

(54)
53

Justice (Retd.) R. M. Lodha Committee
(in the matter of PACL Ltd.)

Ref. No. JRMLC/857/2016

Dated

JRMLC/PACL/NO

1.11.2016

To,

Sukhbir Singh Yadav,
RSR Property,
Village- Riwasha,
Po/Dist- Mahendragarh,
Haryana-123029

Sir,

Sub: Objection Application filed by you in relation to properties at Vill- Madhogarh, Dist- Mahendragarh, Haryana

This is to state that vide your undated letter addressed to the Justice RM Lodha (retd.) Committee you have stated that you, Rajesh Yadav and Paramjeet Yadav have signed agreements to sell and have made payments in relation to the subject properties.

In this regard, you are advised to provide the following:

1. Schedule of land in relation to each agreement to sell with the survey numbers.
2. Receipts of money paid to the seller.

Yours sincerely,



(For Nodal officer cum Secretary to the Committee)

③ 17/10

AGATAN
AMTSM
S-T Man
18/10/2016

17/10/16

18/10/2016

(53)
18/10
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भारतीय प्रतिभूति और विनिमय बोर्ड
Securities and Exchange Board of India
उत्तरी प्रादेशिक कार्यालय/Northern Regional Office
नई दिल्ली/New Delhi

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हस्ताक्षर/Signature:
समय/Time:

51

To

The Chief Justice(Rtd.) R.M. Lodha,

Ashoka hotel , New Delhi.

Subject- Registration of land of PACL sister companies under agreement.

Sir,

It is to inform that on 01/01/2015, 36 acres of land of five companies that is - HILLS WOOD PVT. LTD., HILLS STAR PVT. LTD., , PEARLS STRUCTURES PVT. LTD., SAJ REALTORS PVT. LTD., WORLD WIDE HOUSING PVT. LTD. In village Madhogarh in distt. Mohindergarh (hr) , came in agreement with following persons of village rewasa distt. Mohindergarh, i.e. Rajesh/O Sh. Dharampal , Sukhbir Singh S/O Sh. Shankar Lal and Paramjeet S/o Sh. Jagdish from Village -Kothal , Distt. Mohindergarh and an amount to the tune of Rs. Seventy two lacs.(7200000) Paid to the companies in their Gurugram located office in global fair building in the presence of Sh. Bhattacharya ji Director and dr. Ramswaroop G.M. (land) . copy of agreements attached as annexure-A. The board of directors authorised Dr. Ramswaroop S/o Sh. Bhanwaru Ram - Royal Residence, rasta road, Pawta Jodhpur, Rajasthan as signatory authority for the deal of the land under question and six months period was given to us(purchaser) for registration of land.

On the occasion of agreement of above mentioned 36 Acres land was under occupation of unauthorised persons of Village Madhogarh. During the agreement, it was decided with companies authority that before registration of the land, companies will arrange measurement & marking of the land under agreement and handover the possession to us(buyer) from the unauthorised occupants

Immediately after the agreement, we(buyer) keep on asking from the companies authority and authorised signatory for measurement and handing over of the possession of the land before registration but every time companies authority gave false assurance that it will be done shortly. In the month of APRIL, 2015 a written request was also made for early measurement and handing over the possession of the land.. the copy of the letter is attached as annexure-C,

Thus 6 months passed, neither the company could handed over the possession of the land nor it could be registered on our name. During that period number of personal visits were also made to the company office but all in vain. As per the agreement on the last day of the deal that is 01 July, 2015, we had gone to the Tehsil headquarter, Satnali and waited upto 1700 hours in the tehsil complex but neither the authorised signatory or any other responsible person of the company reported for registration of the land. When none was reported in the Satnali tehsil office, we(purchaser) approached to tehsil authority and made our attendance on legal papers . The copy of paper is attached as annexure-d. Again on 2nd July, when company authorised was contacted by telephone, it was communicated that due to various other commitments they could not get the land measured and handed over to us(buyer) and companies are ready to further extenuation of six months periods for registration of land and assured that during that period complete formalities will be done by deputing

Ref No 5281, 15 / 5218, 15 / 5249, 15 / 5278, 15
 52150, 15 / 52152, 15 / 5284, 15 / 5282, 15 / 5283, 15
 5290/15

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responsible person on the job and accordingly on 2nd July, 2015, registration of land time was extended for another six months in gurgaon based office of PACL.

After the extension of period, we (buyer) further keep on waiting for some action on part the company authority but for another 2-3 months nothing could be done by the company/signatory authority. During that period we had approached Dr. Ramswaroop (signatory authority) and other officials of the company telephonically and through whatsapp messages but very rarely they responded our request and always taken excuses for one or another reason. Thus again the extended period comes to an end but nothing could be done by their side. On being pressurized further extension of six months for registration was done by the company on 26.12.2015 which was endorsed on the agreement. Meanwhile when they were pressurized, they came out with another proposal that some payment is supposed to be given to the Madhogarh villager before taking possession from them. Therefore we (buyer) have to deposit some more amount to the tune of Rs. 1 crore, 25 lacs (12500000) to the company so that same can be paid to villagers of Madhogarh village and possession can be taken from them.

Under compulsion we (buyer) arranged Rs. 1 crore, 25 lacs and paid to the company authority in Gurugram in Global Fair building office. The money was paid to Dr. Ramswaroop (G.M. land/ signatory authority) and obtain signature on the receipt in the agreement and endorsement to this effect was also made in the agreement (please see on the back side of agreement attached with application). When second time payment was made Sh. Anil Chaudhry (director) was also available and it was assured to us that now within no time measurement of the land will be done and same will be handed over to the buyer for the possession of the land. With their assurance, we also got confirmed that now company will take interest and execution of work will be done on priority. But even after second time extension of period, the attitude of the company did not change and keep on misleading/misguiding us, slowly and gradually, they stopped to attend our phones and did not find in their offices as and when visited.

Many messages were also sent to them, copy of some messages also attached as annexure-D.

We have spent lot of money and time in searching the company authority and authorised signatory but none was traceable for some time.

Lastly when we came to know in the month of February 2016 through news papers that a committee under chairmanship of Rtd. Chief Justice Sh. R.M. Lodha has been formed and the land of the company will be disposed by the committee and money will be paid to the customers. During that period we could be able to establish link with Dr. Ramswaroop authorised signatory and pressurized him to refund our money as his companies are under scanner of C.B.I. and SEBI. but everytime, he requested to give him some more time to establish link with the company authority for finalizing the deal under question but when he failed to do so and time of extension comes to an end. Dr. Ramswaroop further extended six months period for the registration of impending land deal and endorsed in the agreement.

(50)
429

Sir, now we have almost broken and under mental agony because neither we could get back money or nor the land under agreement. Some of the poor partners have tired and exhausted and likely to commit suicide, if land is not registered or money is returned to them.

Now, we can only see a silver line during this crises from your goodself only. Sir, we request with folded hands that justice may be done by you only with innocent people of the village. Further requested that either the money taken by company may be refunded to us or land to be registered on our names and balance amount to be taken from us. Hope you will consider on our request and help us to come out from this great crises.

Sukhbir Singh

Your sincerely

Sukhbir S/o Sh. Shankar Lal

Rajesh

Rajesh S/o Sh. Dharampal

B. Yadav

Paramjeet S/o Sh. Jagdish

~~Sumet~~ Sukhbir Singh Yadav

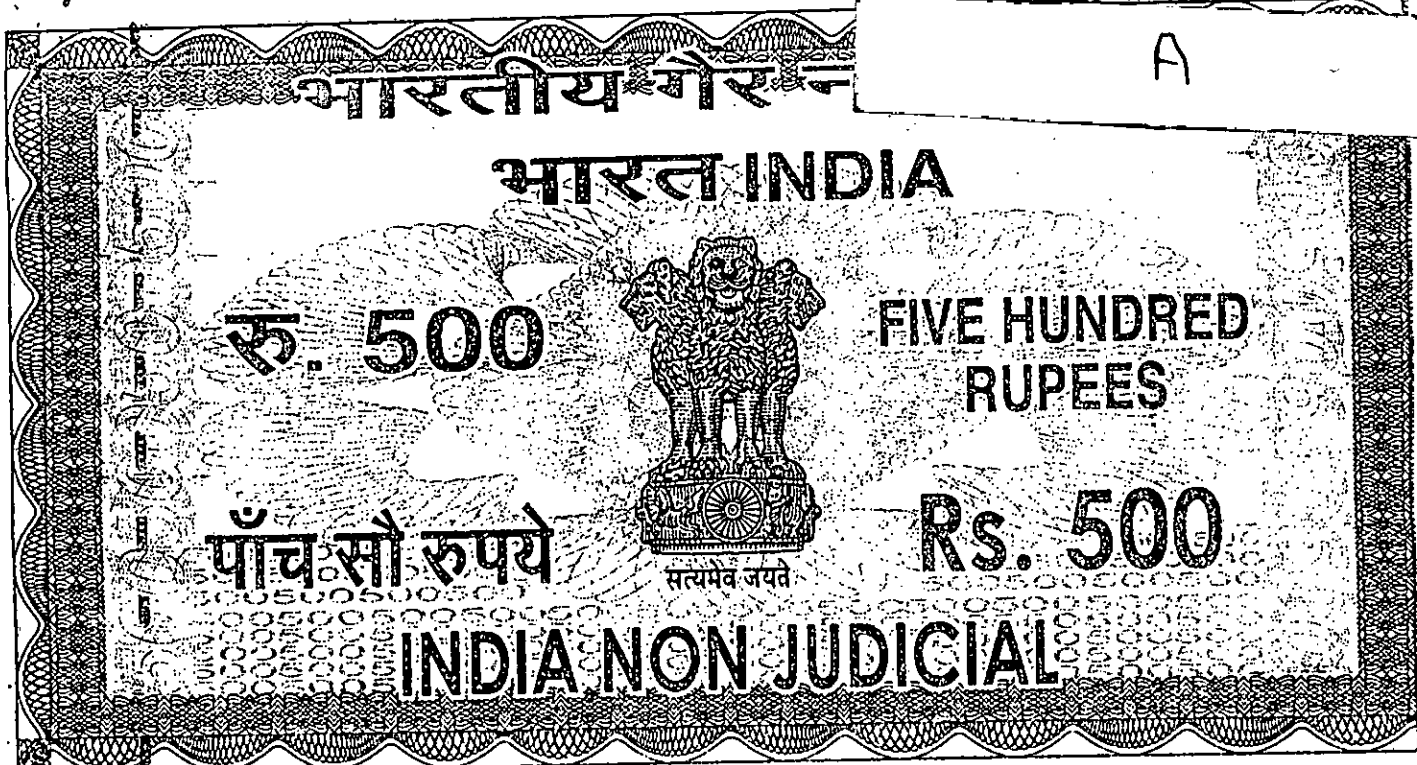
RSD Property

V.P. Riwasha Distt Mahend
Chh (Haryana)

9416330354

9416938825

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हरियाणा HARYANA

A 674773



AGREEMENT TO SELL

THIS AGREEMENT TO SELL is executed at New Delhi on this 02 January day of 2015

BETWEEN

M/S HILLSTAR SERVICES PVT LTD Regd Office at 822 MEERA BAGH PASCHIM VIHAR, NEW DELHI.. hereinafter called the "SELLER/FIRST PARTY" a company duly registered under the provisions of Indian Companies Act, 1956, having its registered office at New Delhi - 110001 through its authorized signatory/ Director...Dr.RAMSWAROOP POTALIYA... which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its present partners, or the partners which may be included subsequently or its successors - in - interest and assigns, of the ONE PART.

