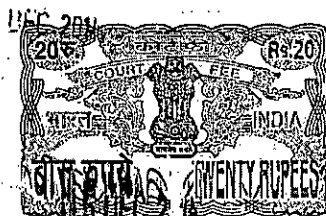
Versus

Prateek Kumar and Ors

...Respondents

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

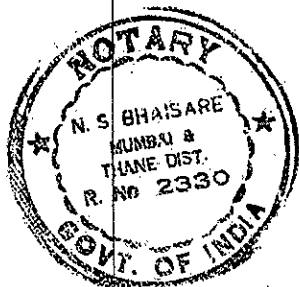
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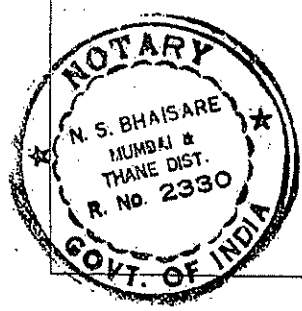
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Office Notes, Office Memoranda of Coram, appearance, Court's orders or directions and Prothonotary's orders.	Court's or Judge's orders.



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

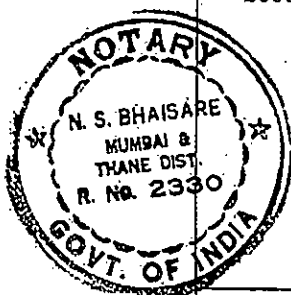
Versus

Prateek Kumar & Ors.

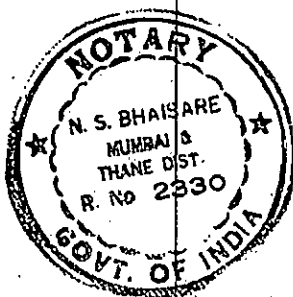
... Respondents

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



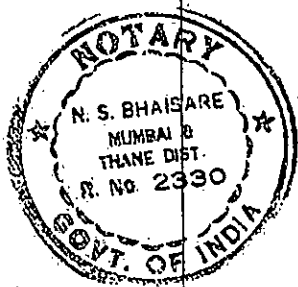
2012	Petitioner, Respondent No.1 and Respondent No. 2 entered into a Memorandum of Understanding.
March 28, 2013	Pursuant to the Principal MOU, the Petitioner, Greenfield Estates and the Respondent No. 2 entered into a Master Arrangement Agreement on ("MAA").
April - June 2013	Subsequent to signing of 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.



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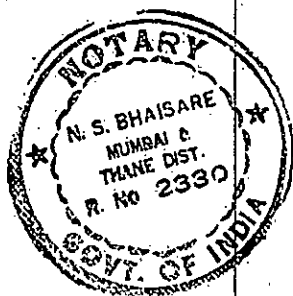
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	There were also several acts of oppression and mismanagement in relation to Respondent No.5, by Respondent No. 1 and his other representatives on the board, including related party transactions and siphoning of funds of Respondent No.5
September 11, 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, 1936, 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



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	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

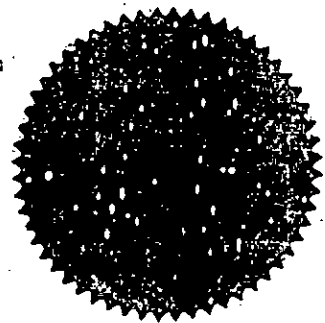


N.S.
Rajani Associates
Advocates for the Petitioner.

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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;

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, 3rd Floor,
Amber Tower, Sansar Chandra Road, Jaipur- 302
001. And one of the Corporate address at 3rd Floor,
Crystal Paradise, The Mall, Vccra Desai Road,
Andheri (W) Mumbai 400053

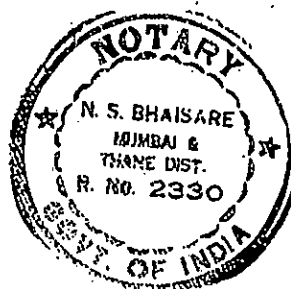
Petitioner

Versus

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

And

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



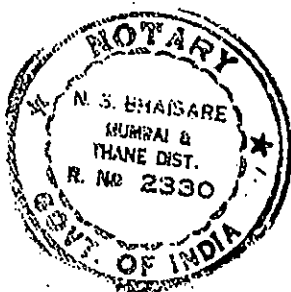
Directors, board resolution, Shareholder's Agreement between Prateek-Kumar and PACL, PMC Agreement and such other documents in respect to the companies which are in possession of the respective parties ("Original Documents") and the same shall be held in joint custody (as may be mutually decided) till 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 of 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 60th 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 Notwithstanding 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 Praieek 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.

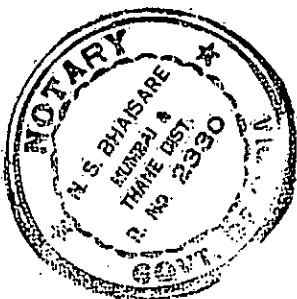
Joint Custody of the Property Documents

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:



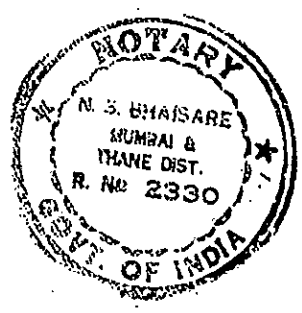
Directors, board resolution, Shareholder's Agreement between Prateek Kumar and PACL, PMC Agreement and such other documents in respect to the companies which are in possession of the respective parties ("Original Documents") and the same shall be held in joint custody (as may be mutually decided) till 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 of 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 60th 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 Notwithstanding 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 Prateek Kumar or MC and the same shall rest with PACL.

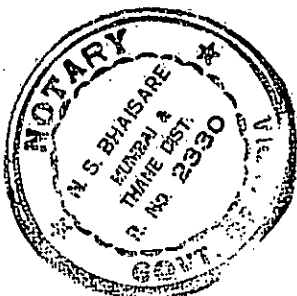
Clause 2.10.5 In the event if any shareholding in Synergyone Infrastructure and Projects Pvt. Ltd is transferred by PK Group or any properties of Synergyone Infrastructure and Projects Pvt. Ltd is transferred, prior to the said Company vesting with PACL, then PACL shall be entitled to 80% of the Net 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:

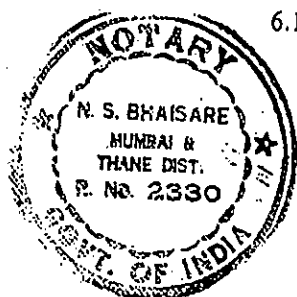
As there is limited dispute and difference between the Parties in respect to this Agreement, the Parties have mutually agreed and accepted to appoint a sole arbitrator to resolve the aforesaid dispute arisen between the Parties and such arbitration which shall be governed by the provisions of the Arbitration 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.

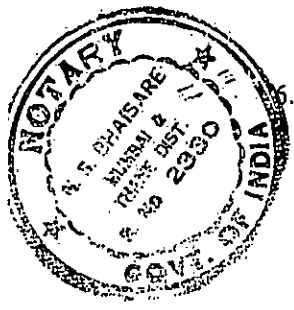


6.11. A copy of the Definitive Agreement is annexed hereto and marked as Exhibit "C". An amendment to the Definitive Agreement i.e. Supplemental Agreement to Definitive Agreement for Settlement, was executed on November 30, 2013 to record certain amendments to the Definitive Agreement. The Supplemental 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 fulfillment of certain conditions as set out under the Definitive Agreement read with Supplemental Agreement to Definitive Agreement for Settlement.



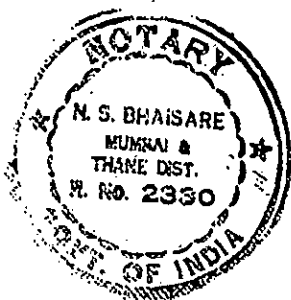
6.13. Pursuant to the Definitive Agreement, the shareholders of the

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 malafide 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

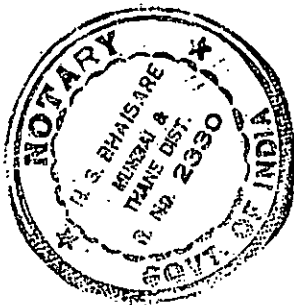
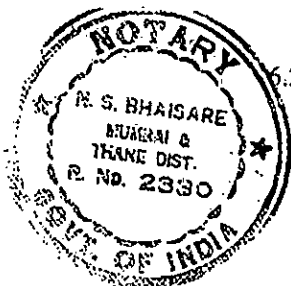


Exhibit "I" and Exhibit "J".

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

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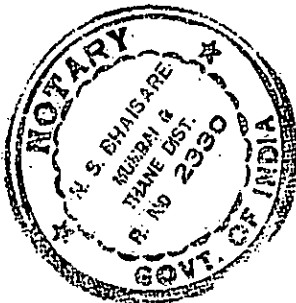
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been absconding since many months; therefore it is highly improbable that he would have attended the said board meeting of Respondent No.5. The Petitioner has reasons to believe that the board meeting to sell the aforesaid property was never held and 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).

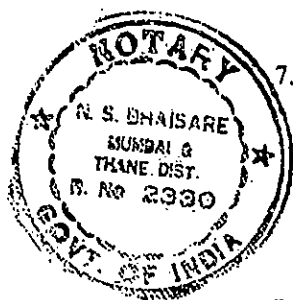
7. Submissions

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



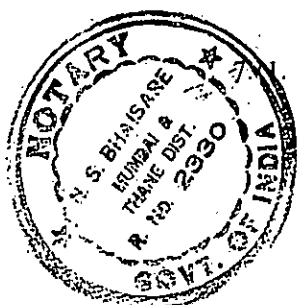
that the reliefs prayed herein be granted. .

- 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

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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.

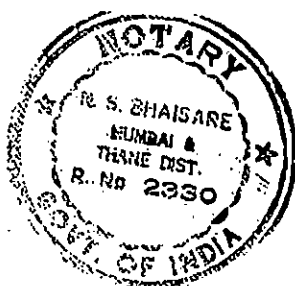
7.12. The Petitioner has affixed a Fixed Court Fee Stamp of Rs 200 on this Arbitration Petition.

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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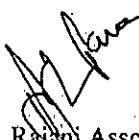
- (b) That pending the hearing and final disposal of the arbitration proceedings, this Hon'ble Court may be pleased to direct the Respondent No. 1 and PK Group (being Respondent No.2 to Respondent No.36) to declare on oath all assets, properties (immovable and immovable), investments, licenses, bank 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).

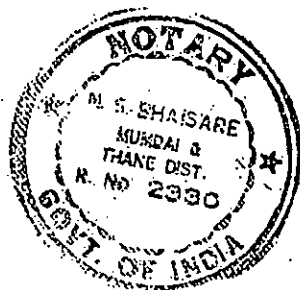
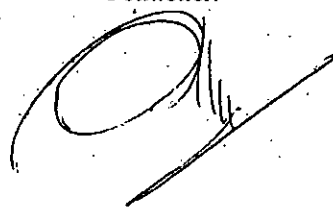
- (f) That pending the hearing and final disposal of the arbitration proceedings this Hon'ble Court, the Respondent No.1 and PK Group (being Respondent No.2 to Respondent No.36) be restrained from using any of their assets, including, restrained from utilising the bank account and all funds lying at 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


Rajan Associates

Advocate for the Petitioner

Petitioner.



VERIFICATION

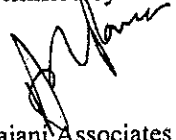
I, Paramjeet Singh Kanda, the Authorised Signatory of the Petitioner above named do hereby solemnly declare that what is stated in paragraphs 1 to 6 is true to my own knowledge and what is stated in the remaining paragraph no. 7 is stated on information and belief and I believe the same to be true.

Solemnly affirmed at Mumbai)
this 16 day of December, 2014)



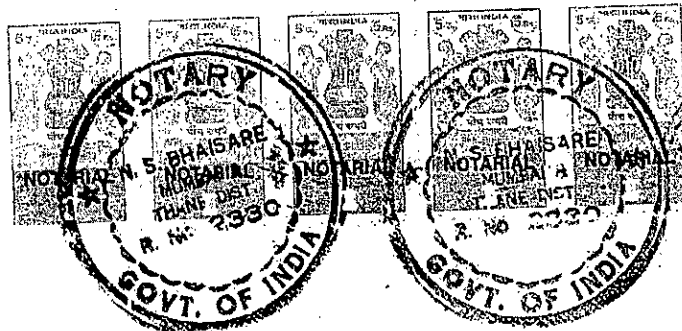
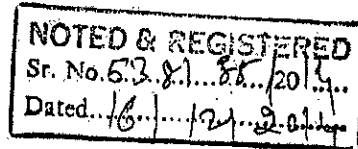
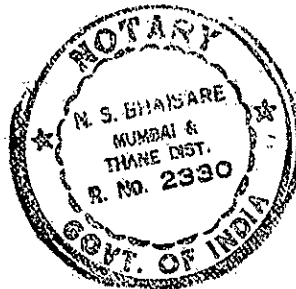
Deponent
Paramjeet S. Kanda
Authorised Signatory

Identified by me:



Rajani Associates
Advocate for the Petitioner

BEFORE ME
16/12/14
M. S. BHAI SARE
NOTARY
MUMBAI & THANE DIST.
16 DEC 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

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;

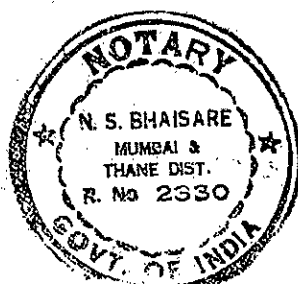
In the matter of a Definitive Agreement for Settlement
dated October 2, 2013

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

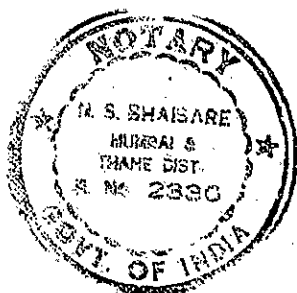
Prateek Kumar and Ors

...Respondents

MEMORANDUM OF ADDRESS

Rajani Associates
Advocate for the Petitioner
204 - 207, Krishna Chambers
59 New Marine Lines
Mumbai 400020

Rajani Associates
Advocate for the Petitioner



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We are not the members of the Welfare Fund. Therefore Stamp of Rs.2/- is not affixed herewith

[Signature]
Rajni 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, 3rd Floor, ...Petitioner
Amber Tower, Sansar Chandra Road, Jaipur- 302
001.

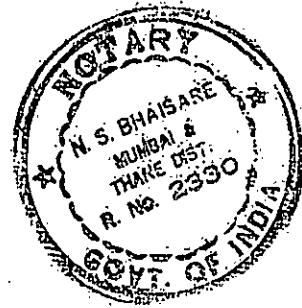
Versus

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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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 Infracstates 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

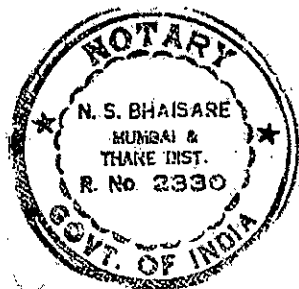
S. No 61, Nirmal Farms, Ravi Nagar, Sus Gaon,
Taluka Mulshi, Pune - 411021

15. Green Fortune Promoters & Developers Private
Limited

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

16. 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.

34

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 Infracomes 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

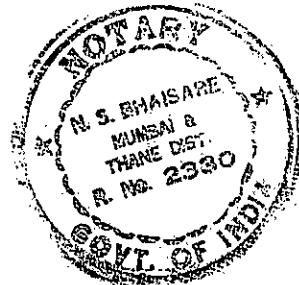
27. Sunshine Infra Promoters Private Limited

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

28. Megaststructure 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 & 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

36

P33

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

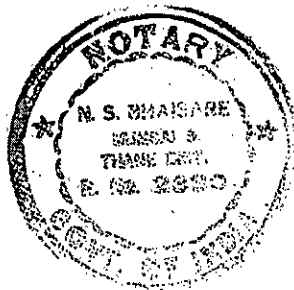
43. Mr. Pravin Nandlal Gupta, Bunglow No. 48-49
Cloud Nine Society, NIBM Road,
Mohamadwadi, Pune - 48



44. Mr. Vipin Nandlal Gupta, Bunglow No. 48-49
Cloud Nine Society, NIBM Road

45. Golden Estates- I, 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

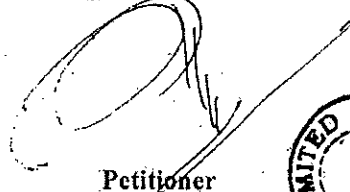
Respected Madam,

We, **PACL Limited**, the Petitioner abovenamed, do hereby appoint
Rajani, Singhanian & 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

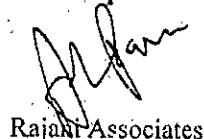


Petitioner

MR. Pooamjeet S. Konde

Authorised Signatory

We accept:



Rajani Associates

Advocate for the Petitioner

(O.S. No. 6880)

Advocate Code: I 2167

204-207 Krishna Chambers

New Marine Lines

Mumbai - 400020

Tel. No. 40961006 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

VAKALATNAMA

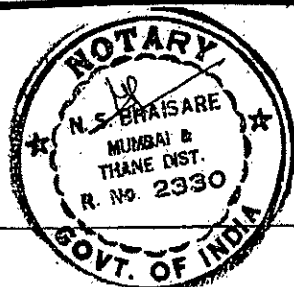
Dated this 16 day of December, 2014

Rajani Associates
Advocate for the Petitioner
204 - 207, Krishna Chambers
59 New Marine Lines
Mumbai 400020

220

EXHIBIT- A

38

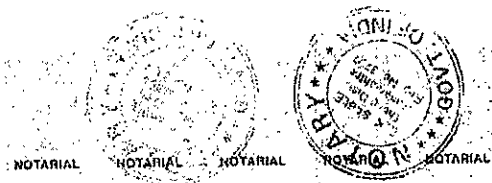


N. S. BHAI SARE
NOTARY
MUMBAI & THANE DIST.

For M/s. PACL INDIA LIMITED
Authorized Signatory

For BOI SHAREHOLDING LTD

(DEEPAK VEDPATHAKI)
Authorized Signatory



PRINCIPAL MEMORANDUM OF UNDERSTANDING

THIS PRINCIPAL MEMORANDUM OF UNDERSTANDING ("MOU") is made and executed at Mumbai on this 21st Day of SEP Two thousand and Twelve:

Between:

1. M/s PACL INDIA LIMITED, a company incorporated under the Companies Act 1956, having its registered office at 7th Floor, Gopaldas Bhawan, Barakhamba Road, New Delhi 110001, acting through its Authorized Representative/Director Mr. Gurneet 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 Suchani Lok, Old Gujgaon 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. AUPK8666A, residing at Row 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 herein after collectively referred to as Second Party)

For Greenfield Estates

Partner

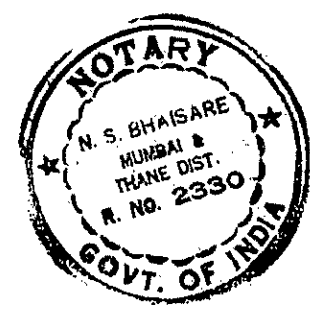




WHEREAS:

- 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 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 /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 controls (directly or indirectly) of the Second Party and its Associate Concerns (as defined hereinafter);
- 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 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) Synergyone Infrastructure & Projects Private Limited represented by its director Birender 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	For Greenfield Estates
Econ Tradeworld Private Limited	15.00	
Sunshine Developers	53.50	
Synergyone Infrastructure & Projects Private Limited	19.20	



250

40

Synergy 1
Total

4.07
1,722.82

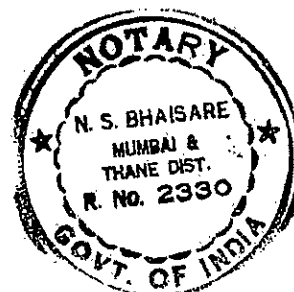


- G. The First Party and the Second Party and/or Associate Concerns have executed prior to the date of the execution of this MoU into memorandum of understanding with respect to certain land, as detailed in Annexure 4. It is further clarified that in case of some land parcels the area to be acquired and rate 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, 2012 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 E...



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created before physical and legal handover of the Said Lands. The cost shall be borne by the first party.

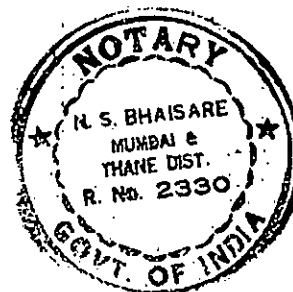
6. The Second Party along with its Associate Concerns (as the case may be) shall try and give contiguous Lands to the First Party or its nominees.
7. The Second Party and/or PK and/or its Associate Concerns (as the case may be) and/or special purpose vehicle in which the Said Land or part thereof are 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 authorised representative/advisors.
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. Prateek Kumar and/or Associate Concerns.

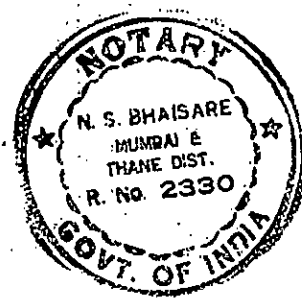
Rights of Second Party

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 initiated 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 Greenfield Properties

[Signature]

[Signature]
Partner



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Liabilities of First Party

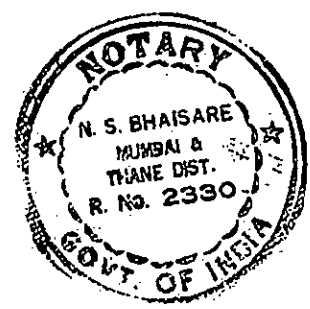
21. The First Party will make the payment to the Second Party and/or its Associate Concerns (as the case may be) for the Said Land parcels transferred after adjusting the monies already paid including the Aggregate Consideration.
22. The First Party shall pay such additional costs for approvals or for 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 Estates

[Signature]
Partner



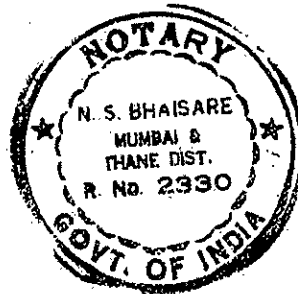
purchase of land made by the First Party. The First Party shall not be responsible for payment of sale consideration to the respective Seller of Said Land in any manner, whatsoever and any dispute with regard to the payment of sale consideration if any, arising during the course of transaction and thereafter 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/profitshare 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

Partner



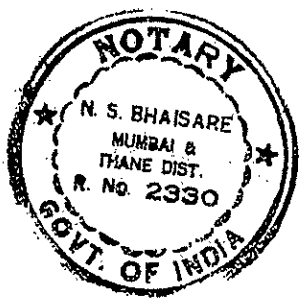
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37. The First Party agrees to pay to the Second Party along with its Associate Concerns (as the case may be) the Agreed Rate (as mentioned in Annexure 1), for acquisition of Said Land, which shall include the following cost:
 - a. Cost of Land or property 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.
 - b. 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.
 - c. 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

[Signature]
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 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 2017. 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.

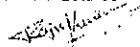
Termination of the Agreement

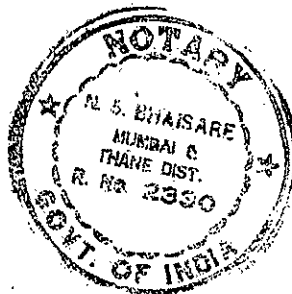
43. This MoU may be terminated in the event of the following:
- a. In the event of breach of any of the terms and conditions of this MoU by the Second Party, First Party shall give a notice of 90 (ninety) days to rectify / remedy such breach. If Second Party fails to rectify / remedy such breach within the prescribed time of 90 (ninety) days, then first party shall have the right to terminate this MoU; and
 - b. 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;

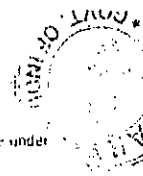
Effect of Termination

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 (as

For Greenfield Estates


Partner





(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 approval 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 Land) 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 handling over 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 maybe 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

[Signature]
Partner



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 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

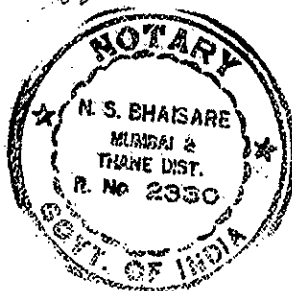
Modifications

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 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.

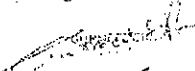
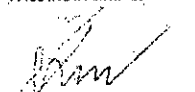
Jurisdiction

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.

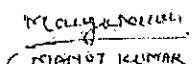
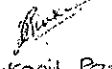
Headings & Annexures

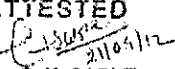
59. The headings in this MoU have been done solely for ease of reference and shall not be considered in the interpretation of this MoU. The Schedules and Annexure to this MoU are part and parcel of this MoU and shall be considered and read as such. It is expressly clarified that any breach of the terms 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 witnesses:


PAEL INDIA LIMITED

PRATEEK KUMAR

WITNESS:

1. 
(KAPIL PRATEEK)
2. 
(KAPIL PRATEEK)

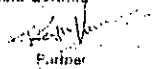
ATTESTED

C. K. SABLE
NOTARY
Government of India

21 SEP 2012



M/s GREENFIELD ESTATE

For Greenfield Estates


Partner

TRUE COPY

Rajani Associates
Advocates & Solicitors

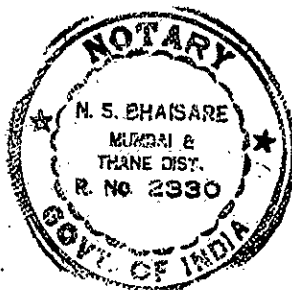
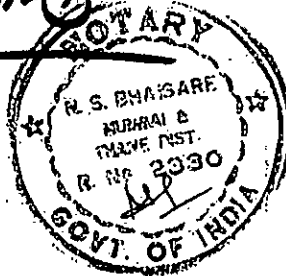


EXHIBIT-B



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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

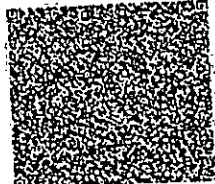


सत्यमेव जयते

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)

First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

IN-DL95670166248993L
28-Mar-2013 10:01 AM
IMPACC (IV)/ d1775503/ DELHV/ DL-DLH
SUBIN-DL77650390919249217478L
GREEN FIELD ESTATES
Article 5 General Agreement
Not Applicable
0
(Zero)
GREEN FIELD ESTATES
Not Applicable
GREEN FIELD ESTATES
100
(One Hundred only)



Please write or type below this line.

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.

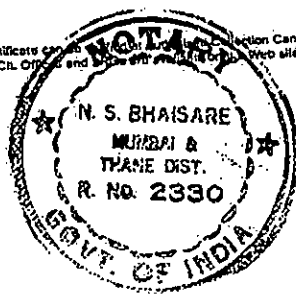
(Pages 1 to 10 annexed)

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 Accredited Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.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 7th 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**;

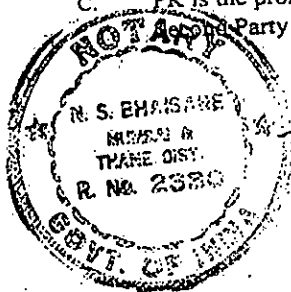
AND

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 Second Party and its Associate Concerns (as defined hereinafter);



For PACL LIMITED

For Green Field Estates

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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");

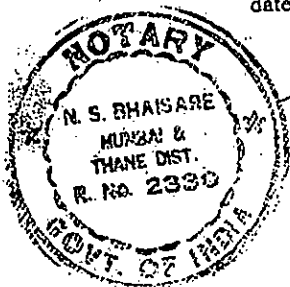
E. The First Party has, in various tranches, paid a total sum of Rs.1807,91,00,000 (Rupees one thousand eight hundred seven crores and ninety one lakhs only) (the "Aggregation Consideration") to the Second Party and/or its Associate Concerns, which the Second Party, PK and its Associate Concerns (through 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:

S.No.	Particulars	Amount
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 1 (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 settle an amount of



For PACL LIMITED
 Authorised Signatory

For Green Field Estates
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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.

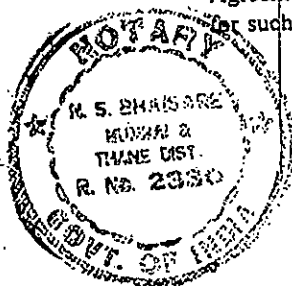
NOW THEREFORE, in consideration of, and subject to, the mutual covenants, agreements, terms and conditions herein contained, the mutual benefits to be derived therefrom and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

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 PACCL LIMITED

 Authorised Signatory

For Green Field Estates
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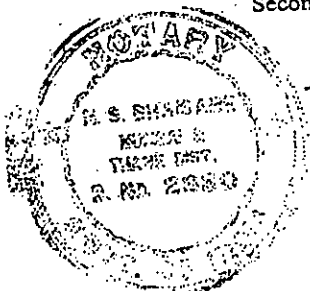
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Registrar of Assurances so as to have the First Party and/or First Party Nominees unfettered and unencumbered right, title and interest on the Said Lands.

- 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

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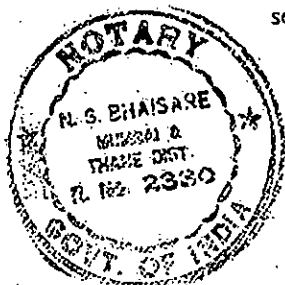
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obligations as set out in sub-clauses 1.1 to 1.12 shall collectively referred as the "Obligations").

- 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 PACCL LIMITED

Authorized Signatory

For Green Field Estates

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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 and when required by the First Party.



For PACL LIMITED
Singh
Authorised Signatory

Page 6

For Green Field Estate
Authorised Signatory

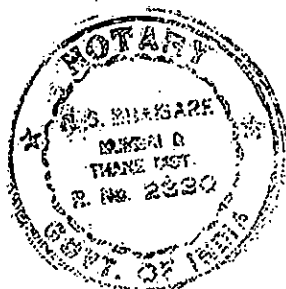
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- 57
- 3.6. The Second Party along with its Associate Concerns (*as the case may be*) shall not be entitled to make changes in the constitution of its firm or its Associate Concerns including change in shareholders/partners/directors/managing partners 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
Authorised Signatory

For Green Field Estate
Authorised 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.

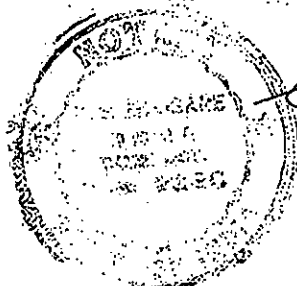
9. Applicable Laws

- 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

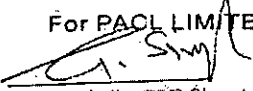
Authorized Signatory

For Green Field Estates
Page 8

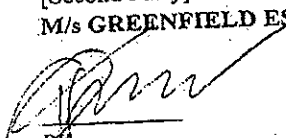
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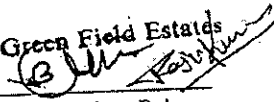
11.1. The headings in this Agreement have been done solely for ease of reference and shall not be considered in the interpretation of this Agreement. The Schedules and Annexure to this Agreement are part and parcel of this Agreement and shall be considered and read as such. It is expressly clarified 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

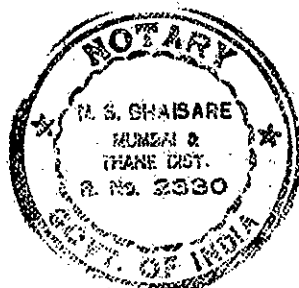
Mr. Rajiv Kumar
 [Second Party]
 M/s GREENFIELD ESTATE


 PK
 MR. PRATEEK KUMAR

For Green Field Estates

 Mr. Brij Mohan Raly
 Authorised Signatory

WITNESS:

1. FOR AND BEHALF OF THE FIRST PARTY
2. FOR AND BEHALF OF THE SECOND PARTY AND PK



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Annexure 1

Details 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
	Total Bengaluru	261.8845
Karjat	Antrat	119.0850
	Durshet	112.6549
	Gondav	204.4258
	Ardhe	271.1900
	Male	239.9500
	Pashane	275.2300
	Khadyacha Pada	31.9800
	Maṅgaon Jite	47.9003
	Total Karjat	1,302.4160
Chennai	Hanumantpuram	26.6000
Others	Khed	2,670.7085
	Kolkatta	41.4899
	Shreewardhan	176.3575
	Total	2,888.5559
	Grand Total	4,479.4564

For PACI LIMITED

Authorised Signatory

For Green Field Estates

Authorised Signatory

TRUE COPY

Rajani Associates
Advocates & Solicitors

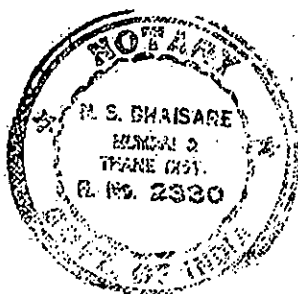
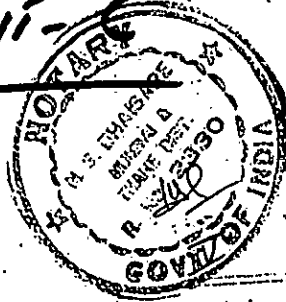


EXHIBIT - 6

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INDIA NON JUDICIAL

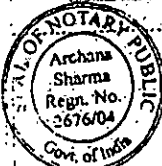
Government of National Capital Territory of Delhi

e-Stamp

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)

IN-DL71673251259348L
01-Oct-2013 03:58 PM
IMPACC (IVY) d719103/ DELHI/ DL-DLH
GUBIN-DL71910341546179949226L
PRATEEK KUMAR
Article 5 General Agreement
NA
0
(Zero)
PRATEEK KUMAR
NA
PRATEEK KUMAR
500
(Five Hundred only)

First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)



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Govt. of India

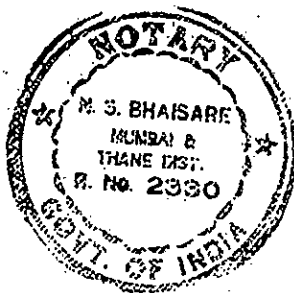
03 OCT 2013



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Statutory Note

1. The authenticity of this Stamp Certificate should be verified at www.archanasharma.com. As available on the website readers is invited.
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.



DEFINITIVE AGREEMENT FOR SETTLEMENT

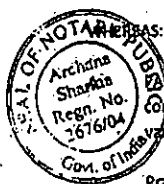
THIS DEFINITIVE AGREEMENT FOR SETTLEMENT (this "Agreement") is made and executed at New Delhi on this 2nd day of October, 2013 (the "Effective Date") between:

(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;

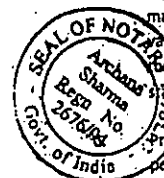
PACL, PACL Group, PK Group and Prateek Kumar are hereinafter jointly referred to as "Parties" and severally as defined above. PK Group and PACL Group are individually known as "Group". "Properties / Property" shall have the meaning and defined in Schedule 2.



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;

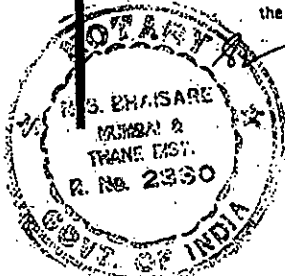
Prateek Kumar is engaged in the business of aggregation and trading of real estate/properties and to provide relating to (i) land parcels, by way of various deed /general power of attorney /agreement, executed with farmers, land owners, confirming parties and/or in any other manner as may be permissible 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 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

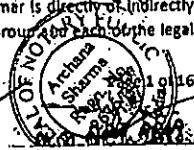


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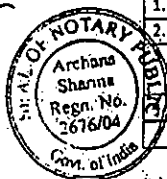
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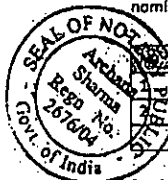
owner (in the form of shareholder, director, partner or proprietary concern, otherwise howsoever) of PK Group are his nominees and representatives, who act solely according to the instruction of Prateek Kumar. Prateek Kumar is solely responsible and accountable for all the acts and deeds of PK Group. 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 the receiving party	Amount in aggregate (Rs. Crores)
1.	Greenfield Estates	1885.03
2.	Sunshine Developers	64.50
	Synergysone Infrastructures & Projects Pvt Ltd	288.28
	Synergysone InfraDevelopers Pvt Ltd	12.98
	Total	2250.79



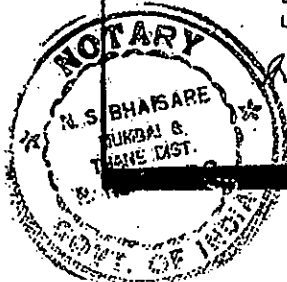
It is however clarified that Prateek Kumar was the Promoter of the following companies which had received certain part of the Advances for acquisition of Properties; however Prateek Kumar / its entities have transferred the entire shareholdings of these companies to PACL Ltd / its nominees:



No.	Name of the receiving party	Amount in aggregate (Rs. Crores)
	Ganraj Properties Private Limited	20.00
	Ecom Trade World Private Limited	15.00
	Total	35.00

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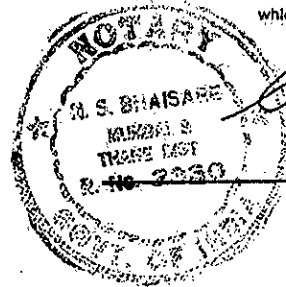
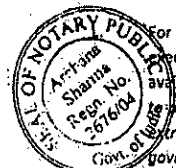
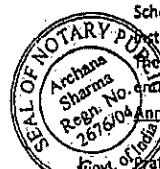
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entitled have any shareholding on the PACL Ltd and only those properties shall be under this Settlement and not PACL Limited.

- 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");
- 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 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;



3 OCT 2013
(S.S) (T.S) Tailor Chandra
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3 OCT 2013

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:

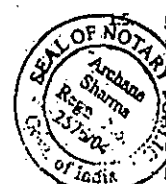
- (i) A person to be nominated by PACL ("PACL Group-MC Nominee");
 - (ii) A person to be nominated by Prateek Kumar ("PK Group-MC Nominee");
- [PACL Group-MC Nominee and PK Group-MC Nominee are collectively referred to as "Monitoring Committee/ MC"].



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.

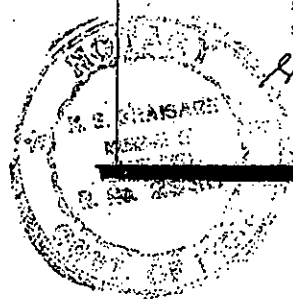


Confirmation from PK Group and PACL Group:

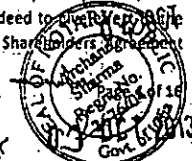
Each party has represented to the other that they are the principal obligor and person in control of PK Group / PACL Group (as the case may be) and is also authorised signatory to execute this Agreement on behalf of the PK Group/ PACL Group. PACL / Prateek Kumar has further represented that they have 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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38. Royal Orchid Infradevelopers Private Limited
Shop No.3, Paradeshi Building, Survey
No.34/4/5, Behind PICT College, Dhankowdi,
Pune - 411043

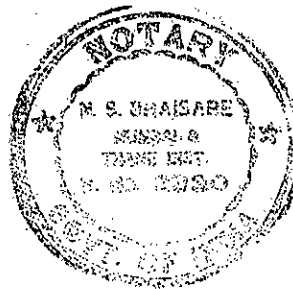
39. Beech Town Developers Private Limited
Shop No.3, Paradeshi Building, Survey
No.34/4/5, Behind PICT College, Dhankowdi,
Pune - 411043

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

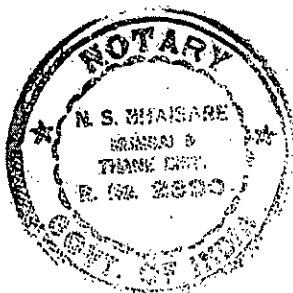
43. Mr. Pravin Nandlal Gupta, Bunglow No. 48-49
Cloud Nine Society, NIBM Road,
Mohamadwadi, Pune - 48



44. Mr. Vipin Nandlal Gupta, Bunglow No. 48-49
Cloud Nine Society, NIBM Road

45. Golden Estates- 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

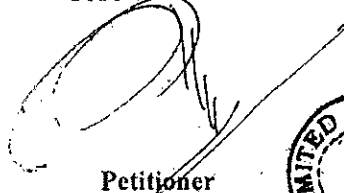
Respected Madam,

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. Pooamjeet S. Konde

Authorised Signatory

We accept:



Rajani Associates

Advocate for the Petitioner

(O.S. No. 6880)

Advocate Code: I 2167

204-207 Krishna Chambers

New Marine Lines

Mumbai - 400020

Tel. No. 40961006 Email ID: ashish.pawani@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

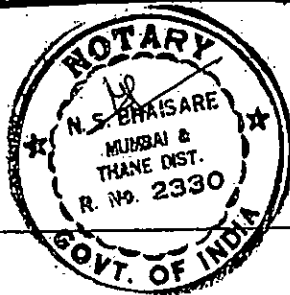
VAKALATNAMA

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.

Notary Seal
Notary Seal
Notary Seal

For BOLSHAMERHOLDING LTD

(DEEPAK VEDPATHAK)
Authorized Signatory

PRINCIPAL MEMORANDUM OF UNDERSTANDING

THIS PRINCIPAL MEMORANDUM OF UNDERSTANDING ("MoU") is made and executed at Mumbai on this 21st 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 7th 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 PARTY;
2. M/s GREENFIELD ESTATE, a Partnership Firm having its office at A-60 Sushant Lok, Old Gujranwala Colony 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).

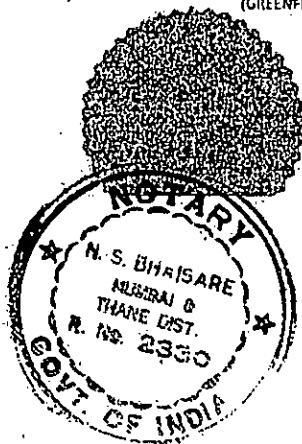
AND

3. MR. PRATEEK KUMAR, an Indian Inhabitant, age 42 years, with PAN no. AFDPK8666A, residing at Row House-1, Goldfield Society, South main Road, Koregaon Park, Pune-4 (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 herein after collectively referred to as Second Party)

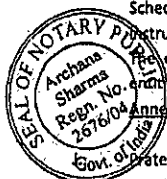
For Greenfield Estates

Partner



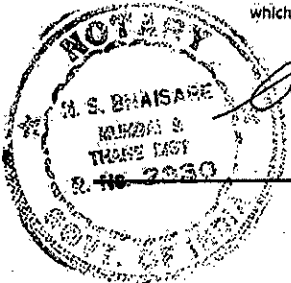
entitled have any shareholding on the PACL Ltd and only those properties shall be under this Settlement and not PACL Limited.

- 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");
- 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 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;



For 03 OCT 2013
(S.S) (T.S) Tando Chan

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03 OCT 2013

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:

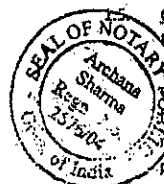
- (i) A person to be nominated by PACL ("PACL Group-MC Nominee");
 - (ii) A person to be nominated by Prateek Kumar ("PK Group-MC Nominee");
- (PACL Group-MC Nominee and PK Group-MC Nominee are collectively referred to as "Monitoring Committee/ MC").



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.

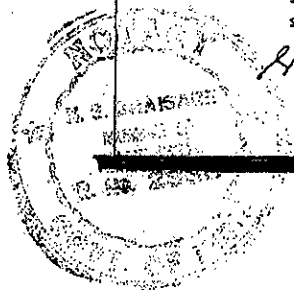
Monitoring Committee will require approval of Mr. Gurmeet Singh Chahal for all major decisions in respect of the properties as set out in the Schedule 2.



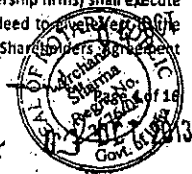
Confirmation from PK Group and PACL Group:

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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Handwritten signatures and dates: 03 OCT 2013, 04 OCT 2013, 05 OCT 2013.



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.

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:

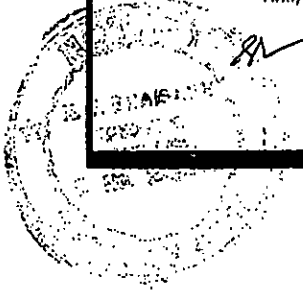
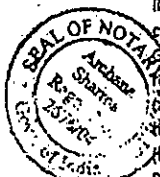
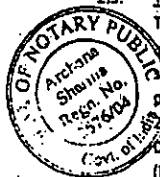
It is further agreed by and between the parties herein that PACL and/or PACL Designates shall be entitled to 80% (eighty percentage) of "Net Land Revenue" ("PACL Share") and Prateek Kumar shall be entitled to 20% (twenty percentage) of "Net Land Revenue" ("PK Share"). "Net Land Revenue" referred to above 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-attestation 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;



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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 Shareholders 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:

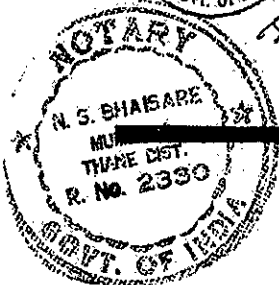
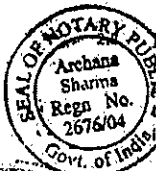
In case any funds are required in respect to clear the Encumbrance of the property or for development of the Properties or for land acquisition, etc. such part thereof or for payment of stamp duty for transfer of land or for approvals or for any other purpose, then PACL may bring in the required funds 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:

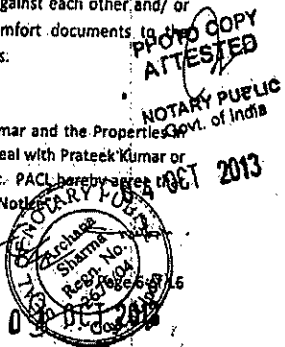
Since there were disputes and differences in respect to the Advances paid and the non-compliance of the obligation under the MOU-1, MAA and MOU-2, both parties had filed certain complaints and/or cases against each other at various places. In lieu of the settlement arrived at between the parties herein 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 notice 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 to publish notice to the satisfaction of both the parties ("Publish Notice").



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Deposit of Documents:

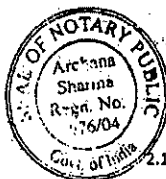
Parties hereby admit and acknowledge that all the original title documents in respect to the Properties (as set out in the Schedule 2 and Annexures) including but not limited to revenue records, MOU's agreements, conveyances, POA, Agreement for Sale and also the Transfer Forms, Share Certificates, EGM 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 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.

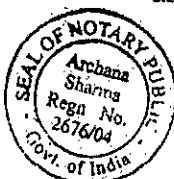
2.10.2 Synergyone Infrastructure & Projects Pvt. Ltd. shall transfer and assign the properties set out Firstly in Schedule 5 in favour of PK Group or its entities at the cost of PACL within the period of 60 days from hereof.

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 60th 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.



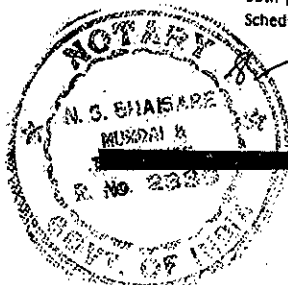
2.10.4 Notwithstanding anything contained anywhere else in this Agreement, for any and all properties of Synergyone Infrastructure & Projects Pvt. Ltd., no decision or authority shall be exercised by Prateek Kumar or MC and the same shall rest with PACL.

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.



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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;

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;

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.

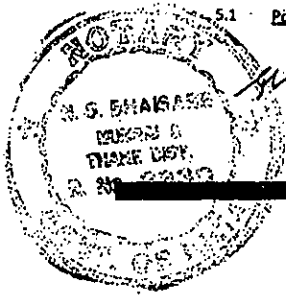
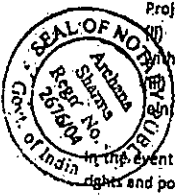
5. Monitoring Committee

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);

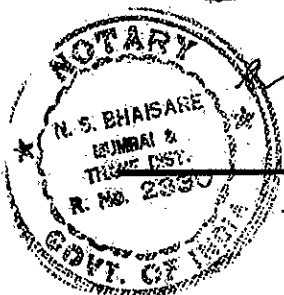
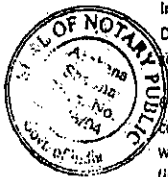
6.1.3. refrain from violating, breaching, or defaulting, and from taking or failing to take any action that (with or without notice or lapse of time, or both) would constitute a violation, breach, or default under, any term or provision of any law or regulation or contract to which they are a party or 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 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, 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.

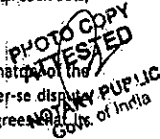
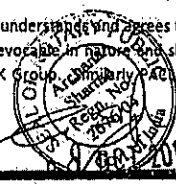
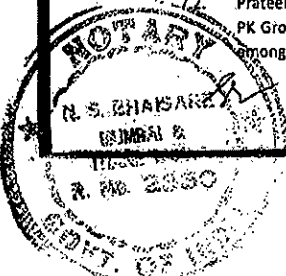
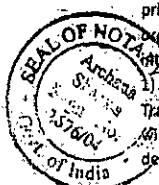
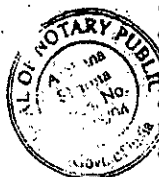
6.1.18. Forthwith handover all the operations (including business operation, dealings, development, etc. whatsoever) of the Company / Firms to the MC;

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.

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. Prateek Kumar, authorised signatory understands and agrees that



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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:

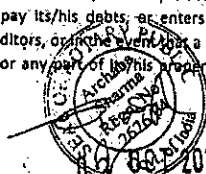
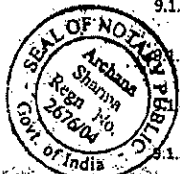
- 8.1.1. any misrepresentation, inaccuracy, incorrectness or incompleteness in, or breach of any warranties / covenant provided by the party herein contained in this Agreement and /or the Transaction Documents;
- 8.1.2. any losses arising due to non compliance or non-adherence by any party of any provisions 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.

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

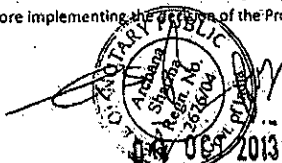
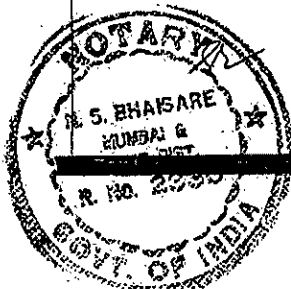
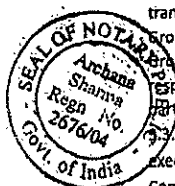
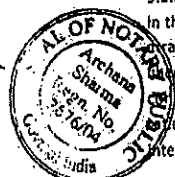
9.3

Dispute /Differences in management of the Properties by MC:

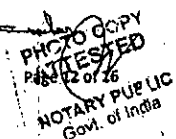
9.3.1 In the event if there are any differences in the MC regards development and /or transfer of any of the Properties as set out in this Agreement, then Prateek Kumar and the PK Group and PACL and /or PACL Designates shall divide the properties in the ratio of 80:20 (PACL Group: PK Group) by metes 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 portioned 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 terms 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:

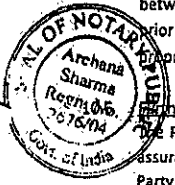
This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

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.

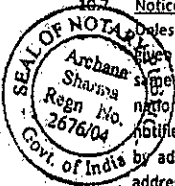


10.6 Further Assurance:

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.

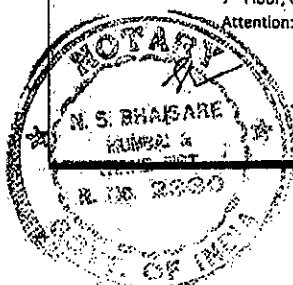
10.7 Notices:

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.



03 OCT 2013 to PACL / PACL Group :
PACL Limited

7th Floor, Gopaldas Bhawan, Barakhamba Road, New Delhi
Attention: (Mr Gurmeet Singh)



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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.

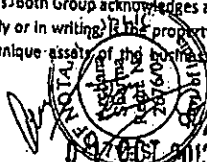
10.9.4 in the event of conflict between the terms of this Agreement and the provisions of the Transaction Documents, best endeavours shall be made to achieve harmonious construction, taking into account all relevant documents including this Agreement falling which the provisions of this Agreement shall 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 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 asset 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:

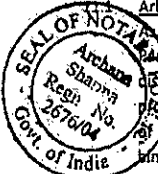
Each Party acknowledges and agrees that monetary damages may be an inadequate remedy for breach or threatened breach of the provisions of this Agreement, and each Party agrees that, notwithstanding anything to the contrary herein, in the event of a breach of any provisions of this Agreement, the respective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



11. Arbitration

Arbitration:

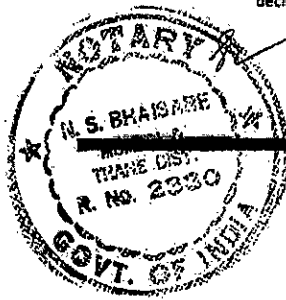
In the event there is limited dispute and difference between the Parties in respect to this Agreement, the Parties have mutually agreed and accepted to appoint a sole arbitrator to resolve the aforesaid dispute arisen between the Parties and such arbitration which shall be governed by the provisions 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.



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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 cost of the arbitration procedure. The Parties shall submit to the arbitrator



Handwritten signatures of the parties.

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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. 173/10, Pandhara

2 DANDEY MOHAN
101, CLOVO 9, Nizam U, Delhi

SIGNED AND DELIVERED
by the withinnamed
PACL Group Set Out in Schedule 1
represented by Mr. Beant Singh
and Chandar Mohan Shalla

as authorised signatory of
the Entities Set out in Firstly of
Schedule 1

1 M. L. Sethi
DANDEY MOHAN

SIGNED AND DELIVERED
by the withinnamed Prateek Kumar
Mr. Prateek Kumar
in the presence of

M. L. Sethi
DANDEY MOHAN

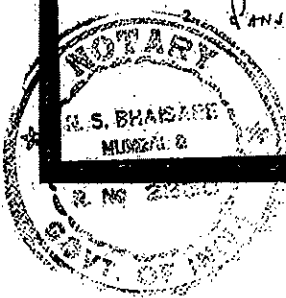
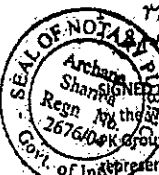
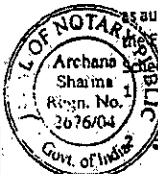
SIGNED AND DELIVERED
by the withinnamed
Group Set Out in Schedule 1
represented by Mr. Prateek Kumar
as authorised signatory and
as power of attorney holder of
the Entities Set out in Secondly of
Schedule 1

1 M. L. Sethi
DANDEY MOHAN

Gurmeet Singh
Tarlochan Singh
Sukhdev Singh Gill
Subrato Bhattacharya
M. L. Sethi

Beant Singh
Chandar Mohan Shalla
Prateek Kumar
M. L. Sethi

Prateek Kumar
M. L. Sethi



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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	Synergione Infrastructure & Projects Private Limited	Private Limited Company	No	N.A.
5	Synergione Infradevelopers Private Limited	Private Limited Company	No	N.A.
6	Shoratal 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	Unishills Infrastructure & Projects Private Limited	Private Limited Company	No	N.A.
12	Bivekale 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	Synergione 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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Handwritten signatures and dates: 04 OCT 2013, 08 OCT 2013

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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 Infracities 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	Aronaha 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	Deva Tree Pvt. Ltd.	Private Limited Company	No	NA



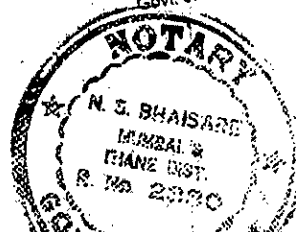
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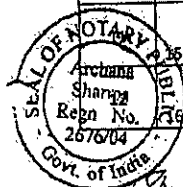
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Schedule 3

(List of 14 MOU's)

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



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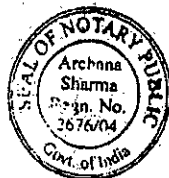
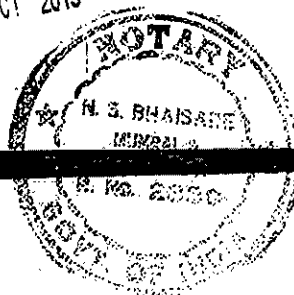


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SCHEDULE 4			
Firstly			
S.No.	Named of the Entity Holding Land Parcel	PACL Group Shareholdings and Entitlements	PK Group Shareholdings and Entitlements
1	Swisstown Developers Private Limited	80%	20%
2	Royal Orchid Infradevelopers Private Limited	80%	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%
	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%

SEAL OF NOTARY
Archana Sharma
Regn. No. 2676/04
Govt. of India

SEAL OF NOTARY
Archana Sharma
Regn. No. 2676/04
Govt. of India

03 OCT 2013

SEAL OF NOTARY
Archana Sharma
Regn. No. 2676/04
Govt. of India

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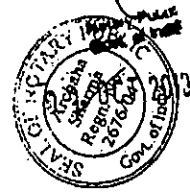
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	Private Limited		
28	Dharatal Promoters & Infra Developers Private Limited	80%	20%
29	Castle Infraestates Private Limited	80%	20%
30	Inspire Infraestates Private Limited	80%	20%
31	Stonewater Properties Private Limited	80%	20%
32	Stonewater Properties 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 Infraheights Private Limited	80%	20%
38	Green Fortune Promoters & Developers Private Limited	80%	20%
39	Synergysone 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%
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	Arontha Properties Private Limited	80%	20%
57	Bhatta Fall & Resorts Private Limited	80%	20%
58	Greenvalley Infracity Private Limited	80%	20%



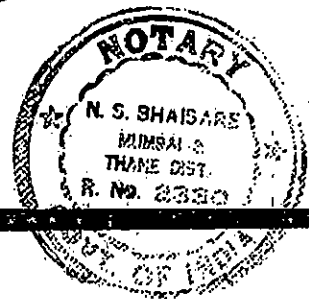
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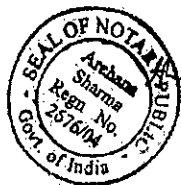
Schedule 6

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

Devshri Infrahomes Private Limited	Madurai	39.00	56
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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	Samānatham	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	



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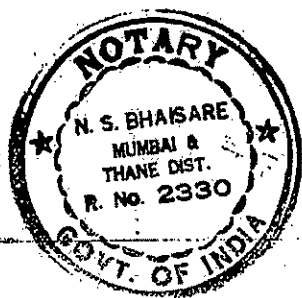
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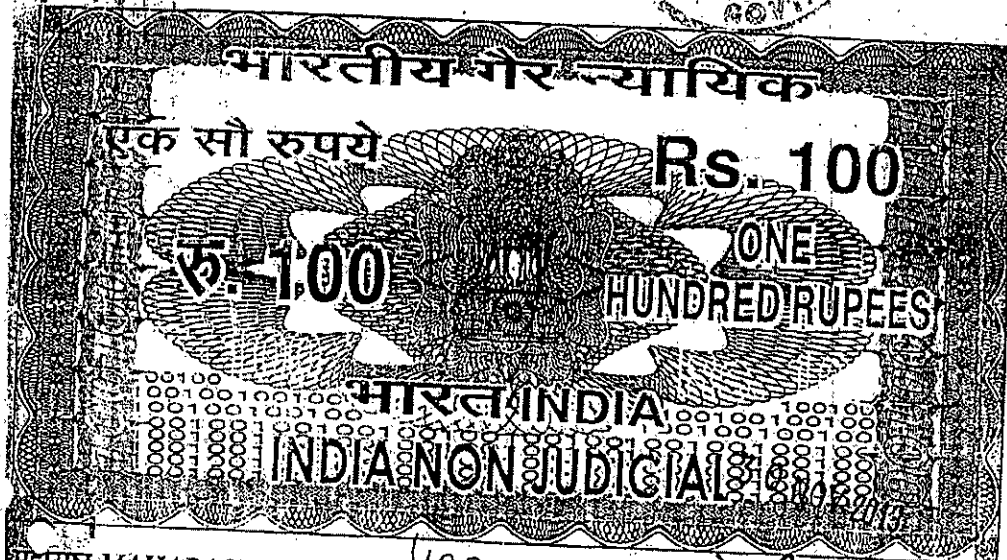
TRUE COPY

Rajani Associates
Advocates & Solicitors

EXHIBIT



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MAHARASHTRA

गुप्तक कार्यालय, मुंबई
विवरण क्र. २०५
22 NOV 2013

क्र. ५०८ दिनांक:

विश्वजी पी. ज्योती प्र. दुआ
९, कोडांजी चाल नं. १, आसुवेव पेडणेकर मार्ग,
टाटा होरिफ्टल जवळ

श्री/श्रीमती.....
यांचे न्यायिकेतर मुद्रांक नंबर (विश्वजी प्र. दुआ)
L.S.V. No. 205 Ambekar Rd, Dadar (E), Mumbai-14.

30 NOV 2013
E102 KC 950773

SUPPLEMENTAL AGREEMENT TO
THE DEFINITIVE AGREEMENT FOR SETTLEMENT

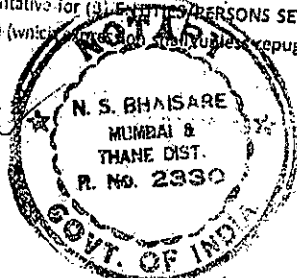
स्टॅम्प रोलर
परत, मुंबई

THIS SUPPLEMENTAL AGREEMENT TO DEFINITIVE AGREEMENT FOR SETTLEMENT DATED 2 OCTOBER 2013 (this "Agreement") is made and executed at Mumbai on this 30th 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. Gurmeet 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/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, Mohmadwhdi, 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:

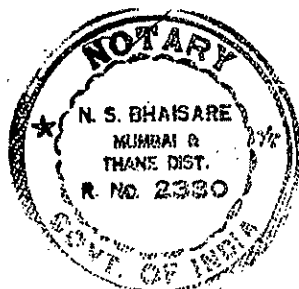
- A. The Parties have entered into a Definitive Agreement for Settlement dated 2 October 2013 ("Settlement Agreement") wherein the parties have interalia put to rest their differences and disagreements and arrived at a full and final settlement in which the Properties and the Companies which form part 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 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



Signature

Signature

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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 Synergione 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 Synergione 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 Synergione 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 75th 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 65th days from execution hereof ("Synergione Effective Date"). MC shall give effect to this transfer on the Synergione 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 Synergione 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:

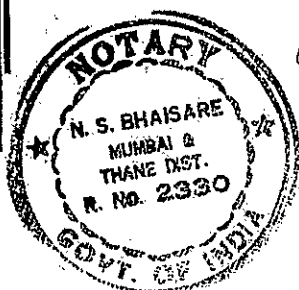
2.13 Special terms for certain Properties:

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. Miscellaneous

2.1 Assignment and Assuany

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 PACL.

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.

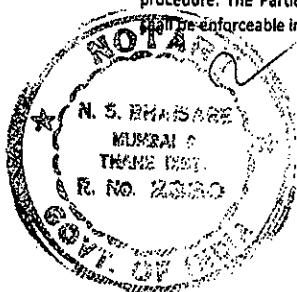
3 Arbitration

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] *[Handwritten 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 Bhalla)
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 Roy up
(180 Vimal Road, Gurgaon)
2 C.P. Dhandhale

Mukesh Roy
C.P. Dhandhale

41. A EMBASSY APPRO
W + H + R + S + D + S + D
Mukesh



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Schedule 1

Firstly
ENTITIES/PERSONS OF PAUL
[•]

Secondly
ENTITIES/PERSONS OF PK GROUP
[•]





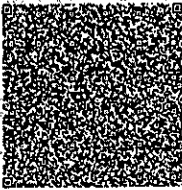
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INDIA NON JUDICIAL

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-DL72100309921668501930M
Purchased by	: PAQL LIMITED
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PAQL LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: PAQL LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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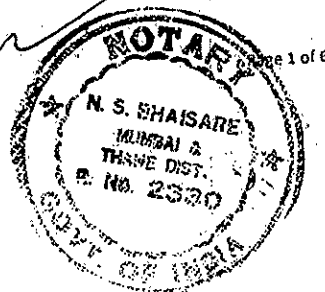
COMPROMISE DEED

THIS COMPROMISE DEED is made and executed at New Delhi on this 7th day of January, 2014
between:

For PAQL LIMITED

Auth. person Signature

Standard Alert:



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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;

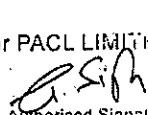
PACL and Prateek Kumar are hereinafter jointly referred to as "Parties" and severally as defined above.

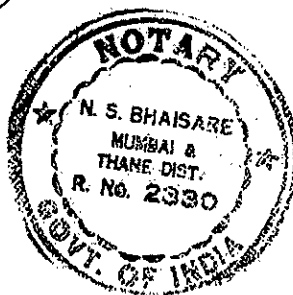
WHEREAS:

- 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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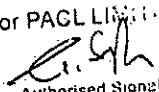
set out in Schedule hereunder written). However, due to communication gap, certain properties were transferred to one Company called Sunshine Infracity Pvt. Ltd.

- 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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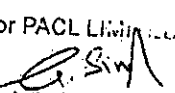
employees and also shall not make any counter claim or initiate any civil proceedings against PACL on this account.

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 then 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

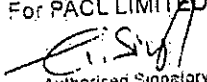

Authorised Signatory

Page 4 of 6



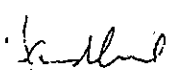
IN WITNESS WHEREOF the Parties to this COMPROMISE DEED, do hereby set and append their respective hands on the day and date first mentioned above at Mumbai.

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. KHANDERWAL
41-13 Embassy Appvt
2 NE/24/25/26 Road
Mumbai

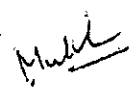


SIGNED AND DELIVERED
by the within named Prateek Kumar
Mr. Prateek Kumar



In the presence of

- 1 Mukesh Aggarwal
150 Digital Trade Centre
Sector Road, Gurgaon



2



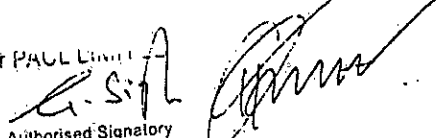
207

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Schedule
(Properties of the said Company)

S.No	State	Village	Taluka/ Tehsil	Survey No.	Area In Acres	Document Type
1	Maharashtra	Sus	Mulshi, Pune	60/1, 60/2, 61/5, 61/9, 61/11, 62/2, 66, 70/1, 70/2	34.570	Sale Deed
2	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	15.690	Sale Deed
3	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	28.425	Sale Deed
4	Maharashtra	Sus	Mulshi, Pune	70/3	06.700	Sale Deed
					85.385	

For PAUL Limited


 Authorised Signatory


206
96

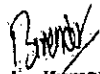
**EXTRACT OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF M/S
SUNSHINE INFRACITY PRIVATE LIMITED HELD ON MONDAY, THE 02ND DAY OF
SEPTEMBER, 2013 AT 11.00 A.M AT PLOY NO. 93 SECTOR 32 INSTITUTIONAL AREA
GURGAON 122 001**

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, Jaipur, 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

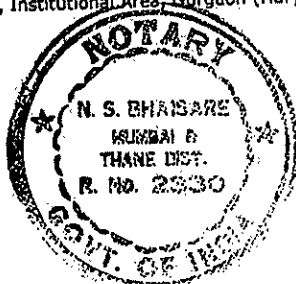
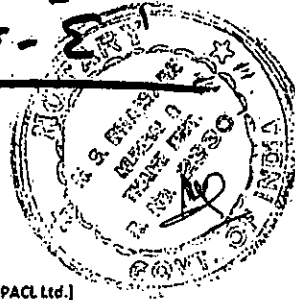


EXHIBIT E

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EXHIBIT - E



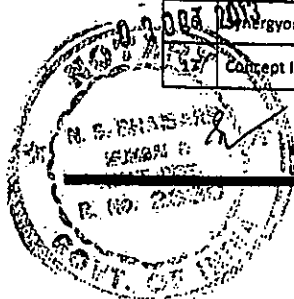
Schedule 1
Firstly
[PACL Group/Persons of PACL Ltd.]

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 Anya Green Estate	Partnership Firm	No	N.A.
4	Emergyone Infrastructure & Projects Private Limited	Private Limited Company	No	N.A.
5	Emergyone Infradevelopers Private Limited	Private Limited Company	No	N.A.
6	Parasat 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	Umber Hills Infrastructure & Projects Private Limited	Private Limited Company	No	N.A.
12	Live Date Infraestates Private Limited	Private Limited Company	No	N.A.
13	Kemplyfalls Resorts Private Limited	Private Limited Company	No	N.A.
14	Comfort Infralheights Private Limited	Private Limited Company	No	N.A.
15	Green Fortune Promoters & Developers Private Limited	Private Limited Company	No	N.A.
16	Emergyone Real Estate Private Limited	Private Limited Company	No	N.A.
17	Concept Infraestates Private Limited	Private Limited Company	No	N.A.



04 OCT 2013
PHOTO COPY
ATTESTED
NOTARY PUBLIC
N. Govt. of India

Handwritten signatures and dates, including "04 OCT 2013".

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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	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	Deva Tree Pvt. Ltd.	Private Limited Company	No	NA



03 OCT 2013

ATTESTED

04 OCT 2013

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ATTESTED
NOTARY PUBLIC
Govt. of India

TRUE COPY

Rajani Associates
Advocates & Solicitors

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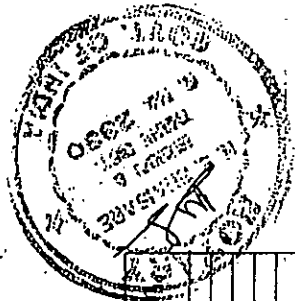


EXHIBIT - F

SCHEDULE 2 Firstly

Named of the Entity Holding Land Parcel	Land Parcel	CHECKED BY MR. JAGGI	Extent in Acres	Annexure No.
Swisstown Developers Private Limited	Dodhlaapur	YES	18.650	1
Royal Orchid Infra Developers Private Limited	Diamond Harbour	YES	50.313	2
Beech Town Developers Private Limited	Shreegarhian	YES	176.358	3
Palm Spring Greenody Developers Private Limited (DELHI OFFICE)	Karda - Hotel	YES	8.525	4
E Com Trade World Private Limited	Tribhanga 2	YES	25.900	5
E Com Trade World Private Limited	Bachipura	YES	40.087	6
E Com Trade World Private Limited	Narainpore	YES	1.125	6-A
Genral Properties Private Limited	Agarwal, Pashang	YES	832.656	7
Woodsville Projects Private Limited	Ankai	YES	44.825	8
Woodsville Projects Private Limited	Angkal	YES		8-A

Secondly

Named of the Entity Holding Land Parcel	Land Parcel	Extent in Acres	Annexure No.
Greenfield Estates	Durket	37.41	9
Greenfield Estates (PACI DELHI OFFICE)	Mansoon	47.90	10
Greenfield Estates (PACI DELHI OFFICE)	Goudav	204.43	11
Greenfield Estates (PACI DELHI OFFICE)	Anuraj	119.08	12
Greenfield Estates	Tihar	114.29	13
Greenfield Estate Bangalore	22 Area Commercial	16.00	14
Greenfield Estate Bangalore	LP Masar	3.30	15
Greenfield Estate Bangalore (PACI DELHI OFFICE)	NH 7 Signature City	194.67	16
Greenfield Estate Bangalore	Shreevare	2.20	17
Greenfield Estate Bangalore	Velhanka 1	29.07	18
NSB Arya Green Estate	Greater Noida	129.00	19
Synergysone Infrastructure & Projects Private Limited	Bangpaur	24.00	20
Synergysone Infrastructure & Projects Private Limited	MADE	25.00	21
Synergysone Infrastructure & Projects Private Limited	MC	1.50	22
Synergysone Infrastructure & Projects Private Limited	Koregaon Park	0.58	23
Synergysone Infrastructure & Projects Private Limited	Palihar	7.50	24
Synergysone Infrastructure & Projects Private Limited	Adhaji Charhar	203.00	25
Synergysone Infrastructure & Projects Private Limited	Channal	170.81	26
Synergysone Infrastructure & Projects Private Limited	Cante Valley	9.00	27
Synergysone Infrastructure & Projects Private Limited	Sonawari Garden	610 sq yds	28
Synergysone Infrastructure & Projects Private Limited	Hari Nagar	350 sq yds	29
Synergysone Infrastructure & Projects Private Limited	Shankar Road IV	6300 sq ft	30
Synergysone Infrastructure & Projects Private Limited	Shan	101	31

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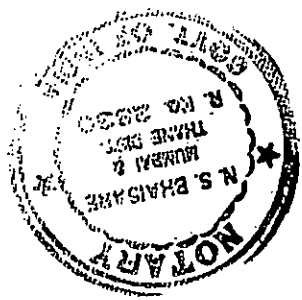
No.	Named of the Entity Holding Land Parcel	Land Parcel	CHECKED BY MR. JAGGI	Extent in Acres	Annexure No
14	Synergione Infrastructure & Projects Private Limited	Banerghata	YES	10.800	32
15	Synergione Infrastructure & Projects Private Limited	Sankar	YES	20.750	33
16	Synergione Infrastructure & Projects Private Limited	Handi Jagannagole	YES	7.175	34
17	Synergione Infrastructure & Projects Private Limited	Ethupurana	YES	8.510	35
18	Dharaal Promoters & Infra Developers Private Limited	Sivdhar, Banasuri	YES	20.470	36
19	Castle Infrastructures Private Limited	Golmalra, Derabassi	YES	35.000	37
20	Inspire Infrastructures Private Limited	Golmalra, Derabassi	YES	10.000	38
21	Stonewater Properties Private Limited	Golmalra, Derabassi	YES	10.000	39
22	Stonewater Properties Private Limited	Nakara, Hebbal Bengaluru	YES	0.93	40
23	Redwood Heights Estates Private Limited	Greiner, Noida	YES	10.63	41
24	Underhill Infrastructure & Projects Private Limited	Greiner, Noida	YES	12.50	42
25	Riverdale Infrastructures Private Limited	Greiner, Noida	YES	10.63	43
26	Kempy Falls Resorts Private Limited	Kempy Falls	YES	7.18	44
27	Comfort Infralights Private Limited	Kanapura Bengaluru	YES	8.70	45
28	Green Fortune Promoters & Developers Private Limited	Varur Bengaluru	YES	67.92	46
29	Synergione Real Estate Private Limited	Whitefield	YES	70.97	47
30	Concept Infrastructures Private Limited	Kanpur	YES	6.26	48
31	Lakewood Infra Projects Private Limited	Thiruvananthapuram, Kollam	YES	4.14	49
32	Wildoak Infrastructure & Projects Private Limited	Yeniyasi	YES	178.73	50
33	Wildoak Infrastructure & Projects Private Limited	Savli, Near Kalia	YES	590.75	51
34	Wildoak Infrastructure & Projects Private Limited	Chitradurga	YES	144.88	52
35	Sunshine Infratech Private Limited	Surendra	YES	2.33	53
36	Fortune Infratech Private Limited	Sri	YES	38.24	54
37	Agro Town Developers Private Limited	Umber, Khabhar	YES	33.56	55
38	Exquisite Infrastructure Private Limited	Harad, Jagannagole	YES	37.60	56
39	Sunshine Infra Promoters Private Limited	NH 7 Railway Track, DEVAHALLI	YES	45.53	57
40	Megastar Infracon Private Limited	Woodville, Andal	YES	7.98	58
41	Serde Energy Resources Private Limited	Blaguet	YES	100.18	59
42	Splendor Infratech Private Limited	Andal	YES	0.00	60
43	Crest Media & Entertainment Private Limited	Sri	YES	48.84	60A
44	Union Global Hospitality Private Limited	Nagole, Bhivandi	YES	10.00	
45	Aashika Promoters and Developers Private Limited	Jamshedpur	YES	0.00	
46	Aashika Promoters and Developers Private Limited	Amritha, Sindhupur	YES	99.74	60B
47	Bhutta Fall & Resorts Private Limited	Bhutta Fall, Mussoorie	YES	4.95	60C
48	Greenvalley Infratech Private Limited	Purbi, Bihar	YES	48.47	60D
49	Prateek Kumar	Kamanjalli	YES	4000 sq ft	61
50	Prateek Kumar	Yadga	YES	14.38	62
51	Prateek Kumar	Yadga	YES	88.57	63
52	Prateek Kumar	Yadga, Chindolli, Thang	YES		
53	Prateek Kumar	Yadga	YES	3242.47	64
54	Prateek Kumar	Kandla, Mahabaleshwar	YES	1431.32	65
55	Greenfield Estates	Wardhol	YES	89.52	66
56	Synergione Infrastructure & Projects Private Limited	Chennai	YES	26.66	67
57	Synergione Infrastructure & Projects Private Limited	Sri & Nagole (Pac)	YES	65.88	68
58	Swistown Developers Private Limited	Isroddi, Kalia	YES	10.06	69
59	NSB INFRASTRUCTURE & PROJECTS PVT. LTD.	SCOTTAM, BUDH NAGAR	YES	8.951	70



EXHIBIT 'F'

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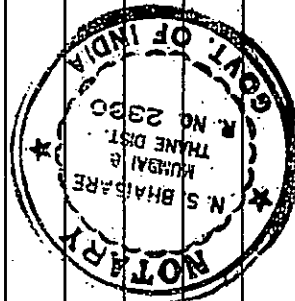
DETAILS OF LAND AT DODDABALLAPUR, KARNATAKA HELD BY M/S SWISS TOWN DEVELOPERS PVT LTD						
Annexure 'I'						
S.No.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Karnataka	Kadathanamale	Hesaraghatta Hobli	56/p-p4	0.875	Sale Deed
2	Karnataka	Kadathanamale	Hesaraghatta Hobli	60/p-p1	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 (32)

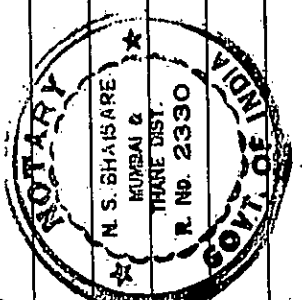
DETAILS OF LAND AT DIAMOND HARBOUR, KOLKATTA HELD BY M/S ROYAL ORCHID INFRADEVELOPERS PVT LTD						
Annexure '2'						
No.	State	Village	Taluka/ Tehsil	Survey No./Gut no.	Area in Acres	Document Type
1	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.780	SALEDEED
2	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.280	SALEDEED
3	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.648	SALEDEED
4	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.180	SALEDEED
5	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.210	SALEDEED
6	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.122	SALEDEED
7	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.260	SALEDEED
8	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.760	SALEDEED
9	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.045	SALEDEED
10	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.640	SALEDEED
11	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.380	SALEDEED
12	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.290	SALEDEED
13	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.950	SALEDEED
14	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.230	SALEDEED
15	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.160	SALEDEED



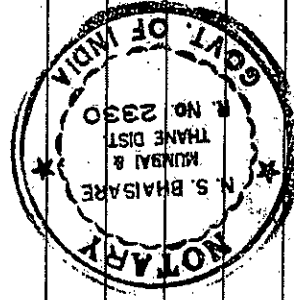
67

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17	Kolkata	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.490	SALEDEED
13	Kolkata	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.900	SALEDEED
18	Kolkata	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.148	SALEDEED
19	Kolkata	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	3.060	SALEDEED
20	Kolkata	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.140	SALEDEED
21	Kolkata	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.925	SALEDEED
22	Kolkata	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.135	SALEDEED
23	Kolkata	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.590	SALEDEED
24	Kolkata	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	1.100	SALEDEED
25	Kolkata	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	1.100	SALEDEED
26	Kolkata	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.520	SALEDEED
27	Kolkata	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.590	SALEDEED
28	Kolkata	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	1.100	SALEDEED
29	Kolkata	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.230	SALEDEED
30	Kolkata	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.180	SALEDEED
31	Kolkata	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.180	SALEDEED
32	Kolkata	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.290	SALEDEED

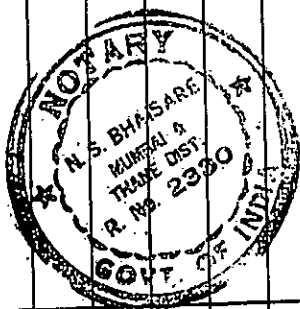


3	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.530	SALEDEED
4	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.183	SALEDEED
5	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.890	SALEDEED
6	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.118	SALEDEED
7	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.600	SALEDEED
8	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.875	SALEDEED
9	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		1.640	SALEDEED
0	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.123	SALEDEED
1	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.120	SALEDEED
2	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.195	SALEDEED
3	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.683	SALEDEED
4	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.490	SALEDEED
5	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.150	SALEDEED
6	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		1.820	SALEDEED
7	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.410	SALEDEED
8	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.161	SALEDEED
9	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.170	SALEDEED