[Signature]

AND

[Signature] Ramesh R. Rishabh

(48)
4T

M/S. Hill Star Service

[Signature]

104/44

Particulars/Use	
Sign	
10 2 JAN 2015	
DINESH KUMAR STAMP VENDOR	
Jodhpur Court	
Gurgaon (Haryana)	

(Dr. RAMBHAAROP POTALIYA)
Lt. Ch. BR Potaliya

The First party (seller) shall carry out the demarcation of the property in question and shall hand over the Possession to the second party and thereafter the First party shall execute the sale deed in favour of the Second party within six months from the date of demarcation to the satisfaction of the second party.

[Signature]
(First Party)

[Signature] Rajesh
(Second Party)

(47) 46

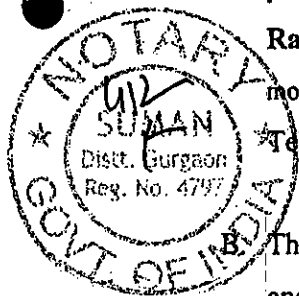
Mr. SUKHBEER SINGH S/o SHRI SHANKER LAL S/o SHRI MANGAL RAM Village and Post office- REWASA, Tehsil and District - Mahindergarh, Mr. RAJESH Ss/o Shri DHARAMPAL S/o Shri NANAGRAM Village and Post office- REWASA, Tehsil and District - Mahindergarh, Mr. PARAMJEET S/o Shree JAGDISH S/o Shree CHOTURAM Village Post KOTHAL, Tehsil and District - Mahindergarh, HARYANA(hereinafter called the "PURCHASER"/SECOND PARTY) which expression shall mean and include his legal heirs, successors, successors-in-interest, executors, administrators, legal representatives, attorneys and assigns) of OTHER PART.

IT IS HEREBY SPECIFICALLY DECLARED, that the terms 'SELLER / FIRST PARTY' used in this deed shall mean to include all the its Authorized Signatory, legal heirs, representatives successors, assigns, transferees, attorney etc. and 'PURCHASER / SECOND PARTY' used in this deed shall mean to include his legal heirs, representatives, successors, assigns, transferees, attorneys etc. as and when the context so requires for the best interpretation of these terms:

The FIRST PARTY and the SECOND PARTY are hereinafter jointly referred to as the "Parties" and singularly referred to as the "Party".

W H E R E A S:

- A. The FIRST PARTY is the absolute owner and in physical possession of the immovable property comprising of total land admeasuring Khewat no.38 Khatoni No. 58 Ta 43 Kita 8 Rakba (21 Kanal 07 Marla) Mutation No. 1191 (2 Acres, 5Kanal, 07 Marla) Acre more particularly described in the Schedule given hereunder situated in Village- MADHOGARH Tehsil- Mahindergarh Distt.- Mahindergarh hereinafter referred to as "Said Land".



- B. The FIRST PARTY has agreed to sell and transfer the said Land to the SECOND PARTY and SECOND PARTY agreed to purchase the same for a total consideration of Rs. /- (Rs. 52,68,000/-) In words Fifty Two Lac Sixty Eight Thousand Only and on the conditions, reservations, exceptions and stipulations hereunder contained.

- C. The Seller, for his bonafide needs and requirements, has agreed to transfer, convey and sell the said an Agricultural land to the Purchaser and the Purchaser have agreed to Purchase the same on the terms and conditions set-out hereunder:

NOW, THEREFORE, THIS AGREEMENT TO SELL, WITNESSETH AS UNDER:

1. (A) That out of the aforesaid agreed consideration, simultaneously with the execution of this Agreement to Sell, the SECOND PARTY has paid as an advanced/ part-consideration of Rs 5,00,000/- In words Five Lac Only. in cash/ cheque dated 02.01.2015 out of total consideration paid to the FIRST PARTY, whereof the FIRST PARTY hereby acknowledge receipt of the same.

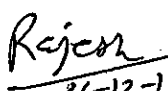
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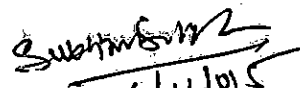
Sukhbir Singh Rayan

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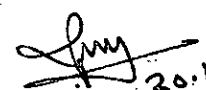
The First Party (Seller) could not carry out the demarcation of the properties in question Due to technical reasons resulting possession to the second party also could not be Handed over with in the given time and therefore as per the agreement first party extended there ^{after say} ~~fore~~ six month period for execution /registration of the sale deed for the convenience of second party .

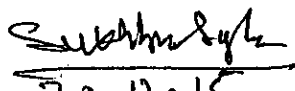

26/12/15
First Party

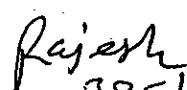

26-12-15
Second party


26/12/15

To meet the financial urgency of the first party (seller), an amount to the tune of Rs 25,00,000/- (Rupees twenty five lacs only) is taken in advance before registration of the land under question from the second party (buyer) as registration / execution of sale deed in favor of second party may take some more time due to delay in demarcation of land.


30.12.15
RAMSWAROOP POTALIYA

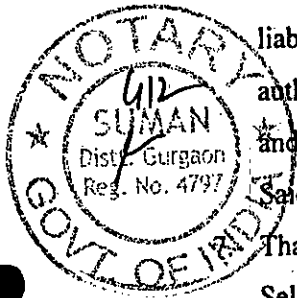

30.12.15
SUKHVIR SINGH


30-12-15
RAJESH

PARAMJEET

(B) That the balance amount of Rs. 47,68,000./-(In words Fourty Seven Lac Sixty Eight Thousand only) is to be paid by the SECOND PARTY to the FIRST PARTY at the time of on or before execution / registration of Sale Deed. (45) 44

2. That the FIRST PARTY agrees to execute the Sale Deed within 6 months from the date of execution of this agreement in favour of SECOND PARTY or its nominee/ person or its successors – in – interest and assigns by the second party for this purpose in part or whole of the said schedule properties.
 3. That the FIRST PARTY shall deliver all the Original Sale Deed / GPA/ SPA/Map and all other revenue records pertaining to the said agricultural Land at the time on or before of execution/registration of Sale Deed to the SECOND PARTY.
 4. That the FIRST PARTY has agreed to hand over the peaceful and vacant physical possession of the said Land to the SECOND PARTY at the time on or before of execution/registration of Agreement to Sell/Sale Deed or at the time of final payment.
 5. That the FIRST PARTY has assured to the SECOND PARTY that the said land hereby free from all kind of encumbrances, such as prior sale, mortgage, gift, will, litigation, liens, disputes, lease, loan, surety, security or any other registered or un-registered encumbrances etc. and that he has unfettered and unrestricted rights to sell the Said Land to the Second Party, and if it is proved otherwise, then the FIRST PARTY and his legal heirs/ Successors and his / present and in future properties shall be liable and responsible to indemnify all the losses/damages, thus suffered by the FIRST PARTY.
 6. That the FIRST PARTY agrees with the SECOND PARTY that all dues, outstanding, liabilities, charges, taxes and fees in any manner relating to the said land payable to any authority/department/government for the period of registration of Sale Deed shall be the sole and exclusive liable of the FIRST PARTY, and the SECOND PARTY liable in respect of the Said Land shall arise after execution/registration of Sale Deed.
- That this Agreement can't be revoked or cancelled by the SELLER/FIRST PARTY nor the Seller will do any such act which may prejudice the interest created in favour of the PURCHASER/ SECOND PARTY under this Agreement.
8. That if the SECOND PARTY infringes any term and condition of this agreement, then the FIRST PARTY shall be entitled to forfeit full advanced money, and if the FIRST PARTY infringes any term and condition of this agreement, then the SECOND PARTY to get all the said schedule property transferred in his/her favour through the court of laws by specific performance of the Contract entirely at the cost, risk, & consequences of the FIRST PARTY.
 9. That in the event of there being any dispute or difference arising between the parties or in connection with the terms and conditions of these present or any of the related writing or document in connection with these presents, the matter shall be referred to the Arbitrator, whose decision shall be final and binding upon both parties. The arbitration proceeding shall be conducted in accordance with the Arbitration & Conciliation Act, 1996. and both the



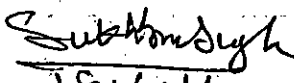
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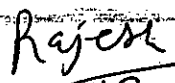
[Signature]

43 (44)

Again first party (seller) could not carry out the demarcation of the land under question timely due to technical reasons resulting possession of land also could not be handed over to the second party (buyer), therefore, as per the agreement first party (seller) agreed thereafter to extend six months period for execution / registration of sale deed in favor of second party (buyer).


18.6.16
RAMSWAROOP POTALIYA


18.6.16
SUKHVIR SINGH


18-6-16
RAJESH

PARAMJEET

(43) 42

parties hereby agreed that the place of performance under this agreement is at New Delhi and the court shall have jurisdiction to entertain and try any such dispute and/or difference.

10. That the PURCHASER/ SECOND PARTY shall bear and pay the stamp duty, registration charges for registration of the Sale Deed.

11. All the piece and parcel of an agriculture land of an extra area of schedule is 2 Acres, 5Kanal, 07 Marla situated at village Madhogarh... Tehsil Satnali Dist Mahindergarh

12. In Case of any stay is executed on the said land under the subject any third party during the agreement period, first party is liable to extend the period for execution / registration of the sale deed after the vacation of stay as per the convenience of second party.

13. During the agreement, If Second party request for the registration of the whole or part of the land under subject on the name of Third party by giving complete dues of the land as decided First and Second Party, First Party will not be having any objection on the registration/execution of the sale deed.

In witness whereof the FIRST PARTY and the second party have set their signatures on this 02/01/2015 on this Agreement to Sell in the presence of the witnesses.