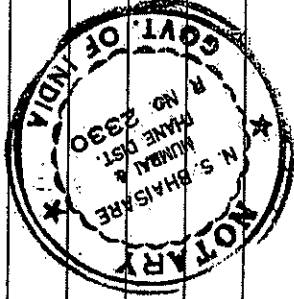


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50	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.104	SALEDEED
51	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.180	SALEDEED
52	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.490	SALEDEED
56	Kolkatta	Mohanpur Tal. Diamond - Hurbour	Mohanpur Taluka, District-24 Parganas		0.700	SALEDEED
87	Kolkatta	Mohanpur Tal. Diamond - Hurbour	Mohanpur Taluka, District-24 Parganas		1.173	SALEDEED
88	Kolkatta	Mohanpur Tal. Diamond - Hurbour	Mohanpur Taluka, District-24 Parganas		0.185	SALEDEED
85	Kolkatta	Mohanpur Tal. Diamond - Hurbour	Mohanpur Taluka, District-24 Parganas		0.700	SALEDEED
58	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.140	SALEDEED
54	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.140	SALEDEED
56	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.256	SALEDEED
60	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.340	SALEDEED
61	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.690	SALEDEED
62	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.590	SALEDEED
63	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.100	SALEDEED
64	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.220	SALEDEED
65	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.250	SALEDEED
66	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.560	SALEDEED



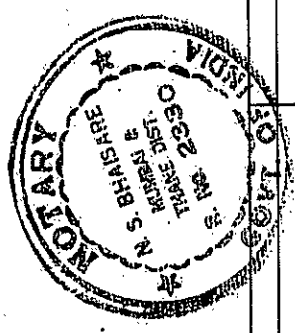
7	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.330	SALEDEED
8	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.460	SALEDEED
9	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.310	SALEDEED
10	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		1.160	SALEDEED
1	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.970	SALEDEED
2	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.380	SALEDEED
3	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.940	SALEDEED
4	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.160	SALEDEED
5	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.440	SALEDEED
6	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.720	SALEDEED
7	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.730	SALEDEED
8	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.250	SALEDEED
9	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.450	SALEDEED
10	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.300	SALEDEED
1	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.110	SALEDEED
2	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.620	SALEDEED
3	Kolkatta	Chandnagar Diamond - Harbour	Chandnagar Gram Panchayat, District-24 Parganas		0.250	SALEDEED



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							SALEDEED
84	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.410		
85	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.630		
86	Kolkatta	Chandnagar Diamond - Hurbour			0.752		
87	Kolkatta	Chandnagar Diamond - Hurbour			0.350		
88	Kolkatta	Chandnagar Diamond - Hurbour			0.140		
89	Kolkatta	Chandnagar Diamond - Hurbour			0.260		
90	Kolkatta	Chandnagar Diamond - Hurbour			0.245		
91	Kolkatta	Chandnagar Diamond - Hurbour			0.030		
92	Kolkatta	Ram Govindpur Diamonda Harbour			0.470		
93	Kolkatta	Ram Govindpur Diamonda Harbour			0.965		
94	Kolkatta	Ram Govindpur Diamonda Harbour			0.129		
95	Kolkatta	Chandnagar Diamond - Hurbour			2.155		
96	Kolkatta	Ram Govindpur Diamonda Harbour			0.270		
97	Kolkatta	Chandnagar Diamond - Hurbour			0.060		
98	Kolkatta	Chandnagar Diamond - Hurbour			0.320		
99	Kolkatta	Chandnagar Diamond - Hurbour			0.060		
100	Kolkatta	Chandnagar Diamond - Hurbour			0.830		
101	Kolkatta	Ram Govindpur Diamonda Harbour			0.070		
					50.313		



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SHREELAXMI

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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	39/4,39/2,101/8,105/7,100/1D,101/2/7,39/3,105/5,34/3B,101/4,101/3,105/6,34/2B,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	



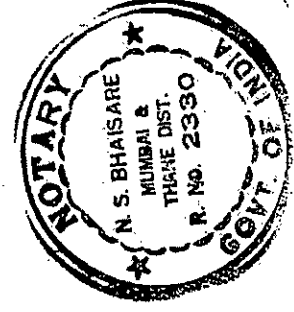
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KARLA

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DETAILS OF LAND AT KARLA, PUNE MAHARASTRA HELD BY M/S PALM SPRING GREENTOWN DEVELOPERS PVT LTD						
Annexure '4'						
S.NO.	State	Village	Taluka/ Tehsil	Survey No./Gut no.	Area in Acres	Document Type
1	Maharashtra	Karla	Taluka Mayal, Pune	29,30	8.525	Sale Deed
					8.525	

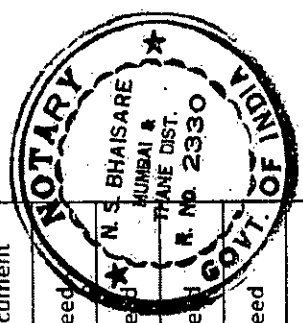


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YEHILANKA

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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	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	52	1.50000	Sale Deed
2	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	30	1.50000	Sale Deed
3	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	47	1.50000	Sale Deed
4	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	33	1.50000	Sale Deed
5	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	48	1.50000	Sale Deed
6	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	51	1.50000	Sale Deed
7	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	31	1.50000	Sale Deed
8	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	34	1.50000	Sale Deed
9	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	46	1.50000	Sale Deed
10	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	49	1.50000	Sale Deed
11	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	41	1.50000	Sale Deed
12	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	40	1.50000	Sale Deed
13	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	29	1.50000	Sale Deed

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14	Karnataka	Yehlanka	Yehlanka Hobli, Banglore North Taluk	35	1.50000	Sale Deed
15	Karnataka	Yehlanka	Yehlanka Hobli, Banglore North Taluk	50	1.50000	Sale Deed
16	Karnataka	Yehlanka	Yehlanka Hobli, Banglore North Taluk	36	1.50000	Sale Deed
17	Karnataka	Yehlanka	Yehlanka Hobli, Banglore North Taluk	45	1.50000	Sale Deed
	Total Area				25.50000	

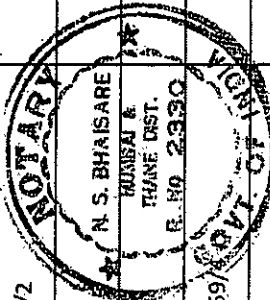


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BYCHAPURA

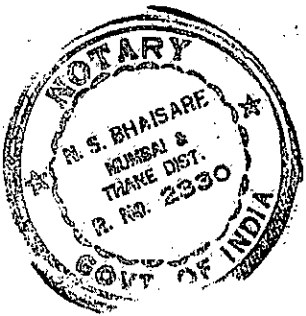
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DETAILS OF LAND AT BYCHAPURA, KARNATAKA HELD BY M/S PK						
Annexure '6' made sale deed and cancelled, again given ATS /GPA on the same date and same party						
Sr. No	State	Village	Taluka/ Tehsil	Survey No.	Area (In Acres)	Type of Document
1	Karnataka	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, 45/2B, 45/4, 45/2 B1, 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	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	

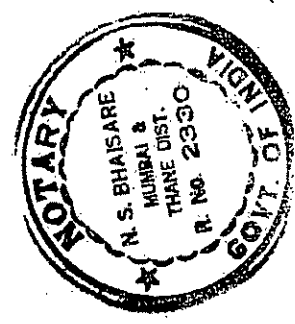


ANNEXURE - 6A

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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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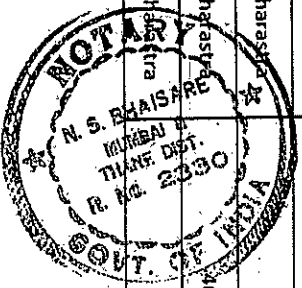
DETAILS OF LAND AT ARDHE, PASHNE & MALE, MAHARASTRA HELD BY M/S GANRAJ PROPERTIES PVT LTD.						
S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Maharashtra	Pashne	Karjat, Maharashtra	73/4, 69/3	5.825	Saleded
2	Maharashtra	Ardhe	Karjat, Maharashtra	22/28, 16/10A, 16/5, 27/7A, 20/8A, 16/108	12.25	Saleded
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, 432+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, 59/18(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	32/181	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

Annexure '7'

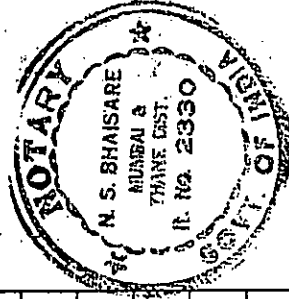
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S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
16	Maharashtra	Pashne	Karjat, Maharashtra	28, 22/1B2	2.475	ATS/GPA
17	Maharashtra	Ardhe	Karjat, Maharashtra	51/4, 73/16, 53/3A, 27/2A, 32/1 A (2)	20.587	ATS/GPA
18	Maharashtra	Male	Karjat, Maharashtra	16/6B, 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, 39/1B, 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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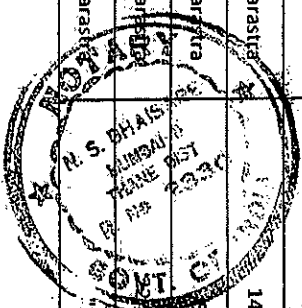
S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
33	Maharashtra	Ardhe	Karjat, Maharashtra	35/5b	3.375	ATS/GPA
34	Maharashtra	Pashne	Karjat, Maharashtra	49/4A(5)	1.975	ATS/GPA
35	Maharashtra	Pashne	Karjat, Maharashtra	67/4	0.625	ATS/GPA
36	Maharashtra	Khadyacha Pada	Karjat, Maharashtra	"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	"32/182	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	20/6B, 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/AK, 77/15A, 23, 24/3A, 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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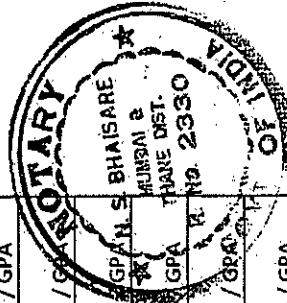
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S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
50	Maharashtra	Arche	Karjat, Maharashtra	32/6,31	4.95	ATS / GPA
51	Maharashtra	Arche	Karjat, Maharashtra	32/4,32/28	6.4475	ATS / GPA
52	Maharashtra	Khadyacha Pada	Karjat, Maharashtra	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	52/8/1	2.875	ATS / GPA
65	Maharashtra	Male	Karjat, Maharashtra	52/8/34/1	9.45	ATS / GPA
66	Maharashtra	Male	Karjat, Maharashtra	52/2/4	1.65	ATS / GPA

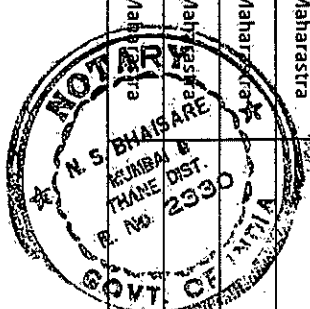


S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
67	Maharashtra	Ardhe	Karjat, Maharashtra	32/5	2.9	ATS / GPA
68	Maharashtra	Pashne	Karjat, Maharashtra	74/5,76/1,76/58,79	4.98	ATS / GPA
69	Maharashtra	Pashne	Karjat, Maharashtra	52/11(1)	1.25	ATS / GPA
70	Maharashtra	Pashne	Karjat, 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	74/18	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

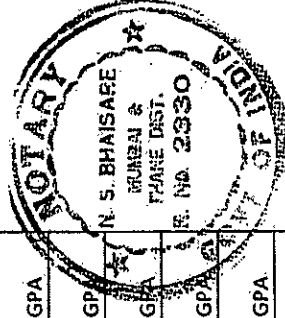


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S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
84	Maharashtra	Pashne	Karjat, Maharashtra	60/11	3.9725	ATS / GPA
85	Maharashtra	Pashne	Karjat, Maharashtra	39/2A	2.0275	ATS / GPA
86	Maharashtra	Pashne	Karjat, Maharashtra	42/11	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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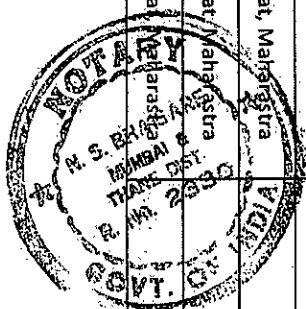


S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
101	Maharashtra	Pashne	Karjat, Maharashtra	52/11A(3)	1.5	ATS / GPA
102	Maharashtra	Khadyacha Pada	Karjat, Maharashtra	14/1(13)	2	ATS / GPA
103	Maharashtra	Pashne	Karjat, Maharashtra	60/5	4.005	ATS / GPA
104	Maharashtra	Male	Karjat, 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	32/18(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

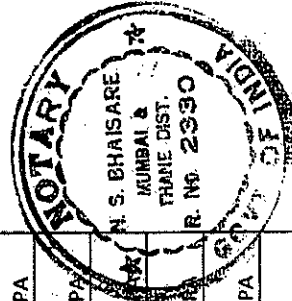
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S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
118	Maharashtra	Pashne	Karjat, Maharashtra	49/4A(4)	1.9775	ATS / GPA
119	Maharashtra	Pashne	Karjat, Maharashtra	35/1A(2),39/1A (3)	7.5125	ATS / GPA
120	Maharashtra	Pashne	Karjat, 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	Khadyachia 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	Khadayacha 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



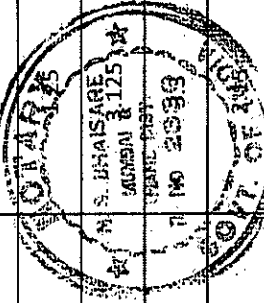
125

ANEKAL

DETAILS OF LAND AT ANEKAL, KARNATAKA HELD BY M/S WOODSVILLE PROJECTS PVT LTD

Annexure '8'

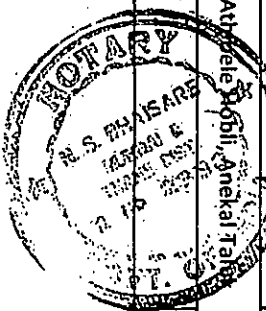
S.No.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acrs	Document Type
1	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	36/2	1.55	Sale Deed
2	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	30/2,30/2,36/3	2.2	Sale Deed
3	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	36/1	1.55	Sale Deed
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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14	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	27/1, 27/2	1.5	Sale Deed
15	Karnataka	M. Medahalli	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. Medahalli	Athibele Hobli, Anekal Taluk	49/3/49/7	1.325	Sale Deed
19	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	38/2	0.8	Sale Deed
20	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	15/3,	0.75	Sale Deed
21	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	37/1	1	Sale Deed
22	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	32/1	3.175	Sale Deed
23	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	290	1	Sale Deed
24	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	20/14	1.4	Sale Deed
25	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	16/2,	1.275	Sale Deed
26	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	20/10,	2.05	Sale Deed
27	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	18/2,	1.325	Sale Deed
Total Area					44.825	

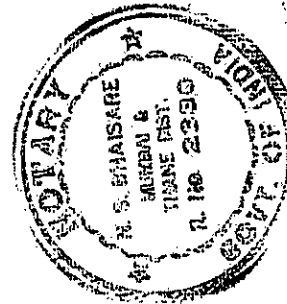


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DETAILS OF LAND AT ANEKAL, KARNATAKA HELD BY M/S WOODSVILLE PROJECTS PVT LTD

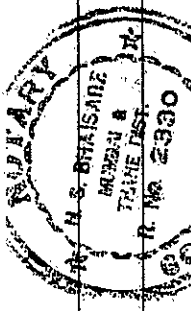
Annexure '8 A'

S.No.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acrs	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

DETAILS OF LAND AT DURSHET, MAHARASTRA HELD BY M/S GREENFIELD ESTATES

Annexure 'g'

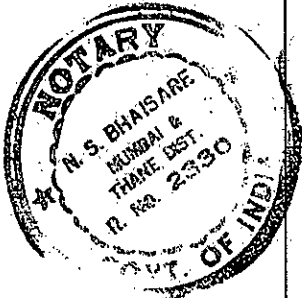
S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Present Type
1	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	36/1A/3	3.36056	SALEDEED
2	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	36/1A/2	3.36056	SALEDEED
3	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	36/1A/4, 37/5, 37/14, 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	36/1A/7, 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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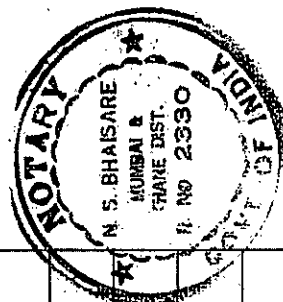
129

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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MANGAON



DETAILS OF LAND AT MANGAON, MAHARASTRA HELD BY M/S GREENFIELD ESTATES						
Annexure '10'						
Sr. No.	State	Name of Village	Taluka/ Tehsil	Survey No.	Area in Acres	Type of Document
1	Maharashtra	Mangaon	Karjat, Maharashtra	25/5	3.7065	Sale Deed
2	Maharashtra	Mangaon	Karjat, Maharashtra	42/1	2.05093	Sale Deed
3	Maharashtra	Mangaon	Karjat, Maharashtra	42/4A	2.12506	Sale Deed
4	Maharashtra	Mangaon	Karjat, Maharashtra	42/6	4.74432	Sale Deed
5	Maharashtra	Mangaon	Karjat, Maharashtra	42/9	2.54513	Sale Deed
6	Maharashtra	Mangaon	Karjat, Maharashtra	39/1A	0.365708	Sale Deed
7	Maharashtra	Mangaon	Karjat, Maharashtra	42/2	3.4594	Sale Deed
8	Maharashtra	Mangaon	Karjat, Maharashtra	43/1	2.81694	Sale Deed
9	Maharashtra	Mangaon	Karjat, Maharashtra	43/3	1.40847	Sale Deed
10	Maharashtra	Mangaon	Karjat, Maharashtra	43/11C	0.04942	Sale Deed
11	Maharashtra	Mangaon	Karjat, Maharashtra	43/15	0.91427	Sale Deed
12	Maharashtra	Mangaon	Karjat, Maharashtra	43/17	0.88956	Sale Deed
13	Maharashtra	Mangaon	Karjat, Maharashtra	43/23	1.13666	Sale Deed

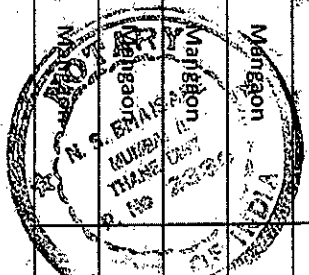
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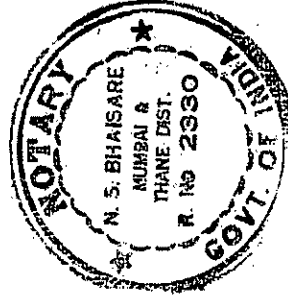
14	Maharashtra	Mangaon	Karjat, Maharashtra	43/19	0.64246	Sale Deed
15	Maharashtra	Mangaon	Karjat, Maharashtra	43/24	0.56833	Sale Deed
16	Maharashtra	Mangaon	Karjat, Maharashtra	43/26	0.29652	Sale Deed
17	Maharashtra	Mangaon	Karjat, Maharashtra	51/17	0.27181	Sale Deed
18	Maharashtra	Mangaon	Karjat, Maharashtra	51/19	0.66717	Sale Deed
19	Maharashtra	Mangaon	Karjat, Maharashtra	51/30	0.7413	Sale Deed
20	Maharashtra	Mangaon	Karjat, Maharashtra	51/22	0.4942	Sale Deed
21	Maharashtra	Mangaon	Karjat, Maharashtra	51/32	1.880431	Sale Deed
22	Maharashtra	Mangaon	Karjat, Maharashtra	54/1A	0.736358	Sale Deed
23	Maharashtra	Mangaon	Karjat, Maharashtra	55/3	1.586382	Sale Deed
24	Maharashtra	Mangaon	Karjat, Maharashtra	56/1	1.282449	Sale Deed
25	Maharashtra	Mangaon	Karjat, Maharashtra	57/1	0.936509	Sale Deed
26	Maharashtra	Mangaon	Karjat, Maharashtra	57/2	0.032123	Sale Deed
27	Maharashtra	Mangaon	Karjat, Maharashtra	57/3	0.580685	Sale Deed
28	Maharashtra	Mangaon	Karjat, Maharashtra	83/1A	1.865605	Sale Deed
29	Maharashtra	Mangaon	Karjat, Maharashtra	51/31	3.60766	Sale Deed



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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

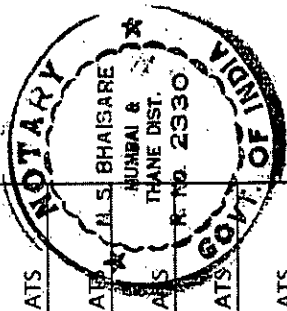
47.900335



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GONDAV



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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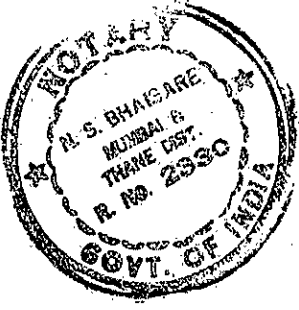
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134

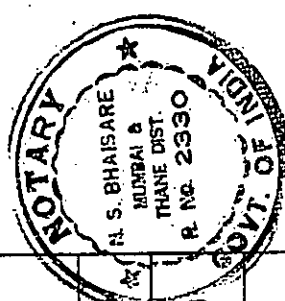
14	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	140	0.81543	ATS
15	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	216	11.53957	ATS
16	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	172, 187, 219	6.69641	ATS
17	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	118, 224	6.84467	ATS
18	Maharashtra	Gondav	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, 76/58,68/11,48/15,92/9,92/6, 92/11,54/2, 20/11,92/4,30/7, 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, 8,30/4A/2,38/2EE,40/6C,46/1B,46/1 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, 46/6,48/16,62/1,68/1,68/4,70/6,70 /8,70/10,70/12,81/4 & 95/38	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

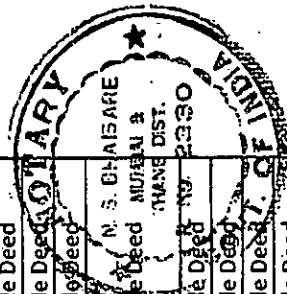
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DETAILS OF LAND AT TIGHAR, MAHARASTRA HELD BY M/S GREENFIELD ESTATES

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, 52/38	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-2, 16/38 & 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	ATS

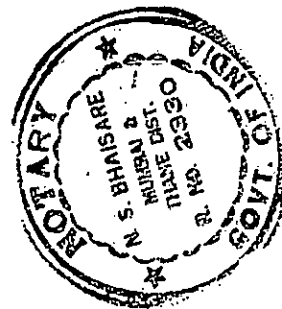
114.29

22 Acre Commercial 138

DETAILS OF LAND AT 22 Acre Commercial, KARNATAKA HELD BY M/S PAC LTD

Annexure '14'

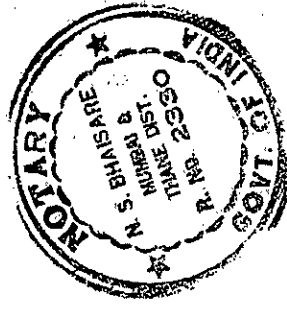
Sr. No	State	Village	Taluka/ Tehsil	Survey No.	Area (In Acres)	Type of Document
1	K B Basavaraju-	Shettigere, Jala Hobli	Taluka-Yehlanaka, Bengaluru Urban Dist	80/P1-p1	2	ATS /GPA
2	K J Purushotham	Shettigere, Jala Hobli	Taluka-Yehlanaka, Bengaluru Urban Dist	124	2	ATS /GPA
3	S A Manjunath	Shettigere, Jala Hobli	Taluka-Yehlanaka, Bengaluru Urban Dist	122	2	ATS /GPA
4	S A Manjunath	Shettigere, Jala Hobli	Taluka-Yehlanaka, Bengaluru Urban Dist	80/P6	2	ATS /GPA
5	S A Manjunath & N Kumar	Shettigere, Jala Hobli	Taluka-Yehlanaka, Bengaluru Urban Dist	80/P4	2	ATS /GPA
6	B.B. UDAY SHANKER	Shettigere, Jala Hobli	Taluka-Yehlanaka, Bengaluru Urban Dist	80/B13-P2	2	ATS /GPA
7	S A Manjunath	Shettigere, Jala Hobli	Taluka-Yehlanaka, Bengaluru Urban Dist	80/P3	2	ATS /GPA
8	Laithamma	Shettigere, Jala Hobli	Taluka-Yehlanaka, 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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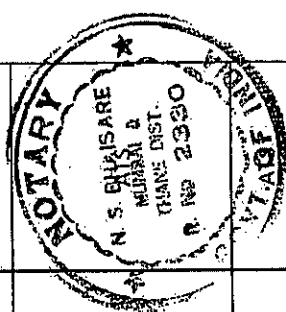
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NH7

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, Devanhalli Taluk, Bangalore	101/1, 101/2 & 102	1.3000	Sale Deed
2	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	133/4, 204, 233/4 & 212/2, 233/3	5.3500	Sale Deed
3	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli 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	
4	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	219 & 54/2	2.4500	
5	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	133/2, 133/3, 165, 224/2, 240, 242 & 76/3	5.6750	ATS
6	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	189	0.6000	ATS
7	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	198/5	0.0750	ATS
8	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	201/2	0.2000	ATS
9	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	205 & 206/5	2.0500	ATS



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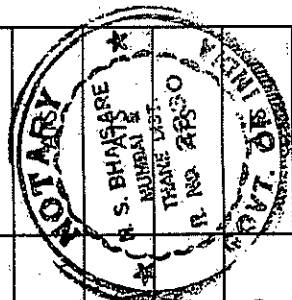
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10	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	206/2	0.5500	ATS
11	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	221/2	0.3250	ATS
12	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	221/2	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, Devanhalli Taluk, Bangalore	166/3	0.5250	GPA
25	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	167/1	2.4750	ATS
26	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	195/9	0.3500	ATS
27	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	195/8	0.3000	ATS
28	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli 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, Devanhalli Taluk, Bangalore	206/2	0.3700	
30	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	196/8, 215 & 231/1	3.6500	
31	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	236/5	0.4000	
32	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	241	1.1500	
33	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	207, 206/2 & 221/2	2.2125	ATS
34	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	234/1	0.2625	GPA
35	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	216/1	0.5250	GPA
36	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	216/1	0.5250	GPA
37	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	213, 219 & 214	2.9500	GPA

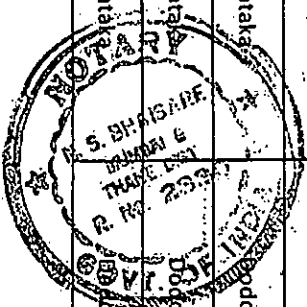


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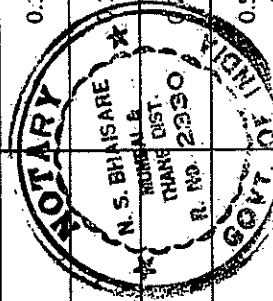
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38	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	234/1	0.5500	GPA
39	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	230	0.2500	GPA
40	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	184 & 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	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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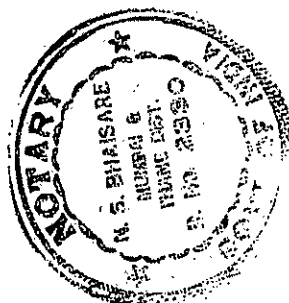
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66	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	45/2	1.5000	ATS
67	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	45/5	4.0000	ATS
68	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	58/2	0.3000	ATS
69	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	59/1	1.7000	ATS
70	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	75	2.0000	ATS
71	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	239/3,230	2.5750	ATS
72	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	45/9	4.0000	GPA
73	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	32/17	4.0000	GPA
74	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	45/4	4.0000	GPA
75	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	32/16	4.0000	GPA
76	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	45/7	4.0000	GPA
77	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	32	5.0000	GPA
78	Karnataka	Kasaba Hobli, Devanhalli Taluk, Bangalore	Kasaba Hobli, Devanhalli Taluk, Bangalore	26	0.6250	SALE DEED
79	Karnataka	Kasaba Hobli, Devanhalli Taluk, Bangalore	Kasaba Hobli, Devanhalli Taluk, Bangalore	22/4P1	0.6000	ATS

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80	Karnataka	Prashanahalli	Kasaba Hobli, Devanhalli Taluk, Bangalore	22/2	1.2500	SALE DEED
81	Karnataka	Prashanahalli	Kasaba Hobli, Devanhalli Taluk, Bangalore	22/7,23,24/1	1.3250	SALE DEED
82	Karnataka	Chikkasannie	Kasaba Hobli, Devanhalli Taluk, Bangalore	9	1.0000	ATS

196.2670



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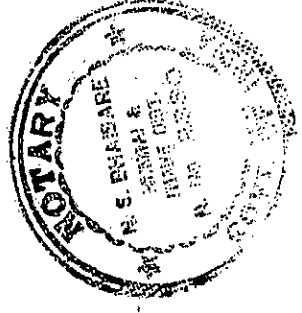
SHETTIGERE

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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	Yehlanika Hobli, Bangalore North Taluk	79 P	2.20000	ATS
Total					2.20000	



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YEHLANKA

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DETAILS OF LAND AT YEHLANKA, KARNATAKA HELD BY M/S GREENFIELD ESTATES BANGALORE						
Annexure '18'						
Sr. No	State	Village	Taluka/ Tehsil	Survey No.	Area (Acres)	Type of Document
1	Karnataka	Honnenahalli	Yehianka Hobli, Bangalore North Taluk	33/2, 35, 34	2.22500	ATS & GPA
2	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	28, 29/1	0.72500	ATS & GPA
3	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	41/1, 13/1A	0.62500	ATS & GPA
4	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	41/1	0.57500	ATS & GPA
5	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	34/3	0.40000	ATS & GPA
6	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	8/2	0.16250	ATS & GPA
7	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	13/6	0.52500	ATS & GPA
8	Karnataka	Nagadasanahalli	Yehianka Hobli, Bangalore North Taluk	35/2	0.37500	ATS & GPA
9	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	34/1	0.82500	ATS & GPA
10	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	31/6	0.52500	ATS & GPA
11	Karnataka	Honnenahalli	Yehianka Hobli, Bangalore North Taluk	33/1, 32/1	0.65000	ATS & GPA
12	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	28/1	2.52500	GPA
13	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	19/2	4.17500	GPA



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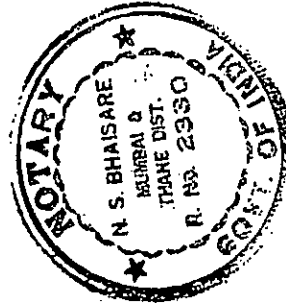
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14	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	19/3,19/4,19/5,19/6	3.50000	GPA
15	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	29/3, 29/4	2.30000	GPA
16	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	19/3	2.75000	GPA
17	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	28/5, 28/6, 28/7	2.95000	GPA
18	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	20	2.30000	ATS & GPA
19	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	26/3	0.45000	ATS & GPA
20	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	8/2	0.05300	ATS & GPA
21	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	26/3	0.45000	ATS & GPA
Total					29.06550	



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GREATER NOIDA



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.	Type of Document
1	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		Collabration Agreement
2	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh	30.00	Collabration Agreement
3	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh	14.11	Collabration Agreement
4	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh	3.16	Collabration Agreement
5	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh	0.60	Collabration Agreement
6	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh	7.82	Collabration Agreement
7	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh	1.58	Collabration Agreement
8	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh	1.58	Collabration Agreement
9	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh	0.79	Collabration Agreement
10	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh	1.58	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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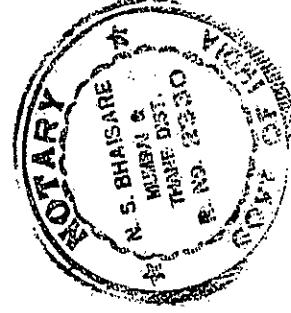
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BANDS FOR

152

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	Sale Deed
3	Karnataka	Jakkahalli	Taluka- Gundelpet, Dist- Chamrajnagar	57/2,55,56,58/2,59/2	13.13	Sale Deed
4	Karnataka	Hāngala	Taluka- Gundelpet, Dist- Chamrajnagar	15/2	1.9	GPA
Total Area					24.28	



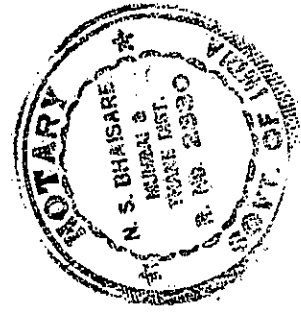
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KAIJIR

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DETAILS OF LAND AT KAIJB, 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	



40

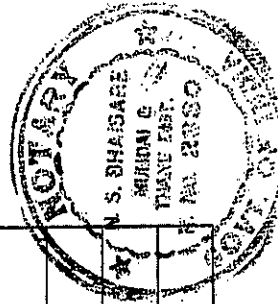
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KOREGAON PARK

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	

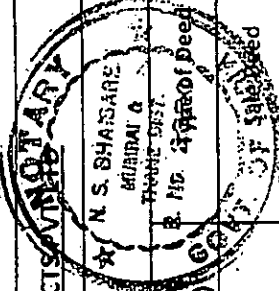


PALGHAR

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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)
1	Maharashtra	Mahim	Taluka-Palghar	781,780,777,775	3.957
2	Maharashtra	Mahim	Taluka-Palghar	775	0.823
3	Maharashtra	Mahim	Taluka-Palghar	775	1.012
4	Maharashtra	Mahim	Taluka-Palghar	(L-1)777	0.089
5	Maharashtra	Mahim	Taluka-Palghar	(K-18)776	0.089
6	Maharashtra	Mahim	Taluka-Palghar	(K-19)776	0.122
7	Maharashtra	Mahim	Taluka-Palghar	(K-14)776	0.089
8	Maharashtra	Mahim	Taluka-Palghar	(L-4)776	0.089
9	Maharashtra	Mahim	Taluka-Palghar	(L-2)777	0.089
10	Maharashtra	Mahim	Taluka-Palghar	(K-8)776	0.089
11	Maharashtra	Mahim	Taluka-Palghar	(K-10)776	0.089
12	Maharashtra	Mahim	Taluka-Palghar	(A-3)782	0.141



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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

158

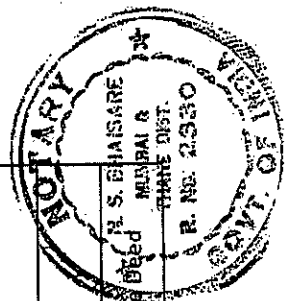
Back

DETAILS OF LAND AT ADIVALI, MAHARASTRA HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD

Annexure '25'

Nitin Mahadeo Waghmare						
Sr. No	State	Village	Taluka/ Tehsil	Sy.no.	Area (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 & 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/B/1,89/A-0,	161.15	Sale Deed
Splendor Infracity Pvt Ltd						
7	Maharashtra	Adivali	Taluka-Panvel	105	2.195	Sale Deed

202.54

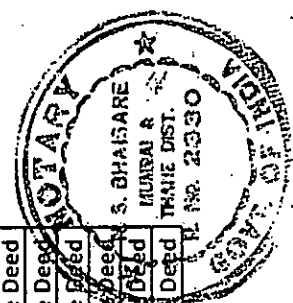


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CHENNAI

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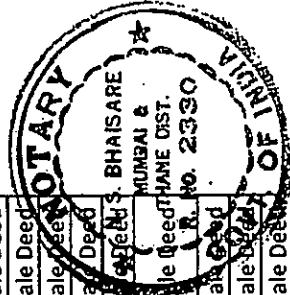
DETAILS OF LAND AT CHENNAI, CHENNAI HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD						
Annexure '26'						
S.No.	State	Village	Taluka/ Tehsil	SY.NO	Total Area (In Acres)	Docs Type
1	Chennai	Kondamagalam	Taluka-Chingleput	10/1, 103/7A	0.25	Sale Deed
2	Chennai	Kondamagalam	Taluka-Chingleput	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
6	Chennai	Kondamagalam	Taluka-Chingleput	186/3A4, 186/3A5	0.1	Sale Deed
7	Chennai	Kondamagalam	Taluka-Chingleput	178/1C, 178/1E, 178/1F	0.75	Sale Deed
8	Chennai	Kondamagalam	Taluka-Chingleput	178/1G	0.84	Sale Deed
9	Chennai	Kondamagalam	Taluka-Chingleput	83/1B, 82/2, 83/2, 84/1	1.14	Sale Deed
10	Chennai	Kondamagalam	Taluka-Chingleput	84/2, 83/1C	1.17	Sale Deed
11	Chennai	Kondamagalam	Taluka-Chingleput	41/2, 41/1, 41/5A	0.88	Sale Deed
12	Chennai	Kondamagalam	Taluka-Chingleput	85/2, 85/1, 36/88, 36/9, 36/10	1.02	Sale Deed
13	Chennai	Kondamagalam	Taluka-Chingleput	42/2B2	0.43	Sale Deed
14	Chennai	Kondamagalam	Taluka-Chingleput	63/1A	0.23	Sale Deed
15	Chennai	Kondamagalam	Taluka-Chingleput	63/1B	0.12	Sale Deed
16	Chennai	Kondamagalam	Taluka-Chingleput	63/3, 62/5, 62/2	0.29	Sale Deed
17	Chennai	Kondamagalam	Taluka-Chingleput	63/6A	0.11	Sale Deed
18	Chennai	Kondamagalam	Taluka-Chingleput	61/2B	0.05	Sale Deed
19	Chennai	Kondamagalam	Taluka-Chingleput	63/4, 63/5, 63/68, 63/7, 63/8, 64	2.14	Sale Deed
20	Chennai	Kondamagalam	Taluka-Chingleput	36/6, 36/7, 36/11, 83/1A, 82/1, 82/3	1.6	Sale Deed
21	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
22	Chennai	Kondamagalam	Taluka-Chingleput	70/1	0.89	Sale Deed
23	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
24	Chennai	Kondamagalam	Taluka-Chingleput	83/1D	0.15	Sale Deed
25	Chennai	Kondamagalam	Taluka-Chingleput	39/1, 39/2	0.81	Sale Deed
26	Chennai	Kondamagalam	Taluka-Chingleput	189/18A1B	0.815	Sale Deed

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27	Chennai	Kondamagalam	Taluka-Chingleput	46/1, 46/2A, 47/3B, 47/4, 47/5, 181/1, 181/2, 182/3B2, 182/4C, 183/3, 54/3B, 54/6A, 54/6B, 29/2B, 55/4B, 182/4A, 182/6, 47/3A, 54/3A, 46/2B, 182/4D, 182/4D, 182/5, 54/5B, 29/2A, 182/4B, 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, 186/3D, 59/1A, 177/4, 180/3, 186/3C, 59/2, 59/3, 58/3, 59/1B, 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, 21/2B, 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, 15/3B, 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, 16/2B, 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

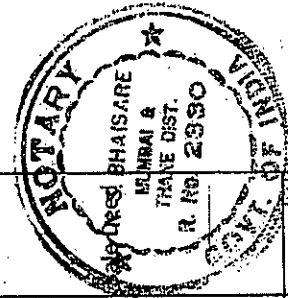


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84	Chennai	Kondamagalam	Taluka-Chingleput	2/1, 3/1, 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/10, 11/4, 230/6B, 230/8B	2.49	Sale Deed
85	Chennai	Kondamagalam	Taluka-Chingleput	90/18, 90/2, 91/2, 91/3A, 92/4A1	0.91	Sale Deed
86	Chennai	Kondamagalam	Taluka-Chingleput	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(LA3A)	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	Kondamagalam	Taluka-Chingleput	434/1F 189/17A 189/23B	0.72	Sale Deed
108	Chennai	Kondamagalam	Taluka-Chingleput	189/20B	0.65	Sale Deed
108	Chennai	Kondamagalam	Taluka-Chingleput	189/4A	1.4	Sale Deed
				189/5		
				189/7		
				189/8		
				189/10		
110	Chennai	Kondamagalam	Taluka-Chingleput	189/11	0.68	Sale Deed
				189/13		
				78		
111	Chennai	Kondamagalam	Taluka-Chingleput	79/1	0.28	Sale Deed
112	Chennai	Kondamagalam	Taluka-Chingleput	77/5	1.36	Sale Deed
113	Chennai	Kondamagalam	Taluka-Chingleput	38/1	0.63	Sale Deed
				77/3		
114	Chennai	Kondamagalam	Taluka-Chingleput	77/4	2.58	Sale Deed
				77/6		
				79/2		
				79/3		
				79/4		
				79/5		
				79/6		
				80/1		
				80/2		
				80/3		
115	Chennai	Kondamagalam	Taluka-Chingleput	80/4	1.06	Sale Deed
				80/5		
				88/3		
				89/1A		
				89/1B		



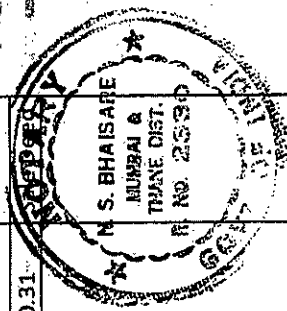
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116	Chennai	Hanumanthapuram	Taluka-Chingleput	435/1B 435/4 435/5	1.89	Sale Deed
117	Chennai	Hanumanthapuram	Taluka-Chingleput	435/2 435/6 12/3 13/1 13/2 15/7B 229/4A	1.21	Sale Deed
118	Chennai	Kondamagalam	Taluka-Chingleput	434/1A 434/2A1 434/2A2 434/2A3 434/3A1 (A) 434/3A1B 189/18A1A 16/6A 16/3A	1.26	Sale Deed
119	Chennai	Hanumanthapuram	Taluka-Chingleput	435/9 407/6 407/7A	3.28	Sale Deed
120	Chennai	Kondamagalam	Taluka-Chingleput	435/9	0.05	Sale Deed
121	Chennai	Kondamagalam	Taluka-Chingleput	435/9	0.16	Sale Deed
122	Chennai	Hanumanthapuram	Taluka-Chingleput	435/11A 436/2 435/9 436/1 (D) 407/4B 407/5A 184/184 184/187 183/1A	0.5	Sale Deed
123	Chennai	Hanumanthapuram	Taluka-Chingleput	435/11A	1.17	Sale Deed
124	Chennai	Hanumanthapuram	Taluka-Chingleput	435/9	0.745	Sale Deed
125	Chennai	Hanumanthapuram	Taluka-Chingleput	436/1 (D)	0.745	Sale Deed
126	Chennai	Hanumanthapuram	Taluka-Chingleput	407/4B 407/5A 184/184 184/187 183/1A	0.52	Sale Deed
127	Chennai	Karunelam	Taluka-Chingleput	183/1A	1.03	Sale Deed

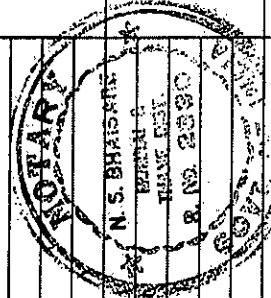
128	Chennai	Hanumanthapuram	Taluka-Chingleput	435/9 435/11A 436/1 (E) 436/2	3.96	Sale Deed
129	Chennai		Taluka-Chingleput			
130	Chennai	Karuneelam	Taluka-Chingleput	261/2 262/1 262/3	1.57	Sale Deed
131	Chennai	Karuneelam	Taluka-Chingleput	261/1 262/2	0.89	Sale Deed
132	Chennai	Karuneelam	Taluka-Chingleput	225/2	0.32	Sale Deed
133	Chennai	Hanumanthapuram	Taluka-Chingleput	410/1A 410/1B 410/8 10/9 229/5 230/5 230/9	0.42	Sale Deed
134	Chennai	Kondamagalaim	Taluka-Chingleput		1.76	Sale Deed
135	Chennai	Kondamagalaim	Taluka-Chingleput	229/1A 31/4 31/6A 32/5A 33/2 33/3 33/4 33/5 34/1 34/2 34/3A 34/5 34/6 34/7B 34/8	0.31	
136	Chennai	Kondamagalaim	Taluka-Chingleput		6.45	Sale Deed



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142	Chennai	Kondamagalam	Taluka-Chingleput	30/88 30/9 33/1 24/6A 24/6B	0.41	Sale Deed
143	Chennai	Kondamagalam	Taluka-Chingleput	21/1A1 70/2A 70/2B 70/2C 66 67 68/3 118/13 76/2	0.84	Sale Deed
144	Chennai	Kondamagalam	Taluka-Chingleput	77/1A 77/1B 77/2 69 68/1 68/2 85/4 85/5 85/6 85/6	2.41	Sale Deed
145	Chennai	Kondamagalam	Taluka-Chingleput	74 71/2 71/3	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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CASTLE VALLEY

DETAILS OF LAND AT CASTLE VALLEY, GREATER NOIDA HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTDAnnexure '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	



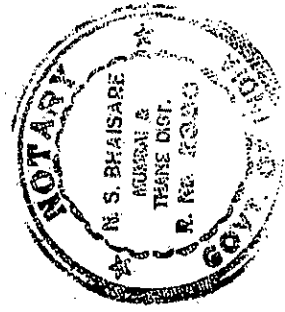
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SARASWATI GARDEN

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Back

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	

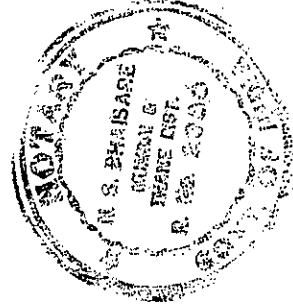


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DETAILS OF LAND AT HARI NAGAR, DELHI HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD

Annexure '29'

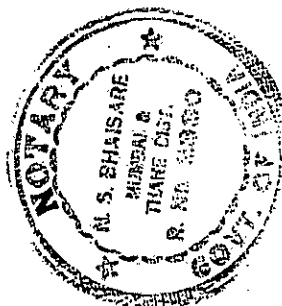
S.NO.	State	Village	Taluka/ Tehsil	Sy.no./Gut no.	Area in Acres/Sq ft	Document Type
1	Anil Kumar Murria	Tihar, Janak Park	Hari Nagar, Delhi	JP 45	0.0454	Sale Deed
Total					0.0454	



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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



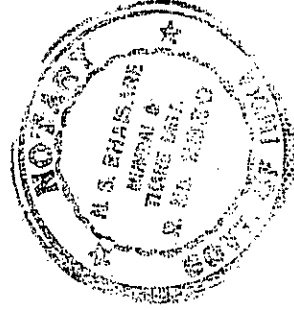
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SION

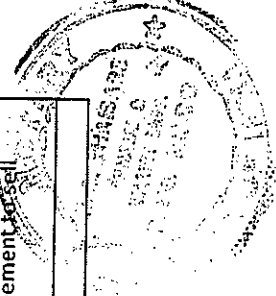
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DETAILS OF LAND AT SION, MAHARASTRA HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD						
Annexure '31'						
Sr.No.	State	Village	Taluka/ Tehsil	Survey Nos.	Area in Acres	Document type
1	Maharashtra	Sion	Matunga Estates	Plot No 277 to 297	25,380 Sq Mtrs	Allotment Letter from The New Sion Co-Operative Housing Society-Ltd



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DETAILS OF LAND AT BANERGATTA, 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
3	Karnataka	Hulimavu	Begur Hobli, Bangalore South Taluk	51/1C [old 51]	0.15	Sale Deed
				50/3D [old 50]	0.1	
				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	



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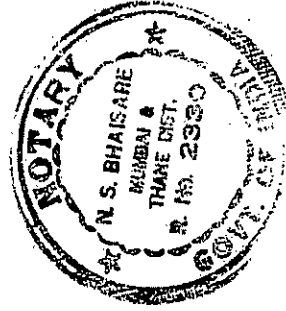
DETAILS OF LAND AT SARJAPUR, KARNATAKA HELD BY M/S SYNERGYONE						
Annexure '33'						
Sr.No.	State	Village	Taluka/ Tehsil	Survey Nos.	Area in Acres	Document type
1	Karnataka	Chikkanahalli	Banglore Taluk	71	1.00	ATS / GPA
2	Karnataka	Chikkanahalli	Banglore Taluk	71	1.00	ATS / GPA
3	Karnataka	Chikkanahalli	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	Kuthaganahalli	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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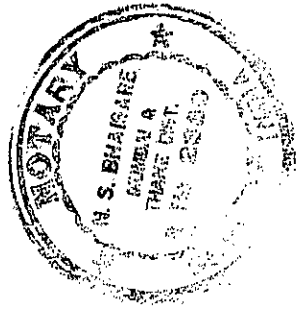
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DETAILS OF LAND AT HARADI JANGAMGOTE, KARNATAKA HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD						
Annexure '34'						
S.No.	State	Village	Taluka / Tehsil	Survey No./Gut no.	Area in Acres	Document Type
1	Karnataka	Kumbiniganahalli	Sidhlagatta Taluk	85/2	4	Sale Deed
2	Karnataka	Haradi	Sidhlagatta 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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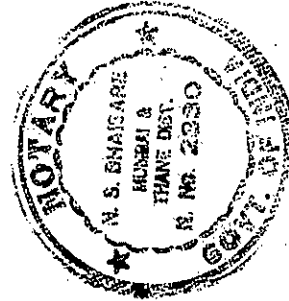
DETAILS OF LAND AT SUKDAR, RATNAGIRI MAHARASTRA HELD BY M/S DHARATAL PROMOTERS & INFRADEVELOPERS PVT LTD						
Annexure '36'						
Sr. No	State	Village	Taluka/ Tehsil	Sy.no.	Area (In Acre)	Type of Deed
1	Maharashtra	Sukdar	Ratnagiri	470,508,514	5.325	ATS & GPA
2	Maharashtra	Sukdar	Ratnagiri	497,530,555	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 GHULUMAJRA, DERABASSI PUNJAB HELD BY M/S Castle Infrastates 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 2,823,824,51/108,104 7/879,1048/880,1054 /883,1056/886,884,88 5,	40	2	10	Sale Deed
2	Punjab	Gholumajara	Derabassi	1104/732,731,8/10,73 9/1,740/2,746,747,74 8,749,750,750,751/1, 751/2	34	12	0	Sale Deed
3	Punjab	Gholumajara	Derabassi	78/176,186,190,191,1 92,193,197	65	6	12	Sale Deed
Total Area in Acres					139	20	22	
					35			



DETAILS OF LAND AT GHULUMAJARA, DERABASSI PUNJAB HELD BY M/S INSPIRE INFRAESTATES PVT LTD

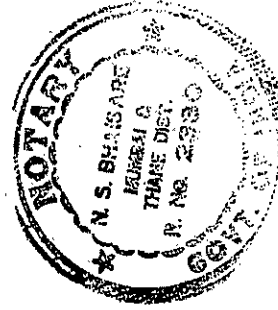
Annexure '38'

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 8,206,207,203,210,26 /65,211,80/178,798,1 83/217,801,82/180,80 0,801,81/179,802,803 5/9	39	17	10	Sale Deed
	Total				39	17	10	
				Total Area in Acres	10.00			



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DETAILS OF LAND AT GHULUMAJRA, 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			



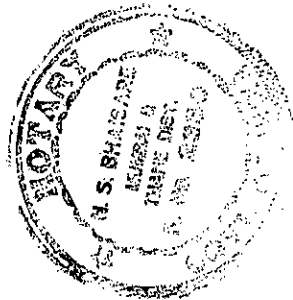
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DETAILS OF LAND AT NAGAVARA, KARNATAKA HELD BY M/S STONE WATER PROPERTIES PVT LTD						
Annexure '40'						
S.No.	State	Village	Taluka/ Tehsil	Survey No./Gut no.	Area in Acres	Document Type
1	Karnataka	Nagavara	Kasaba Hobli	88/6	0.925	Sale Deed
Total					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	Area in Acre	Type of Document
1	Uttar Pradesh	Jaganpura	Greater Noida	25/20	10.627 Acre	Sale Deed
Total in Acres					10.627	

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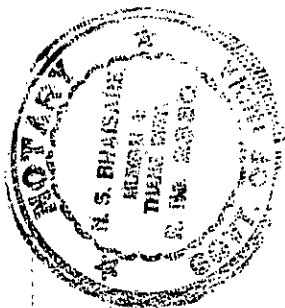
DETAILS OF LAND AT JAGANPURA, GREATER NOIDA HELD BY M/S UNDERHILLS INFRASTRUCTURE & PROJECTS PVT LTD						
Annexure '42'						
S.No.	State	Village	Taluka/ Tehsil	Survey No	Area in Acre	Type of Document
1	Uttar Pradesh	Jaganpura	Greater Noida	14	12.5 Acre	Sale Deed
Total in Acres					12 Acre	



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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



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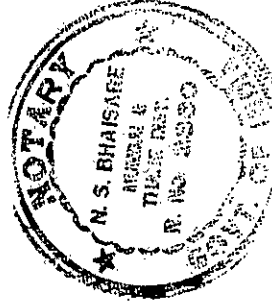
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DETAILS OF LAND AT KEMPTYFALL, UTTARAKHAND HELD BY M/S. NSB INFRAAnnexure '44'

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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DETAILS OF LAND AT KANAKPURA, KARNATAKA HELD BY M/S COMFORT INFRAHEIGHTS PVT LTD						
Annexure '45'						
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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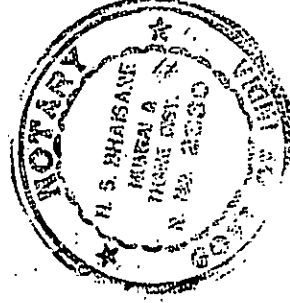
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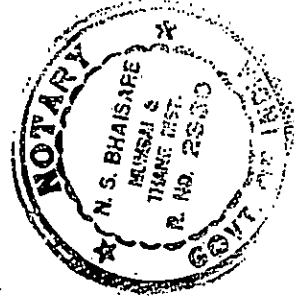


DETAILS OF LAND AT VARTHUR, KARNATAKA HELD BY M/S GREEN FORTUNE PROMOTERS & DEVELOPERS PVT LTD							
Annexure 'A6' Green Fortune Promoters & Developers Private Limited							
Sr.No	State	Village	Taluka/ Tehsil	S.No.	Area	Type of Document as per definitive Agreement	Type of Document
1	Karnataka	Siddapur	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	62/3	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	Sale Deed/GPA
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	ATS - Notary/Sale Deed
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	Sale Deed
14	Karnataka	Ramagondahalli	Varthur Hobli, Bangalore East Taluk	53/4,53/11,53/12	0.1	Sale Deed	ATS - Notary/Sale Deed
15	Karnataka	Ramagondahalli	Varthur Hobli, Bangalore East Taluk	93/2	0.25	Sale Deed	ATS - Notary/Sale Deed/GPA
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	Sale Deed



Sr.No	State	Village	Taluka/ Tehsil	S.No.	Area	Type of Document as per definitive Agreement	Type of Document
47	Karnataka	Amani Bellandu Khane	Varthur Hobli, Bangalore East Taluk	299/4	0.55	Sale Deed	Sale Deed
48	Karnataka	Amani Bellandu Khane	Varthur Hobli, Bangalore East Taluk	301/1, 302/2A	1.1125	Sale Deed	Sale Deed
49	Karnataka	Amani Bellandu Khane	Varthur Hobli, Bangalore East Taluk	254/1	0.55	Sale Deed	Sale Deed
50	Karnataka	Amani Bellandu Khane	Varthur Hobli, Bangalore East Taluk	239/1	0.32	Sale Deed	Sale Deed
51	Karnataka	Ramagondahalli	Varthur Hobli, Bangalore East Taluk	75	0.095	Sale Deed	Sale Deed/GPA
52	Karnataka	Siddapur	Varthur Hobli, Bangalore East Taluk	49/1	0.127	Sale Deed	Sale Deed
53	Karnataka	Ramagondahalli	Varthur Hobli, Bangalore East Taluk	90	0.5	Sale Deed	ATS - Notary/Sale Deed
54	Karnataka	Ramagondahalli	Varthur Hobli, Bangalore East Taluk	95	0.35	Sale Deed	Sale Deed
55	Karnataka	Ramagondahalli	Varthur Hobli, Bangalore East Taluk	77/1A	1.25	Sale Deed	Sale Deed
56	Karnataka	Amani Bellandu Khane	Varthur Hobli, Bangalore East Taluk	243	2.75	Sale Deed	ATS - Notary/Sale Deed
57	Karnataka	Amani Bellandu Khane	Varthur Hobli, Bangalore East Taluk	266/2	1.35	Sale Deed	ATS - Notary/Sale Deed
58	Karnataka	Amani Bellandu Khane	Varthur Hobli, Bangalore East Taluk	236/5	0.2875	Sale Deed	Sale Deed
59	Karnataka	Amani Bellandu Khane	Varthur Hobli, Bangalore East Taluk	240/3	0.35	Sale Deed	Sale Deed
60	Karnataka	Amani Bellandu Khane	Varthur Hobli, Bangalore East Taluk	254/3	0.225	Sale Deed	Sale Deed
61	Karnataka	Amani Bellandu Khane	Varthur Hobli, Bangalore East Taluk	236/4	0.2875	Sale Deed	Sale Deed
62	Karnataka	Amani Bellandu Khane	Varthur Hobli, Bangalore East Taluk	264/4	0.625	Sale Deed	Sale Deed
63	Karnataka	Amani Bellandu Khane	Varthur Hobli, Bangalore East Taluk	265	0.3	Sale Deed	ATS - Notary/Sale Deed
64	Karnataka	Ramagondahalli	Varthur Hobli, Bangalore East Taluk	71/1, 71/2A, 82/1	1.075	GPA	GPA
65	Karnataka	Ramagondahalli	Varthur Hobli, Bangalore East Taluk	75, 76/5	0.325	GPA	ATS - Notary
66	Karnataka	Ramagondahalli	Varthur Hobli, Bangalore East Taluk	75	0.2875	GPA	ATS - Notary
67	Karnataka	Ramagondahalli	Varthur Hobli, Bangalore East Taluk	75	0.2875	GPA	ATS - Notary
68	Karnataka	Ramagondahalli	Varthur Hobli, Bangalore East Taluk	90	1.275	GPA	ATS - Notary
69	Karnataka	Ramagondahalli	Varthur Hobli, Bangalore East Taluk	58/2	0.3	GPA	ATS - Notary
70	Karnataka	Ramagondahalli	Varthur Hobli, Bangalore East Taluk	59/5, 59/7	0.25	GPA	ATS - Notary

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Sr.No	State	Village	Taluka/ Tehsil	S.No.	Area	Type of Document as per definitive Agreement	Type of Document
95	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	335/2	0.125	GPA	GPA
96	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	299/2	0.178	GPA	GPA
97	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	336/4	0.15	GPA	GPA
98	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	239/1	0.3125	GPA	GPA
99	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	322/1	0.175	GPA	GPA
100	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	301/1	0.4	GPA	GPA
101	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	229/2A, 229/3A	0.45	GPA	GPA
102	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	314/4B, 288/2	0.9	GPA	GPA
103	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	242/3	0.975	GPA	GPA
104	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	262	0.55	GPA	ATS - Notary
105	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	231/2	0.5	GPA	GPA
106	Karnataka	Ramagondahalli	Varthur Hobli, Bangalore East Taluk	51/1, 51/2	0.2	GPA	ATS - Notary/GPA
107	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	301/1	0.4	GPA	GPA
108	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	314/4A	0.195	GPA	GPA
109	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	276	0.5	GPA	GPA
110	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	255/2	0.027	GPA	ATS - Notary
111	Karnataka	Ramagondahalli	Varthur Hobli, Bangalore East Taluk	48/3, 48/5	0.1875	GPA	ATS - Notary/GPA
112	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	264/1	0.475	GPA	ATS - Notary/GPA
113	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	300	1.25	GPA	ATS - Notary/GPA
114	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	263/2	0.1375	GPA	ATS - Notary/GPA
115	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	267/7	1	GPA	ATS - Notary
116	Karnataka	Ramagondahalli	Varthur Hobli, Bangalore East Taluk	75	0.095	GPA	GPA
117	Karnataka	Ramagondahalli	Varthur Hobli, Bangalore East Taluk	47/5	0.1	GPA	GPA
118	Karnataka	Amari Bellandu Khane	Varthur Hobli, Bangalore East Taluk	336/6	0.275	GPA	GPA

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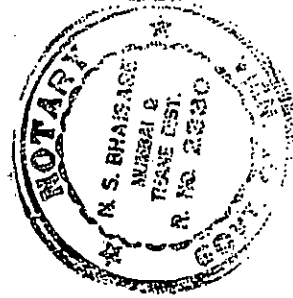


Sr.No	State	Village	Taluka/Tehsil	S.No.	Area	Type of Document as per definitive Agreement	Type of Document
143	Karnataka	Amani Bellandu Khane	Varthur Hobli, Bangalore East Taluk	2-0/2,243/2,267/2,267/4	1	GPA	GPA
144	Karnataka	Ranagondahalli	Varthur Hobli, Bangalore East Taluk	64/1,64/5A	0.24375	GPA	GPA
145	Karnataka	Ranagondahalli	Varthur Hobli, Bangalore East Taluk	77/1A	1.25	GPA	GPA
146	Karnataka	Ranagondahalli	Varthur Hobli, Bangalore East Taluk	64/1,64/5A	0.24375	GPA	GPA
147	Karnataka	Ranagondahalli	Varthur Hobli, Bangalore East Taluk	64/1,64/5A	0.24375	GPA	GPA
148	Karnataka	Ranagondahalli	Varthur Hobli, Bangalore East Taluk	336/4	0.15	ATS - Notary	ATS - Notary
149	Karnataka	Panbur	Varthur Hobli, Bangalore East Taluk	6/2	0.3	GPA	GPA
150	Karnataka	Siddapur	Varthur Hobli, Bangalore East Taluk	54/3,52/1	0.3375	GPA	GPA
151	Karnataka	Thobarahalli	Varthur Hobli, Bangalore East Taluk	52	3.2	GPA	GPA
152	Karnataka	Siddapur	Varthur Hobli, Bangalore East Taluk	*64/11	0.825	GPA	GPA
153	Karnataka	Siddapur	Varthur Hobli, Bangalore East Taluk	*64/10	1.325	GPA	ATS - Notary/GPA
154	Karnataka	Siddapur	Varthur Hobli, Bangalore East Taluk	61	0.9	GPA	GPA
155	Karnataka	Siddapur	Varthur Hobli, Bangalore East Taluk	38/5	0.025	GPA	GPA
156	Karnataka	Siddapur	Varthur Hobli, Bangalore East Taluk	38/6	0.175	GPA	GPA
157	Karnataka	Siddapur	Varthur Hobli, Bangalore East Taluk	62/14	0.12	GPA	GPA
158	Karnataka	Siddapur	Varthur Hobli, Bangalore East Taluk	35/5	0.235	GPA	GPA
159	Karnataka	Siddapur	Varthur Hobli, Bangalore East Taluk	62/13	0.125	GPA	GPA
160	Karnataka	Siddapur	Varthur Hobli, Bangalore East Taluk	62/15	0.12	GPA	GPA
161	Karnataka	Thobarahalli	Varthur Hobli, Bangalore East Taluk	51/2	0.85	GPA	GPA
162	Karnataka	Siddapur	Varthur Hobli, Bangalore East Taluk	17/1,17/3,56/2	0.475	GPA	GPA
163	Karnataka	Siddapur	Varthur Hobli, Bangalore East Taluk	54/2	0.475	GPA	GPA
164	Karnataka	Siddapur	Varthur Hobli, Bangalore East Taluk	16/3,17/1	1.453	GPA	GPA
165	Karnataka	Thubrahalli	Varthur Hobli, Bangalore East Taluk	52	3.2	GPA	ATS - Notary/GPA
					90.34		

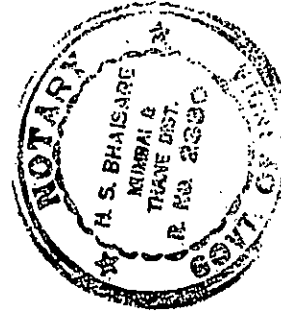
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No	Name of the Seller	Purchaser	Village	S.No	Area	Document No.
1	R.Narayanappa	NSB Real Estates Pvt.Ltd	Chikkabanahalli	18/2	0.525	3823
2	Venkataswamy	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	120	0.500	192
3	R Subbarayappa	NSB Real Estates Pvt.Ltd	Dommasandra	12/8	0.550	193
4	Munnegowda	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	108	2.000	198
5	Doddamuniyappa & 4 Others	NSB Real Estates Pvt.Ltd	Dommasandra	37/8	0.750	199
6	Krishappa & 1 Other	NSB Real Estates Pvt.Ltd	Chikkabanahalli	30/1	1.700	188
7	Munhenkatappa	NSB Real Estates Pvt.Ltd	Dommasandra	46	0.525	212
8	Munipapanna	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	144/8	0.300	209
9	Krishappa	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	157/C	0.275	210
10	K Srinivasa Reddy	NSB Real Estates Pvt.Ltd	Dommasandra	26/8,14/A	1.200	NOTARY
11	Munlakamma	NSB Real Estates Pvt.Ltd	Dommasandra	38	0.300	NOTARY
12	Madhurapa	NSB Real Estates Pvt.Ltd	Dommasandra	39	0.450	NOTARY
13	Chikkamuniyappa	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	107/2	6.075	NOTARY
14	Rajappa	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	107	1.350	NOTARY
15	Shanthamma & 2 Others	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	150/B,152	0.938	NOTARY
16	Madhurapa	NSB Real Estates Pvt.Ltd	Dommasandra	39	0.450	NOTARY
17	A Venkatswamy	NSB Real Estates Pvt.Ltd	Doddabanahalli	49	1.500	NOTARY
18	Munipapaiah	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	114/C	0.450	NOTARY
19	Krishappa	NSB Real Estates Pvt.Ltd	Doddabanahalli	51	1.575	224
20	Govindaraju	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	134/1	0.650	223
21	Sarojamma	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	150/A	0.675	NOTARY
22	Rajappa & 1 Other	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	111/A, 111/C	0.750	225
23	Nalluramma & 1 Other	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	143/B	0.425	NOTARY
24	Krishappa	NSB Real Estates Pvt.Ltd	Dommasandra	17	0.338	NOTARY
25	Vijayamma	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	160/C	0.300	252
26	Venkatagiriyappa	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	128	0.375	246
27	Muniraju P	NSB Real Estates Pvt.Ltd	Dommasandra	32/8	0.375	250
28	Yellappa	NSB Real Estates Pvt.Ltd	Dommasandra	36	0.250	247
29	Munirajappa P	NSB Real Estates Pvt.Ltd	Doddabanahalli	48	0.163	251
30	Subbamma & 1 Other	NSB Real Estates Pvt.Ltd	Doddabanahalli	48	0.938	245
31	Chinnamma	NSB Real Estates Pvt.Ltd	Dommasandra	32/8,33	0.750	248
32	Munirajappa	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	111/D	0.150	NOTARY
33	V Anitha	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	159/D	0.175	NOTARY
34	Jagappa	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	154/B	0.375	NOTARY
35	Sarojamma	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	73	0.225	NOTARY
36	Venkatesh & 1 Other	NSB Real Estates Pvt.Ltd	Dommasandra	88/2	0.150	263
37	Murugesha & 1 Other	NSB Real Estates Pvt.Ltd	Dommasandra	52/8	0.175	326
38	Venkatesh	NSB Real Estates Pvt.Ltd	Doddabanahalli	35,36/2	1.550	261

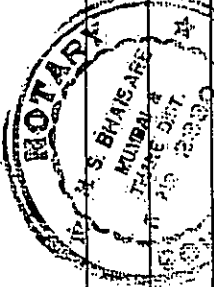


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52.	Ramakrishnappa	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	133	0.750	308
53.	Venkataswamy	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	111/B	0.375	305
54.	Arasamiah	NSB Real Estates Pvt.Ltd	Doddabanaahalli	35	0.225	352
55.	S.Balappa	NSB Real Estates Pvt.Ltd	Doddabanaahalli	35	0.250	350
56.	Gayatri	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.	Narayanawamy	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	146	0.350	344
59.	Chandrashekharaadhy	NSB Real Estates Pvt.Ltd	Doddabanaahalli	35	0.250	345
60.	Ramakrishnappa	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.	Suljanappa s/o Veeraswamy	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	143/C, 146	0.200	469
64.	Gowramma 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.	Gowramma D/o Nanjamma	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 Ramachandrappa	NSB Real Estates Pvt.Ltd	Doddabanaahalli	102/4, 103/2, 104/P3	4.200	428
72.	R. Raju s/o Ramachandrappa	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.	M. Unnikatappa s/o Buddapapa	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	160	0.750	23
75.	Rajamma w/o Ramachandrappa	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	108	0.325	21
76.	D.C. Anjanappa s/o Chikkaramaiah	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	138/1	0.188	15
77.	Thimmalah s/o Muniyappa	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	144D	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. Sharmamma 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	34/2, 134/3, 141/2, 142/2	0.040	367
83.	Marappa s/o Muniyappa	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	3, 134/3, 141/2, 142/2, 33	3.275	NOTARY
84.	N. Lakshminarayana 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'

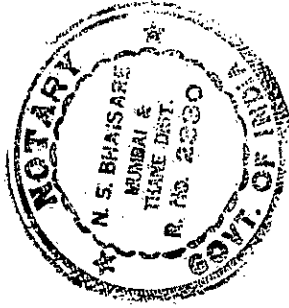
S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Karnataka	Karpoor	Kasaba Hobli, Anekal Taluk	120/3	0.175	Sale Deed
				146/2	0.325	ATS
2	Karnataka	Karpoor	Kasaba Hobli, Anekal Taluk	167/1,167/8	0.275	ATS/Sale Deed
3	Karnataka	Karpoor	Kasaba Hobli, Anekal Taluk	128/4	0.175	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	Thanenhave	Taluka Khalapur	"24/2	3.885	ATS/GPA
2	Maharashtra	Thanenhave	Taluka Khalapur	19/38/2	0.25	ATS/GPA
Total					4.135	

Back

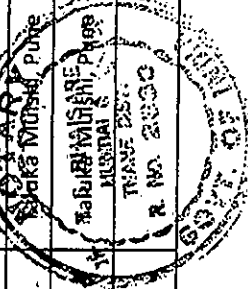
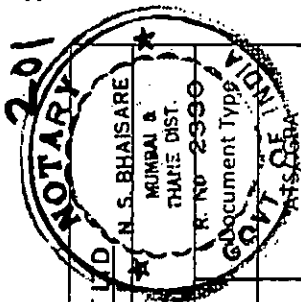


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DETAILS OF LAND AT VITHALWADI, MAHARASTRA HELD BY M/S (PREMIER) BESTWOEDINFRAHEIGHTS PVT LTD

Annexure '50'

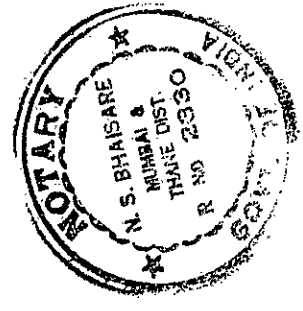
S.NO.	State	Village	Taluka / Tehsil	Survey No.	Area in Acres	Document Type
1	Maharashtra	Vithalwadi	Taluka Mulshi, Pune	303, 305, 306, 308, 309, 310, 312, 314, 316, 319, 325, 326, 327, 328,	27.45825	ATS/GPA
2	Maharashtra	Vithalwadi	Taluka Mulshi, Pune	354, 358, 363, 371, 375, 376, 378, 384, 385, 394, 404, 409, 412, 458,	26.285	ATS/ GPA
3	Maharashtra	Vithalwadi	Taluka Mulshi, Pune	212,215,217,233,235,286,288,295,217,311,316,317,321,322,341,347,349,36	30.9212	ATS/ GPA
4	Maharashtra	Vithalwadi	Taluka Mulshi, Pune	282,299,300,307,317,320,321,361,	12.0175	ATS/ GPA
5	Maharashtra	Vithalwadi	Taluka Mulshi, Pune	208,231,227,233,360,411,226,234,281,302,222,340,605,606,614,	5	ATS/ GPA
6	Maharashtra	Vithalwadi	Taluka Mulshi, Pune	260,262,264,270,285,287,289,291,292,293,298,333,478,	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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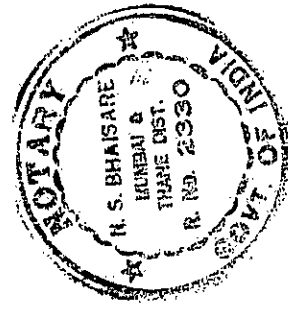
DETAILS OF LAND AT SAVLE, MAHARASTRA HELD BY M/S WILDOAK INFRASTRUCTURE & PROJECTS PVT LTD						
Annexure '51'						
S.No.	State	Village	Taluka/ Tehsil	Survey No./Gut no.	Area in Acres	Document Type
1	Maharashtra	Savle	Taluka Maval	"14/1	590.75	ATS

590.75



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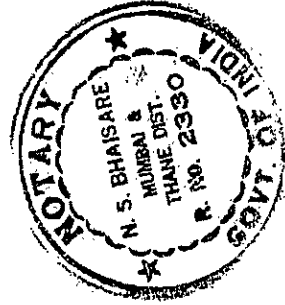
Annexure '52'						
S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Maharashtra	Kharsundi	Taluka Khalapur	1/4, 1/5, 4/3, 5/13, 6/5, 6/17, 7/3, 7/6, 8/2, 8/5B, 9/2, 9/5A, 9/5B, 9/5K, 9/8, 16/1A, 19/3, 27, 28/2, 33/13A, 54/3, 54/6	23.0475	Sale Deed/GPA
2	Maharashtra	Kharsundi	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, 14/5, 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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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	

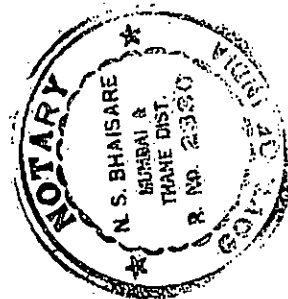


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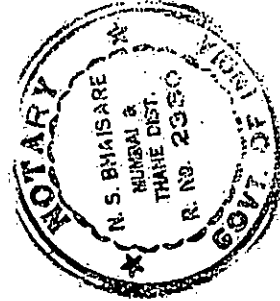
DETAILS OF LAND AT SUS, MULSHI PUNE, MAHARASTRA HELD BY M/S FORTUNE INFRACITY PVT. LTD.						
Annexure '54'						
S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Maharashtra	Sus	Mulshi, Pune	166	5.50	Sale Deed
2	Maharashtra	Sus	Mulshi, Pune	169	3.00	Sale Deed
3	Maharashtra	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	



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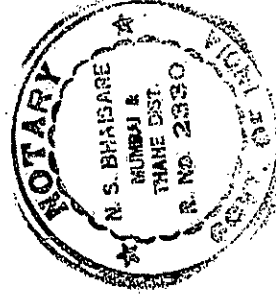
DETAILS OF LAND AT UMBRE, MAHARASHTRA HELD BY M/S AGRO TOWN DEVELOPERS PVT. LTD.						
Annexure '55'						
S. No.	State	Village	Tahsil / Tehsil	Survey No./Gut no.	Area in Acres	Document Type
1	Madhu Trimbal Shukla	Umbre	Tahsil Khalapur	16/10	1.825	ATS / GPA
2	Sudhish Govind Marne	Umbre	Tahsil Khalapur	63/2	0.955	ATS / GPA
3	Gangaram Bahu Chitambar	Umbre	Tahsil Khalapur	16/18	1.75	ATS / GPA
5	Hinu Nathu Patade	Umbre	Tahsil Khalapur	16/1A	1.8	ATS / GPA
6	Gangya Laxman Waghmare	Umbre	Tahsil Khalapur	57/1A1	2.5	ATS / GPA
7	Omkarbal Bahu Shukla	Umbre	Tahsil Khalapur	17/3B	1.325	ATS / GPA
8	Vishal Pandu Shukla	Umbre	Tahsil Khalapur	17/1, 17/3A	1.325	ATS / GPA
9	Bahya Tulya Karkari	Umbre	Tahsil Khalapur	79/2A/1	1.6	ATS / GPA
10	Gangya Gangya Karkari	Umbre	Tahsil Khalapur	94/3B	1.55	ATS / GPA
11	Janu Bahu Karkari	Umbre	Tahsil Khalapur	12, 12/2B, 12/6B, 37/1	3.75	ATS / GPA
12	Sayed Yunus Sayed Yusuf	Umbre	Tahsil Khalapur	55/1B, 55/7	0.9	ATS / GPA
13	Satu Narayan Eait	Umbre	Tahsil Khalapur	16/28, 16/11	1.70	ATS / GPA
14	Raj Laxman Karkari	Umbre	Tahsil Khalapur	79/2A4	1.6	ATS / GPA
15	Eka Devaji Karkari	Umbre	Tahsil Khalapur	79/1A1	0.575	ATS / GPA
16	Laxman Devaji Karkari	Umbre	Tahsil Khalapur	79/1B2	1.75	ATS / GPA
17	Laxman Anandaji Karkari	Umbre	Tahsil Khalapur	76/3A	1.8	ATS / GPA
18	Wahya Lakhya Karkari	Umbre	Tahsil Khalapur	94/1A	1.8	ATS / GPA
19	Kahya Siva Karkari	Umbre	Tahsil Khalapur	94/30	1.5125	ATS / GPA
20	Anil Dehu Eait	Umbre	Tahsil Khalapur	16/1K	1.825	ATS / GPA
21	Krushna Kashya Karkari	Umbre	Tahsil Khalapur	94/1D	1.675	ATS / GPA
Total					33.9425	

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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 (26/5, 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	



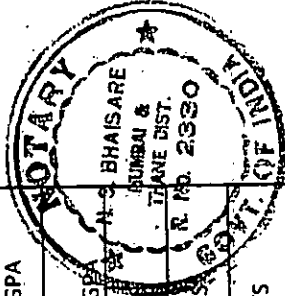
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DETAILS OF LAND AT RAILWAY TRACK, KARNATAKA HELD BY M/S SUNSHINE INFRAPROMOTERS PVT LTD

Annexure '57'

S.No.	State	Village	Taluka/ Tehsil	Survey No/CTS No.	Area in Acres/Sq.ft	Document Type
1	Karnataka	Akkupete	Kasaba Hobli, Devanahalli Taluk, Bangalore	123	4.05	ATS/GPA
2	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	"26/3	1.05	ATS/GPA
3	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	"7/2	1.6	ATS
4	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	"4/1	2.65	ATS
5	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	"7/3	1.375	ATS
6	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	"7/3	0.125	ATS
7	Karnataka	Doddasanne	Kasaba Hobli, Devanahalli Taluk, Bangalore	"7/3	1	ATS
8	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	"7/3	2.55	ATS
9	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	"7/4	1	ATS
10	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	8	16.9	ATS
11	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	16,17/1	6.275	Sale Deed
12	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	22	2.2	Sale Deed
13	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	25	5	ATS
Total					45.775	

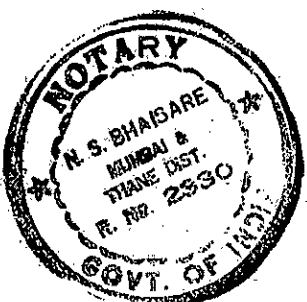


209

Additional documents

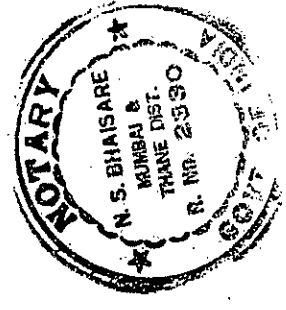
Notary Document

1	K. Mu niraju	Sunshine Infra Promoters Pvt. Ltd	"10/1	0.5	Upparahalli	Notary 461	12/7/2011
2	S. Ma njula	Sunshine Infra Promoters Pvt. Ltd	"10/1	1	Upparahalli	Notary 440	12/7/2011
Total				1.5			12/8/2011



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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
Total					7.975	

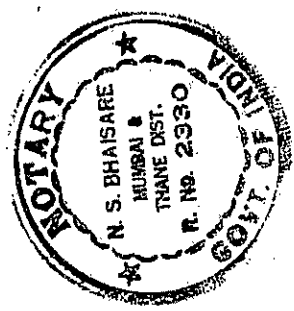


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DETAILS OF LAND AT BIKANER, RAJASTHAN HELD BY M/S STRIDE ENERGY RESOURCES PVT LTD						
Annexure '59'						
S.No.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Type of Document
1	Rajasthan	Kolayath, Bikaner, Rajasthan	Bikaner, Rajasthan	53, 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	