**FIRST PARTY
(SELLER)**

Through its Authorized Representative
(DR. RAMSWAROOP POTALLYA)

**SECOND PARTY
(PURCHASER)**

Through its Authorized Representative

Witnesses

1. Signature:

Name: BIRENDER

Father Name: SATYAVIR

Address: V.P.O - NANDWAN

DISTT STEH - BHIWANI

2. Signature:

Name: LAKHANLAL YADAV

Father Name: SH - JUTHARAM

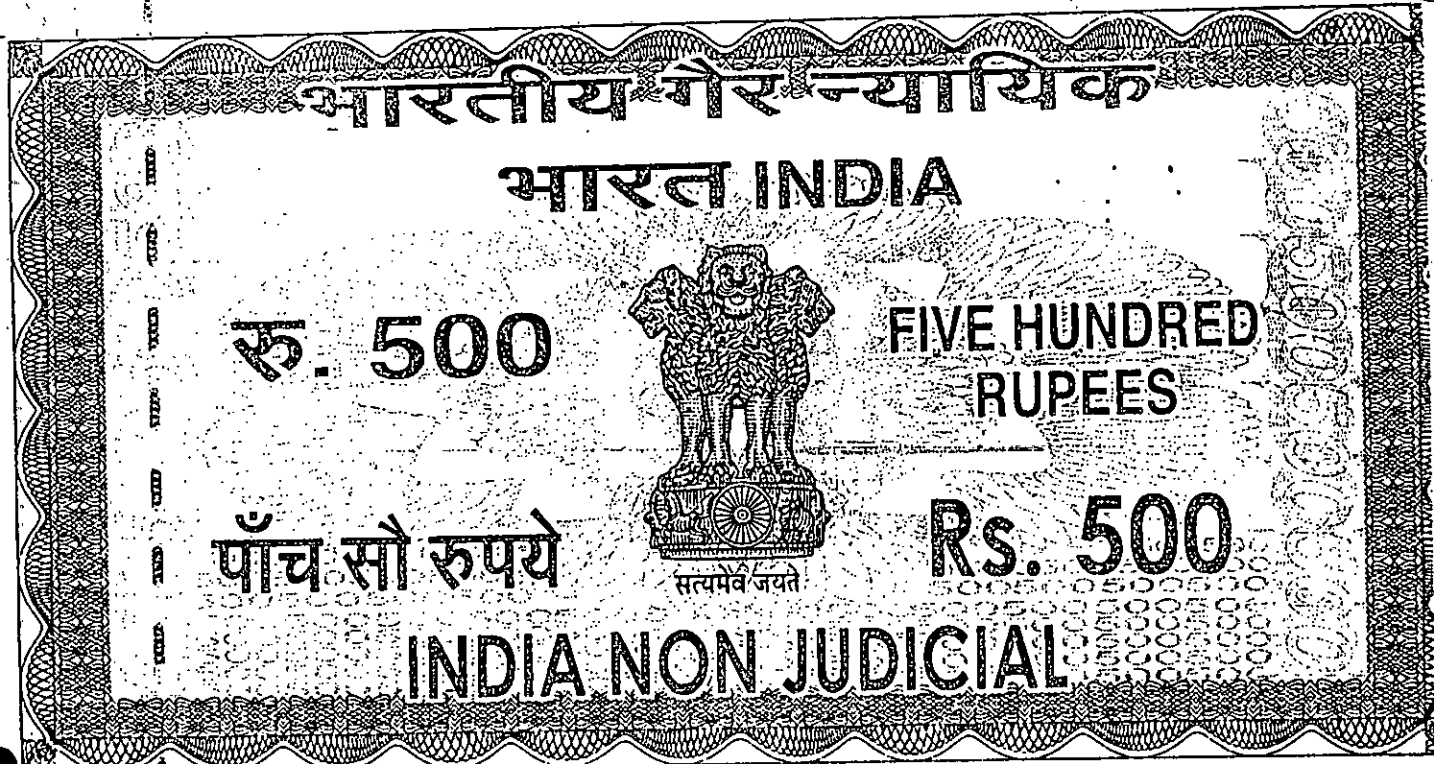
Address: VILL - FAIZABAD

PO - HUDINA

DISTT - MOHINDERGARH

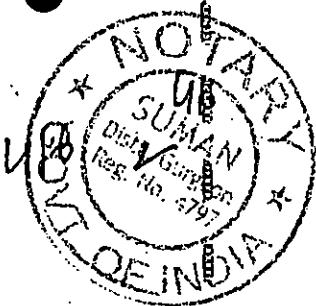
ATTESTED

SUMAN
ADVOCATE & NOTARY
DISTT. COURT, GURGAON (HRY.) INDIA



हरियाणा HARYANA

A 674772



AGREEMENT TO SELL

This AGREEMENT TO SELL is executed at New Delhi on this 02 January day of 2015

BETWEEN

M/S PEARLS STRUCTURES PVT LTD Regd Office at 822 MEERA BAGH PASCHIM VIHAR NEW DELHI... hereinafter called the "SELLER/FIRST PARTY" a company duly registered under the provisions of Indian Companies Act, 1956, having its registered office at New Delhi - 110001 through its authorized signatory/ Director... Dr. RAMSWAROOP POTALIYA... which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its present partners, or the partners which may be included subsequently or its successors - in - interest and assigns, of the ONE PART.

[Signature]

AND

Subscribed in Presence of

40 (41)

10443
Dr. RAMSWAROOP
S/o LT. Sh. BR
Potaliya

Amount	
Particulars	
Sign	
02 JAN 2015	
JUDICIAL STAMP VERODH	
Judicial Courts	
Gurgaon (Haryana)	

The First party (seller) shall carry out the demarcation of the property in question and shall hand over the Possession to the second party and thereafter the First party shall execute the sale deed in favour of the Second party within six months from the date of demarcation to the satisfaction of the second party.

[Signature]
(First Party)

[Signature] Rajen
(Second Party)

8 (40)
39

Mr. SUKHBEER SINGH S/o SHRI SHANKER LAL S/o SHRI MANGAL RAM Village and Post office- REWASA, Tehsil and District - Mahendergarh, Mr. RAJESH Ss/o Shri DHARAMPAL S/o Shri NANAGRAM Village and Post office- REWASA, Tehsil and District - Mahendergarh, Mr. PARAMJEET S/o Shree JAGDISH S/o Shree CHOTURAM Village Post KOTHAL, Tehsil and District - Mahendergarh, HARYANA(hereinafter called the "PURCHASER"/SECOND PARTY) which expression shall mean and include his legal heirs, successors, successors-in-interest, executors, administrators, legal representatives, attorneys and assigns) of OTHER PART.

IT IS HEREBY SPECIFICALLY DECLARED, that the terms 'SELLER / FIRST PARTY' used in this deed shall mean to include all the its Authorized Signatory, legal heirs, representatives successors, assigns, transferees, attorney etc. and 'PURCHASER / SECOND PARTY' used in this deed shall mean to include his legal heirs, representatives, successors, assigns, transferees, attorneys etc. as and when the context so requires for the best interpretation of these terms:

The FIRST PARTY and the SECOND PARTY are hereinafter jointly referred to as the "Parties" and singularly referred to as the "Party".

WHEREAS:

A. The FIRST PARTY is the absolute owner and in physical possession of the immovable property comprising of total land admeasuring Khewat no.38 Khatoni No. 58 Ta 43 Kita 3 Rakba (77 Kanal 12 Marla) Mutation No. 1127-1131 (9 Acres, 5Kanal, 12 Marla) more particularly described in the Schedule given hereunder situated in Village- MADHOGARH Tehsil- Mahendergarh Distt.- Mahendergarh hereinafter referred to as "Said Land".

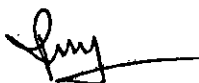
B. The FIRST PARTY has agreed to sell and transfer the said Land to the SECOND PARTY and SECOND PARTY agreed to purchase the same for a total consideration of Rs. /-

(Rs. 1,93,00,000/-) (One Crore Ninety, Three Lac Only).and on the conditions, reservations, exceptions and stipulations hereunder contained.

C. The Seller, for his bonafide needs and requirements, has agreed to transfer, convey and sell the said an Agricultural land to the Purchaser and the Purchaser have agreed to Purchase the same on the terms and conditions set-out hereunder:

NOW, THEREFORE, THIS AGREEMENT TO SELL, WITNESSETH AS UNDER:

1. (A) That out of the aforesaid agreed consideration, simultaneously with the execution of this Agreement to Sell, the SECOND PARTY has paid as an advanced/ part-consideration of Rs . 19,00000/- (In words. Nineteen Lac Only) in cash/ cheque dated 02-01-2015, out of

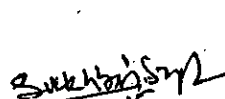


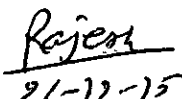


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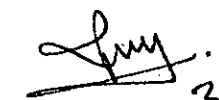
The First Party (Seller) could not carry out the demarcation of the properties in question Due to technical reasons resulting possession to the second party also could not be Handed over with in the given time and therefore as per the agreement first party extended therefore ^{after 6m} six month period for execution /registration of the sale deed for the convenience of second party .

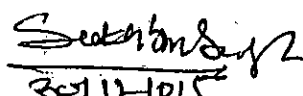

26/12/15
First Party


26/12/15
Second party


26-12-15

To meet the financial urgency of the first party (seller), an amount to the tune of Rs 53,00,000/- (Rupees fifty three lacs only) is taken in advance before registration of the land under question from the second party (buyer) as registration / execution of sale deed in favor of second party may take some more time due to delay in demarcation of land.


30.12.15
RAMSWAROOP POTALIYA


30/12/15
SUKHVIR SINGH


30-12-15
RAJESH

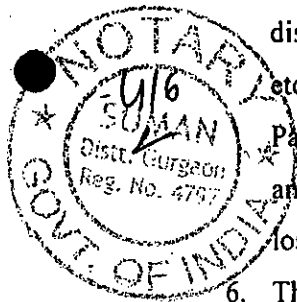
PARAMJEET

(38) 37

total consideration paid to the FIRST PARTY, whereof the FIRST PARTY hereby acknowledge receipt of the same.

(B) That the balance amount of Rs. 1,74,00000/- (In words... One Crore Seventy Four Lac and Only) is to be paid by the SECOND PARTY to the FIRST PARTY at the time of on or before execution / registration of Sale Deed.

2. That the FIRST PARTY agrees to execute the Sale Deed within 6 months from the date of execution of this agreement in favour of SECOND PARTY or its nominee/ person or its successors – in – interest and assigns by the second party for this purpose in part or whole of the said schedule properties.
3. That the FIRST PARTY shall deliver all the Original Sale Deed / GPA/ SPA/Map and all other revenue records pertaining to the said agricultural Land at the time on or before of execution/registration of Sale Deed to the SECOND PARTY.
4. That the FIRST PARTY has agreed to hand over the peaceful and vacant physical possession of the said Land to the SECOND PARTY at the time on or before of execution/registration of Agreement to Sell/Sale Deed or at the time of final payment.
5. That the FIRST PARTY has assured to the SECOND PARTY that the said land hereby free from all kind of encumbrances, such as prior sale, mortgage, gift, will, litigation, liens, disputes, lease, loan, surety, security or any other registered or un-registered encumbrances etc. and that he has unfettered and unrestricted rights to sell the Said Land to the Second Party, and if it is proved otherwise, then the FIRST PARTY and his legal heirs/ Successors and his / present and in future properties shall be liable and responsible to indemnify all the losses/damages, thus suffered by the FIRST PARTY.
6. That the FIRST PARTY agrees with the SECOND PARTY that all dues, outstanding, liabilities, charges, taxes and fees in any manner relating to the said land payable to any authority/department/government for the period of registration of Sale Deed shall be the sole and exclusive liable of the FIRST PARTY, and the SECOND PARTY liable in respect of the Said Land shall arise after execution/registration of Sale Deed.
7. That this Agreement can't be revoked or cancelled by the SELLER/FIRST PARTY nor the Seller will do any such act which may prejudice the interest created in favour of the PURCHASER/ SECOND PARTY under this Agreement.
8. That if the SECOND PARTY infringes any term and condition of this agreement, then the FIRST PARTY shall be entitled to forfeit full advanced money, and if the FIRST PARTY infringes any term and condition of this agreement, then the SECOND PARTY to get all the said schedule property transferred in his/her favour through the court of laws by specific performance of the Contract entirely at the cost, risk, & consequences of the FIRST PARTY.
9. That in the event of there being any dispute or difference arising between the parties or in connection with the terms and conditions of these present or any of the related writing or



[Signature]

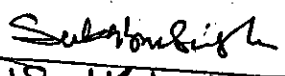
Suman

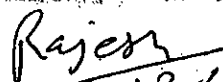
Rajinder P. D.

(37)

Again first party (seller) could not carry out the demarcation of the land under question timely due to technical reasons resulting possession of land also could not be handed over to the second party (buyer), therefore, as per the agreement first party (seller) agreed thereafter to extend six months period for execution / registration of sale deed in favor of second party (buyer).


18.6.16
RAMSWAROOP POTALIYA


18/6/16
SUKHVIR SINGH


18-6-16
RAJESH

PARAMJEET

document in connection with these presents, the matter shall be referred to the Arbitrator, whose decision shall be final and binding upon both parties. The arbitration proceeding shall be conducted in accordance with the Arbitration & Conciliation Act, 1996. and both the parties hereby agreed that the place of performance under this agreement is at New Delhi and the court shall have jurisdiction to entertain and try any such dispute and/or difference.

10. That the PURCHASER/ SECOND PARTY shall bear and pay the stamp duty, registration charges for registration of the Sale Deed.

11. All the piece and parcel of an agriculture land of an extra area of schedule is 9 Acres, 5Kanal, 12 Marla situated at village Madhogarh...Tehsil Mahender garh....Dist...Mahinder Garh

12. In Case of any stay is executed on the said land under the subject any third party during the agreement period, first party is liable to extend the period for execution / registration of the sale deed after the vacation of stay as per the convenience of second party.

13. During the agreement, If Second party request for the registration of the whole or part of the land under subject on the name of Third party by giving complete dues of the land as decided First and Second Party, First Party will not be having any objection on the registration/execution of the sale deed.

In witness whereof the FIRST PARTY and the second party have set their signatures on this 02/01/2015 on this Agreement to Sell in the presence of the witnesses.

FIRST PARTY
(SELLER)

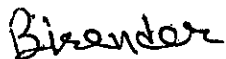
SECOND PARTY
(PURCHASER)



(DR. RAMSWAROOP POTALLYA)
Through its Authorized Representative


Through its Authorized Representative

Witnesses

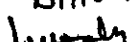
1. Signature: 

Name: BIRENDER

Father Name: SATYAVIR

Address: V.P.O - NANDGAON

DIST - STEER - BHIWANI

2. Signature: 

Name: LAKMAN LAL YADAV

Father Name: SH. SHUTHIA RAM

Address: VILL - FAIZABAD

P.O - HUDINA

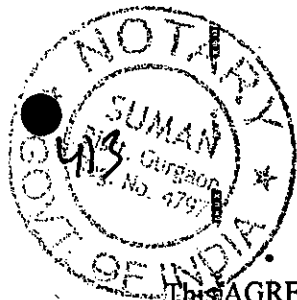
ATTESTED

SUMAN
ADVOCATE & NOTARY
GURGAON (HRY.) INDIA



हरियाणा HARYANA

A 674775



AGREEMENT TO SELL

This AGREEMENT TO SELL is executed at New Delhi on this 02 January day of 2015

BETWEEN

M/S SAJ REALTORS PVT LTD, Regd Office at 8th Floor 201 Aggrawal Rohini Plaza, LFC 10, Sector 16 Rohini Newdelhi- 6.. hereinafter called the "SELLER/FIRST PARTY" a company duly registered under the provisions of Indian Companies Act, 1956, having its registered office at New Delhi - 110001 through its authorized signatory/ Director...Dr.RAMSWAROOP POTALIYA... which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its present partners, or the partners which may be included subsequently or its successors - in - interest and assigns, of the ONE PART.

AND

Mr. BUKHAR SENI S/o SHRI SHANU LAL S/o SHRI MANGAL RAM Village and Post office - REWASA, Tehsil and District - Mahendergarh, Mr. RAJESH Ss/o Shri NANAGRAM S/o Shri NANAGRAM Village and Post office- REWASA, Tehsil and District -

0..

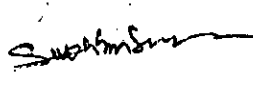
33 (34)

M/S राज रिलेयटिंग मॉ. लि. विमान-...


(Dr. RAMSWAROOP POTALIYA)
S/o Lt. Sh. BR Potaliya

The First party (seller) shall carry out the demarcation of the property in question and shall hand over the Possession to the second party and thereafter the First party shall execute the sale deed in favour of the Second party within six months from the date of demarcation to the satisfaction of the second party.


(First Party)

 Rajen
(Second Party)

(33)

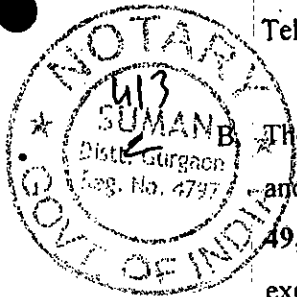
Mahindergarh, Mr. PARAMJEET S/o Shree JAGDISH S/o Shree CHOTURAM Village Post KOTHAL, Tehsil and District - Mahindergarh, HARYANA(hereinafter called the "PURCHASER"/SECOND PARTY) which expression shall mean and include his legal heirs, successors, successors-in-interest, executors, administrators, legal representatives, attorneys and assigns) of OTHER PART.

IT IS HEREBY SPECIFICALLY DECLARED, that the terms 'SELLER / FIRST PARTY' used in this deed shall mean to include all the its Authorized Signatory, legal heirs, representatives successors, assigns, transferees, attorney etc. and 'PURCHASER / SECOND PARTY' used in this deed shall mean to include his legal heirs, representatives, successors, assigns, transferees, attorneys etc. as and when the context so requires for the best interpretation of these terms:

The FIRST PARTY and the SECOND PARTY are hereinafter jointly referred to as the "Parties" and singularly referred to as the "Party".

WHEREAS:

A. The FIRST PARTY is the absolute owner and in physical possession of the immovable property comprising of total land admeasuring Khewat no.59 Khatoni No. 66 Kita 6 Rakba (18 Kanal 0 Marla) Mutation No. 1078 (2 Acres, 2Kanal, 0 Marla),more particularly described in the Schedule given hereunder situated in Village- MADHOGARH Tehsil- Mahindergarh Distt.- Mahindergarh hereinafter referred to as "Said Land".



B. The FIRST PARTY has agreed to sell and transfer the said Land to the SECOND PARTY and SECOND PARTY agreed to purchase the same for a total consideration of Rs. /- (Rs. 49,00,000/- only) In word Fourty Nine Lacs Only and on the conditions, reservations, exceptions and stipulations hereunder contained.

C. The Seller, for his bonafide needs and requirements, has agreed to transfer, convey and sell the said an Agricultural land to the Purchaser and the Purchaser have agreed to Purchase the same on the terms and conditions set-out hereunder:

NOW, THEREFORE, THIS AGREEMENT TO SELL, WITNESSETH AS UNDER:

1. (A) That out of the aforesaid agreed consideration, simultaneously with the execution of this Agreement to Sell, the SECOND PARTY has paid as an advanced/ part-consideration of Rs ...5,00,000/-/- in cash or vide cheque dated 02.01.2015, out of total consideration paid to the FIRST PARTY, whereof the FIRST PARTY hereby acknowledge receipt of the same.

(B) That the balance amount of Rs. 44,00,000./-(In words Fourty Four Lacs Only.) is to be paid by the SECOND PARTY to the FIRST PARTY at the time of on or before execution / registration of Sale Deed.

[Signature]

Sukhm Singh Rajan

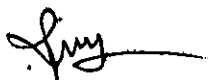
(32)

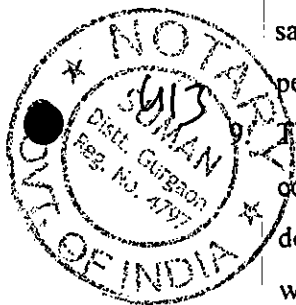
The First Party (Seller) could not carry out the demarcation of the properties in question
Due to technical reasons resulting possession to the second party also could not be
Handed over with in the given time and therefore as per the agreement first party
extended there ~~fore~~ ^{after} six month period for execution /registration of the sale deed for the
convenience of second party .