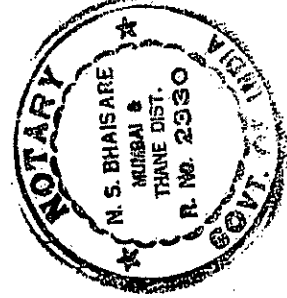


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DETAILS OF LAND AT ADIVALI, MAHARASTRA HELD BY M/S SPLENDOR INFRACTY PVT LTDAnnexure '60'

Sr. No	State	Village	Taluka/ Tehsil	Sy.no.	Area (In Acre)	Type of Deed
1	Maharashtra	Adivali	Taluka-Panvel	105	2.195	Sale Deed

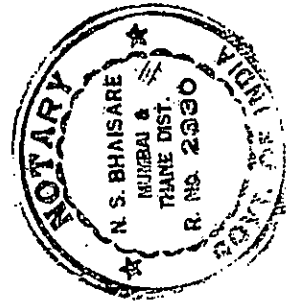
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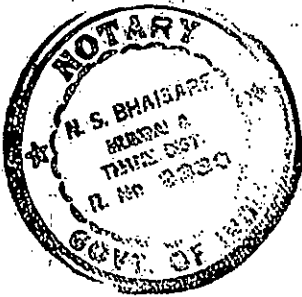


Annexure '60 A'						
Name of Village	Name of Purchaser	Name of Seller	Survey No.	Area Purchased (In Are)	Type of Document	Reg. No.
Sus	Crest Entertainment & Media Pvt. Ltd.	Vasant Shankar Shedge, Rajaram Yashwant Dagade, Muktabai Yashwant Dagade & Others	108/13	6.20	Sale Deed	5987/2011
Sus	Crest Entertainment & 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 Chichawade, Ajay Vijay Nimhan	160/17B	3.13	Agreement to Sale	1097/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Ram Dinkar Ambede, Mahendra Murlidhar Chichawade, Ajay Vijay Nimhan	160/17B	125'	GPA	1098/2011

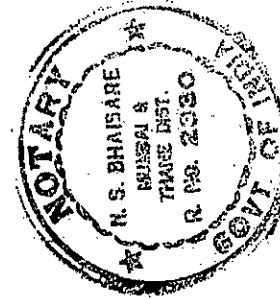
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Sus	Crest Entertainment & Media Pvt. Ltd.	Ram Dinkar Ambede, Mahendra Murlidhar Chichawade, Ajay Vijay Nimhan	160/178	3.00	Agreement to Sale	4437/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Ram Dinkar Ambede, Mahendra Murlidhar Chichawade, Ajay Vijay Nimhan	160/178	120'	GPA	4438/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Ram Dinkar Ambede, Mahendra Murlidhar Chichawade, Ajay Vijay Nimhan	160/178	125'	Taba Pavti	Notary
Sus	Crest Entertainment & Media Pvt. Ltd.	Ram Dinkar Ambede, Mahendra Murlidhar Chichawade, Ajay Vijay 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.	Lalitkumar Kesarimal Jain	172/1	5.91	Sale Deed	2522/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Shivmahima Township Pvt. Ltd.	171/3	0.18	Sale Deed	4411/2011
Sus	Crest Entertainment & Media Pvt. Ltd.			48.83585146		



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Sr. No.	Seller Name	Purchaser Name	Document No. & Date	Survey no.	KHASARA NO.	Area (In Acre)	Type of Deed
1	Shekh Mohd. Yaseen	Sun Plant Agro Ltd	5958 02/05/2008	95	696	1.68	Sale Deed
2	Shri Ganga Ram	Sun Plant Agro Ltd	15217 05/12/2008	294	864	1.14	Sale Deed
3	Smt. Runa Devi	Sun Plant Agro Ltd	6723 28/05/2009		732841	1.905	Sale Deed
4	Shri Harendra Nath Gupta	Sun Plant Agro Ltd	8985 01/07/2008	230	763764765	1515	Sale Deed
5	Shri Prbhakar Thakur	Sun Plant Agro Ltd	1604 27/02/2009	217	908909	0.5	Sale Deed
6	Smt. Runa Devi	Sun Plant Agro Ltd	6721 28/05/2009	488	861	0.66	Sale Deed
7	Shri Janardan Thakur	Sun Plant Agro Ltd	5960 02/05/2008	645	728	1.1005	Sale Deed
8	Shri Prem Lal Badhaun	Sun Plant Agro Ltd	4584 08/04/2009	301	832	1.11	Sale Deed
9	Shri Nathu Lal Saha	Sun Plant Agro Ltd	1044 20/02/2009		845	0.9905	Sale Deed
10	Shri Nathu Lal Saha	Sun Plant Agro Ltd	1157 21/02/2009		845	0.975	Sale Deed
11	Hazi Jafrulla Islam	Sun Plant Agro Ltd	5308 21/02/2009		855	0.99	Sale Deed
12	Smt. Kamli Devi	Sun Plant Agro Ltd	1602 27/02/2009	217	858835	1.41	Sale Deed
13	Shri Raj Kumar Thakur	Sun Plant Agro Ltd	1600 27/02/2009		857/859/860	2.97	Sale Deed
14	Smt. Runa Devi	Sun Plant Agro Ltd	6720 28.05.2009		881	0.2	Sale Deed
15	Rustam Khan	Sun Plant Agro Ltd	11965 31/08/2009	376	868	1.38	Sale Deed
16	Rustam Khan	Sun Plant Agro Ltd	11966 31/08/2009	376	872	0.92	Sale Deed
17	Smt. Shanti Devi	Sun Plant Agro Ltd	1569 27/02/2009	486	885	1.0207	Sale Deed
18	Rustam Khan	Sun Plant Agro Ltd	12946 18/09/2009		301384	0.77	Sale Deed
19	Rustam Khan	Sun Plant Agro Ltd	7649 13/08/2009	943	298/299/300/304/ 376377/379/380	4.42	Sale Deed
20	Shri Sampat Lal	AYD HESH KUMAR	2037 22/02/2007		911/912/913	6.16	Sale Deed
21	Shri Lal Urao	AYD HESH KUMAR	1989 21/02/2007		911/912/913	0.3	Sale Deed
22	Mhd. Yonus	Sun Plant Business Ltd	2632 19/02/2008	54	120121	0.476	Sale Deed
23	Shri Jagdish Vishvas	Sun Plant Business Ltd	2630 19/02/2008	188	699700	1.56	Sale Deed
24	Mhd. Yonus	Sun Plant Business Ltd	2634 19/02/2008	110	113114	0.536	Sale Deed

Jumia, Bihar

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25	Shri Nagesh Chander Pali	Sun Plant Business Ltd	8990	237	865/863	3.28	Sale Deed
26	Smt. Ranju Saha	Sun Plant Business Ltd	3712	213/246/214	870/873	4.65	Sale Deed
27	Smt. Kamli Devi	Sun Plant Business Ltd	4667	245/215/217	828/858	5.98	Sale Deed
28	Smt. Ranju Saha	Sun Plant Business Ltd	3804	16/16/17/200	122/123/129	0.97	Sale Deed
29	Smt. Kanchari Devi	Sun Plant Business Ltd	4764	217	727	0.42	Sale Deed
30	Rustam Khan	Pegasus Infra Developers	13604	904	713, 714, 709, 724	3.13	GPA
31	Pratima Devi	Green Valley Infra Developers	228	658	817	3.81	GPA
32	Sukhdev Kumar	Prabhakar Kumar	612		730	0.69	GPA
33	Ashwini Kumar Thakur	Green Valley Infra Developers	09/12/2011		567, 571/929	5.34	Sale Deed
34	Rustam Khan	Sun Plant Agro Ltd	15899		104,105,106,107	1.5	Sale Deed
35	Rustam Khan	Sun Plant Agro Ltd			106 & 107	2.22	Sale Deed
36	Rustam Khan	Sun Plant Agro Ltd			832	4.19	Sale Deed
37	Rustam Khan	Sun Plant Agro Ltd			571/929	2.3	Sale Deed
	Total				855, 840, 831	71.6537	



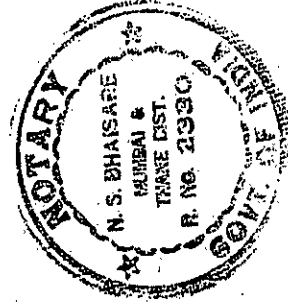
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21A

Annexure '60 B'

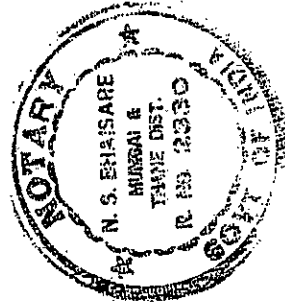
Sr. No.	Seller Name	Purchaser Name	SY No.	Area (in Acres)	Village	Docume-nt No.	Date	Type of Deed
1	Satwashila devi Shivaram Sawant Bhosale	Arondha Properties	210/16(2), 210/16(3), 17/1, 18/1, 19/1, 157	53.99	Arondha	994	21-06-2006	Sale Deed
2	Shrimati Laxmibai Jeejavi Pokhare	Arondha Properties	205/11(1), 204/12(1), 202/13(1), 247/155, 248/156(1)	45.25	Arondha	1290	22-08-2006	Sale Deed

99.24



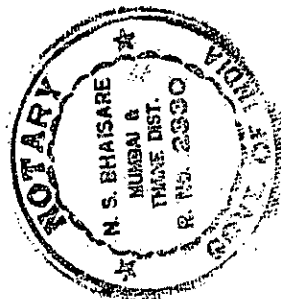
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Annexure '60 C'								
S. No.	Seller Name	Purchaser Name	Sy.no.	Area (in Acre)	Village	Document No.	Date	Type of Deed
1	DS Buildcon India Pvt Ltd	Drook Pharma Pvt Ltd	3186	10 Bigha	Kyarkuli bhatta	1678	18-10-2011	Sale Deed
2	Sri Sattu Singh	Drook Pharma Pvt Ltd	3186	6 Bigha	Kyarkuli bhatta	5963	26-06-2007	Sale Deed
3	Sri Sattu 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 02/05/2008	95	696	1.68	Sale Deed
Shri Ganga Ram	Sun Plant Agro Ltd	15217 05/12/2008	294	864	1.14	Sale Deed
Smt. Rina Devi Shri Harendra Nath Gupta	Sun Plant Agro Ltd	6723 28/05/2009		732841	1.905	Sale Deed
Shri Prbhakar Thakur	Sun Plant Agro Ltd	8385 01/07/2008	230	763764/765	1.515	Sale Deed
	Sun Plant Agro Ltd	1604 27/02/2009	217	908/909	0.5	Sale Deed
Smt. Rina Devi Shri Janardan Thakur	Sun Plant Agro Ltd	6721 28/05/2009	489	861	0.66	Sale Deed
Shri Prem Lal Badhaun	Sun Plant Agro Ltd	6960 02/05/2008	645	728	1.1005	Sale Deed
Shri Nathu Lal Saha	Sun Plant Agro Ltd	4584 08/04/2009	301	832	1.11	Sale Deed
Shri Nathu Lal Saha	Sun Plant Agro Ltd	1044 20/02/2009		845	0.9905	Sale Deed
Hazi Jafri Islam	Sun Plant Agro Ltd	1157 21/02/2009		845	0.975	Sale Deed
Smt. Kamil Devi	Sun Plant Agro Ltd	5308 21/02/2009		855	0.99	Sale Deed
Shri Raj Kumar Thakur	Sun Plant Agro Ltd	1602 27/02/2009	217	858/835	1.41	Sale Deed
	Sun Plant Agro Ltd	1600 27/02/2009		857/859/860	2.97	Sale Deed
Smt. Rina Devi	Sun Plant Agro Ltd	6720 28/05/2009		881	0.2	Sale Deed
Rustam Khan	Sun Plant Agro Ltd	11965 31/08/2009	376	888	1.38	Sale Deed
Rustam Khan	Sun Plant Agro Ltd	11966 31/08/2009	376	872	0.92	Sale Deed
Smt. Shanti Devi	Sun Plant Agro Ltd	1569 27/02/2009	486	885	1.0207	Sale Deed
Rustam Khan	Sun Plant Agro Ltd	12946 18/09/2009		301/384	0.77	Sale Deed
Rustam Khan	Sun Plant Agro Ltd	7649 13/08/2009	943	298/299/300/304/ 376/377/379/380	4.42	Sale Deed
Shri Sampat Lal	AVD HESH KUMAR	2037 22/02/2007		911/912/913	6.16	Sale Deed
Shri Lal Urao	AVD HESH KUMAR	1989 21/02/2007		911/912/913	0.3	Sale Deed
Mhd. Yonus	Sun Plant Business Ltd	2632 19/02/2008	54	120/121	0.476	Sale Deed
Shri Jagdish Vishwash	Sun Plant Business Ltd	2630 19/02/2008	188	699/700	1.56	Sale Deed

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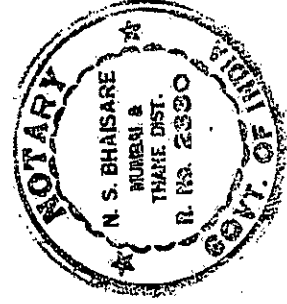
1	Mhd. Yonus	Sun Plant Business Ltd	2634	19/02/2008	110	113714	0.536	Sale Deed
5	Shri Nagender Chander Pal	Sun Plant Business Ltd	8990	19/08/2007	237	865863	3.28	Sale Deed
5	Smt. Ranju Saha	Sun Plant Business Ltd	3712	12/03/2008	213/246214	870873	4.65	Sale Deed
7	Smt. Kamli Devi	Sun Plant Business Ltd	4687	29/03/2008	345/215/217	828058	5.98	Sale Deed
8	Smt. Ranju Saha	Sun Plant Business Ltd	3804	15/03/2008	18/16/17/200	1835/572727	0.97	Sale Deed
9	Smt. Kanchan Devi	Sun Plant Business Ltd	4764	31/03/2008	217	727	0.42	Sale Deed
0	Rustam Khan	Pegasus Infra Developers	15604	15/10/2011	904	713, 714, 709, 724	3.13	GPA
1	Pratima Devi	Green Valley Infra Developers	228	10/04/2012	658	817	3.81	GPA
2	Sukhdev Kumar	Prabhakar Kumar	612	09/12/2011		730	0.69	GPA
3	Ashwini Kumar Thakur	Green Valley Infra Developers	15899	31/03/2012		567, 571/929	5.34	Sale Deed
4	Rustam Khan	Sun Plant Agro Ltd				104,105,106,107 106 & 107	1.5	Sale Deed
5	Rustam Khan	Sun Plant Agro Ltd				832	2.22	Sale Deed
6	Rustam Khan	Sun Plant Agro Ltd				571/929	4.19	Sale Deed
7	Rustam Khan	Sun Plant Agro Ltd				855, 840, 881	2.3	Sale Deed
8							71.6537	



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<u>DETAILS OF LAND AT KAMANAHALLI, KARNATAKA HELD BY PRATEEK KUMAR</u>						
<u>Annexure '61'</u>						
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						

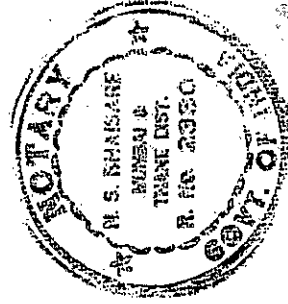
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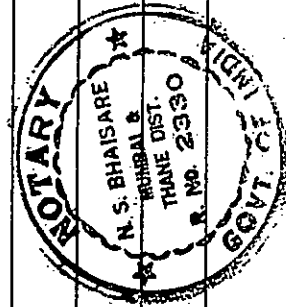
DETAILS OF LAND AT VADAVALI, MAHARASTRA HELD BY M/S PRATEEK KUMAR						
Annexure '62'						
S.No.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Rajiv Hari Krishna Nirmal	Vadavali	Thane, Maharashtra	81/2A 232.50R, 81/9A 139.50R 81/13A 110R, 52/9A	14.375	ATS/Sale Deed/GPA
						Correction deed
Total						
Total					14.375	

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DETAILS OF LAND AT VADAVALI, CHINCHOLI PALLI, MAHARASTRA HELD BY M/S PRATEEK KUMAR						
Annexure '63'						
Sr. No	State	Village	Taluka/ Tehsil	Survey no.	Area (In Acre)	Type of Deed
1	Mr. Rohitashwa Poddar	Pali	Thane, Maharashtra	65/6A, 65/5C, 65/5B, 66/1A	19.152	Confirmation Deed to Sale Deed
2	Mr. Rohitashwa Poddar	Chincholi	Thane, Maharashtra	17/8A/1, 17/8A/2, 18/6, 18/4, 17/5B, 17/88, 18/7, 17/4, 17/123B, 17/148, 17/5A, 17/2, 17/14A, 17/12A	16.929	Confirmation Deed to Sale Deed
3	Mr. Rohitashwa Poddar	Vadavali	Thane, Maharashtra	69/04, 69/5A, 69/5B, 69/8, 69/18, 69/23, 69/26, 69/24, 69/29B, 69/6, 69/7, 69/19, 69/21, 69/22, 69/27B, 69/1, 69/28, 69/20, 69/30, 69/11A, 69/11B, 69/2, 69/27A, 69/29A, 69/12	17.822	Confirmation Deed to Sale Deed
4	Divakar Gatti	Chincholi	Thane, Maharashtra	17/8A/1, 17/8A/2, 18/6, 18/4, 17/5B, 17/88, 18/7, 17/4, 17/123B, 17/148, 17/5A, 17/2, 17/14A, 17/12A	5.57	Sale Deed
5	Divakar Gatti	Vadavali	Thane, Maharashtra	69/04, 69/5A, 69/5B, 69/8, 69/18, 69/23, 69/26, 69/24, 69/29B, 69/6, 69/7, 69/19, 69/21, 69/22, 69/27B, 69/1, 69/28, 69/20, 69/30, 69/11A, 69/11B, 69/2, 69/27A, 69/29A, 69/12	5.86	Sale Deed
6	Divakar Gatti	Pali	Thane, Maharashtra	65/6A, 65/5C, 65/5B, 66/1A	6.26	Sale Deed
7	Divakar Gatti	pali	Thane, Maharashtra		6	Deed of Rectification
8	Divakar Gatti	Chincholi	Thane, Maharashtra		5.346	Deed of Rectification
9	Divakar Gatti	Vadavali	Thane, Maharashtra		5.628	Deed of Rectification
					88.567	



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DETAILS OF LAND AT KHED, MAHARASTRA HELD BY PRATEEK KUMAR BHAISSARE						
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	65/20,34/6,29/1,29/3,29/128,58/7,58/20,59/6,6 0/7,60/5	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	777,837,870,873,881,946,760,814,825,827,823,7 63	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	883,935,835,885,992	45.27	ATS+GPA
24	Maharashtra	Kinjale	Taluka-Khed	40/5A,33/5,57/2,56/30,56/12,34/11,34/2A,54/1 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	Saparli	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	Saparli	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	Vave	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	Saparli	Taluka-Khed	112,126,453,170,773	6.985	ATS+GPA
46	Maharashtra	Channhand	Taluka-Khed	113/3,347/6,373/7,113/14+12,138/11,373/8,14 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	Kumbhade	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	Varvli	Taluka-Khed	1166,1032,1204,1247,1260,1269,1287,1306,134 2,1196	5.612	ATS+GPA

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74	Maharashtra	Kumbhad	Taluka-Khed	187/11,101/2,106/2,175/1,173/4,170/6,81/9,78/18,174/4,189/9,196/12,197/1,105/7,191/5	45.5	ATS+GPA
75	Maharashtra	Shirgaon	Taluka-Khed	30/17,30/29,31/7,38/8,185/4,186/2,187/3,189/6,204/8,205/12,204/14	2.347	ATS+GPA
76	Maharashtra	Khopi	Taluka-Khed	195/2,196/1,196/2,196/6,311/1,217/6,288/18,248/18,365/3	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	Astan	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	29/4,29/10,31/2,33/14,33/17,52/6,58/17,58/5,59/1,60/3,60/8,60/10,61/6,62/2,33/17,62/7,62/8,62/9,65/1,65/3,65/6,65/9,65/11,65/13,67/2,68/3,69/2,70/15,73/9	50.89	ATS+GPA
84	Maharashtra	Ambavali	Taluka-Khed	682,930,1901	0.91	ATS+GPA
85	Maharashtra	Khopi	Taluka-Khed	65/3,71/5,321/16,364/4,394/4,396/15	15.7	ATS+GPA
86	Maharashtra	Dhamnand	Taluka-Khed	133/13	4.5	ATS+GPA
87	Maharashtra	Khalchi Hunbari	Taluka-Khed	306,312,551,555,571,573,610,613,732,734,789,790,826,869,905,1102,1104,1219	5.1	ATS+GPA
88	Maharashtra	Astan	Taluka-Khed	728,732,769,802,804,817,843,824,847,884	53.9	ATS+GPA
89	Maharashtra	Astan	Taluka-Khed	887-968	5.787	ATS+GPA
90	Maharashtra	Ambavali	Taluka-Khed	1458,1875,1208,2028,2031,595,865,622,1386,1895,1909	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	945,937,1921,1928,2066,1815,1842,1887,1758,1147,884	19.5	ATS+GPA
93	Maharashtra	Ambavali	Taluka-Khed	1076,7,623/A,623/B,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+B,158/34,210/9	5.387	ATS+GPA
113	Maharashtra	Talwat Jawali	Taluka-Khed	29/14,39/9,72/6/7,81/5,88/7,81/6	12.05	ATS+GPA
114	Maharashtra	Dhawade	Taluka-Khed	676,522,600,652,816,819	9.025	ATS+GPA
115	Maharashtra	Dhawade	Taluka-Khed	N. S. BHIMBARE MUMBAI-4 THANE DIST.	9.85	ATS+GPA
116	Maharashtra	Choravane	Taluka-Khed	99/1,99/11	4.225	ATS+GPA
117	Maharashtra	Saparli	Taluka-Khed	536	5.925	ATS+GPA
118	Maharashtra	Ambavali	Taluka-Khed	924,984,1857,1975	12.858	ATS+GPA
119	Maharashtra	Kalmani(Khurdh)	Taluka-Khed	12/5,14/8,14/16,14/28,15/17,71/4,73/16,127/11	1.35	ATS+GPA
120	Maharashtra	Ambavali	Taluka-Khed	1234,1776,1872	4.393	ATS+GPA
121	Maharashtra	Ambavali	Taluka-Khed	2004,1628,1617,1543,2084	4.392	ATS+GPA
122	Maharashtra	Talwat Jawali	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	31.63	ATS+GPA
123	Maharashtra	Kumbhad	Taluka-Khed	193/7,204/31,194/9,96/1	3.615	ATS+GPA

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124	Maharashtra	Kandoshi	Taluka-Khed	6/32,6/35,7/21,9/17,14/7,24/8,27/5,28/11A, 36/1,36/8,41/20,56/23,56/14,60/4,63/3,66/8,76 /1,79/2,84/6,86/4,87/5,91/10,95/10,99/4,99/5,1 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	Bigghar	Taluka-Khed	102/8	2.075	ATS+GPA
129	Maharashtra	Bigghar	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 78/3,178/4,179/10,187/9,189/7,189/8,190/1,19 0/3,190/9,190/22,190/26,190/27,	16.66	ATS+GPA
141	Maharashtra	Taluka-Khed	Taluka-Khed	79/4,62/3,68/3,77/4,78/2,80/6	5.249	ATS+GPA
142	Maharashtra	Sitgaon	Taluka-Khed	52/15,54/2,55/4,55/15,56/8,58/10,58/13,59/6,5 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 +71,38/59,109/45,115/38,138/6,138/7,138/16+1 7,140/2,146/9,147/14,185/7,185/20+21,185/22	7.77	ATS+GPA

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146	Maharashtra	Kavale	Taluka-Khed	8/11,17/4,23/20,30/7/16,40/29,40/30,41/20/A,6 5/3,69/4,69/13,69/15,69/29,79/18,81/10,87/2,1 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 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	birmani	Taluka-Khed		12.375	ATS+GPA
172	Maharashtra	humari	Taluka-Khed		21.63	ATS+GPA
173	Maharashtra	Nive	Taluka-Khed		35.2	ATS+GPA
174	Maharashtra	wadgaon	Taluka-Khed		2.84	ATS+GPA
175	Maharashtra	Nive	Taluka-Khed		16.21	ATS+GPA
176	Maharashtra	Nive	Taluka-Khed		10.1	ATS+GPA
177	Maharashtra	Ambavali	Taluka-Khed		4.92	ATS+GPA
178	Maharashtra	Nive	Taluka-Khed		56.2	ATS+GPA



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179	Maharashtra	Nive	Taluka-Khed
180	Maharashtra	Nive	Taluka-Khed
181	Maharashtra	Nive	Taluka-Khed
182	Maharashtra	wadgaon	Taluka-Khed
183	Maharashtra	wadgaon	Taluka-Khed
184	Maharashtra	talwat	Taluka-Khed
185	Maharashtra	Nive	
186	Maharashtra	wadgaon	
187	Maharashtra	talwat	
188	Maharashtra	talwat	
189	Maharashtra	sakhar	
190	Maharashtra	Nive	
191	Maharashtra	Astian	

Taluka-Khed
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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

TOTAL

3242.474

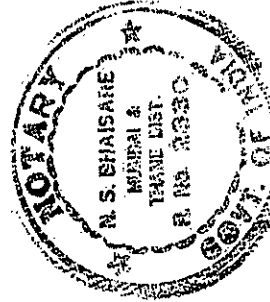
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<u>DETAILS OF LAND AT KANDAT, MAHABALESHWAR, MAHARASTRA HELD BY PRATEEK KUMAR, NITIN</u>						
<u>WAGHMARE & C.R.SANGLIKAR</u>						
<u>Annexure '65'</u>						
S.No.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Maharashtra	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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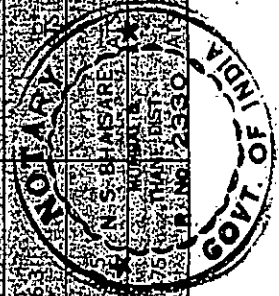
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DETAILS OF LAND AT WAGHOLI, PUNE, MAHARASTRA HELD BY M/S GREENFIELD ESTATES

Annexure '66'

S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Maharashtra	Wagholi	Taluka-Pune	413, 423, 425	9.175	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	3.35	ATS
6	Maharashtra	Wagholi	Taluka-Pune	414, 418, 427	6.00	ATS
7	Maharashtra	Wagholi	Taluka-Pune	409, 422, 428	1.73	ATS
8	Maharashtra	Wagholi	Taluka-Pune	403	1.15	ATS
9	Maharashtra	Wagholi	Taluka-Pune	417	3.375	ATS
10	Maharashtra	Wagholi	Taluka-Pune	405, 421, 427	3.55	ATS
11	Maharashtra	Wagholi	Taluka-Pune	400, 419	6	ATS
12	Maharashtra	Wagholi	Taluka-Pune	400, 420	1.85	ATS
13	Maharashtra	Wagholi	Taluka-Pune	400, 420	1.85	ATS

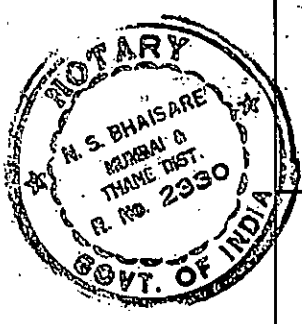


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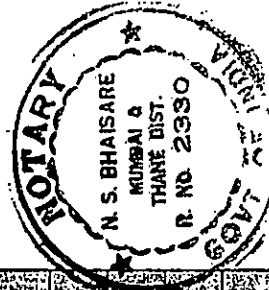
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14	Maharashtra	Wagholi	Taluka Pune	402	14375	ATS
15	Maharashtra	Wagholi	Taluka Pune	408	0.6875	ATS
16	Maharashtra	Wagholi	Taluka Pune	422, 428	1.375	ATS
17	Maharashtra	Wagholi	Taluka Pune	409, 422	2.75	ATS
18	Maharashtra	Wagholi	Taluka Pune	402	14375	ATS
19	Maharashtra	Wagholi	Taluka Pune	403	1.45	ATS
20	Maharashtra	Wagholi	Taluka Pune	408	13375	ATS
21	Maharashtra	Wagholi	Taluka Pune	412, 415, 426, 426	4.95	ATS
22	Maharashtra	Wagholi	Taluka Pune	414, 418, 427	3.5	ATS
23	Maharashtra	Wagholi	Taluka Pune	407	9	ATS
24	Maharashtra	Wagholi	Taluka Pune	422, 409, 428, 408, 422, 428, 409, 422, 408, 411, 412, 407	18725	DECLARATION CUM INDEMNITY
Total					94.55	



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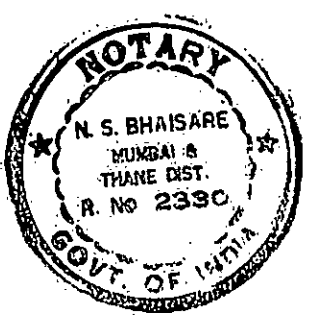


DETAILS OF LAND AT CHENNAI, TAMIL NADU HELD BY M/S SYNEGYONE (NSB) INFRASTRUCTURE & PROJECTS PVT LTD						
Annexure '67'						
S.No.	State	Village	Taluka/ Tehsil	SV No	Total Area (in Acres)	Type of Docs
1	M.Chandrasekaran	Hanumanthapuram	CHENNAI	386/1A	1.12	Sale Deed
2	Lognayaki	Hanumanthapuram	CHENNAI	391/3A	1.72	Sale Deed
3	M.Kanakabhusanam	Hanumanthapuram	CHENNAI	395/1A	2.23	Sale Deed
4	D.Unnamalai	Hanumanthapuram	CHENNAI	395/1B	0.46	Sale Deed
5	Elumalai	Hanumanthapuram	CHENNAI	395/2	0.55	Sale Deed
6	T.Dhanpal Naicker	Hanumanthapuram	CHENNAI	392/1B, 391/2	1.50	Sale Deed
7	V.THIRUNAVAKARASU	Hanumanthapuram	CHENNAI	392/5	0.78	Sale Deed
8	MR. BOOPALAN	Hanumanthapuram	CHENNAI	389/11, 389/12	1.95	Sale Deed
9	MRS. RAMU AMMAL	Hanumanthapuram	CHENNAI	389/13, 389/14, 389/15, 389/16, 389/17	1.95	Sale Deed
10	MR. INDRAVEL & 2 OTHERS	Hanumanthapuram	CHENNAI	437/1A, 437/1B1	3.08	Sale Deed
11	MIR. K. KASI NAICKER	Hanumanthapuram	CHENNAI	389/3A, 389/3B, 389/3A1A, 390/1, 390/2, 390/3, 390/4	1.67	Sale Deed
12	K. RAJENDRAN	Hanumanthapuram	CHENNAI	441/2B9, 441/2C1, 441/2C2	1.44	Sale Deed
13	K. RAJENDRAN	Hanumanthapuram	CHENNAI	441/2B, 441/2B1, 441/3A2	1.44	Sale Deed
14	K. RAJENDRAN	Hanumanthapuram	CHENNAI	441/2B1, 441/3B2	1.14	Sale Deed
15	V. ARUMUGAM	Hanumanthapuram	CHENNAI	391/1, 391/3B, 391/3C	2.50	Sale Deed

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16	T.DHANAPAL & 6 OTHERS	Hanumanthapuram	CHENNAI	391/3B, 391/3C	0.14	Sale Deed
17	A.SARAVANAN	Hanumanthapuram	CHENNAI	392/1A	0.59	Sale Deed
18	A.MANAVALAN & ELAYANTHI	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	

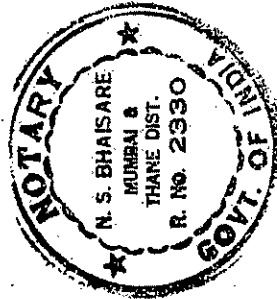


S.No.	Name of the Owners	Purchaser	Village	Survey No.	Area in Acres	Document No.	Document Date	Document Type
1	Samudra Sudhan Haripada	PACI India Ltd	12/67, 103/7	7.184	5659	9/4/2005	13/2/2005	Subdivided
2	Bharati Mahadevan Haripada & Others	PACI India Ltd	136/7, 190/1 & 186/4	2.667	766	7/3/2005	13/2/2005	Subdivided
3	Rajya Mahadevan Haripada & Others	PACI India Ltd	62/7	0.2834	1044	1/9/2010	13/2/2005	Subdivided
4	Chandrasekhar Mahadevan Haripada	PACI India Ltd	79/3	8.840	4187	31/03/2010	13/2/2005	Subdivided
5	Harish Mahadevan Haripada	PACI India Ltd	150/1	0.6337	8264	15/04/2005	13/2/2005	Subdivided
6	Sankar / Mahadevan Haripada	PACI India Ltd	150/1	1.9037	7948	22/11/2005	13/2/2005	Agreement to sell
7	Ram Mahadevan Haripada	PACI India Ltd	71/3	1.9037	7948	08/04/2005	13/2/2005	Consent
8	Umasa Mahadevan Haripada	PACI India Ltd	150/5	0.6548	2159	08/04/2005	13/2/2005	Consent
9	Sureth Babu Haripada	PACI India Ltd	150/5	0.6548	2159	08/04/2005	13/2/2005	Consent
10	Pooja Mahadevan Haripada	PACI India Ltd	192/7, 96/7	0.6500	2944	22/04/2010	13/2/2005	Subdivided
11	Prasanna Mahadevan Haripada	PACI India Ltd	93	0.1236	3413	10/5/2010	13/2/2005	Subdivided
12	Vidya Mahadevan Haripada	PACI India Ltd	93	0.0868	3413	10/5/2010	13/2/2005	Subdivided
13	Vijaya Mahadevan Haripada	PACI India Ltd	93	0.1236	3413	10/5/2010	13/2/2005	Subdivided
14	Thirumangalakudi Mahadevan Haripada	PACI India Ltd	93	0.1236	3413	10/5/2010	13/2/2005	Subdivided
15	Radhadevi Mahadevan Haripada & Others	PACI India Ltd	119/1	0.2113	4040	07/07/2010	13/2/2005	Subdivided
16	Veera Mahadevan Haripada	PACI India Ltd	119/2	0.2965	5533	25/07/2010	13/2/2005	Subdivided
17	Kandam Mahadevan Haripada	PACI India Ltd	119/1	0.1336	5545	25/07/2010	13/2/2005	Subdivided
18	Manjula Mahadevan Haripada	PACI India Ltd	119/1	0.2707	5544	22/07/2010	13/2/2005	Subdivided
19	Manjula Mahadevan Haripada	PACI India Ltd	119/1	0.2707	5544	22/07/2010	13/2/2005	Subdivided
20	Laxman Mahadevan Haripada	PACI India Ltd	119/1	0.2471	6370	25/08/2010	13/2/2005	Subdivided
21	Bharati Mahadevan Haripada	PACI India Ltd	70/3	0.5930	6607	03/09/2010	13/2/2005	Subdivided
22	Small Mahadevan Haripada & Others	PACI India Ltd	50/5	0.4818	2553	17/03/2011	13/2/2005	Subdivided
23	Chandrasekhar Mahadevan Haripada & Others	PACI India Ltd	126/7 & 136/7	3.9170	8518	24/12/2010	13/2/2005	Subdivided
24	Gandhi Mahadevan Haripada & Others	PACI India Ltd	161	0.8846	9518	24/12/2010	13/2/2005	Subdivided
25	Sonabai Mahadevan Haripada	PACI India Ltd	175/2	0.2350	1978	01/03/2011	13/2/2005	Subdivided
26	Sangeetha Mahadevan Haripada & Others	PACI India Ltd	92/3A	0.6000	2170	07/01/2011	13/2/2005	Subdivided
27	And Mahadevan Haripada & Others	PACI India Ltd	92/3A	0.1730	2170	07/01/2011	13/2/2005	Subdivided
28	Manjula Mahadevan Haripada	PACI India Ltd	150/3	1.6803	706	11/01/2011	13/2/2005	Subdivided
29	Kandam Mahadevan Haripada	PACI India Ltd	77/2	0.7500	2226	29/09/2011	13/2/2005	Subdivided
30	Vijaya Mahadevan Haripada & Others	PACI India Ltd	150/7	0.4250	2458	15/03/2011	13/2/2005	Subdivided
31	Ram Mahadevan Haripada & Others	PACI India Ltd	66	1.5000	11343	18/11/2010	13/2/2005	Subdivided
32	Kandam Mahadevan Haripada & Others	PACI India Ltd	150/3	1.7750	2789	31/03/2011	13/2/2005	Subdivided
33	Vijaya Mahadevan Haripada & Others	PACI India Ltd	70/3	7.4077	8423	10/08/2010	13/2/2005	Subdivided
34	Sonabai Mahadevan Haripada	PACI India Ltd	192/7	0.8846	1977	03/03/2011	13/2/2005	Subdivided
35	Chandrasekhar Mahadevan Haripada	PACI India Ltd	74/1 & 2/2	0.2213	2174	7/5/2010	13/2/2005	Subdivided
36	Sudhakar Mahadevan Haripada	PACI India Ltd	74/1 & 2/2	0.2213	2174	7/5/2010	13/2/2005	Subdivided
37	P.V.G. Developers Pvt Ltd	PACI India Ltd	92/3A	0.0875	4139	5/7/2011	13/2/2005	Subdivided
38	Bharati Mahadevan Haripada	PACI India Ltd	119/1	0.12365	4729	5/7/2011	13/2/2005	Subdivided
39	Sudhakar Mahadevan Haripada	PACI India Ltd	58/7/1	0.2840063	5343	6/2/2011	13/2/2005	Subdivided
40	Kumar Mahadevan Haripada	PACI India Ltd	58/7/2	1.009595	4439	6/2/2011	13/2/2005	Subdivided
41	Uma Mahadevan Haripada	PACI India Ltd	51/2, 54/3, 55/3, 56/2, 58/1	4.284714	4459	6/7/2011	13/2/2005	Subdivided
42	Santhya Mahadevan Haripada	P.V.G. Developers Pvt Ltd	92/3A	0.175	5614	6/7/2011	13/2/2005	Subdivided
43	Manoj Mahadevan Haripada	PACI India Ltd	104/1/2	7.175	6402	6/10/2011	13/2/2005	Subdivided
44	Radhadevi Mahadevan Haripada	PACI India Ltd	61/2, 61/4, 61/5, 61/7	2.19919	3504	8/10/2011	13/2/2005	Subdivided
45	Radhadevi Mahadevan Haripada	P.V. Ltd.	21/4	1.91	7346	8/10/2011	13/2/2005	Consent
46	Sharda Mahadevan Haripada	PACI India Ltd	50/5	0.061775	3937	4/30/2011	13/2/2005	Subdivided
Total					17.4012			
A+B+C								
Total					66.8693			

Annexure '69'

ACK

No	Name of the Developer	Village	Plot Area (sq.ft)	Area of Development (sq.ft)	Area of Land (sq.ft)	Area of Building (sq.ft)	Area of Road (sq.ft)	Area of Water Body (sq.ft)	Area of Other (sq.ft)	Remarks
1	Bhoop Singh	Jharol	Najafgarh, Delhi	50-4(4-16), 55-17(4-16), 24(4-16)	14.8	3555				Sale Deed OK
2	Ram Karan	Jharol	Najafgarh, Delhi	55-11(4-16), 12(4-16), 13(4-16), 14(4-16), 20(4-16)	24	3343				Sale Deed OK
3	Jugal	Jharol	Najafgarh, Delhi	56/11, 56/20	9	8120				ATS / GPA OK



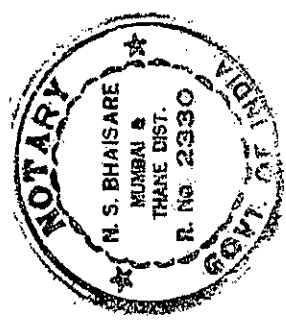
229

Annexure '70

S. No.	Name of the Owner	Project Name	Village	Area	Survey No.	Area in Acres	Document No.	Document Type
1	ANNAND MITTAL S/O RL 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		

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[Signature]
Rajani Associates
Advocates & Solicitors



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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, Karnatka

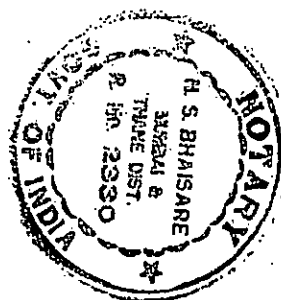


And all movable assets

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 Oristi, Mumbai	100%
Nirulas Hospitality Pvt. Ltd.	Gurgaon Office	100%
PNC Energy Pvt. Ltd.	Rays Power	100%
Sanskriti Infra Developers Pvt. Ltd.	Baṛoda 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%
Wilsoak 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	

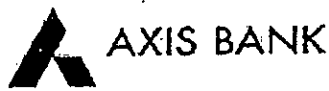


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Rajani Associates
Advocates & Solicitors

EXHIBIT-HI

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SYNERGYONE INFRASTRUCTURE & PROJECTS P LTD

Joint Holder :-

ROW HOUSE NO I GOLD FIELD
ENCLAVE SOCIETY SOUTH MAIN RD
VIDYUT NAGAR KOREGAON PARK
PUNE
MAHARASHTRA
411001

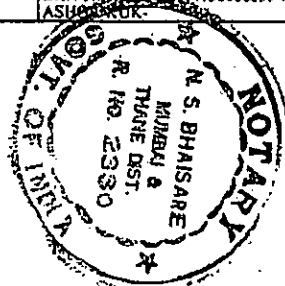
Customer No : 840067810

Scheme : CURRENT ACCOUNT-NORMAL

Currency : INR

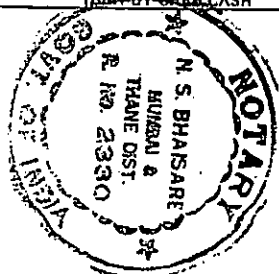
Statement of Account No : 911020038345350

Trans Date	Chq No	Particulars	Debit	Credit	Balance	Int. Br
		OPENING BALANCE			42328.19	
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 DIVECHA-	5.61		42305.73	415
10-04-2014	038282	BRN-NEFT-UTIBH14100061564-NAJOO R DIVECHA-	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/219synpl504/25:79429876:0	1012710.00		133513.73	219
15-04-2014		To NEFT/GSD/TB/219synpl504/incl of ST @ +Cess	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-BRU MOHAN PAL-	5.61		88833.96	415
21-04-2014	038285	BRN-NEFT-UTIBH14111086923-BRU 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 @12.16% on Charge	45.36		123788.60	415
26-04-2014		Consolidated Charges for A/c	367.00		123421.60	415
03-05-2014		BRN-NEFT-UTIBH14123091204-SUMER SONI-	5.61		123415.99	415
03-05-2014	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 Dep Chrg on Rs.5887500.00 at SOL:303	19965.05		5940950.94	303
08-05-2014	38287	TO PO FVG MAHARASHTRA STATE ELECTRICITY DISTRIBUT	22000.00		5918950.94	415
10-05-2014	038289	BRN-NEFT-UTIBH14130086859-RAHUL ASHOK KUK-	25000.00		5693950.94	415
10-05-2014		BRN-NEFT-UTIBH14130086859-RAHUL ASHOK KUK-	5.61		5693945.33	415



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10-05-2014	038290	BRN-NEFT-UTIBH141330087065-NAJOO R DIVECHA-	25000.00		5868945.33	415
10-05-2014		BRN-NEFT-UTIBH141330087065-NAJOO R DIVECHA-	5.61		5868930.72	415
10-05-2014	38288	TO SANJAY VITHAL SHONDE	34500.00		5834439.72	415
13-05-2014	038292	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 DEJ-	20000.00		5779434.11	415
13-05-2014		BRN-NEFT-UTIBH14133060915-SUBAL KUMAR DEJ-	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 at SOL:303	3619.28		6815809.22	303
15-05-2014		BRN-RTGS-UTIBH14133013476-GLEBE MARKETING-	56.18		6815753.04	415
15-05-2014	038293	BRN-RTGS-UTIBH14133013476-GLEBE MARKETING-	600000.00		6215753.04	415
17-05-2014		Service Tax @12.36% on Charge	24.72		6215728.32	415
17-05-2014		Consolidated 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 at SOL:303	11105.12		4464423.20	303
22-05-2014	38295	TO PRATIK PANDURANG PATIL	42000.00		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-MSEDCL-RPUC HT-	5.61		4261958.37	415
26-05-2014	038298	BRN-NEFT-UTIBH14146068384-MSEDCL-RPUC 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.	490630.00		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	1952
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	263
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	9152782.47	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-154516-MUMBAI		25308407.00	25452647.07	2567
22-08-2014		REJECT:154516-01-FUNDS INSUFFICIENT	25308407.00		144240.07	2567
27-08-2014		RTGS/HDFCRS2014082753249292/GHANSHYAM PURANCHAND G		25308407.00	23452647.07	593
28-08-2014	146338	PO AND DD ISSUED	568868.00		24883759.07	415
30-08-2014	146339	TRF TO SANJAY VITHAL SHINDR	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.	800000.00		5949052.89	415

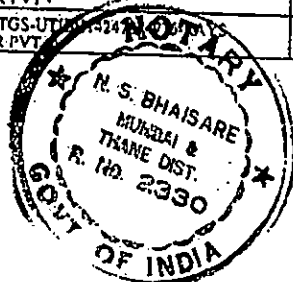
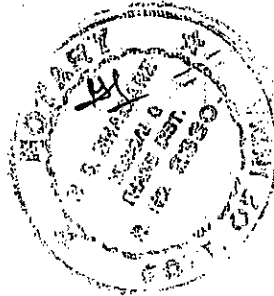


EXHIBIT - I

245

ASHWIN VAISH

Advocate



Speed Post

30.07.14

To,

1. **PACL Ltd.**
Registered office at
22nd, 3rd Floor
Amber Tower
Sansar Chand Road
Jaipur, Rajasthan

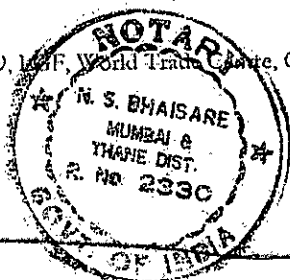
And

Corporate Office at:
7th 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, 10th F, World Trade Centre, Connaught Place, New Delhi-1, Mobile: 9650022033, 9899109195



Adm Vmcl

4. Mr. Sukhdev Singh Gill
Managing Director
Village & PO Jhallian Kalan
District Ropar, Punjab

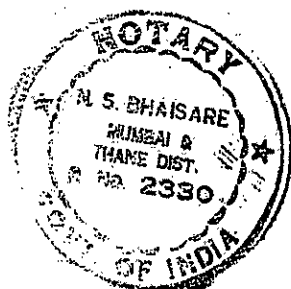
5. Mr. Tarlochan Singh
Director
7th Floor
Gopalidas Bhawan
28, Barakhamba Road
New Delhi

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,

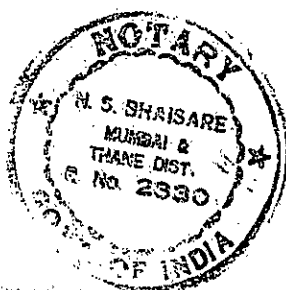


Ashwin Patel

247

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



Adhwan Vohra

248

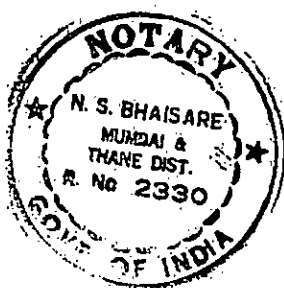
in order to bind my client for the other terms of the agreement.

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 1.1.4 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
ASHWIN VAISH
Advocate

P.S.- A copy of the present notice is retained for future reference and remedy.

Ashwin Vaish



TRUE COPY

Rajani Associates
Rajani Associates
Advocates & Solicitors

EXHIBIT - J

249

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

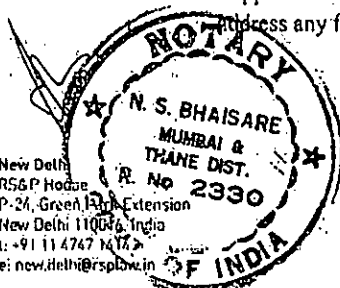
We are concerned for our client, PACL Limited, a company registered under the Companies Act, 1956, and having its registered office at 22, 3rd Floor, Amber Road, Sansar Chand Road, Jaipur, Rajasthan ("*our Client*"). Our Client has placed in our hands your letter dated July 30, 2014 (the "*Letter*"), 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 para-wise 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
RSGP Hodge
P-24, Green Park Extension
New Delhi 110046, India
T: +91 11 4767 1472
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, Balakrishna Estate
Gosteer Bagh
Hyderabad 500001, India
T: +91 40 4210 2424
E: hyderabad@rsplaw.in



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RSP

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;

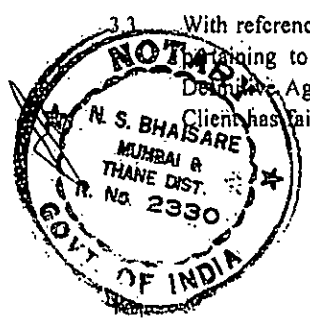
3.2.2.2 Your client and the PK Group have failed in incorporating joint signatures of representatives of PACL Group in respect of bank accounts of Synergyone Infrastructure & Projects Private Limited ("Synergyone"), which was not only agreed between the Parties in the Definitive Agreement but also adopted 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 relating 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

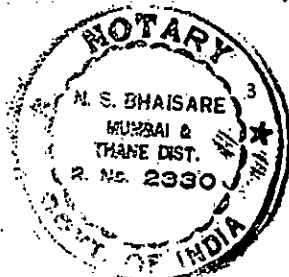


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RSP

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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RSP

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,

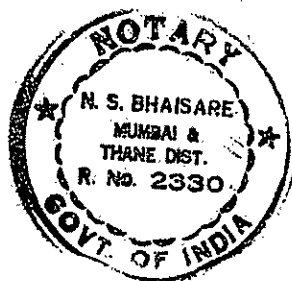
Ashish Parwani
Rajeev Nair

CC:

Mr. Prateek Kumar
159 Cloud 9, NIBM Road
Mohammadwadi, Kondawa
Pune - 48
Maharashtra
India

TRUE COPY

Rajani Associates
Advocates & Solicitors



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EXHIBIT - K
253

Jodhpur City Police

jodhpurcitypolice.rajasthan.gov.in/SearchCriminal.aspx

Jodhpur City Police
Government of Rajasthan

Public Information

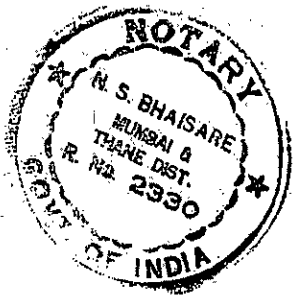
Wanted Person Search

Exact Search Wide Search Under Search

Person Name: pratik pradi Father/Husband Name: []

Police District: -Select- Police Station: -Select-

S.NO.	Name	Father Name	Caste	Age	Address	FIR No.	Year	Case No.	Case Year	Court Name	PS DIST	PS	Type
1	Pratik Pradi	Pradi	SHAI	3	MURTI BANGLA, GHOSH SOCIETY DRAZEN ROAD, DRAZEN ROAD, SARDAR NAGAR, AHMEDABAD CITY, GUJARAT	356	2006	62	2006	ACM NO.3 JDR	JODHPUR EAST	MAHA MANOR	PO
2	Pratik Pradi	Pradi	CHAND	3	MURTI BANGLA, GHOSH SOCIETY DRAZEN ROAD, DRAZEN ROAD, SARDAR NAGAR, AHMEDABAD CITY, GUJARAT	580	2004	580	2004	JM 3 JODHPUR EAST	JODHPUR EAST	UDAI MANOR	ABSCONDER



TRUE COPY

Rajani Associates
Advocates & Solicitors

254

सूची क्र.2

दुष्यग निबंधकः सह दु.नि. हयेली २

दस्तावेज संख्या : 4668/2014

नोटणी :

Regn: 63m

08/12/2014

गावाचे स्थान : ११ घोरपही

(i) विलेखाचा प्रकार

हीट ऑफ अपार्टमेंट

(2) मोयदला

56640000

(3) बाजारभाव (भाटेपट्टयाच्या बावतितपट्टाकार, व्यावसायी, देणे वी पट्टेदार से नर्मद करावे)

40000000

(4) भू-मापन, पोर्टहिस्सा व परक्रमांक
(असल्यास)

१) प्राप्तिपत्रके नाम-पुणे महानगरपालिका, इतर वर्णन :- इतर भाषिणी- बंधपाईन राख प्रयास करी. तारीख:- 11, 11/1 से 11/4 (प्राप्ति सुसंगत होती स नं 11/1/1/1 से 11/4/3 य 11/1/1/1 से 11/1/4 स नं 13; 14; 86 जुना स नं 39 पाठ) या मिळकतीवर प्लाट नं बी-1 या मिळकतीचीच वि मेट्रोपोलिस प्रा प्रोजेक्ट मधील दुस-या मंडळाच्याहील मंडळाचे कोर्टांत नम्रमाणे कोर्फील न एम्-3 (फायनल रेकोर्ड मर्यादा ओळीस न एम् 1) क्षेत्र 5900 चौ फूट 5580 चौ फूट 70 चौ फीट निवृत्त झुप वसेपे 4 कच्ची कार पार्किंग , 3 ओपन कार पार्किंग, 30 ट व्हीलर ओपन पार्किंगसाठी (C.I.S Number : 11, 11/1, 11/2, 11/3, 11/4 ;)

(5) **क्षेत्रफल**

1) 5800 ची प्रत

(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/सिंहन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुपुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

१) नाव: सीनपीपीएन इन्स्टीट्यूट ऑफ मोजेकस प्राइवेट लिमिटेड वर्क अधिकृत स्वाक्षरीकर्ता संदीप कुमार, वय: 30, पत्ता: अहमदनगर, मोबाईल नं: 98900, दुसरा, हमारातीचे नाव: मेट्रो पोल्, ब्लॉक नं.: रोड नं. ४४ गाव: रोड, कोयंबटूर, पिन कोड: 411001 पॉन नं.: AACCN9843R

(8) रस्तैवज्ज कंठेन पेया-या-पस्यगाराचे य
 र्मिया दिवाणी न्यायालयाचा हुकुमनामा
 र्मिवा आदेश अस्तित्वात, प्रतिवादिचे नाव व
 पत्ता

1). नांव - श्री.महेशचंद्रा.पुत्र.महेशचंद्र.गुता.विवेक-52,मठा:-, रोहाऊस नं.बी-11,पुणेधाम,
हिमगिरि,रिमिन्गी,बी.बी.राव.पुणे.महाराष्ट्र, आर्किट पार्क, पुणे. - विवेकचंद्र, MAHARASHTRA, PUNE,
Non-Governmental-रिमिन्गी नं.414037, पॅम नं.-ACVPG0203A

2) नायः-धी-प्रदीप-नंदाक्षत-युगा यतः-37; पता-व्यटि नः- , माख नः- , इमारतीचे नायः- , व्योफ नः- बंगलो नः- 48/49, स्लाब-9 सोतापटी, एनवर्डीबीएम रोड, महमदवाही, पुणे, रोड नः- , महाराष्ट्र, पुणे, पिन कोड-411048 पॅन नः- AEHPG8912L

3): नायक-भी विपिन नंदलाल गुप्ता-वयः-33, पता-ज्वाँद नं. - , माला नं. - , इमारतीचे नाय- , ब्लॉक नं. - , गंगो नं. 48/48, कलाउड 9, सोसायटी- एनआरसीएम रोड, मोहम्मदली, पुणे, रोड नं. - , महाराष्ट्र, पुणे. पिन कोड- 411048. पॅन नं.- AHFGP4748K

(9) दस्तावेज करून दिल्याचा दिनांक

18/06/2014

(10) दत्त नौदणी केरुयाचा दिनांक.

18/06/2014

(11) अनुप्रमोष, खंड, पृष्ठ

4668/2014

(12) वाज्जालमाषाप्रमाणे मुद्रांक शुल्क.

3398400

(13) वाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरा

मुख्यां कनांसाठी विधान
तपशील:-

सर्वप्रथम ही आवश्यकता नाही कारण देखिफायनसार् आवश्यक नाही कारण या तयारीत अन्वयान

074

11-1-11

五、

(1) Within the limits of any Municipal Corporation or any Cantonment
to the

सह: दुय्यम निबंधक हवेली क्र. २

अनुसूचना

A circular notary seal for N. S. BHAISARE, a Notary Public in Mumbai & Thane District. The seal includes the text "NOTARY PUBLIC", "N. S. BHAISARE", "MUMBAI & THANE DIST.", "No. 2330", and "INDIA". There is also a small text "SARITA" and the number "30" at the bottom right of the seal.

255

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Mobile No.: - Not Available

[Signature]

Humor

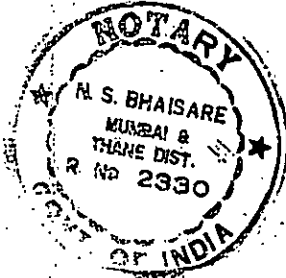
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256

CHALLAN
MTR Form Number-6

GRN	MH001260024201416M		BARGOODE	IN LIAISON WITH THE MTR (MUMBAI) & MTR		Date	17/06/2014-14:40:27	Form ID	263
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Registration Fees Ordinary Collection TGR				TAX ID (If Any)				
					PAN No. (If Applicable)				
Office Name	HVL JHVELI 2 JOINT SUB REGISTRAR				Full Name		Mr. Ghanashyam Gupta and Others		
Location	PUNE								
Year	2014-2016 One Time				Flat/Block No.		11		
Account Head Details				Amount in Rs.		Premises/Building			
0030063301 - Amount of Tax				30000.00		Road/Street		5600 apt	
						Area/Locality		Bund Garden Road Camp Pune	
						Town/City/District			
						PIN		4 1 1 0 0 1	
						Remittance to		Synergys Infrastructure and Projects Pvt Ltd-CA-66640000	
						Amount in Words		Thirty Thousand Rupees Only	
				30000.00		Words		Thirty Thousand Rupees Only	
Payment Details					FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA					Bank CEN		REF No.		02500042014061751900 174251248
Cheque/DD Details					Bank CEN		REF No.		02500042014061751900 174251248
Cheque/DD No.					Date		17/06/2014-15:38:37		
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch					Branch No. / Date		Not Verified with Branch		
Mobile No.: Not Available									

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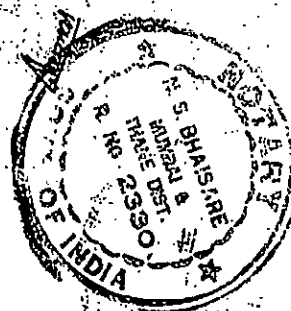
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DEED OF APARTMENT

THIS DEED OF APARTMENT IS MADE AND EXECUTED AT PUNE ON THIS 18th DAY OF
JUNE MONTH OF 2014.

Signature



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BETWEEN



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.)

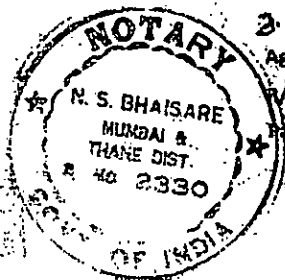
PARTY OF THE FIRST PART.

AND

1. Mr. Ghanshyam Puranchand Gupta
Age- 54 Years, Occupation- Business
R/at- 8-11, 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



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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 and assigns).

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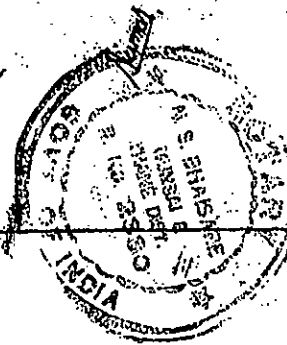
WHEREAS all that piece of land bearing S. No. 11/1, 11/2, 11/3, 11/4, (corresponding Survey Nos. 11/1 and 11/4 and 11/3 and 11/4) and 11/5, (corresponding S. No. 39 (part)), belongs to and stands in the name of M/s. Sharda Builders, a Partnership Firm (hereinafter referred to as the said Owners)

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. LK. 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, dtd. 23.03.2001;

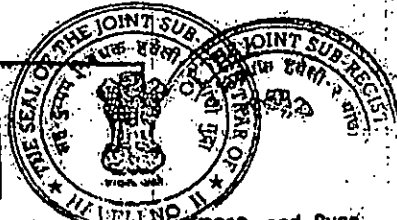
AND WHEREAS by virtue of the rights acquired by the Promoter, the Promoter has constructed a multi-storied building known as "Metropole" on the said land as per the plan approved by the Pune Municipal Corporation vide Commencement Certificate

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no. CC/9188/2010 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 12/12/2009, issued Completion Certificate in respect of the building constructed upon the said property is hereinafter referred to as "SAID BUILDING".

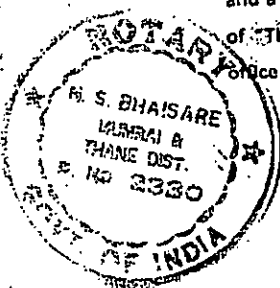
AND WHEREAS the Promoter agreed to sell the various shops/offices/units alongwith the undivided share in the said land and common areas and facilities in the said building to its various prospective purchasers.

AND WHEREAS in the circumstances vide Articles of agreement dated 14/07/2011 registered with the Sub-registrar, Haveli 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 thus 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, Haveli 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



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common amenities and facilities.

AND WHEREAS accordingly Promoters M/S L. K. Corporation through its Partners Mr. Laxman Karla and Mona Karla 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.

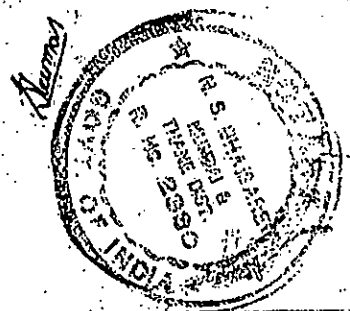
AND WHEREAS pursuant to negotiations between the parties herein and based upon the assurances and undertakings mentioned hereinafter given by the VENDOR to the PURCHASER, the PURCHASER offered an amount of Rs. 5,66,40,000/- (Rupees Five Crore Sixty six Lac forty Thousand Only) to the VENDOR for the assignment 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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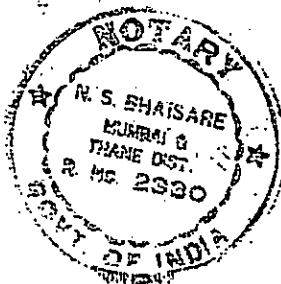


The Vendor is liable to pay to the Metropole Condominium, on account of maintenance charges/dues. The Purchaser shall make the said payment directly to the society. Moreover the Vendor is also liable to pay the Property tax for a period of April 2014 to June 2014 amounting to Rs. 25,945/-. The purchaser 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 A 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 5th 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 ½ 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 ½ 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

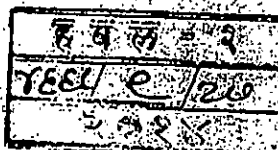


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the society and does not give the NOC of society within 4 months (till 1/11/2014) then the Purchaser shall pay the said amount directly to the society i.e. Metropole Condominium

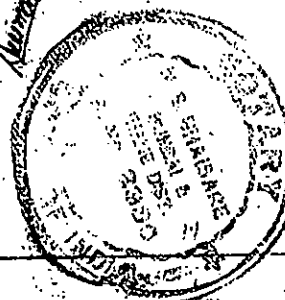
Thus the total consideration is paid by the purchaser to the VENDOR herein in the following manner:-

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 5th July 2014 of drawn on HDFC Bank (Cheque to be deposited by the Vendor after receipt of original documents by the Purchaser).
7.	Rs. 11,80,000/-	To be paid within 4 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 whereof the VENDOR does hereby admit, acknowledge and confirm and forever discharge, acquit and release the Purchaser herein of the same and every part thereof.

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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.

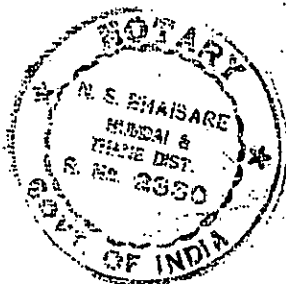
c. If any defect in the title of the Vendor to the said office comes to light, and / or any other person claims any sort of right, title or interest in the said property through the VENDOR the same shall be removed, cleared, eradicated by the VENDOR at their own cost and the VENDOR shall indemnify and 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



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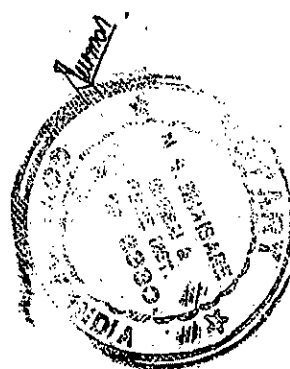
PURCHASER shall from the date of registration of this deed pay all future taxes and charges in respect of the said office. The VENDOR further covenant that in case any arrears are found due from the VENDOR and the PURCHASER is required to pay the same, the VENDOR shall immediately reimburse the PURCHASER 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.

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f. That the VENDOR has not subjected the said office to any dispute, title, 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

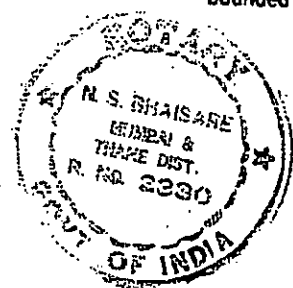
That the VENDOR shall whenever required to do so from time to time and at all times hereafter execute and sign and/or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers as may be necessary for more effectually transferring the said office in favour 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 Havell, District Pune; within the limits of Pune Municipal Corporation, within the Revenue Jurisdiction of Sub-Registrar, Havell (Pune), and bounded as under:



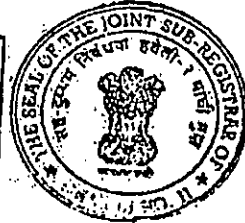
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ON OR TOWARDS THE:

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 - S 1

(Subjected Office):

Office premises bearing Office No. S1 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. S2
 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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IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR RESPECTIVE SIGNATURES
ON THE DAY-MONTH AND THE YEAR HEREINABOVE FIRST.



SYNERGYONE INFRASTRUCTURE AND
PROJECTS PVT. LTD.

Through It's authorised signatory,

Mr. Sandeep Kumar

VENDOR



Mr. Ghanshyam Puranchand Gupta



MR. Pravin Nandlal Gupta



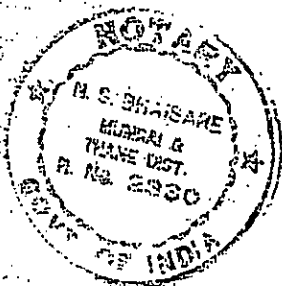
Mr. Vipin Nandlal Gupta

PURCHASERS.

WITNESSES:

1. Name: Vaibhav Khilare
Sign: [Signature]
Address: H.G. Road Camp
Pune 1

2. Name: Vaibhav Khilare
Sign: [Signature]
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
Bullder NOC In Banks Format dated - 31-12-2012 issued by L.K. Corporation	Original

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Summary-I (Goshwara Bhag-I)

न्यायालयचा हुक्मनामा मिला
आदेश असल्यास, प्रतिवादिचे नाव व
पत्ता

- (9) दस्तऐवज कसा दिल्याचा दिनांक 31/10/2013
- (10) दस्त नोंदणी केल्याचा दिनांक 01/11/2013
- (11) अनुक्रमांक, खंड व पृष्ठ 6128/2013
- (12) बाजारमावाप्रमाणे मूलांक शुल्क 100
- (13) बाजारमावाप्रमाणे नोंदणी शुल्क 100
- (14) सारा

मुल्यांकनासाठी पियाराम घेतलेला
तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवजानुसार आवश्यक नाही
कारणाचा तपशील दस्तऐवजानुसार आवश्यक नाही

मुद्रांक शुल्क अंकाप्रमाणे
निवडलेला अनुच्छेद:-

Amdavit

सह, दुय्यम

सह, दुय्यम

मी पकडून घेतली
जे अनुक्रमांक केलेली

प्रमाणित केलेली

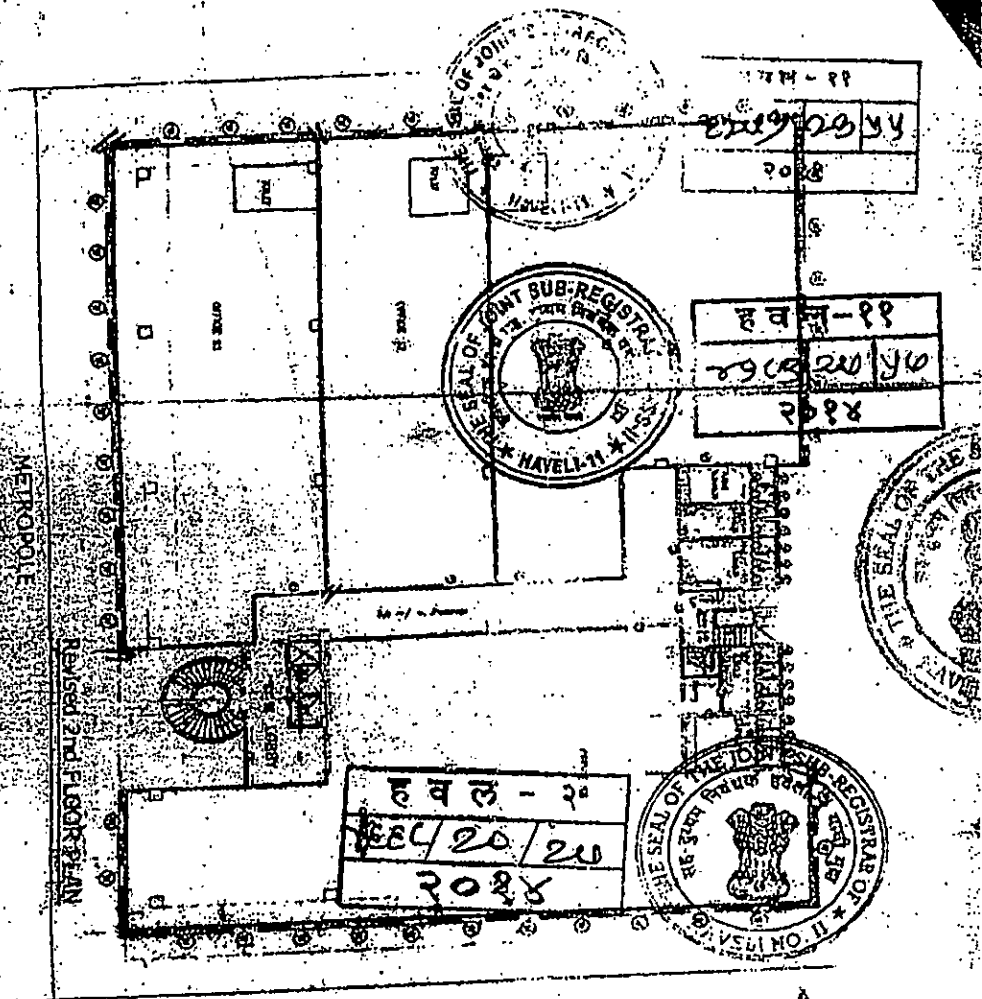
सह, दुय्यम निवडणूक (सं-२) हवेली क्र. ११

सहाय्यक न्यायाधीश
श्री. नरेश साठे
पोस्टाद्वारे
दिनांक - 09/11/93

ह व ल - २
१६६/१८/२०
२०१४



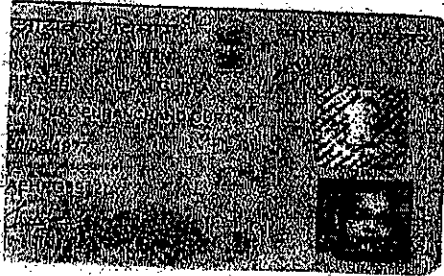
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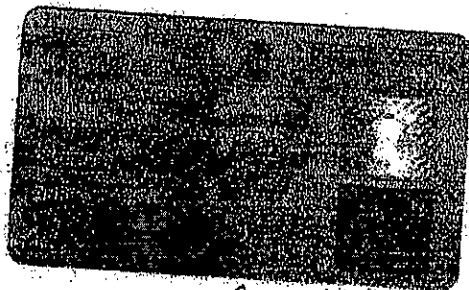
NOTARY
R. S. DHAISARE
MUMBAI &
THANE DIST.
R. NO. 2060
GOVT. OF INDIA

Murali

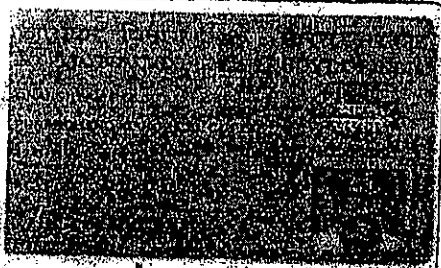
275



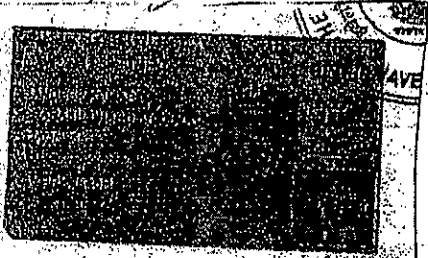
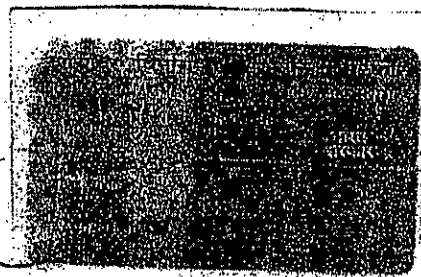
Sept



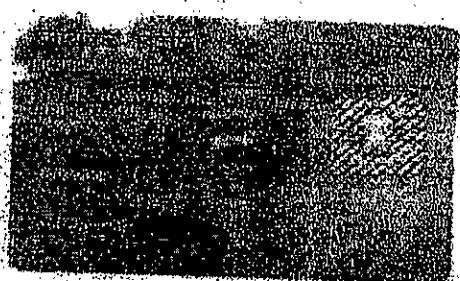
Sept



Sept



Sept



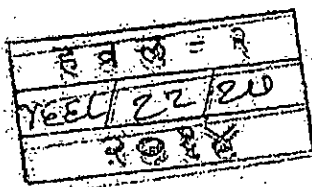
ह ब ल - २
888/29/20
२०२४



276

[illegible]

#054586# 411240006# 019050# 31



277



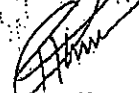
EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S. SYNERGYONE INFRASTRUCTURE & PROJECTS PRIVATE LIMITED HELD ON FRIDAY THE 6TH DAY OF JUNE 2014 AT REGISTERED OFFICE OF THE COMPANY AT S-1, THE METROPOLE, NEXT TO INOX MULTIPLEX, BUND GARDEN ROAD, PUNE - 411 001.

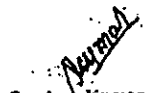
SALE OF PROPERTY OF THE COMPANY AT PUNE

"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.

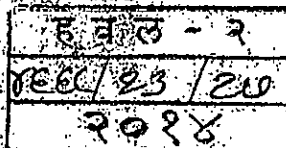
RESOLVED FURTHER THAT a copy of the said resolution duly certified by the director/company secretary be furnished to the concerned authorities for their reference and records."

CERTIFIED TO BE TRUE COPY
For Synergyone Infrastructure & Projects Private Limited

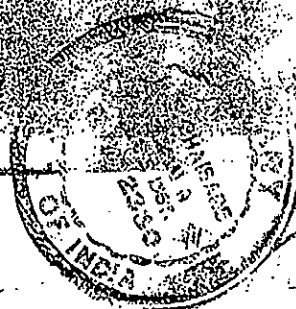

Prateek Kumar
Director


Sandeep Kumar
Director

Dated 06.06.2014



SYNERGYONE INFRASTRUCTURE & PROJECTS PRIVATE LIMITED
S-1, 2nd 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 (Ochil NCR) | Bangalore | Mumbai | Chennai |



278

Pre-Registration summary (नोटणी पूर्व गोपचारा)

सूचना सं. 18/06/2014 5:01 म.नं.

हस्त गोपचारा भाग-1

हस्त 2 27/2/14
हस्त प्रमाण: 4668/2014

हस्त प्रमाण: हस्त 2 /4668/2014

साधारण मूल्य: ₹. 4,00,00,000/- मोबदला: ₹. 5,66,40,000/-

भरणे मूल्य: ₹. 33,98,400/-

दु. नि. म. नं. 2. नि. हस्त 2 यांचे कार्यालय
अ. सं. 4668 अ. दि. 18-06-2014
नोटी 4:58 म.नं. पा. हस्त चेन्ना.

पावती: 5050 पावती दिनांक: 18/06/2014
साधारणगारिचे नाव: वी. धनश्याम पुणवस पुमा

नोटीची की 30000.00
हस्त हाताळणीची 540.00
मुद्रांची संख्या: 27

हस्त हस्त कार्यालयाची सही:

हस्त हस्त निबंधक, हस्त 2

मुद्रा: 30540.00

हस्त हस्त निबंधक, हस्त 2

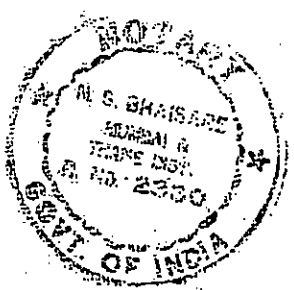
हस्तांतरा प्रमाण: हीच ऑफ अफाटेनेट
मुद्रांक शुल्क: (एक) कोणत्याही महागवरपानिकच्या प्रदीत चिन्ना म्हासुभान अस्तमेच्या कोणत्याही कटक सेवाच्या हस्त निष्ठा उत-मः
(दोन) अर्थ नमूने न कोणत्याही कोणत्याही नागरी सेवात

शिक्का सं. 1 18/06/2014 04:57:34 PM ची वेळ: (सादरीकरण)
शिक्का सं. 2 18/06/2014 04:59:16 PM ची वेळ: (फी)

ह व ल - 2
27/2/20
2014



(Sarit v1.3.0)

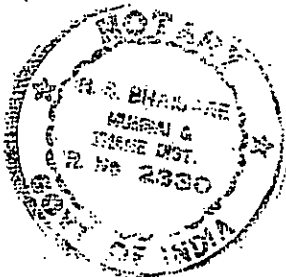


279

ह व ल - २
VEEL/24/20
२०१४

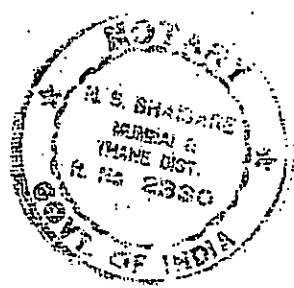
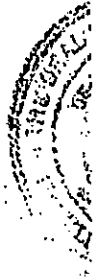


280



Pre-Registration summary(नॉटिशी पूर्व गोषवारा)

282



18/08/2014 05:03:23 PM

साहस्यम निबिधक, हुयेली-2

EPayment Details:

Defacement Number
0000798572201415
0000798568201418

4868/2014

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2. Get print and mini-CD of scanned document along with original document; immediately after registration.
- For feedback, please write to us at feedback@indiaportal.org

सह. दुय्यम विबंधक
दधेली म

हवल - २
YEE/20/20
२०२४



पवित्र भक्तियोग पुस्तकालये
१६६६ नं. नौदला

सम: वृत्तमं नियमक इति लो प्र-२
निर्माण... १०/१/८ E १२०१४



iSarita v.1.3.0

श्री नखल केली

ਬੀ ਬਾਬਲੀ

॥ श्री गणेशाय नमः ॥

अस्वल वरिष्ठकुम नदाल

අයි.ඩි. 9343198

महाराष्ट्र नक्सल अर्जदार... ११/१६/११... २१/११/११...

यांचे तारीख 06.12.2020.....

अर्जविरुद्ध... १००/११

क्र. १०५ दिने तारीख. ०८.११.८१.....