26/12/15
First Party

26/12/15 26-12-15
Second party

2. That the FIRST PARTY agrees to execute the Sale-Deed within 6 months from the date of execution of this agreement in favour of SECOND PARTY or its nominee/ person or its successors – in – interest and assigns by the second party for this purpose in part or whole of the said schedule properties.
 3. That the FIRST PARTY shall deliver all the Original Sale Deed / GPA/ SPA/Map and all other revenue records pertaining to the said agricultural Land at the time on or before of execution/registration of Sale Deed to the SECOND PARTY.
 4. That the FIRST PARTY has agreed to hand over the peaceful and vacant physical possession of the said Land to the SECOND PARTY at the time on or before of execution/registration of Agreement to Sell/Sale Deed or at the time of final payment.
 5. That the FIRST PARTY has assured to the SECOND PARTY that the said land hereby free from all kind of encumbrances, such as prior sale, mortgage, gift, will, litigation, liens, disputes, lease, loan, surety, security or any other registered or un-registered encumbrances etc. and that he has unfettered and unrestricted rights to sell the Said Land to the Second Party, and if it is proved otherwise, then the FIRST PARTY and his legal heirs/ Successors and his / present and in future properties shall be liable and responsible to indemnify all the losses/damages, thus suffered by the FIRST PARTY.
 6. That the FIRST PARTY agrees with the SECOND PARTY that all dues, outstanding, liabilities, charges, taxes and fees in any manner relating to the said land payable to any authority/department/government for the period of registration of Sale Deed shall be the sole and exclusive liable of the FIRST PARTY, and the SECOND PARTY liable in respect of the Said Land shall arise after execution/registration of Sale Deed.
 7. That this Agreement can't be revoked or cancelled by the SELLER/FIRST PARTY nor the Seller will do any such act which may prejudice the interest created in favour of the PURCHASER/ SECOND PARTY under this Agreement.
 8. That if the SECOND PARTY infringes any term and condition of this agreement, then the FIRST PARTY shall be entitled to forfeit full advanced money, and if the FIRST PARTY infringes any term and condition of this agreement, then the SECOND PARTY to get all the said schedule property transferred in his/her favour through the court of laws by specific performance of the Contract entirely at the cost, risk, & consequences of the FIRST PARTY.
- That in the event of there being any dispute or difference arising between the parties or in connection with the terms and conditions of these present or any of the related writing or document in connection with these presents, the matter shall be referred to the Arbitrator, whose decision shall be final and binding upon both parties. The arbitration proceeding shall be conducted in accordance with the Arbitration & Conciliation Act, 1996. and both the parties hereby agreed that the place of performance under this agreement is at New Delhi and the court shall have jurisdiction to entertain and try any such dispute and/or difference.

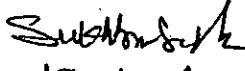




(30) 29

Again first party (seller) could not carry out the demarcation of the land under question timely due to technical reasons resulting possession of land also could not be handed over to the second party (buyer), therefore, as per the agreement first party (seller) agreed thereafter to extend six months period for execution / registration of sale deed in favor of second party (buyer).


18.6.16
RAMSWAROOP POTALIYA

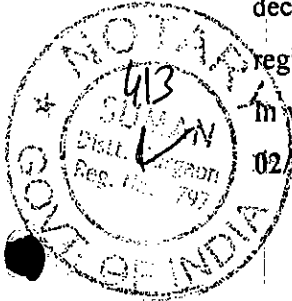

18.6.16
SUKHVIR SINGH


RAJESH

PARAMJEET


10. That the PURCHASER/SECOND PARTY shall bear and pay the stamp duty, registration charges for registration of the Sale Deed.
11. All the piece and parcel of an agriculture land of an extra area of schedule is (16 Acre 1 Kanal 09 Marla Acres situated at village Madhogarh Tehsil Satnali Dist -Mahindergarh
12. In Case of any stay is executed on the said land under the subject any third party during the agreement period, first party is liable to extend the period for execution / registration of the sale deed after the vacation of stay as per the convenience of second party
13. During the agreement, If Second party request for the registration of the whole or part of the land under subject on the name of Third party by giving complete dues of the land as decided First and Second Party, First Party will not be having any objection on the registration/execution of the sale deed..

In witness whereof the FIRST PARTY and the second party have set their signatures on this 02/01/2015 on this Agreement to Sell in the presence of the witnesses.



FIRST PARTY
(SELLER)

SECOND PARTY
(PURCHASER)

Through its Authorized Representative
(Dr. RAMSWAROOP POTALIYA)

Through its Authorized Representative

Witnesses

1. Signature:

Name: BIRENDER

Father Name: SATYAVIR

Address: V.P.O-NANDGAON

DIST STEH-BHIWANI

2. Signature:

Name: LAKHANZALYADAV

Father Name: SH. JHUTHARAM

Address: VILL- FAIZABAD

P.O- HUDINA

DIST- MOHINDERGARH

ATTESTED

SUMAN
ADVOCATE & NOTARY
DIST. COURT MAHINDERGARH (PUNJAB) INDIA

02 JAN 2015



हरियाणा HARYANA

A 674769

AGREEMENT TO SELL

This AGREEMENT TO SELL is executed at New Delhi on this 02 January day of 2015

BETWEEN

M/S WORLD WIDE HOUSING PROJECT PVT LTD, Regd Office at 8,B 1/5 PASCHIM VIHAR NEW DELHI.. hereinafter called the "SELLER/FIRST PARTY" a company duly registered under the provisions of Indian Companies Act, 1956, having its registered office at New Delhi - 110001 through its authorized signatory/ Director...Dr.RAMSWAROOP POTALIYA... which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its present partners, or the partners which may be included subsequently or its successors – in interest and assigns, of the ONE PART.

AND

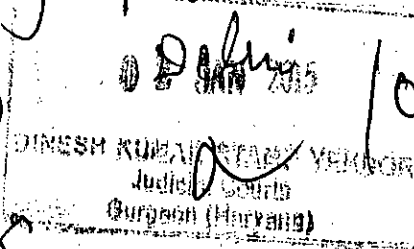
Mr. SUKHBEER SINGH S/o SHRI SHANKER LAL S/o SHRI MANGAL RAM Village and Post office- REWASA, Tehsil and District – Mahindergarh, Mr. RAJESH Ss/o Shri DHARAMPAL S/o Shri NANAGRAM Village and Post office- REWASA, Tehsil and District – Mahindergarh, Mr. PARAMJEET S/o Shree JAGDISH S/o Shree CHOTURAM Village Post KOTHAL, Tehsil and District – Mahindergarh, HARYANA(hereinafter called the

0.1.

26 (27)

M/s world wide housing project PVT LTD

Suy
(Dr. Ramswaroop Potaliga)
S/o S.B. LT.
B.R. Potaliga



The First party (seller) shall carry out the demarcation of the property in question and shall hand over the Possession to the second party and thereafter the First party shall execute the sale deed in favour of the Second party within six months from the date of demarcation to the satisfaction of the second party.

Suy
(First Party)

Sukhbir Singh
26

Rajesh
(Second Party)

(25)

"PURCHASER"/SECOND PARTY) which expression shall mean and include his legal heirs, successors, successors-in-interest, executors, administrators, legal representatives, attorneys and assigns) of OTHER PART.

IT IS HEREBY SPECIFICALLY DECLARED, that the terms 'SELLER / FIRST PARTY' used in this deed shall mean to include all the its Authorized Signatory, legal heirs, representatives successors, assigns, transferees, attorney etc. and 'PURCHASER / SECOND PARTY' used in this deed shall mean to include his legal heirs, representatives, successors, assigns, transferees, attorneys etc. as and when the context so requires for the best interpretation of these terms:

The FIRST PARTY and the SECOND PARTY are hereinafter jointly referred to as the "Parties" and singularly referred to as the "Party".

W H E R E A S:

- A. The FIRST PARTY is the absolute owner and in physical possession of the immovable property comprising of total land admeasuring admeasuring Khewat no.42 Khatoni No. 47 Kita 2 Rakba (14 Kanal 7 Marla) Mutation No. 1077,1066,1294,1081 (2 Acres, 5Kanal, 07 Marla), Khewat no.42 Khatoni No. 47 Kita 4 Rakba (12 Kanal 12 Marla), Khewat no.46 Khatoni No. 52 Kita 6 Rakba (47 Kanal 08 Marla), Khewat no.42 Khatoni No. 51 Kita 8 Rakba (26 Kanal 15 Marla), Khewat no.42 Khatoni No. 47 Kita 5 Rakba (28 Kanal 07 Marla), Total (129Kanal 09 Marla) (16 Acre 1 Kanal 09 Marla) more particularly described in the Schedule given hereunder situated in Village- MADHOGARH Tehsil- Mahindergarh Distt.- Mahindergarh hereinafter referred to as "Said Land".
- B. The FIRST PARTY has agreed to sell and transfer the said Land to the SECOND PARTY and SECOND PARTY agreed to purchase the same for a total consideration of Rs. /- (Rs. 3,22,72,000/- only) In words Three Core Twenty Two Lac Seventy Two Thousand Only. and on the conditions, reservations, exceptions and stipulations hereunder contained.
- C. The Seller, for his bonafide needs and requirements, has agreed to transfer, convey and sell the said an Agricultural land to the Purchaser and the Purchaser have agreed to Purchase the same on the terms and conditions set-out hereunder:

NOW, THEREFORE, THIS AGREEMENT TO SELL, WITNESSETH AS UNDER:

1. (A) That out of the aforesaid agreed consideration, simultaneously with the execution of this Agreement to Sell, the SECOND PARTY has paid as an advanced/ part-consideration of Rs 32,00000.-/- In Words Thirty Two Lac Only. in cash/ cheque dated 02.01.2015, out of total consideration paid to the FIRST PARTY, whereof the FIRST PARTY hereby acknowledge receipt of the same.

[Signature]

[Signature]

(25) 24

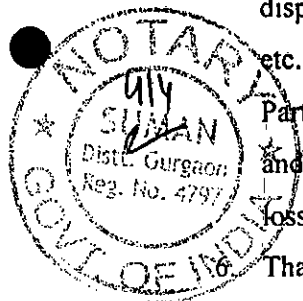
The First Party (Seller) could not carry out the demarcation of the properties in question
Due to technical reasons resulting possession to the second party also could not be
Handed over with in the given time and therefore as per the agreement first party
extended therefore ^{after my} six month period for execution /registration of the sale deed for the
convenience of second party .

Pmy
26/12/15
First Party

Sukhinsup Rajen
26/12/15 26-12-15
Second party

(B) That the balance amount of Rs 2,90,72000/- (In words Two Crore Ninety Lac Seventy Two Thousand Only.) is to be paid by the SECOND PARTY to the FIRST PARTY at the time of on or before execution / registration of Sale Deed.

2. That the FIRST PARTY agrees to execute the Sale Deed within 6 months from the date of execution of this agreement in favour of SECOND PARTY or its nominee/ person or its successors, - in - interest and assigns by the second party for this purpose in part or whole of the said schedule properties.
3. That the FIRST PARTY shall deliver all the Original Sale Deed / GPA/ SPA/Map and all other revenue records pertaining to the said agricultural Land at the time on or before of execution/registration of Sale Deed to the SECOND PARTY.
4. That the FIRST PARTY has agreed to hand over the peaceful and vacant physical possession of the said Land to the SECOND PARTY at the time on or before of execution/registration of Agreement to Sell/Sale Deed or at the time of final payment.
5. That the FIRST PARTY has assured to the SECOND PARTY that the said land hereby free from all kind of encumbrances, such as prior sale, mortgage, gift, will, litigation, liens, disputes, lease, loan, surety, security or any other registered or un-registered encumbrances etc. and that he has unfettered and unrestricted rights to sell the Said Land to the Second Party, and if it is proved otherwise, then the FIRST PARTY and his legal heirs/ Successors and his / present and in future properties shall be liable and responsible to indemnify all the losses/damages, thus suffered by the FIRST PARTY.



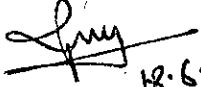
That the FIRST PARTY agrees with the SECOND PARTY that all dues, outstanding, liabilities, charges, taxes and fees in any manner relating to the said land payable to any authority/department/government for the period of registration of Sale Deed shall be the sole and exclusive liable of the FIRST PARTY, and the SECOND PARTY liable in respect of the Said Land shall arise after execution/registration of Sale Deed.

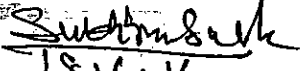
7. That this Agreement can't be revoked or cancelled by the SELLER/FIRST PARTY nor the Seller will do any such act which may prejudice the interest created in favour of the PURCHASER/ SECOND PARTY under this Agreement.
8. That if the SECOND PARTY infringes any term and condition of this agreement, then the FIRST PARTY shall be entitled to forfeit full advanced money, and if the FIRST PARTY infringes any term and condition of this agreement, then the SECOND PARTY to get all the said schedule property transferred in his/her favour through the court of laws by specific performance of the Contract entirely at the cost, risk, & consequences of the FIRST PARTY.
9. That in the event of there being any dispute or difference arising between the parties or in connection with the terms and conditions of these present or any of the related writing or document in connection with these presents, the matter shall be referred to the Arbitrator, whose decision shall be final and binding upon both parties. The arbitration proceeding shall

(23)

22

Again first party (seller) could not carry out the demarcation of the land under question timely due to technical reasons resulting possession of land also could not be handed over to the second party (buyer), therefore, as per the agreement first party (seller) agreed thereafter to extend six months period for execution / registration of sale deed in favor of second party (buyer).


18.6.16
RAMSWAROOP POTALIYA


18.6.16
SUKHVIR SINGH.


18-6-16
RAJESH

PARAMJEET

be conducted in accordance with the Arbitration & Conciliation Act, 1996. and both the parties hereby agreed that the place of performance under this agreement is at New Delhi and the court shall have jurisdiction to entertain and try any such dispute and/or difference.

10. That the PURCHASER/ SECOND PARTY shall bear and pay the stamp duty, registration charges for registration of the Sale Deed.
11. All the piece and parcel of an agriculture land of an extra area of schedule is (16 Acre 1 Kanal 09 Marla Acres situated at village Madhogarh Tehsil Satnali Dist -Mahindergarh
12. In Case of any stay is executed on the said land under the subject any third party during the agreement period, first party is liable to extend the period for execution / registration of the sale deed after the vacation of stay as per the convenience of second party.



During the agreement, If Second party request for the registration of the whole or part of the land under subject on the name of Third party by giving complete dues of the land as decided First and Second Party, First Party will not be having any objection on the registration/execution of the sale deed.

In witness whereof the FIRST PARTY and the second party have set their signatures on this 02/01/2015. on this Agreement to Sell in the presence of the witnesses.

FIRST PARTY
(SELLER)

(DR RAMSWAROOP POTALIYA)

Through its Authorized Representative

SECOND PARTY
(PURCHASER)

Through its Authorized Representative

Witnesses

1. Signature: Birender

Name: BIRENDER

Father Name: SATYAVIR

Address: V.P.O - NANDGAON

DIST STEH - BHIWANI

2. Signature: Lakhan Lal Yadav

Name: LAKHAN LAL YADAV

Father Name: SH. JHUTHARAM

Address: VILL - FAIZABAD

P.O - HUDINA

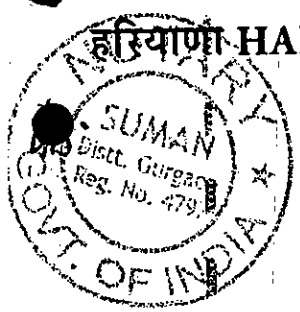
DIST - MOHINDERGARH

ATTESTED

SUMAN
ADVOCATE & NOTARY



A 674774



AGREEMENT TO SELL

This AGREEMENT TO SELL is executed at New Delhi on this 02 January day of 2015

BETWEEN

M/S Hillstar Woods Pvt. Ltd, Regd Office at 8,B 1/5 PASCHIM VIHAR NEW DELHI..

hereinafter called the "SELLER/FIRST PARTY" a company duly registered under the provisions of Indian Companies Act, 1956, having its registered office at New Delhi - 110001 through its authorized signatory/ Director...Dr.RAMSWAROOP POTALIYA... which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its present partners, or the partners which may be included subsequently or its successors – in – interest and assigns, of the ONE PART.

AND

Mr. SUKHBEER SINGH S/o SHRI SHANKER LAL S/o SHRI MANGAL RAM Village and Post office- REWASA, Tehsil and District - Mahindergarh, Mr. RAJESH Ss/o Shri DHARAMPAL S/o Shri NANAGRAM Village and Post office- REWASA, Tehsil and District -

[Signature] *[Signature]*

(20)

M/S- ~~एम.एस. एयर~~ वूडप्राइवेट लि० दिल्ली

104/45

19

02 JAN 2015
DINESH KUMAR SINGH VENDOR
Judicial Courts
Gurgaon (Haryana)

Shy
(Dr. RAMSWAROOP POTALIYA)
S/O ET. SH. BR POTALIYA

The First party (seller) shall carry out the demarcation of the property in question and shall hand over the Possession to the second party and thereafter the First party shall execute the sale deed in favour of the Second party within six months from the date of demarcation to the satisfaction of the second party.

Shy

(First Party)

Sudhansu Kumar Rajesh

(Second Party)

(19) 18

Mahindergarh, Mr. PARAMJEET S/o Shree JAGDISH S/o Shree GHOTURAM Village Post KOTHAL, Tehsil and District - Mahindergarh, HARYANA(hereinafter called the "PURCHASER"/SECOND PARTY) which expression shall mean and include his legal heirs, successors, successors-in-interest, executors, administrators, legal representatives, attorneys and assigns) of OTHER PART.

IT IS HEREBY SPECIFICALLY DECLARED, that the terms 'SELLER / FIRST PARTY' used in this deed shall mean to include all the its Authorized Signatory, legal heirs, representatives successors, assigns, transferees, attorney etc. and 'PURCHASER / SECOND PARTY' used in this deed shall mean to include his legal heirs, representatives, successors, assigns, transferees, attorneys etc. as and when the context so requires for the best interpretation of these terms:

The FIRST PARTY and the SECOND PARTY are hereinafter jointly referred to as the "Parties" and singularly referred to as the "Party".

WHEREAS:

A. The FIRST PARTY is the absolute owner and in physical possession of the immovable property comprising of total land admeasuring Khewat no.38 Khatoni No. 58 Kita 11 Rakba (51 Kanal 12 Marla out of Part 28/33, Total 43 Kanal 06 Marla) Mutation No. 1201 (5 Acres, 3Kanal, 06 Marla)more particularly described in the Schedule given hereunder situated in Village- MADHOGARH Tehsil- Satnali Distt.- Mahindergarh hereinafter referred to as "Said Land".

- B. The FIRST PARTY has agreed to sell and transfer the said Land to the SECOND PARTY and SECOND PARTY agreed to purchase the same for a total consideration of Rs. /- (Rs. 1,76,50000/- only) (In Words One Crore Seventy Six Lac Fifty Thousand Only.) and on the conditions, reservations, exceptions and stipulations hereunder contained.
- C. The Seller, for his bonafide needs and requirements, has agreed to transfer, convey and sell the said an Agricultural land to the Purchaser and the Purchaser have agreed to Purchase the same on the terms and conditions set-out hereunder:

NOW, THEREFORE, THIS AGREEMENT TO SELL, WITNESSETH AS UNDER:

1. (A) That out of the aforesaid agreed consideration, simultaneously with the execution of this Agreement to Sell, the SECOND PARTY has paid as an advanced/ part-consideration of Rs 11,00,000/- In words Eleven Lac Only in cash or vide cheque dated 02.01.2015, out of total consideration paid to the FIRST PARTY, whereof the FIRST PARTY hereby acknowledge receipt of the same.

(B) That the balance amount of Rs. 1,65,50,000./-(In words...One Crore Sixty Five Lac and Fifty Thousand Only) is to be paid by the SECOND PARTY to the FIRST PARTY at the time of on or before execution / registration of Sale Deed.

0 ...

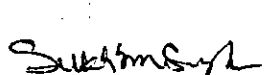
Sd/- ... Ramesh

(10)

7

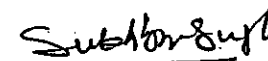
The First Party (Seller) could not carry out the demarcation of the properties in question Due to technical reasons resulting possession to the second party also could not be Handed over with in the given time and therefore as per the agreement first party extended therefore ^{after} ~~therefore~~ six month period for execution /registration of the sale deed for the convenience of second party .


26/12/15
First Party

 
Second party 26-12-15

To meet the financial urgency of the first party (seller), an amount to the tune of Rs 47,00,000/- (Rupees forty seven lacs only) is taken in advance before registration of the land under question from the second party (buyer) as registration / execution of sale deed in favor of second party may take some more time due to delay in demarcation of land.


30.12.15
RAMSWAROOP POTALIYA


30/12/15
SUKHVIR SINGH


30-12-15
RAJESH

PARAMJEET

2. That the FIRST PARTY agrees to execute the Sale Deed within 6 months from the date of execution of this agreement in favour of SECOND PARTY or its nominee/ person or its successors – in – interest and assigns by the second party for this purpose in part or whole of the said schedule properties.
3. That the FIRST PARTY shall deliver all the Original Sale Deed / GPA/ SPA/Map and all other revenue records pertaining to the said agricultural Land at the time on or before of execution/registration of Sale Deed to the SECOND PARTY.
4. That the FIRST PARTY has agreed to hand over the peaceful and vacant physical possession of the said Land to the SECOND PARTY at the time on or before of execution/registration of Agreement to Sell/Sale Deed or at the time of final payment.
5. That the FIRST PARTY has assured to the SECOND PARTY that the said land hereby free from all kind of encumbrances, such as prior sale, mortgage, gift, will, litigation, liens, disputes, lease, loan, surety, security or any other registered or un-registered encumbrances etc. and that he has unfettered and unrestricted rights to sell the Said Land to the Second Party, and if it is proved otherwise, then the FIRST PARTY and his legal heirs/ Successors and his / present and in future properties shall be liable and responsible to indemnify all the losses/damages, thus suffered by the FIRST PARTY.
6. That the FIRST PARTY agrees with the SECOND PARTY that all dues, outstanding, liabilities, charges, taxes and fees in any manner relating to the said land payable to any authority/department/government for the period of registration of Sale Deed shall be the sole and exclusive liable of the FIRST PARTY, and the SECOND PARTY liable in respect of the Said Land shall arise after execution/registration of Sale Deed.