सह. दुय्याम निबंधक हवेली क्र. २

TRUE COPY

Rajani Associates
Advocates & Solicitors

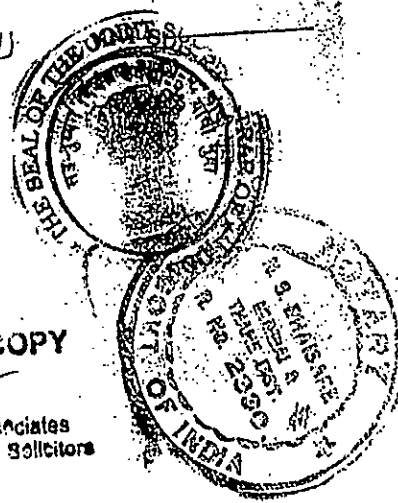
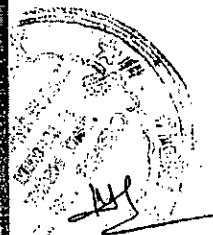
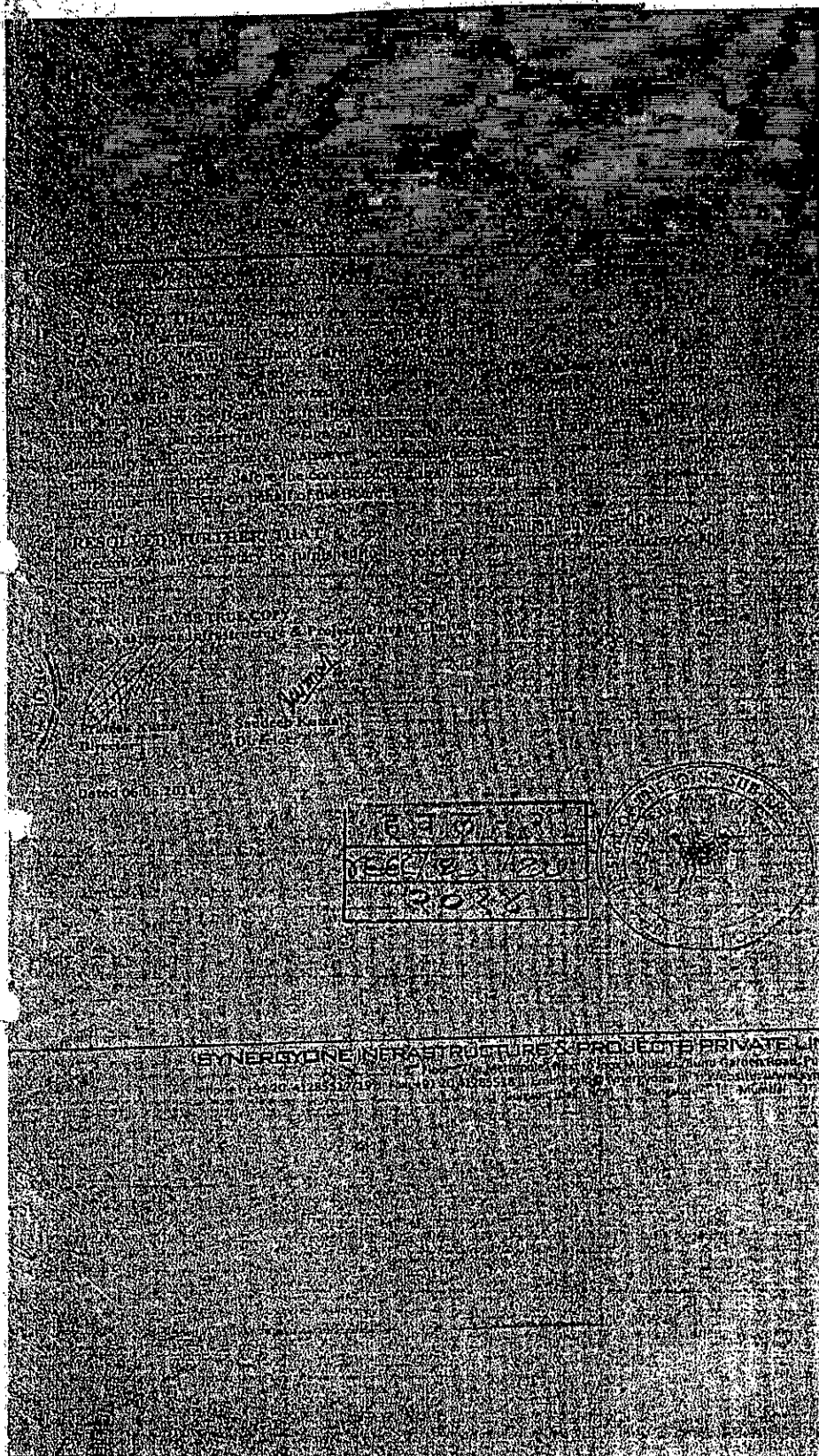
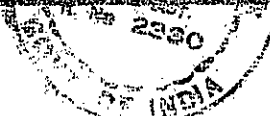


EXHIBIT - M

284



SYNERGY ONE INFRASTRUCTURE PROJECTS PRIVATE LIMITED



TRUE COPY

Rajani Associates
Advocates & Solicitors

EXHIBIT "N" 285



Sl. No. 868869
GSR/001

RECEIPT

STATE BANK OF INDIA

Branch Dera Bassi Code No. 10739

Sum of ₹ 141000/-

One Lac. Forty One Thousand Only

only)

For M/S Inspire Infrastrates Pvt. Ltd.

760, Block A, Sushant Lok, Phase III, Sec 54
Langdon - 122001 for credit to Government of Punjab
towards Stamp Duty.

16/5/14
Dera Bassi

1958
[Signatures]
(Signatures of Authorised Officer)

ਦਰਦਰ ਸਬ ਰਜਿਸਟਰਾਰ ਸਾਹਿਬ ਡੇਰਾਬੱਸੀ

ਖੇਨਮਾ
15,66,000/-

ਸਮੀਨ ਚਾਕਾ ਮੋਜਾ ਪੇਲੂਮਾਸਰਾ
ਬਕੱਦਰ 2 ਰਿਧੇ 10 ਬਿਸਵੇ

ਮਾਟਰਮ
1,41,000/-

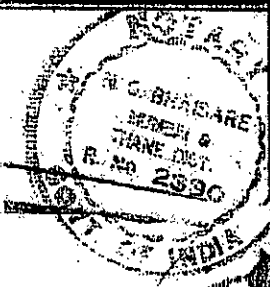
Stamp Papers: 5% = 78,300/-, 4% = 62,700/- = Rs.1,41,000/- (total)
Stamp Papers vide 'State Bank of India' Receipt No.869869,
Dated: 14-05-2014

(ਲੜੀ ਨੰ: 1194, ਸਿਗਕੋਡ 0051) (ਬਿਸਮ - ਚਾਕੀ)

ਮਹਿਲਾ (ਪੇਲੂਮਾਸਰਾ, ਐਨ.ਏ.ਸੀ. ਲਾਭਦੂ) (ਸਬਦ ਲਗਭਗ 320)

1,66,000/- (ਇਕ ਲੱਖ ਛਿਆਰ ਹਜ਼ਾਰ ਰੁਪਏ)

14,00,000/- (ਚਾਰ ਲੱਖ ਰੁਪਏ) ਦਿੱਤਾ ਨੰਬਰ 00012 ਮਿਤੀ 22-05-2014, ਐਚ.ਐਸ.ਐਮ.ਸੀ.ਕੇ.



ਮਿਸਟਰ ਇੰਸਪਾਇਰ ਇੰਫਰਾਸਟਰਸ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ: 60, ਬਲਾਕ ਏ, ਸੁਸ਼ਾਂਤ ਚੌਕ ਫੇਜ਼-3, ਸੈਕਟਰ

57, ਗੁਰਗਾਓਂ ਐਂਡ ਪਲਾਟ ਨੰਬਰ 93, ਸੈਕਟਰ 32, ਇਨਸੀਟਿਊਸ਼ਨਲ ਏਰੀਆ ਗੁਰਗਾਓਂ ਰਾਹੀਂ

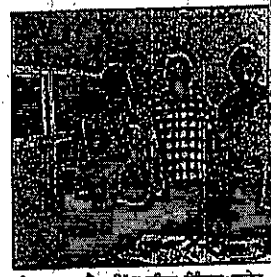
ਮਿਸਟਰ ਸਿੰਘ ਪੁੱਤਰ ਸ਼੍ਰੀ ਗੁਰਦਰਸਨ ਸਿੰਘ (Authorized signatory), ਖੇਵਟਲ ਮੋਜਾ ਪੇਲੂਮਾਸਰਾ

ਮਿਸਟਰ ਡੇਰਾਬੱਸੀ ਜਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ.ਨਗਰ (ਪੰਜਾਬ) ਦਾ ਹਾਂ।

[Signatures]
ਜਲਦੀ ਡੇਰਾਬੱਸੀ

*Value	1,556,000.00	Stamp Duty	125,280.00	Registration Fee	15,660.00	Pasting
Type of Land	CHAHU/NEHRU/AABI					
Area of Land	2 Bigha, 10 Biswa, 0 Biswani					
Segment Name	ਘੋਲਮਾਜਰਾ					
Segment Rate	3,000,000.00 ਏਕੜ					
*Segment Description :	ਘੋਲਮਾਜਰਾ					
SALE						

ਮਿਤੀ 22/05/2014, ਦਿਨ Thursday, ਵਕਤ 1:22:45 PM
ਮੈਂ ਸ੍ਰੀ ਮਿਸਟਰ ਪ੍ਰਦੇਵ ਕੁਮਾਰ ਚੌਧਰੀ
ਨੇ ਵਜੀਰਾ ਦਿਨ ਦੌਰਾਨ ਵਿਚ ਰਜਿਸਟਰ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।



ਸਬ ਰਜਿਸਟਰਾਰ
ਫੋਰਾਬਸੀ
ਸ੍ਰੀ ਮਿਸਟਰ ਪ੍ਰਦੇਵ ਕੁਮਾਰ ਚੌਧਰੀ ਵਜੀਰਾ ਕਰਤਾਰ/ਪ੍ਰਦੇਵ ਕੁਮਾਰ ਚੌਧਰੀ
ਨੇ ਪਾਸਪਾਟਰ ਵਿਚ ਵਜੀਰਾ ਦੀ ਨਿਮਤ ਪਤਰੇ ਜੁਟਾਈ ਕੀਤੀ, ਜਿਸਨੇ ਇਸ ਨੂੰ
ਸਮਝਦੇ ਹੋਏ ਪ੍ਰਵਾਨ ਕੀਤਾ। 1 / ਰਹਿਤ ਦੀ ਕੁਲ ਕਰਮ ਵਿਚ 0
2: ਮੇਰੇ ਸਾਹਮਣੇ ਨਕਦਾ ਚੈਕ-ਬਾਈ / ਫਰਾਟ ਚਾਹੀਂ ਵਸੂਲ ਕੀਤੇ। ਦੋਹਾਂ ਪਿਰਾਂ ਦੀ ਗਵਾਹ ਨੀ:
ਅਥ ਚੰਦ ਨੰਬਰਦਾਰ ਅਤੇ ਗਵਾਹ ਨੀ: 2 ਕੁਲਵਿੰਦਰ ਸਿੰਘ
ਸਹਾਇਤਾ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ, ਮੈਂ ਕਿ ਦੂਸਰੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ।
ਇਹਨਾਂ ਵਜੀਰਾ ਰਜਿਸਟਰ ਕੀਤਾ ਜਾਵੇ।

ਮਿਸਟਰ ਪ੍ਰਦੇਵ ਕੁਮਾਰ ਚੌਧਰੀ

ਮਿਤੀ 22/05/2014
ਗਵਾਹ
1. 2.

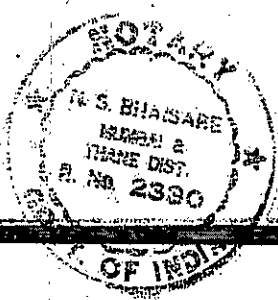
ਦੀ ਗੈਰ ਹਾਜਰੀ ਵਿਚ ਉਕਤ ਰਜਿਸਟਰ
ਉਕਤ ਜਮੀਨ ਅਨ ਅਧਿਕਾਰਤ ਕਲੈਰ
ਸਬੋਧੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇਗੀ, ਉਸ
ਰਜਿਸਟਰੀ ਵਿਚ ਉਲੇਕਤਰ ਰੋਟ ਮੁਰਾਜੀ
ਘੋਲੇ ਸਿਰ ਬੰਮ ਆਵੇ, ਲੇਖ ਮੁਬਰ ਨੇ ਸੁਰ

ਮਿਤੀ: 22-05-2014
ਗਵਾਹ ਨੀ:-1

ਲਾਭ ਚੰਦ ਨੰਬਰਦਾਰ
ਪਿਤ ਘੋਲਮਾਜਰਾ
ਗਵਾਹ ਨੀ:-2 Kuldinder Singh

ਕੁਲਵਿੰਦਰ ਸਿੰਘ ਪੁੱਤਰ ਸ੍ਰੀ
ਜਸਮੇਰ ਸਿੰਘ ਵਾਸੀ ਮੁਕਾਨ ਨੰਬਰ
2350/1, ਐਮ.ਐਸ.ਓ. ਟੀ,
ਮਨਮਾਜਰਾ (ਚੰਡੀਗੜ੍ਹ)

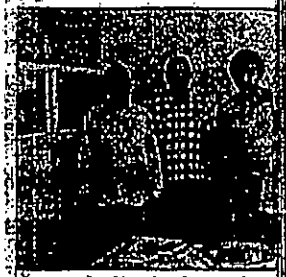
ਉਕਤ ਜਮੀਨ ਅਤੇ ਰਸਤਬਰ ਮੇਰੇ ਪੁਰਖ ਕੀਤੇ ਗਏ
ਮਿਤੀ 22/05/2014
ਸਬ ਰਜਿਸਟਰਾਰ
ਫੋਰਾਬਸੀ
ਮੁਲ 1.952 ਜਾਇਦ ਅਹੀ
ਚਿਲਟ ਨੀ: 0 ਦੇ ਸਫਾ ਨੀ: 0
ਪਰ ਚਾਹੀਰਾ ਰਜਿਸਟਰ ਕਰਸਾ ਕੀਤਾ ਗਿਆ।



288

Pasting

SALE



ਮੈਸ: ਇੰਜਪਾਇਰ ਇੰਟਰਅਸਟੇਟ

ਜੀ ਹੀਰ ਹਾਜ਼ਰੀ ਵਿਚ ਉਕਤ ਰਜਿਸਟਰੀ ਦਾ ਇਤਕਾਲ ਆਪਣੇ ਨਾਮ ਕਰਾਉਣ ਦਾ ਹੱਕਦਾਰ ਹੋਵੇਗਾ। ਇਹ ਕਿ
 ਉਕਤ ਜਮੀਨ ਅਨ ਅਧਿਕਾਰਕ ਠਹੇਨੀ ਵਿੱਚ ਨਹੀਂ ਪੈਂਦੀ ਹੈ ਤੇ ਜੇਕਰ ਪੁੱਛਾ ਜਾਵੇਗਾ ਤਾਂ ਜੋ ਚੀ ਇਸ
 ਅਧਿਕਾਰੀ ਕੀਤੀ ਜਾਵੇਗੀ, ਉਸ ਦਾ ਬਾਇਆ ਜਿਸੇਵਾਰ ਹੋਵੇਗਾ, ਸਵੈ ਘੋਸ਼ਣਾ ਨਾਲ ਠਹੇਰੀ ਹੈ। ਨੋਟ: ਇਸ
 ਰਜਿਸਟਰੀ ਵਿਚ ਕੁਝ ਚੰਗੇ ਹੋਣ ਮੁਕਾਬਲੇ ਅਸਟਾਮ ਸਹੀ ਲੱਗਾ ਹੋਇਆ ਹੈ। ਲਿਹਾਜ਼ਾ ਬੇਨਾਮਾ ਲਿਖ ਦਿੱਤਾ ਕਿ
 ਇਥੇ ਸਿਰ ਕੰਮ ਆਵੇ, ਲੇਖ ਮੁਕਰ ਨੇ ਸੁਣ ਅਤੇ ਸਮਝ ਲਿਆ ਹੈ ਸਹੀ ਵ ਦਰੁਸਤ ਕਰਦਾ ਹੈ:

ਮਿਤੀ: 22-03-2014

ਗਵਾਹ ਨੰ:-1

Signature

ਬਾਇਆ

Signature

ਲਾਡ ਚੰਦ ਨੰਬਰਦਾਰ

ਗੁਰਪ੍ਰੀਤ ਸਿੰਘ (ਮੋ: 99154-70946)

ਪਿੰਡ ਘੋਲਮਾਜਰਾ

ਗਵਾਹ ਨੰ:-2

Kulwinder Singh

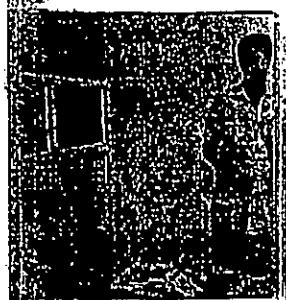
ਖਰੀਦਾਰ

ਕੁਲਵਿੰਦਰ ਸਿੰਘ ਪੁੱਤਰ ਸ੍ਰੀ
 ਜਸਮੇਰ ਸਿੰਘ ਵਾਸੀ ਮਕਾਨ ਨੰਬਰ
 2350/1, ਐਮ.ਏ.ਬਲਿਊ ਟੀ,
 ਮਨੀਮਾਜਰਾ (ਚੰਡੀਗੜ੍ਹ)

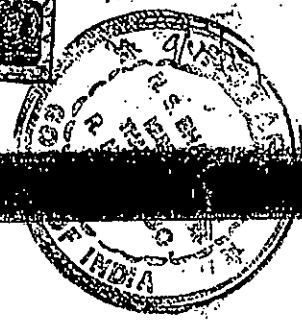
ਸਰਵਿੰਦਰ ਸਿੰਘ (ਮੋ: 98143-90903)

Signature

DRAFTED BY
 PRATIMA SINGH
 22-03-14



ਕੁਲਵਿੰਦਰ ਸਿੰਘ



289

STATE BANK OF INDIA

RECEIPT

SI No. 893869
GSR / 001

Branch: Dem Basu Code No. 10739

Received a sum of ₹ 3166650/-

(Rupees Three Lacs Sixty Six Thousand Six Hundred Fifty only)

for Shri. Smt. / Shri. Castle

Residing at Murga

for credit to Government of India

account towards Stamp Duty.

862

(Signature of Authorised Officer)

ਦਫਤਰ ਸਬ-ਰਜਿਸਟਰਾਰ, ਡੇਰਾ ਬੱਸੀ

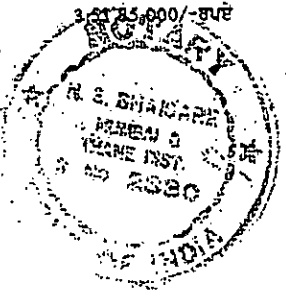
ਕਿਰਾ	ਅਸਟਮ
3,51,85,000/- ਰੁਪਏ	31,66,650/- ਰੁਪਏ

(6% ਨਾਲ 21,11,100/- ਰੁਪਏ, ਅਸਟਮ ਰਿਊਟੀ ਦੇ ਅਫ਼
3% ਨਾਲ 10,55,550/- ਰੁਪਏ, ਇਸਲਾਮੀਕ ਬੈਂਕ ਦੇ)

ਅਸਟਮ 31,66,650/- ਰੁਪਏ, ਬਰੂਏ Serial No. 893869, Dated 13-11-2014 State Bank of India,
Branch Dem Basu, Code 10739

ਰੁਕਾ
3,51,85,000/- ਰੁਪਏ
ਪਹਿਲਾ

(ਕਿਸਮ ਜਮੀਨ ਚਾਹੀ)
(ਸਬਦ ਲਾਗੂ 440)



Ram

ਮੁਹੱਤਮ ਨਾਮ
9/11/14

290

19

ਮੈਸ: ਕੇਸਲ ਇਵਰਾਅਸਟੇਟਸ ਪ੍ਰਾਈਵੇਟ ਲਿਮਟਿਡ, ਮਕਾਨ ਨੰਬਰ:-60, ਸੁਸ਼ਾਂਤ ਲੋਕ, ਫੇਜ਼-3, ਗੁਰਗਾਓਂ,
(ਹਰਿਆਣਾ), M/S CASTLE INTRASTATES PRIVATE LTD. HOUSE NO. 60,
SUSHANT LOK PHASE-3, GURGAON, ਰਾਂਹੀ ਸ਼੍ਰੀ ਮੇਨਪਾਲ ਸਿੰਘ ਰਾਨਾ ਪੁੱਤਰ ਸ਼੍ਰੀ ਰਾਜਿੰਦਰ
ਸਿੰਘ ਵਾਸੀ ਮਕਾਨ ਨੰਬਰ-346, ਮਹਾਰਾਨਾ ਪ੍ਰਤਾਪ ਗੇਟ, ਬਾਗਪਤ, (ਉਤਰ ਪ੍ਰਦੇਸ਼), ਦਾ ਖੇਵਟਦਾਰ ਮੰਜਾ ਪਿਛ
ਘੋਲਮਾਜਰਾ (ਐਮ.ਸੀ.ਫਾਲਜ਼), ਰਹਿਸੀਲ ਫੇਰਾ ਬੰਸੀ, ਜ਼ਿਲ੍ਹਾ ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, (ਪੰਜਾਬ),
ਦਾ ਹੈ।

ਜੋ ਕਿ ਮੁਕਰਬਰੁਏ ਰੇਜ਼ਿਲੇਸ਼ਨ ਮਿਤੀ:- 21/08/2013, ਰਾਂਹੀ ਕੰਪਨੀ ਉਕਤ ਦੀ ਮਾਲਕੀ ਵ ਬਦਲੇ
ਵਾਲੀ ਜਮੀਨ ਬਕਦਰ 56ਬਿਘੇ-02ਬਿਸਵੇ-10ਬਿਸਵਾਸੀ ਦਾ ਖੇਵਟ/ਖਤਨੀ ਨੰਬਰ:-66/119, 65/118,
75/148, ਖਸਰਾ ਨੰਬਰਾਂ:- 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), ਕਿਤੇ 14, ਰਕਬਾ 56ਬਿਘੇ-02ਬਿਸਵੇ-10ਬਿਸਵਾਸੀ ਦਾ ਸਾਲਮ ਖੇਵਟ ਬਕਦਰ 56ਬਿਘੇ
-02ਬਿਸਵੇ-10ਬਿਸਵਾਸੀ, ਵਾਕਿਆ ਮੰਜਾ ਪਿਛ ਘੋਲਮਾਜਰਾ, (ਐਮ.ਸੀ.ਫਾਲਜ਼), ਰਹਿਸੀਲ ਫੇਰਾ ਬੰਸੀ,
ਜ਼ਿਲ੍ਹਾ ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, (ਪੰਜਾਬ), "ਹਦਬਸਤ ਨੰਬਰ:-209" ਜਿਸ ਦੀ ਵਰਤ ਬਰੁਏ ਨਕਲ
ਜਮਾਬੰਦੀ ਸਾਲ 2007-2008 ਨਾਲ ਨੱਥੀ ਹੈ" ਸਣੇ ਹੱਕ ਰਸਤਾ ਮੁਤਲਕਾ ਬਦਲੇ ਕੁੱਲ ਮੁ:- 3,51,85,000/-
ਰੁਪਏ, (ਤਿਨ ਕਰੋੜ ਇਕਵੀਜਾ ਲੱਖ ਪਚਾਸੀ ਹਜ਼ਾਰ ਰੁਪਏ), ਪਾਸ:- ਮੈਸ: ਵਾਟਰ ਫੀਲਡ ਅਸਟੇਟਸ ਪ੍ਰਾਈਵੇਟ
ਲਿਮਟਿਡ, M/S WATER FIELD ESTATES PVT LTD, ਬੋਲ ਬੇ ਕਰਦੀ ਵ ਵਰੋਖਤੁ ਬਰਕੇ ਇਕਰਾਰੀ
ਹਾਂ ਕਿ ਮੁ:- 3,51,85,000/-ਰੁਪਏ, (ਤਿਨ ਕਰੋੜ ਇਕਵੀਜਾ ਲੱਖ ਪਚਾਸੀ ਹਜ਼ਾਰ ਰੁਪਏ), ਉਪਰੋਕਤ ਹੇਠਿਲਾ
ਵਿਵਰ ਦਰਜ ਵੇਰਵੇ ਅਨੁਸਾਰ" ਪਹਿਲਾਂ ਹੀ ਘਰ ਪਰ ਵਸੂਲ ਕਰ ਚੁੱਕਾ ਹੈ ਅਤੇ ਹੁਣੇਬਰੁਏ ਸਮਾਨ ਸਬ-
ਰਜਿਸਟਰਾਰ ਸਾਹਿਬ, ਫੇਰਾ ਬੰਸੀ, ਕੁਝ ਨਹੀਂ ਲੈਣਾ। ਦਾਮ-ਦਾਮ ਬਜ਼ੂਲ ਪਾਬਰ ਵਾਕਈ ਕਬਜ਼ਾ ਜਮੀਨ ਖਰੀਦਦਾਰ
ਦਾ ਕਰਾ ਦਿੱਤਾ ਹੈ। ਖਰੀਦਦਾਰ ਨੂੰ ਅੱਜ ਤੋਂ ਕੁੱਲ ਹਕੂਕ ਮਲਕੀਅਤੀ ਆਰਜੀ-ਦਾਇਮੀ, ਦਾਖਲੀ-ਖਾਰਜੀ
ਆਦਿਕ ਹਰ ਕਿਸਮ ਮਾਲਕੀ ਵਾਂਗ ਹਾਸਲ ਹੋਣਗੇ। ਬੇਨਾਮਾ ਹਜ਼ਾ ਦਾ ਕੁੱਲ ਖਰਚਾ ਖਰੀਦਦਾਰਾਂ ਨੇ ਕੀਤਾ ਹੈ,
ਮੁਤਲਕਾ ਸਵੈ ਘੋਸ਼ਣਾ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ, ਰਕਬਾ ਉਕਤ ਕਿਸੇ ਵੀ ਬੈਂਕ ਜਾਂ ਸੰਸਥਾ ਜਾਂ ਕੋਰਪੋ

Bane



Value 35,185,000.00 Stamp Duty 2,814,800.00 Registration Fee
Type of Land CHAW/NEHRU/AABI
Area of Land 56 Bigha, 3 Biswa, 10 Biswansi
Segment Name ਮੋਹਾਲਾ
Segment Rate 3,800,000.00 ਏਕੜ
Segment Description: ਮੋਹਾਲਾ

SALE

ਮਿਤੀ 03/12/2014 ਦਿਨ Wednesday ਵਰਤ 1:50:48 PM

ਨੂੰ ਸ੍ਰੀ ਫੈਸਲ ਇੰਡਸਟਰੀਅਲ ਪ੍ਰਾ.ਲਿ.
ਨੇ ਵਸੀਲਾ ਇਸ ਦਫਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

Paul

ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾਬਸੀ

ਸ੍ਰੀ ਫੈਸਲ ਇੰਡਸਟਰੀਅਲ ਪ੍ਰਾ.ਲਿ. ਵਜੋਂ ਅਤਿ. ਕਰਤਾਰ/ਮੁਖਤਿਆਰ ਮਾਮੂ
ਮੁਖਤਿਆਰ ਆਸ : ਨੂੰ ਵਸੀਲੇ ਦੀ ਲਿਖਤ ਪਰਕੇ ਨੁਹਾਈ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ

ਨਮੂਨੇ ਠੀਕ ਪ੍ਰਕਾਰ ਕੀਤਾ। ਏ / ਬਹਿਤ ਦੀ ਨੁਕਲ ਹਵਾਲਾ ਵਿਚ 0

ਹੁ: ਮੇਰੇ ਸਾਹਮਣੇ ਨਕਦਾ ਦੇਕ ਰਾਹੀਂ /ਰਚਾਫਟ ਰਾਹੀਂ ਵਸੂਲ ਕੀਤੇ। ਏਹਾ ਧਿਆ ਦੀ ਗਵਾਹ ਨੀ:

ਲਾਜ਼ ਦੀ ਸਬੰਧਦਾਰੇ ਅਤੇ ਗਵਾਹ ਨੀ: 2 ਰਾਮ ਦੀਪਾਲ

ਸਨਾਖਤ ਕਰਦੇ ਹਨ। ਮੇ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ, ਜੋ ਕਿ ਦੂਜੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ।

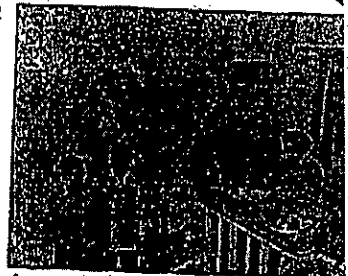
ਲਿਹਾਜਾ ਵਸੀਲਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ 03/12/2014

ਡਾਕਟਰ *ਸ਼ਿਵ*

ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾਬਸੀ

ਗਵਾਹ
2. 2. 12. 2014



ਫੈਸਲ ਇੰਡਸਟਰੀਅਲ ਪ੍ਰਾ.ਲਿ.

ਪਹਿਲੀ ਪਿਥ

Paul

ਉਕਤ ਨਿਸ਼ਾਨ ਮੋਹਾਲਾ ਅਤੇ ਇਸਦੀ ਨਕਲ ਉਥੇ ਕੀਤੇ ਗਏ।
ਮਿਤੀ 03/12/2014

ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾਬਸੀ

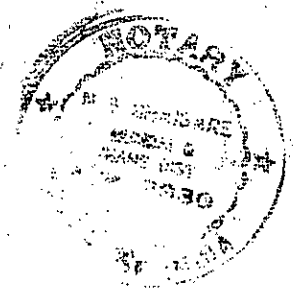
ਰਸੀਦਾ ਨੰ: 8,062 ਜਾਇਦਾਦ ਰਾਹੀਂ
ਮਿਲਦ ਨੰ: 0 ਦੇ ਸਨਾ ਨੰ:

ਪਰ ਵਸੀਲਾ ਰਜਿਸਟਰਡ ਵਸੀਲਾ ਕੀਤਾ ਗਿਆ।

ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾਬਸੀ



ਟਾਕਰ ਫੀਲਡ ਅਸਟੇਟਸ ਪ੍ਰਾ.ਲਿ.



292

17

ਸਨ ਕੋਲ ਕਿਸੇ ਵੀ ਤਰੀਕੇ ਨਾਲ ਰਹਿਣ ਨਹੀਂ ਹੈ ਅਤੇ ਨਾ ਹੀ ਕੋਈ ਕੋਰਟ ਬੇਸ ਜਾਂ ਸਟੈਂਡ ਬਗੈਰਾ ਹੈ। ਯਾਨੀ ਰਕਬਾ ਉਕਤ ਹਰ ਕਿਸਮ ਦੇ ਭਾਰ ਵਾ ਭਗਤੋਂ ਤੋਂ ਮੁਕਤ ਹੈ। ਲਿਹਾਜ਼ਾ ਬੇਨਾਮਾ ਲਿਖ ਦਿੱਤਾ ਕਿ ਕੌਮ ਆਵੇ, ਡੇਖ ਮੁਕਤ ਨੇ ਹੁਣ ਅਤੇ ਸਮਝ ਲਿਆ ਹੈ, ਸਹੀ ਵਾ ਦਰੁਸਤ ਕਰਨਾ ਹੈ। ਇਹ ਕਿ ਉਕਤ ਰਜਿਸਟਰੀ ਵਿੱਚ ਅਸਟਮ ਟੁਲੇਕਟਰ ਤੋਂ ਟ ਮੁਰਾਬਕ ਸਹੀ ਲਗੀਆ ਹੋਇਆ ਹੈ। ਇਹ ਕਿ ਉਕਤ ਰੇਜ਼ਲੇਸ਼ਨ ਹੁਣ ਤੱਕ ਕੋਸਲ ਨਹੀਂ ਹੋਇਆ ਹੈ। ਅਸੀਂ (ਦੋਵੇਂ ਪਿਰਾਂ ਬਾਇਆ ਅਤੇ ਮੁਸਤਰੀ) ਤਸਦੀਕ ਕਰਦੇ ਹਾਂ ਕਿ ਰਜਿਸਟਰੀ ਵਿੱਚ ਦਰਜ ਸਾਰੇ ਡੱਬ ਸਹੀ ਹਨ ਅਤੇ ਕੁਝ ਵੀ ਛੁਪਾ ਕੇ ਨਹੀਂ ਰੱਖਿਆ ਗਿਆ। ਰਜਿਸਟਰੀ ਵਿੱਚ ਦਰਜ ਨੰਬਰਾਂ ਨ ਖਸਰਾ ਕਿਸੇ ਡੇਰੇ/ਧਾਰਮਿਕ ਅਧਾਰੇ ਨਾਲ ਸਬੰਧਤ ਨਹੀਂ ਹਨ। ਇਸ ਜਮੀਨ ਨੂੰ ਮੁਤਲਿਕ ਕਰਨ ਸਬੰਧੀ ਕਿਸੇ ਅਦਾਲਤ ਵਲੋਂ ਕੋਈ ਹਕੂਮ ਬੰਦੀ ਨਹੀਂ ਹੈ ਅਤੇ ਨਾ ਹੀ ਕਿਸੇ ਐਕਟ ਅਤੇ ਸਰਕਾਰ ਵਲੋਂ ਜਾਰੀ ਕਿਸੇ ਹਦਾਇਤਾਂ ਦੀ ਉਲਘਣਾ ਕਰਕੇ ਜਮੀਨ ਮੁਤਲਿਕ/ਟਰਾਂਸਫਰ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਕੁਨੈਕਟਰ ਰੋਟਾਂ ਮੁਰਾਬਕ ਕੰਡਾ ਨੰਬਰ ਅਤੇ ਅਬਾਦੀ ਦਾ ਨਾਮ ਠੀਕ ਦਰਜ ਕਿਤਾ ਗਿਆ ਹੈ। ਸਾਨੂੰ ਦੋਵੇਂ ਪਿਰਾਂ ਨੂੰ ਰਜਿਸਟਰੇਸ਼ਨ ਐਕਟ 1908 ਦੀ ਧਾਰਾ 82 ਸਬਧੀ ਦੀ ਜਾਣਕਾਰੀ ਹੈ, ਕਿ ਜੇਕਰ ਕੋਈ ਗਲਤ ਡੱਬ ਦਰਜ ਕਰਕੇ ਰਜਿਸਟਰੀ ਤਸਦੀਕ ਕਰਵਾਈ ਗਈ ਹਾਂ ਇਸ ਧਾਰਾ ਅਧੀਨ 7 ਸਾਲ ਤੱਕ ਦੀ ਸਜ਼ਾ ਵੀ ਹੋ ਸਕਦੀ ਹੈ। ਰਜਿਸਟਰੀ ਵਿੱਚ ਸਾਰੇ ਡੱਬਾਂ ਨੰਬਰੀ ਅਸੀਂ ਦੋਵੇਂ ਪਿਰਾਂ ਪੂਰੀ ਤਰ੍ਹਾਂ ਜ਼ਿੰਮੇਵਾਰ ਹਾਂ।

ਮਿਤੀ:-02-12-2014

ਗਵਾਹ ਨੰਬਰ:-1
ਸਾਰ ਸਿਖ ਨੰਬਰਦਾਰ ਪਿੰਡ ਪਿਲਾਸਰਾ

ਸੁਰਿੰਦਰ
31332

ਬਾਇਆ:-
ਫੋਨ ਨੰਬਰ:-97171-15222

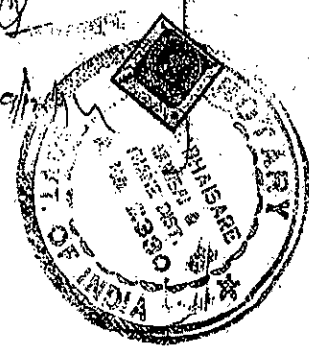
Raj

ਗਵਾਹ ਨੰਬਰ:-2 21/01/14
ਰਮ ਰੀਪਾਏ ਪੁਰੀ ਗੋਬਿੰਦ ਪੁਸ਼ਪ ਵਾਲੀ 226-ਬੀ, ਸਿਕਟਰ:- (33) ਨਿਫਾ

ਖਰੀਦਦਾਰ:-
ਫੋਨ ਨੰਬਰ:-99999-17312

ਸੁਰਿੰਦਰ

DRAFTED BY
2014-12-02



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STATE BANK OF INDIA

RECEIPT

SL No. 898870
GSR 1001

Branch Dehra Dun Code No. 10739

Received a sum of ₹ 982080/-

(Rupees Nine lakh eighty two thousand only)

from Smt. / Shri Trishu Singh

s/o, d/o, w/o Chandran for credit to Government

residing at 8061

account towards Stamp Duty.