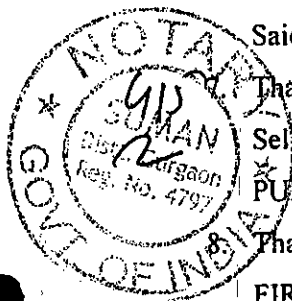
That this Agreement can't be revoked or cancelled by the SELLER/FIRST PARTY nor the Seller will do any such act which may prejudice the interest created in favour of the PURCHASER/ SECOND PARTY under this Agreement.

That if the SECOND PARTY infringes any term and condition of this agreement, then the FIRST PARTY shall be entitled to forfeit full advanced money, and if the FIRST PARTY infringes any term and condition of this agreement, then the SECOND PARTY to get all the said schedule property transferred in his/her favour through the court of laws by specific performance of the Contract entirely at the cost, risk, & consequences of the FIRST PARTY.

9. That in the event of there being any dispute or difference arising between the parties or in connection with the terms and conditions of these present or any of the related writing or document in connection with these presents, the matter shall be referred to the Arbitrator, whose decision shall be final and binding upon both parties. The arbitration proceeding shall be conducted in accordance with the Arbitration & Conciliation Act, 1996. and both the parties hereby agreed that the place of performance under this agreement is at New Delhi and the court shall have jurisdiction to entertain and try any such dispute and/or difference.

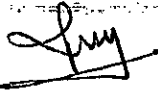
[Signature]

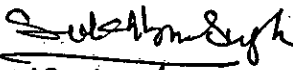
[Signature]



(16) ~~15~~

Again first party (seller) could not carry out the demarcation of the land under question timely due to technical reasons resulting possession of land also could not be handed over to the second party (buyer), therefore, as per the agreement first party (seller) agreed thereafter to extend six months period for execution / registration of sale deed in favor of second party (buyer).


18.6.16
RAMSWAROOP POTALIYA


18.6.16
SUKHVIR SINGH

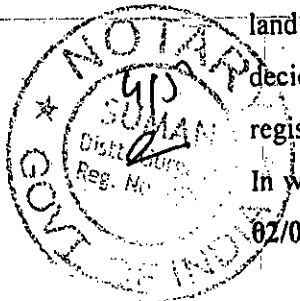

18-1-16
RAJESH

PARAMJEET

- (15) *FG*
10. That the PURCHASER/ SECOND PARTY shall bear and pay the stamp duty, registration charges for registration of the Sale Deed.
 11. All the piece and parcel of an agriculturē land of an extra area of schedule is (5 Acres, 3Kanal, 06 Marla) situated at Village- MADHOGARH Tehsil- Satnali Distt.- Mahindergarh
 12. In Case of any stay is executed on the said land under the subject any third party, during the agreement period, First Party is liable to extend the period for execution / registration of the sale deed after the vacation of stay as per the convenience of Second Party.
 13. During the agreement, If Second party request for the registration of the whole or part of the

land under subject on the name of Third party by giving complete dues of the land as decided First and Second Party, First Party will not be having any objection on the registration/execution of the sale deed.

In witness whereof the FIRST PARTY and the second party have set their signatures on this 02/01/2015 on this Agreement to Sell in the presence of the witnesses.



FIRST PARTY
(SELLER)

[Signature]

Through its Authorized Representative

(DR. RAMSWARUP POTALLYA)

SECOND PARTY
(PURCHASER)

[Signature]

Through its Authorized Representative

Witnesses

1. Signature: *[Signature]*

Name: BIRENDER

Father Name: SATYAVIR

Address: U.P.O.-NANDGAON

DISTT. STEH-BHIWANI

2. Signature: *[Signature]*

Name: LAKHAN LAL YADAV

Father Name: SH. JHUTHA RAM

Address:

VILL - FAIZA BAD

P.O. - HUDINA

DIST - MAHINDER GARH

ATTESTED

[Signature]
ADVOCATE & NOTARY
DIST. COURT, GURGAON (HRY.) INDIA

02 JAN 2015

CIN NO. U45201DL2004PTC131441

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF SAJ REALTORS PRIVATE LIMITED HELD ON WEDNESDAY, THE 06TH DAY OF AUGUST, 2014 AT 01:00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY.

"RESOLVED THAT in supersession to the earlier resolution passed vide its meeting dated 01st March, 2013 for sale of company's land situated at Village - Madhogarh, Tehsil & District - Mahendergarh, Haryana in favour of M/s Lotus Agricultural and Marketing Co-operative Society Limited, the consent of the Board be and is hereby accorded for sale of company's land situated at Village - Madhogarh, Tehsil & District - Mahendergarh, Haryana admeasuring aggregating area 4.1125 Acres (approx.) in favour of 1.) Mr. Sukhvir Singh S/o Sh. Sankar Lal, 2.) Mr. Rajesh S/o Sh. Dharam Pal R/o V/P Rewasa, Tehsil & District Mahendergarh & 3.) Mr. Pramjeet S/o Sh. Jagdish R/o V/P Kothal, Tehsil & District Mahendergarh, Haryana, on such terms and conditions as mentioned in the agreement to sell/sale deed, details of lands are given herein below:

Sl. No	Land details	Sy No. (Area in Acre)
1.	Land situated in Village - Madhogarh, Tehsil - & District - Mahendergarh, Haryana held vide Sale Deed No. 695/08 dated 16 th June, 2008 area aggregating admeasuring 1.8625 Acres (approx.)	98//2/2 (0.6250 Acre), 98//3 (0.4500 Acre) & 98//9/1 (0.7875 Acre).
2.	Land situated in Village - Madhogarh, Tehsil - & District - Mahendergarh, Haryana held vide Sale Deed No. 706/08 dated 11 th June, 2008 area aggregating admeasuring 2.2501 Acres (approx.)	91//18/2 (0.7500 Acre), 91//19 (1.0000 Acre), 91//20/1/1 (0.1250 Acre), 91//11/3/1 (0.0813 Acre), 91//12/3 (0.1688 Acre) & 91//13/1/3 (0.1250 Acre).

FURTHER RESOLVED THAT Dr. Ram Swaroop Potaliya S/o Lt. Sh. Bhanwaru Ram, R/o 6, Royal Residency, Rasala Road, Paota, Jodhpur, Rajasthan and Mr. Hoshlar Singh S/o Bhagwan Singh, R/o VPO Pathi Dahar, Tehsil & District Sirsa, Haryana, be and are hereby severally authorized to sign and execute the Agreement to sell /GPA/Sale Deed in favour of the said purchasers and to appear before Registrar or Sub-Registrar for the registration of Agreement to sell/GPA/Sale Deed for the land as stated above and also to sign all documents, memorandum of understanding, agreements, deeds, affidavits, indemnity and other papers whatsoever be deemed necessary and expedient for the said purpose and to perform all such acts incidental thereto and to appoint Advocates, Consultants, Experts for giving effect to the above said proposal for and on behalf of the Company.

FURTHER RESOLVED THAT a copy of the said resolution duly certified by Director(s) of the company be furnished to the concerned authorities for their record and reference."

CERTIFIED TRUE COPY
FOR SAJ REALTORS PRIVATE LIMITED

For Saj Realtors Pvt. Ltd. Limited

DIRECTOR

DIN: 02428173

*Original copy
received*

WORLD WIDE HOUSING PROJECTS PVT. LTD.

CIN NO. U70109DL2006PTC151694

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF WORLD WIDE HOUSING PROJECTS PRIVATE LIMITED HELD ON MONDAY, THE 04TH DAY OF AUGUST, 2014 AT 01:30 P.M. AT THE REGISTERED OFFICE OF THE COMPANY.

RESOLVED THAT in supersession to the earlier resolution passed vide its meeting dated 02nd March, 2013 for sale of company's land situated at Village - Madhogarh, Tehsil & District - Mahendergarh, Haryana in favour of M/s Lotus Agricultural and Marketing Co-operative Society Limited, the consent of the Board be and is hereby accorded for sale of company's land situated at Village - Madhogarh, Tehsil & District - Mahendergarh, Haryana admeasuring aggregating area 16.1875 Acres (approx.) in favour of 1.) Mr. Sukhvir Singh S/o Sh. Sankar Lal, 2.) Mr. Rajesh S/o Sh. Dharam Pal R/o V/P Rewasa, Tehsil & District Mahendergarh & 3.) Mr. Pramjeet S/o Sh. Jagdish R/o V/P Kothal, Tehsil & District Mahendergarh, Haryana, on such terms and conditions as mentioned in the agreement to sell/sale deed, details of lands are given herein below:

Sl. No	Land details	Sy No. (Area in Acre)
1.	Land situated in Village - Madhogarh, Tehsil - & District - Mahendergarh, Haryana held vide Sale Deed No. 699/08 dated 10 th June, 2008 area aggregating admeasuring 3.3751 Acres (approx.)	92//20 (0.9750 Acre), 92//22/1 (0.8188 Acre), 92//19/2 (0.3313 Acre), 92//21 (1.0000 Acre), 92//23/2 MIN (0.1500 Acre) & 92//11/1/1 (0.1000 Acre).
2.	Land situated in Village - Madhogarh, Tehsil - & District - Mahendergarh, Haryana held vide Sale Deed No. 697/08 dated 10 th June, 2008 area aggregating admeasuring 3.3438 Acres (approx.)	91//14/1 (0.2906 Acre), 91//7/2 (0.3344 Acre), 91//8/2 (0.0844 Acre), 91//19/2/1 (0.0719 Acre), 91//15 (0.2781 Acre), 91//16 (0.5000 Acre), 91//18/1 (0.1250 Acre), 99//4 (0.5000 acre), 91//24 (0.5000 Acre), 91//17 (0.5000 Acre) & 91//6/2 (0.1594 Acre).
3.	Land situated in Village - Madhogarh, Tehsil - & District - Mahendergarh, Haryana held vide Sale Deed No. 709/08 dated 11 th June, 2008 area aggregating admeasuring 3.5438 Acres (approx.)	91//25 (1.0000 Acre), 92//22/2 (0.1688 Acre), 98//1 (1.0000 Acre), 99//5 (1.0000 Acre) & 98//2/1 (0.3750 Acre).
4.	Land situated in Village - Madhogarh, Tehsil - & District - Mahendergarh, Haryana held vide Sale Deed No. 622/08 dated 03 rd June, 2008 area aggregating admeasuring 5.925 Acres (approx.)	99//3 (1.0000 Acre), 91//21 (0.9250 Acre), 91//22 (1.0000 Acre), 91//23 (1.0000 Acre), 99//1 (1.0000 Acre) & 99//2 (1.0000 Acre).