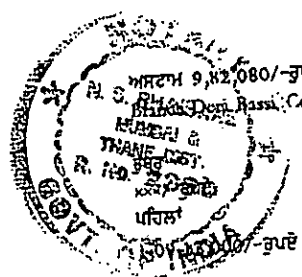
Signature of Authorised Officer

ਦਫਤਰ ਸਬ-ਰਜਿਸਟਰਾਰ, ਡੇਰਾ ਬੱਸੀ

ਭ ਨਾਮ ਜਸੀਨ ਚਾਹਿਆ ਪਿਤ ਪੰਨੂਮਾਸਰਾ
1,09,13,000/- ਰੁਪਏ ਬਕਾਦਰ 17 ਬਿਧਿ-12 ਬਿਸਵੇ

ਅਸਟਮ 9,82,080/- ਰੁਪਏ

(6% ਨਾਲ 6,54,720/- ਰੁਪਏ, ਅਸਟਮ ਵਿਭਿਨੀ ਦੇ ਅਰੇ
3% ਨਾਲ 3,27,360/- ਰੁਪਏ, ਬਿਸਲ ਬਿਸਾਇਟੀ ਦੇ ਏ ਦੇ)



(ਕਿਸਮ ਜਸੀਨ ਚਾਹੀ)
(ਬਕਾਦ ਲਾਗਤਗ 440)

ਜਸੀਨ ਚਾਹੀ - 8880/- ਰੁਪਏ
ਜਸੀਨ ਚਾਹੀ - 3519/- ਰੁਪਏ
3/12/14
ਪਤਿਲਾ

Chand

9/10/14

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ਮੇਸ: ਵਿਸਪਾਇਰ ਇੰਫਰਾਸਟਰਕਚਰ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ, ਮਕਾਨ ਨੰਬਰ:-60, ਸੁਸ਼ਾਂਤ ਲੋਕ, ਫੇਜ਼-3, ਗੁਰਗਾਓਂ, (ਹਰਿਆਣਾ), M/S INSPIRE INFRAESTRUCTURES PRIVATE LTD. HOUSE NO. 60, SUSHANT LOK, PHASE-3, GURGAON, ਰਾਹੀਂ ਸ੍ਰੀ ਮੇਨਪਾਲ ਸਿੰਘ ਰਾਨਾ ਪ੍ਰਭਾਤ ਸ੍ਰੀ ਰਾਜਿੰਦਰ ਸਿੰਘ ਥਾਂਸੀ ਮਕਾਨ ਨੰਬਰ-346, ਮਹਾਰਾਨਾ ਪ੍ਰਤਾਪ ਗੇਟ, ਬਾਗਪਟ, (ਉੱਤਰ ਪ੍ਰਦੇਸ਼), ਥਾ ਚੇਵਟਦਾਰ ਮੌਜਾ ਪਿੰਡ ਘੰਨੂਮਾਜਰਾ (ਐਮ.ਸੀ.ਲਾਨਗੁ), ਤਹਿਸੀਲ ਚੇਰਾ ਥਾਂਸੀ, ਜ਼ਿਲ੍ਹਾ ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, (ਪੰਜਾਬ), ਦਾ ਹਾਂ।

ਜੋ ਕਿ ਮੁਕਰਰਥਰੇ ਰੈਜ਼ਲੇਸ਼ਨ ਮਿਤੀ:- 21/08/2014, ਰਾਹੀਂ ਥਾਂਸੀ ਉਕਤ ਦੀ ਮਾਲਕੀ ਵ ਕਬਜ਼ੇ ਚਾਲੀ ਜਮੀਨ ਬਕੰਦਰ 17ਬਿਘੇ-12ਬਿਸਵੇ ਦਾ ਖੇਵਟ/ਬਡੇਨੀ ਨੰਬਰ:-67/120; 75/148, 76/149, 37/69 ਤਾਂ 75, ਖਸਰਾ ਨੰਬਰਾਂ:- 182(4-0), 183(4-18), 206(3-2), 210(3-2), 211(2-10), ਕਿਤੇ 05, ਥਕਥਾ 17ਬਿਘੇ-12ਬਿਸਵੇ ਦਾ ਸਾਲਮ ਖੇਵਟ ਬਕੰਦਰ 17ਬਿਘੇ-12ਬਿਸਵੇ, ਥਾਕਿਆ ਮੌਜਾ ਪਿੰਡ ਘੰਨੂਮਾਜਰਾ, (ਐਮ.ਸੀ.ਲਾਨਗੁ), ਤਹਿਸੀਲ ਚੇਰਾ ਥਾਂਸੀ, ਜ਼ਿਲ੍ਹਾ ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, (ਪੰਜਾਬ), "ਹਦਬਸਰ ਨੰਬਰ:-209" "ਜਿਸ ਦੀ ਚਰਚ ਬੁਝੇ ਨਕਲ ਜਮਾਬੰਦੀ ਸਾਲ 2007-2008 ਨਾਲ ਨੰਬੀ ਹੈ" ਸਣੇ ਹੱਕ ਰਸਤਾ ਮੁਤਲਕਾ ਬਦਲੇ ਕੁੱਲ ਮੁ:- 1,09,12,000/-ਰੁਪਏ, (ਇੱਕ ਕਰੋੜ ਨੌਂ ਲੱਖ ਬਾਰ ਹਜ਼ਾਰ ਰੁਪਏ), ਪਾਸ:- ਮੇਸ: ਵਾਟਰ ਫੀਲਡ ਅਸਟੇਟਸ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ, M/S WATER FIELD ESTATES PVT. LTD., ਕੋਲ ਬੋ ਕਰਈ.ਚ ਰਿਪਰ ਕਰਕੇ ਇਬਰਾਨੀ ਹਾਂ ਕਿ ਮੁ:-1,09,12,000/-ਰੁਪਏ, (ਇੱਕ ਕਰੋੜ ਨੌਂ ਲੱਖ ਬਾਰ ਹਜ਼ਾਰ ਰੁਪਏ), "ਉਪਰੋਕਤ ਹੈਥਿੰਗ ਵਿੱਚ ਦਰਜ ਵੇਰਵੇ ਅਨੁਸਾਰ" ਪਹਿਲਾਂ ਹੀ ਪਰ ਪਰਵਸੁਲ ਕਰ ਕੁੱਲ ਹਾਂ ਅਤੇ ਹੁਣ ਰੁਪਰ ਸੀਮਾਨ ਸਬ-ਰਜਿਸਟਰਾਰ ਸਾਹਿਬ, ਚੇਰਾ ਥਾਂਸੀ, ਥਾ ਨਹੀਂ ਲੈਣਾ। ਦਾਮ-ਦਾਮ ਬਸੁਲ ਪਾਬਰ ਵਾਕਈ ਕਬਜ਼ਾ ਜਮੀਨ ਖਰੀਦਦਾਰ ਦਾ ਕਰਾ ਦਿੱਤਾ ਹੈ। ਪਰੀਦਦਾਰ ਨੂੰ ਅੱਜ ਕੋਂ ਕੁੱਲ ਰੁਪਰ ਮਲਕੀਅਤੀ ਆਰਜੀ-ਦਾਇਮੀ, ਦਾਖਲੀ-ਖਾਸਸੀ ਆਦਿਕੋ ਹਰ ਕਿਸਮ ਮਾਲਕਾਂ ਵਾਂਗ ਹਾਸਲ ਹੋਣਗੇ। ਬੇਨਾਮਾ ਹਜ਼ਾ ਦਾ ਕੁੱਲ ਖਰਚਾ ਖਰੀਦਦਾਰਾਂ ਨੇ ਪੀਰਾ ਹੈ, ਮੁਤਲਕਾ ਸਵੇ ਘੋਸ਼ਣਾ ਪੱਤਰ ਨਾਲ ਨੰਬੀ ਕੀਰਾ ਜਾ ਰਿਹਾ ਹੈ, ਥਕਥਾ ਉਕਤ ਕਿਸੇ ਵੀ ਥੱਕ ਜਾਂ ਸਿਥਾ ਜਾਂ ਕੋਰਪੋਰੇਸ਼ਨ ਕੋਲ ਕਿਸੇ ਵੀ ਤਰੀਕੇ ਨਾਲ ਰਹਿਣ ਨਹੀਂ ਹੈ ਅਤੇ

Rane

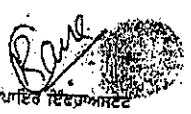


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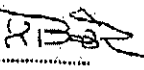
Value	11,000,000.00	Stamp Duty	880,000.00	Registration Fee	30,000.00
Type of Land	CHAH/NEHR/AAAB				
Area of Land	17 Bigha, 12 Biswa, 0 Biswas				
Segment Name	ਬੋਲਮਸਰ				
Segment Rate	3,000,000.00 ਰੋਕ				
Segment	ਬੋਲਮਸਰ				
Description	SALE				

ਮਿਤੀ 03/12/2014 ਦਿਨ Wednesday ਵਕਤ 1:46:59 PM
ਜੋ ਸ੍ਰੀ ਇੰਸਪਾਇਰ ਇੰਡਰਾਅਸਟੇਟ
ਨੇ ਵਸੀਕਾ ਇਸ ਦਫ਼ਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।




ਸਕ੍ਰਿਪਸਟਰਾਰ
ਡੇਰਾਬਸੀ

ਜੋ ਇੰਸਪਾਇਰ ਇੰਡਰਾਅਸਟੇਟ ਵਸੀਅਤ ਕਰਤਾ/ਪ੍ਰਬਤਿਆਰ ਅਯਾ
ਪ੍ਰਬਤਿਆਰ ਖਾਸ ਜੋ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪਤਾਕੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਜੋ
ਸਮਝਕੇ ਨੀਕ ਪ੍ਰਕਾਸ਼ ਕੀਤਾ। ਉਹ / ਰਹਿਤ ਦੀ ਬੁਲ ਕਰਮ ਵਿਚੋਂ 0
ਜੋ ਇਹ ਸਾਹਮਣੇ ਨਕਦੀ ਚੈਕ ਹੋਵੇ / ਭਰਾਵਟ ਵਾਲੀ ਦੁਕਾਨ ਬੀਤੇ। ਇਹ ਪਿਤਾ ਦੀ ਕਵਾਰ ਨੰ: ਇੰਸਪਾਇਰ ਇੰਡਰਾਅਸਟੇਟ
ਲਾਭ ਹਿੱਸਾ ਨਿਬਰਦਾਰ ਅਤੇ ਕਵਾਰ ਨੰ: 2 ਰਾਮ ਗੋਪਾਲ
ਸਨਾਖਤ ਕਰਦੇ ਹਨ। ਜੋ ਪਹਿਲੇ ਕਵਾਰ ਨੂੰ ਜਾਣਦਾ ਹਾਂ, ਜੋ ਕਿ ਮੁਸਾਫ਼ੇ ਕਵਾਰ ਨੂੰ ਜਾਣਦਾ ਹੈ।
ਮਿਹਾਜ਼ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ 03/12/2014
ਗਵਾਹ 
2-21.12.2014

ਮਿਤੀ 03/12/2014
ਵਸੀਕਾ ਨੰ: 8,061 ਜਾਇਦ ਖਾਹੀ
ਜਿਲਦ ਨੰ: 0 ਦੇ ਸਨਾ ਨੰ:
ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਦਸਤਖਤ ਕੀਤਾ ਗਿਆ।


ਸਕ੍ਰਿਪਸਟਰਾਰ
ਡੇਰਾਬਸੀ


ਸਕ੍ਰਿਪਸਟਰਾਰ
ਡੇਰਾਬਸੀ



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ਨਾ ਹੀ ਕੋਈ ਕਰਟ ਕੋਸ ਜਾਂ ਸਟੇ ਵਰਗਾ ਹੈ। ਯਾਨੀ ਰਕਬਾ ਉਕਤ ਹਰ ਕਿਸਮ ਦੇ ਭਾਰ ਵਾਂਗ ਭਰਾਵੇਂ ਨੂੰ ਮੁਕਤ ਹੈ।
 ਲਿਹਾਜ਼ਾ ਬੇਨਾਮਾ ਲਿਖ ਦਿੱਤਾ ਕਿ ਕੌਮ ਆਵੇ, ਲੇਖ ਮੁਕਤ ਨੇ ਮੁਣ ਅਤੇ ਸਮਝ ਲਿਆ ਹੈ, ਸਹੀ ਚਾ ਦਰੁਸਤ ਕਬੂਲ
 ਹੈ। ਇਹ ਕਿ ਉਕਤ ਰਜਿਸਟਰੀ ਵਿੱਚ ਅਸਟਾਮ ਫੁਲੇਕਟਰ ਰੇਟ ਮੁਰਾਬਕ ਸਹੀ ਲਗਿਆ ਹੋਇਆ ਹੈ। ਇਹ ਕਿ
 ਉਕਤ ਹੈਜ਼ਲੇਸ਼ਨ ਹੁਣ ਤੱਕ ਕੋਸਲ ਨਹੀਂ ਹੋਇਆ ਹੈ। ਅਸੀਂ (ਦੋਵੇਂ) ਧਿਰਾਂ ਬਾਇਆ ਅਤੇ ਮੁਸਰਰੀ) ਤਸਦੀਕ ਕਰਦੇ
 ਹਾਂ ਕਿ ਰਜਿਸਟਰੀ ਵਿੱਚ ਦਰਜ ਸਾਰੇ ਤੱਥ ਸਹੀ ਹਨ ਅਤੇ ਉਝ ਵੀ ਛੁਪਾ ਕੇ ਨਹੀਂ ਰੱਖਿਆ ਗਿਆ। ਰਜਿਸਟਰੀ
 ਵਿੱਚ ਦਰਜ ਨੰਬਰਾਂਨ ਖਸਰਾ ਕਿਸੇ ਛੇਰੇ/ਧਾਰਮਿਕ ਅਧਾਰੇ ਨਾਲ ਸਬੰਧਤ ਨਹੀਂ ਹਨ। ਇਸ ਜਮੀਨ ਨੂੰ ਮੁਤਲਿਕ
 ਕਰਨ, ਸਬੰਧੀ ਕਿਸੇ ਅਦਾਲਤ ਵਲੋਂ ਕੋਈ ਹਕੂਮ ਬੰਦੀ ਨਹੀਂ ਹੈ ਅਤੇ ਨਾ ਹੀ ਕਿਸੇ ਐਕਟ ਅਤੇ ਸਰਕਾਰ ਵਲੋਂ ਜਾਰੀ
 ਕਿਸੇ ਹਦਾਇਤਾਂ ਦੀ ਉਲਘਟਾ ਕਰਕੇ ਜ਼ਮੀਨ ਮੁਰਾਕਿਲ/ਟਰਾਂਸਫਰ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ
 ਕੁਨੈਕਟਰ ਰੇਟਾਂ ਮੁਰਾਬਕ ਕੋਝ ਨੰਬਰ ਅਤੇ ਅਬਾਦੀ ਦਾ ਨਾਮ ਨੀਕ 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 ਤਸਦੀਕ ਕਰਵਾਈ ਗਈ ਤਾਂ ਇਸ ਧਾਰਾ ਅਧੀਨ 7 ਸਾਲ ਤੱਕ ਦੀ ਸਜ਼ਾ ਵੀ ਹੋ ਸਕਦੀ ਹੈ। ਰਜਿਸਟਰੀ
 ਵਿੱਚ ਸਾਰੇ ਤੱਥ ਸਬੰਧੀ ਅਸੀਂ ਦੋਵੇਂ ਧਿਰਾਂ ਪੂਰੀ ਤਰ੍ਹਾਂ ਜ਼ਿੰਮੇਵਾਰ ਹਾਂ।

ਮਿਤੀ:-02-12-2014

ਗਵਾਹ ਨੰਬਰ:-1
 ਗਵਾਹ ਸਿੰਘ ਨੰਬਰਦਾਰਕ ਪਿੰਡ ਪੋਸ਼ਮਾਜਰਾ
 ਸਾਹਿਬ

ਬਾਇਆ:-
 ਫੋਨ ਨੰਬਰ:-97171-15222

ਗਵਾਹ ਨੰਬਰ:-2 21ਮੁਗੀਪਾਲਮ
 ਰਾਮ ਗੋਪਾਲ ਪੰਡਰ ਗੋਲਹਨ ਪਸਾਦ ਵਾਸੀ 326-ਬੀ, ਸਿਕਟਰ:-122, ਨੌਬੇਰਾ

ਖਗੇਦਦਾਰ:-
 ਫੋਨ ਨੰਬਰ:-99599-17312

PRATIBHAW
 19th Comm. 19th 19th



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STATE BANK OF INDIA

RECEIPT

Sl. No. 893868
GSR/004

STATE BANK OF INDIA
Branch: Dehra Bassi Code No. 10739

Received a sum of ₹ 20,19,960/-
(Rupees Twenty Lakh Nineteen thousand Nine hundred and sixty only)
from Smt. / Shri Stone Mason Properties Pvt Ltd
s/o, d/o, w/o _____
residing at Changar for credit to Government
account towards Stamp Duty.

Date: 13/11/2014
Place: Dehra Bassi
(Signature of Authorised Officer)

ਦਫਤਰ ਸਬ-ਰਜਿਸਟਰਾਰ, ਡੇਰਾ ਬੱਸੀ

ਕੇ ਨਾਮ	ਜਮੀਨ ਦਾਕਿਆ ਪਿੰਡ ਘੋਲਮਾਜਰਾ	ਅਸਟਾਮ	ਕਿਰੇ
2,24,44,000/-ਰੁਪਏ	ਬਲਾਕ 36 ਬਿਘੇ-04 ਬਿਸਵ	20,19,960/-ਰੁਪਏ	

(6% ਨਾਲ 13,46,440/-ਰੁਪਏ, ਅਸਟਾਮ ਰਿਊਟੀ ਦੇ ਅਤੇ
3% ਨਾਲ 6,73,320/-ਰੁਪਏ, ਬੇਬਲ ਬਿਸਾਇਟੀ ਵੀ ਦਿੱਤਾ)

ਅਸਟਾਮ 20,19,960/-ਰੁਪਏ, ਬਲਾਕ 36 ਬਿਘੇ-04 ਬਿਸਵ, ਡੇਰਾ ਬੱਸੀ, 13-11-2014 State Bank of India,
Branch Dehra Bassi, Code 10739

(ਕਿਸਮ ਜਮੀਨ ਚਾਗੇ)
(ਬਲਾਕ ਲੱਗਗਰ 440)

20,19,960/-ਰੁਪਏ
2,24,44,000/-ਰੁਪਏ
R. NO 2330
31-11-2014

9/12/14

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ਮੇਸ: ਸਟੋਨ ਵਾਟਰ ਪ੍ਰਾਪਰਟੀਜ਼ ਪ੍ਰਾਇਵੇਟ 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 ਸੀ.ਮੇਨਪਾਲ ਸਿੰਘ ਬਾਨਾ ਪੁੱਤਰ ਸ੍ਰੀ ਰਾਜਿੰਦਰ ਸਿੰਘ ਵਾਸੀ ਮਕਾਨ ਨੰਬਰ-346, ਮਹਾਰਾਜਾ ਪੁਰਾਖ ਗੇਟ, ਬਾਗਪਤ, (ਊਤਰ ਪ੍ਰਦੇਸ਼), ਦਾ ਬੇਕਟਦਾਰ ਮੇਜ਼ਾ ਪਿਛ ਘੋਲਮਾਜਰਾ (ਐਮ.ਸੀ.ਲਾਲਝਾ), ਰਹਿਸੀਲ ਫੇਰਾ ਚੱਸੀ, ਜਿਲ੍ਹਾ ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, (ਪੰਜਾਬ), ਦਾ ਹਾਂ।

ਜੋ ਕਿ ਮੁਕਰਬਰੂਏ ਰਿਜ਼ਲੇਸ਼ਨ ਮਿਤੀ:- 21/08/2013, ਰਾਹੀਂ ਬੰਪਨੀ ਉਕਤ ਦੀ ਮਾਲਕੀ ਵ ਕਬਜ਼ੇ ਵਾਲੀ ਜਮੀਨ ਬਕੰਦਰ 36ਬਿਘੇ-04ਬਿਸਵੇ ਦਾ ਬੇਕਟ/ਖਰੋਦੀ ਨੰਬਰ:-98/196, 99/197, 198, ਖਸਰਾ 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), ਕਿਤੇ 10; ਰਕਬਾ 36ਬਿਘੇ-04ਬਿਸਵੇ ਦਾ ਸਾਲਮ ਬੇਕਟ ਬਕੰਦਰ 36ਬਿਘੇ-04ਬਿਸਵੇ, ਵਾਕਿਆ ਮੇਜ਼ਾ ਪਿਛ ਘੋਲਮਾਜਰਾ, (ਐਮ.ਸੀ.ਲਾਲਝਾ), ਰਹਿਸੀਲ ਫੇਰਾ ਚੱਸੀ, ਜਿਲ੍ਹਾ ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, (ਪੰਜਾਬ), "ਹਦਸਤ ਨੰਬਰ:-209" "ਜਿਸ ਦੀ ਵਰਦ ਬਰੂਏ ਨਕਲ ਜਮਾਬੰਦੀ ਸਾਲ 2007-2008 ਨਾਲ ਨੱਥੀ ਹੈ" ਸਣੇ ਹੱਕ ਰਸਤਾ ਮੁਰਲਕਾ ਬਦਲੇ ਫੁੱਲ ਮੁ:- 2,24,44,000/-ਰੁਪਏ, (ਦੋ ਕਰੋੜ ਚੌਥੀ ਲੱਖ ਚੌਤਾਲੀ ਹਜ਼ਾਰ ਰੁਪਏ), ਪਾਸ:- ਮੇਸ: ਵਾਟਰ ਫੀਲਡ ਅਸਟੇਟਸ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ, M/S WATER FIELD ESTATES PVT. LTD.; ਕੋਲ ਬੇ ਬਤਲੀ ਵ ਰਹੇਖਰ ਕਰਕੇ ਇਕਰਾਰੀ ਹਾਂ ਕਿ ਮੁ:-2,24,44,000/-ਰੁਪਏ, (ਦੋ ਕਰੋੜ ਚੌਥੀ ਲੱਖ ਚੌਤਾਲੀ ਹਜ਼ਾਰ ਰੁਪਏ), "ਉਪਰੋਕਤ ਹੈਰਿੰਗ ਵਿੱਚ ਦਰਜ ਵੇਰਵੇ ਅਨੁਸਾਰ" ਪਹਿਲਾਂ ਹੀ ਘਰ ਪਰ ਬਸੂਲ ਕਰ ਚੁੱਕਾ ਹਾਂ ਅਤੇ ਹੁਣ ਰੁਕੂ ਸੀਮਾਨ ਸਬ-ਰਜਿਸਟਰਾਰ ਸਾਹਿਬ, ਫੇਰਾ ਚੱਸੀ, ਰੁਝ ਨਹੀਂ ਲੈਣਾ। ਦਾਮ-ਦਾਮ ਬਸੂਲ ਪਾਕਰ ਵਾਕਈ ਕਬਜ਼ਾ ਜਮੀਨ ਖਰੀਦਦਾਰ ਦਾ ਕਰਾ ਦਿੱਤਾ ਹੈ। ਖਰੀਦਦਾਰ ਨੂੰ ਅੱਜ ਤੋਂ ਫੁੱਲ ਹਕੂਕ ਮਲਕੀਅਤੀ ਆਰਜੀ-ਦਾਇਮੀ, ਦਾਖਲੀ-ਖਾਰਜੀ ਆਦਿਕ ਹੋਰ ਕਿਸਮ ਮਾਲਕੀ ਵਾਂਗ ਹਾਸਲ ਹੋਣਗੇ। ਬੇਨਾਮਾ ਹਜ਼ਾ ਦਾ ਫੁੱਲ ਖਰਚਾ ਖਰੀਦਦਾਰਾਂ ਨੇ ਕੀਤਾ ਹੈ, ਮੁਰਲਕਾ ਸਵੈ ਘੋਸ਼ਣਾ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ, ਰਕਬਾ ਉਕਤ ਕਿਸੇ ਵੀ ਬੈਕ ਜਾਂ ਸੋਸਥਾ ਜਾਂ ਕੋਰਪੋ ਸ਼ਨ ਕੋਲ ਕਿਸੇ ਵੀ ਤਰੀਕੇ ਨਾਲ ਰਹਿਣ ਨਹੀਂ ਹੈ ਅਤੇ ਨਾ ਹੀ ਕੋਈ ਬੰਦ ਕੇਸ ਜਾਂ ਸਣੇ ਬਰੀਗਾ ਹੈ। ਯਾਨੀ ਰਕਬਾ

Base



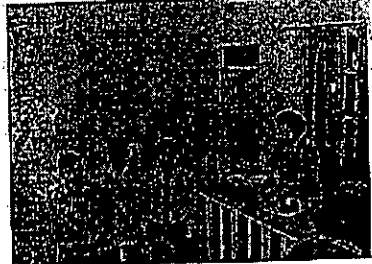
Value	22,625,000.00	Stamp Duty	1,810,000.00	Registration Fee	30,000.00	Pastia
Type of Land	CHAHU NEHRU/AABI					
Area of Land	36 Bigha, 4 Dkwa, 0 Biswasi					
Segment Name	ਘੋਲਮਜਰਾ					
Segment Rate	3,000,000.00 ਏਕਰ					
Segment Description	ਘੋਲਮਜਰਾ SALE					

ਅੰਗ ਮਿਤੀ 03/12/2014 ਦਿਨ Wednesday ਵਕਤ 1:44:14 PM

ਨੂੰ ਮੈਂ ਸਟੇਨ ਟਾਥਰ ਪ੍ਰੋਪਰਟੀਜ਼ ਪ੍ਰਾਇਲਿ
ਨੇ ਵਸੀਕਾ ਇਮ ਦਵਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ



ਸਬ ਰਜਿਸਟਰਾਰ
ਭੋਰਾਬਸੀ



ਮੈਂ ਸਟੇਨ ਟਾਥਰ ਪ੍ਰੋਪਰਟੀਜ਼ ਪ੍ਰਾਇਲਿ ਵਸੀਅਤ ਕਰਤਾ/ਮੁਖਤਿਆਰ ਆਮਾ/
ਮੁਖਤਿਆਰ ਖਾਸ ਨੂੰ ਵਸੀਕੇ ਦੀ ਨਿਖਤ ਪੜਕੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਨਿਖਤ ਨੂੰ

ਸਮਝਦੇ ਹੋਏ ਪ੍ਰਵਾਨ ਕੀਤਾ। 1 / ਰਹਿਣ ਦੀ ਥਾਂ ਵਕਤ ਵਿਚੋਂ 0

2: ਮੇਰੇ ਸਾਹਮਣੇ ਨਕਸ਼ਾ/ਚਿੱਕ ਰਾਹੀਂ/ਡਰਾਫਟ ਖਾਸੀ ਵਜਲ ਕੀਤੇ। ਇਹ ਪਿਰਾਂ ਦੀ ਹਵਾਧ ਨੇ: ਸਟੇਨ ਟਾਥਰ ਪ੍ਰੋਪਰਟੀਜ਼ ਪ੍ਰਾਇਲਿ

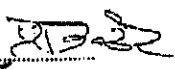
ਲਾਜ਼ਮੀ ਨਿਬੰਧਨਾਂ ਅਤੇ ਹਵਾਧ ਨੇ: 2 ਰਾਮ ਕੋਪਲ

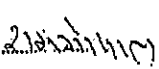
ਸਮਝਤ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਹਵਾਧ ਨੂੰ ਜਾਣਦਾ ਹਾਂ, ਜੋ ਕਿ ਦੂਜੇ ਹਵਾਧ ਨੂੰ ਜਾਣਦਾ ਹੈ।

ਲਿਖਤਾ ਵਸੀਕਾ ਵਜਲਾਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ 03/12/2014

ਸਬ ਰਜਿਸਟਰਾਰ
ਭੋਰਾਬਸੀ

ਹਵਾਧ 

ਹਵਾਧ 



ਦੂਜੀ ਪਿਰ



ਉਕਤ ਨਿਲਾਜ ਅਨੁਸਾਰ ਅਤੇ ਵਸੀਕੇਧਰ ਮੇਰੇ ਸੁਧਨ ਕੀਤੇ ਅਤੇ

ਮਿਤੀ 03/12/2014

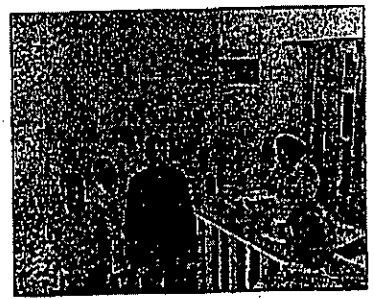
ਸਬ ਰਜਿਸਟਰਾਰ
ਭੋਰਾਬਸੀ

ਦਸਤਖਤ ਨੰ: 8,060 ਜਾਇਦਾਦ ਖਾਸੀ

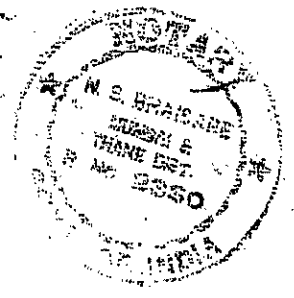
ਮਿਲਦ ਨੰ: 0 ਏ. ਸਟਾ ਨੰ:

ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕਰਨਾ ਕੀਤਾ ਗਿਆ।

ਸਬ ਰਜਿਸਟਰਾਰ
ਭੋਰਾਬਸੀ



ਟਾਥਰ ਖੋਲਤ ਅਸਟੇਟ ਪ੍ਰਾਇਲਿ:



300

ਉਕਤ ਹਰ ਕਿਸਮ ਦੇ ਗਰਾਫਾ ਚਾਰਜਾਂ ਨੂੰ ਮੁਕਤ ਹੋ। ਇਹਨਾਂ ਬੇਨਾਮੀ ਵਿੱਚ ਦਿੱਤਾ ਕਿ ਕੰਮ ਆਵੇ, ਲੇਖ ਮੁਕਤ ਨੇ
 ਸੁਣ ਅਤੇ ਸਮਝ ਲਿਆ ਹੈ, ਜਿਸ ਵਾ ਦਰੁਸਤ ਬੁਝੂਣ ਹੈ। ਇਹ ਕਿ ਉਕਤ ਰਜਿਸਟਰੀ ਵਿੱਚ ਅਸਟਮ ਡੁਲੇਕਟਰ ਹੋ
 ਟ ਮੁਰਾਬਕ ਸਹੀ ਲਗਿਆ ਹੋਇਆ ਹੈ। ਇਹ ਕਿ ਉਕਤ ਰੇਜ਼ਿਲੇਬਨ ਹੁਣ ਫੱਫ ਕੇਸਲ ਨਹੀ ਹੋਇਆ ਹੈ। ਅਸੀਂ
 (ਦੋਵੇਂ ਧਿਰਾਂ ਸ਼ਾਇਆ ਅਤੇ ਮੁਸਤਰੀ) ਰਸਦੀਕ ਕਰਦੇ ਹਾਂ ਕਿ ਰਜਿਸਟਰੀ ਵਿੱਚ ਦਰਜ ਸਾਰੇ ਫੱਫ ਸਹੀ ਹਨ ਅਤੇ
 ਕੁਝ ਵੀ ਛੁਪਾ ਕੇ ਨਹੀ ਰੱਖਿਆ ਗਿਆ। ਰਜਿਸਟਰੀ ਵਿੱਚ ਦਰਜ ਨੰਬਰਾਂਨ ਖਸਰਾ ਕਿਸੇ ਫੋਰੇ/ਪਾਰਮਿਕ ਅਧਾਰੇ
 ਨਾਲ ਸੰਬੰਧਤ ਨਹੀ ਹਨ। ਇਸ ਜਮੀਨ ਨੂੰ ਮੁਰਾਲਿਕ ਕਰਨ ਸਬੰਧੀ ਕਿਸੇ ਅਦਾਲਤ ਵਲੋਂ ਕੋਈ ਹਕੂਮ ਬੰਦੀ ਨਹੀ
 ਹੈ ਅਤੇ ਨਾ ਹੀ ਕਿਸੇ ਐਕਟ ਅਤੇ ਸਰਬਾਰ ਵਲੋਂ ਸਾਰੀ ਕਿਸੇ ਹਦਾਇਤਾਂ ਦੀ ਉਲਘਣਾ ਕਰਕੇ ਜਮੀਨ
 ਮੁਰਾਲਿਕ/ਟਰਾਂਸਫਰ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਡੁਲੇਕਟਰ ਰੋਟਾ ਮੁਰਾਬਕ ਕੋਫ ਨੰਬਰ ਅਤੇ ਅਥਾਦੀ ਦਾ
 ਨਾਮ ਠੀਕ ਦਰਜ ਕਿਤਾ ਗਿਆ ਹੈ। ਸਾਨੂੰ ਦੋਵੇਂ ਧਿਰਾਂ ਨੂੰ ਰਜਿਸਟਰੇਸ਼ਨ ਐਕਟ 1908 ਦੀ ਧਾਰਾ 82 ਸਬਧੀ ਵੀ
 ਸਾਟਕਾਰੀ ਹੈ, ਕਿ ਜੇਕਰ ਕੋਈ ਗਲਤ ਫੱਫ ਦਰਜ ਕਰਕੇ ਰਜਿਸਟਰੀ ਰਸਦੀਕ ਕਰਵਾਈ ਗਈ ਤਾਂ ਇਸ ਧਾਰਾ
 ਅਧੀਨ ਸਜ਼ਾ ਫੱਫ ਦੀ ਸਜ਼ਾ ਵੀ ਹੋ ਸਕਦੀ ਹੈ। ਰਜਿਸਟਰੀ ਵਿੱਚ ਸਾਰੇ ਫੱਫਾਂ ਸੰਬੰਧੀ ਅਸੀਂ ਦੋਵੇਂ ਧਿਰਾਂ ਪੂਰੀ ਰਚਾ
 ਜਿੰਮੇਵਾਰ ਹਾਂ।

ਮਿਤੀ:-02-12-2014

ਗੁਵਾਹ ਨੰਬਰ:-1
 ਸਾਰ ਨਿਧ ਨੰਬਰ:-2 (ਪਿਛਮਾਸਰਾ)

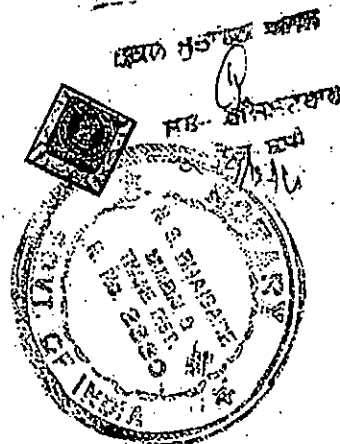
ਲਾਭਦਾਰ

ਪ੍ਰਮਾਣਿਤ:-
 ਫੋਨ ਨੰਬਰ:-97171-15222

ਗੁਵਾਹ ਨੰਬਰ:-2 21/12/14
 ਗੁਮ ਹੀਪਲ (ਪਿਛਮਾਸਰਾ ਪਸਾਰ ਫਾਸੀ 326-ਵੀ, ਸਿਕਟ-123, ਨੰਬਰ:-)

ਖਰੀਦਦਾਰ:-
 ਫੋਨ ਨੰਬਰ:-99999-17312

DRAFTED BY
 PRATIMA ADV
 1st Floor, 1st Floor, 1st Floor



301

2 MAIA AT 2



Sl. No. 870638
GSR/001

RECEIPT

528

Branch Dera Bassi Code No. 10232

450000/-

Four Lacs and Fifty thousand

only 15 Castle enfranchises Punjab

for credit to Government of Punjab

Usha Khan
(Signature of Authorised Officer)

OFFICE OF THE SUB REGISTRAR DERA BASSI

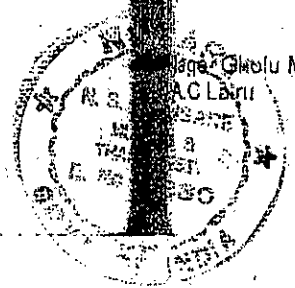
Deed Land of Villages State

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



Shri Gholu Majra
AC Lari

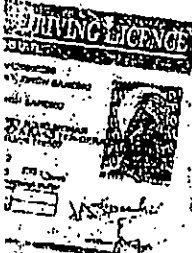
Words
(550)

Signature

9/2/14

302

SAS, M/s, Castle Infraestates Private Ltd. # 60, Block-A
 1st Lok Phase-3, Sec. 57, Gurgaon-122001 through its
 representative Sh. Gurpreet Singh S/o Sh. Gurdarshan Singh R/o Hous
 1 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 Khata 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), kitte
 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
 and for the year 2007-2008, Over the land being sold the seller
 legal and absolute title.



WHEREAS the above said Seller has sold the above share in the
 and, 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
 Buyer, 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
 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
 covenants with the Purchaser that he shall at the request and cost
 of 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
 this given in the heading of this sale deed has been received by the
 Seller from the Purchaser before the Sub-Registrar Dera Bassi. Now
 this is receivable by the Seller from the Purchaser. The physical
 possession of the sold property has been made over to the Purchaser on



6

303

Value	5,000,000.00	Stamp Duty	400,000.00	Registration Fee	30,000.00	Part
Type of Land	CHAHU/NEHRI/AABI					
Area of Land	2 Bigha, 8 Birwa, 4 Biswasi					
Segment Name	ਕੋਠਮਜਰਾ					
Segment Rate	3,000,000.00					ਦੇਵਾ
Segment Description	ਕੋਠਮਜਰਾ					

ਮਿਤੀ: 23/06/2014 ਦਿਨ Monday ਵਕਤ 1:34:06 PM
ਨੂੰ ਸ੍ਰੀ ਕਾਸਟਲ ਇਨਕੋਰਪੋਰੇਟਿਡ ਪ੍ਰਾ.ਲਿਮ:
ਨੇ ਵਸੀਲਾ ਇਸ ਦਫਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

ਸਬ ਰਜਿਸਟਰਾਰ
ਭੋਰਾਬਸੀ

ਸ੍ਰੀ ਕਾਸਟਲ ਇਨਕੋਰਪੋਰੇਟਿਡ ਪ੍ਰਾ.ਲਿਮ: ਵਸੀਲਾ ਕਰਤਾਰ/ਮੁਖਤਿਆਰ ਆਮ/ ਮੁਖਤਿਆਰ ਖਾਨ ਨੂੰ ਵਸੀਲੇ ਦੀ ਲਿਖਤ ਪਤਰ ਸੁਰਾਈ ਕਰੀ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ ਸਹਿਮਤੀ ਦੇ ਪ੍ਰਦਾਨ ਕੀਤਾ। ਏ / ਰਹਿਣ ਦੀ ਫੂਲ ਰਕਮ ਵਿੱਚ 0
ਰੁ: 100 ਸਾਹਸੇ ਨਕਦ/ ਚੈਕ ਰਾਹੀਂ/ ਰਹਾਬਤ ਰਾਹੀਂ ਵਜੂਲ ਕੀਤੇ। ਦੋਹਾਂ ਪਾਰਟੀਆਂ ਦੀ ਗਵਾਹ ਨੰ: ਲਾਭ ਚੰਦ ਅੰਗਰੇਜ਼ਾਂ ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਗੁਰਨਾਮ ਸਿੰਘ
ਸਮਾਪਤ ਕਰਦੇ ਹਨ। ਏ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ, ਜੋ ਕਿ ਇਸਦੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ।
ਦੋਹਾਂ ਵਸੀਲਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।
ਮਿਤੀ 23/06/2014
ਲਗਾਓ
ਸਬ ਰਜਿਸਟਰਾਰ
ਭੋਰਾਬਸੀ



ਕਾਸਟਲ ਇਨਕੋਰਪੋਰੇਟਿਡ ਪ੍ਰਾ.ਲਿਮ.

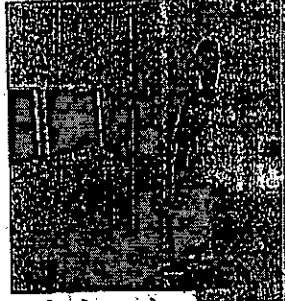
Spot. The to
Chaser.
text of the sale deed
admit the same as true

WITNESSES WHEREOF
signatures to this sale
serve as a document o

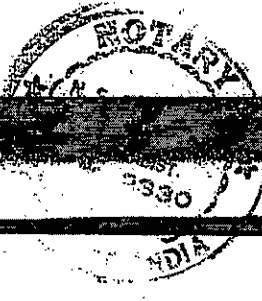
Witness No. 1
ਸ਼ਾਹਿਦ ਨੰ: 1

Witness No. 2
ਸ਼ਾਹਿਦ ਨੰ: 2

ਕੁਝ ਨਿਸ਼ਾਨ ਅੰਗੂਰਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਹੁਕਮ ਕੀਤੇ ਹਨ।
ਮਿਤੀ: 23/06/2014
ਵਸੀਲਾ ਨੰ: 3,388 ਜਾਇਦ ਹਰੀ 1
ਜਿਲਦ ਨੰ: 0 ਦੇ ਸਫਾ ਨੰ: 0
ਪਰ ਵਸੀਲਾ ਰਜਿਸਟਰਡ ਹਾਥਾ ਕੀਤਾ ਗਿਆ।
ਸਬ ਰਜਿਸਟਰਾਰ
ਭੋਰਾਬਸੀ



ਮੇਸ: ਗੋਲਡਨ ਅਸਟੇਟ



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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
and 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.

पु नं.

बमटल दिनांक

No.1

श्री २१ = मंगल

श्री २२

No.2

श्री २३ = मंगल

श्री २४ = मंगल

श्री २५

ग्रामोदधि

श्री २६ = मंगल

श्री २७ = मंगल

श्री २८ = मंगल

Seller

M/s. Castle Infrastructure Private Ltd

Purchaser

M/s. Golden Estates-II

Through-Avlinder Singh

99154-7946
9216428777

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.

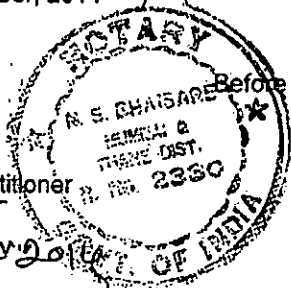
I am well conversant with the facts and am able to depose to the same.

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

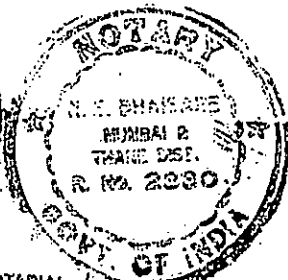
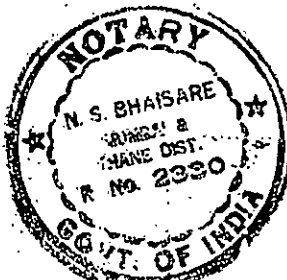
*Seenthe True copy of
Board Resolution 26 May 2014*



Before me,

[Signature]
BEFORE ME
16/12/14
N. S. BHAISARE
NOTARY
MUMBAI & THANE DIST.

16 DEC 2014



NOTED & REGISTERED
Sr. No. 539-185/10/L
Dated 16/12/14

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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

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.paclltd.com

CIN: U70101RJ1996PLC011577

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S
PACL LIMITED HELD ON WEDNESDAY, 26th DAY OF NOVEMBER, 2014, AT 02:00 P.M. AT
THE CORPORATE OFFICE AT 7th 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.

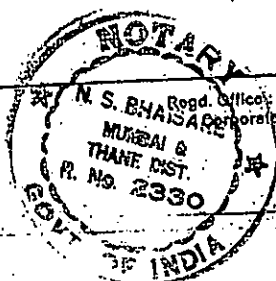
FURTHER RESOLVED THAT a copy of the said resolution duly certified, jointly or severally, by the Director or Company Secretary of the Company, be furnished to the concerned authorities for their reference and records"

CERTIFIED TO BE TRUE COPY
For PACL LIMITED

(Gurjant Singh Gill)
(Director)

TRUE COPY

Rajani Associates
Advocates & Solicitors



Regd. Office: 22, 3rd Floor, Ambor Tower, Sensor 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 Ckck. I 2167