FURTHER RESOLVED THAT Dr. Ram Swaroop Potallya S/o Lt. Sh. Bhanwaru Ram, R/o 6, Royal Residency, Rasala Road, Paota, Jodhpur, Rajasthan and Mr. Hoshlar Singh S/o Bhagwan Singh, R/o VPO Patli Daber, Tehsil & District Sirsa, Haryana, be and are hereby severally authorized to sign and execute the Agreement to sell /GPA/Sale Deed in favour of the said purchasers and to appear before Registrar or Sub-Registrar for the registration of Agreement to sell/GPA/Sale Deed for the land as stated above and also to sign all documents, memorandum of understanding, agreements, deeds, affidavits, indemnity and other papers whatsoever be deemed necessary and expedient for the said

WORLD WIDE HOUSING PROJECTS PVT. LTD.

CIN NO. U70109DL2006PTC151694,

purpose and to perform all such acts incidental thereto and to appoint Advocates, Consultants, Experts for giving effect to the above said proposal for and on behalf of the Company.

FURTHER RESOLVED THAT a copy of the said resolution duly certified by Director(s) of the company be furnished to the concerned authorities for their record and reference."

CERTIFIED TRUE COPY
FOR WORLD WIDE HOUSING PROJECTS PRIVATE LIMITED

For WORLDWIDE HOUSING PROJECTS PVT. LTD.

Ravindra
DIRECTOR

DIN: 0656018 Authorised Signatory

Original copy
Ravindra
Singh
27/01/15

FOR WORLDWIDE HOUSING PROJECTS PVT. LTD.

Authorized Signatory

+ (10)

HILL STAR TOWNSHIP PROJECTS PVT. LTD.

(FORMERLY KNOWN AS HILL STAR SERVICES PVT. LTD.)

CIN NO. U70101DL2002PTC169387

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF HILL STAR TOWNSHIP PROJECTS PRIVATE LIMITED (FORMERLY KNOWN AS HILL STAR SERVICES PRIVATE LIMITED) HELD ON WEDNESDAY, THE 30TH DAY OF JULY, 2014 AT 10:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY.

"RESOLVED THAT in supersession to the earlier resolution passed vide its meeting dated 05th January, 2013 for sale of company's land situated at Village Madhogarh, Tehsil & District - Mahendergarh, Haryana in favour of M/s Lotus Agricultural and Marketing Co-operative Society Limited, the consent of the Board be and is hereby accorded for sale of company's land held vide Sale Deed No. 133/09 dated 22nd April, 2009, situated at Village - Madhogarh, Tehsil & District - Mahendergarh, Haryana admeasuring aggregating area 2.6688 Acres (approx.) bearing (Sy. No. 90//11/2/3/2, area 0.0125 Acre), (Sy. No. 90//12/3, area 0.2188 Acre), (Sy. No. 90//13/3, area 0.2063 Acre), (Sy. No. 90//14/3/1, area 0.0313 Acre), (Sy. No. 90//17/2, area 0.1500 Acre), (Sy. No. 90//19, area 1.0000 Acre), (Sy. No. 90//20/1/1, area 0.0500 Acre) & (Sy. No. 90//18, area 1.0000 Acre), in favour of 1.) Mr. Sukhvir Singh S/o Sh. Sankar Lal, 2.) Mr. Rajesh S/o Sh. Dharam Pal R/o V/P Rewasa, Tehsil & District Mahendergarh & 3.) Mr. Pramjeet S/o Sh. Jagdish R/o V/P Kothal, Tehsil & District Mahendergarh, Haryana.

FURTHER RESOLVED THAT Dr. Ram Swaroop Potaliya S/o Lt. Sh. Bhanwaru Ram, R/o 6, Royal Residency, Rasala Road, Paotha, Jodhpur, Rajasthan and Mr. Hoshlar Singh S/o Bhagwan Singh, R/o VPO Parli Dahar, Tehsil & District Sirsa, Haryana, be and are hereby severally authorized to sign and execute the Agreement to sell /GPA/Sale Deed in favour of the said purchasers and to appear before Registrar or Sub-Registrar for the registration of Agreement to sell/GPA/Sale Deed for the land as stated above and also to sign all documents, memorandum of understanding, agreements, deeds, affidavits, indemnity and other papers whatsoever be deemed necessary and expedient for the said purpose and to perform all such acts incidental thereto and to appoint Advocates, Consultants, Experts for giving effect to the above said proposal for and on behalf of the Company.

FURTHER RESOLVED THAT a copy of the said resolution duly certified by Director(s) of the company be furnished to the concerned authorities for their record and reference."

CERTIFIED TRUE COPY

FOR HILL STAR TOWNSHIP PROJECTS PRIVATE LIMITED
(FORMERLY KNOWN AS HILL STAR SERVICES PRIVATE LIMITED).

For HILL STAR TOWNSHIP PROJECTS PVT. LTD.

DIRECTOR Director/Authorised Signatory
DIN: 03364853

Original copy submitted
24/01/15

Registered Office: 258, Bal Mukund Khand, Giri Nagar, Kalkaji, New Delhi - 110019

PEARLS STRUCTURES PVT. LTD.

CIN NO. U45201DL2005PTC134526

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF PEARLS STRUCTURES PRIVATE LIMITED HELD ON WEDNESDAY, THE 06TH DAY OF AUGUST, 2014 AT 10:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY.

"RESOLVED THAT in supersession to the earlier resolution passed vide its meeting dated 04th January, 2013 for sale of company's land situated at Village - Madhogarh, Tehsil & District - Mahendergarh, Haryana in favour of M/s Lotus Agricultural and Marketing Co-operative Society Limited, the consent of the Board be and is hereby accorded for sale of company's land situated at Village - Madhogarh, Tehsil & District - Mahendergarh, Haryana admeasuring aggregating area 11.2750 Acres (approx.) in favour of 1.) Mr. Sukhvir Singh S/o Sh. Sankar Lal, 2.) Mr. Rajesh S/o Sh. Dharam Pal R/o V/P Rewasa, Tehsil & District Mahendergarh & 3.) Mr. Pramjeet S/o Sh. Jagdish R/o V/P Kothal, Tehsil & District Mahendergarh, Haryana, on such terms and conditions as mentioned in the agreement to sell/sale deed, details of lands are given herein below:

Sl. No	Land details	Sy No. (Area in Acre)
1.	Land situated in Village - Madhogarh, Tehsil - & District - Mahendergarh, Haryana held vide Sale Deed No. 1286/08 dated 31 st July, 2008 area aggregating admeasuring 1.7563 Acres (approx.)	90//3/1 (0.5000 Acre), 90//9/1 (0.2375 Acre), 90//12/1/2 (0.0813 Acre), 90//8/2/2 (0.3750 Acre), 90//13/1/1 (0.1875 Acre), 90//8/1/2 (0.1250 Acre) & 90//2/3 (0.2500 Acre).
2.	Land situated in Village - Madhogarh, Tehsil - & District - Mahendergarh, Haryana held vide Sale Deed No. 1277/08 dated 31 st July, 2008 area aggregating admeasuring 1.35 Acres (approx.)	90//5/2/2 (0.5500 Acre), 90//6/1/1 (0.5625 Acre) & 90//15/1/2/2 (0.2375 Acre).
3.	Land situated in Village - Madhogarh, Tehsil - & District - Mahendergarh, Haryana held vide Sale Deed No. 1278/08 dated 31 st July, 2008 area aggregating admeasuring 1.8125 Acres (approx.)	90//5/1/1 (0.3750 Acre), 90//4/2 (0.3750 Acre), 90//7/1 (0.3875 Acre), 90//14/1/2 (0.1625 Acre), 90//15/1/1/1 (0.1500 Acre) & 90//6/2/2 (0.3625 Acre).
4.	Land situated in Village - Madhogarh, Tehsil - & District - Mahendergarh, Haryana held vide Sale Deed No. 1285/08 dated 31 st July, 2008 area aggregating admeasuring 2.6626 Acres (approx.)	90//3/2 (0.5000 Acre), 90//4/1 (0.6250 Acre), 90//7/2 (0.6125 Acre), 90//8/1/1 (0.1250 Acre), 90//8/2/1 (0.3750 Acre), 90//13/1/2 (0.1938 Acre) & 90//4/1/1 (0.2313 Acre).
5.	Land situated in Village - Madhogarh, Tehsil - & District - Mahendergarh, Haryana held vide Sale Deed No. 1296/08 dated 31 st July, 2008 area aggregating admeasuring 1.7438 Acres (approx.)	90//2/2 (0.7250 Acre), 90//9/2 (0.7375 Acre) & 90//12/1/1 (0.2813 Acre).
6.	Land situated in Village - Madhogarh, Tehsil - & District - Mahendergarh, Haryana held vide Sale Deed No. 1517/08 dated 25 th August, 2008 area aggregating admeasuring 1.9500 Acres (approx.)	100//21 (1.0000 Acre) & 100//22/1 (0.9500 Acre).

FURTHER RESOLVED THAT Dr. Ram Swaroop Potaliya S/o Lt. Sh. Bhanwaru Ram, R/o 6, Royal Residency, Rasala Road, Paota, Jodhpur, Rajasthan and Mr. Hoshjar Singh S/o Bhagwan Singh, R/o VPO Patli Daber, Tehsil & District Sirsa, Haryana, be and are hereby severally authorized to sign and

PEARLS STRUCTURES PVT. LTD.

CIN NO. U45201DL2005PTC134526

execute the Agreement to sell /GPA/Sale Deed in favour of the said purchasers and to appear before Registrar or Sub-Registrar for the registration of Agreement to sell/GPA/Sale Deed for the land as stated above and also to sign all documents, memorandum of understanding, agreements, deeds, affidavits, indemnity and other papers whatsoever be deemed necessary and expedient for the said purpose and to perform all such acts incidental thereto and to appoint Advocates, Consultants, Experts for giving effect to the above said proposal for and on behalf of the Company.

FURTHER RESOLVED THAT a copy of the said resolution duly certified by Director(s) of the company be furnished to the concerned authorities for their record and reference."

CERTIFIED TRUE COPY
FOR PEARLS STRUCTURES PRIVATE LIMITED

For PEARLS STRUCTURES PVT. LTD.

DIRECTOR
DIN: 02723478

Director

Original copy

24/01/15

FOR PEARLS STEEL CO. LTD.

Director

HILLSTAR BUILDCON PVT. LTD.

(FORMERLY KNOWN AS HILLSTAR WOODS PVT. LTD.)

CIN NO.U70200DL1996PTC169392

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF HILLSTAR BUILDCON PRIVATE LIMITED (FORMERLY KNOWN AS HILLSTAR WOODS PRIVATE LIMITED) HELD ON WEDNESDAY, THE 30TH DAY OF JULY, 2014 AT 11:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY.

RESOLVED THAT in supersession to the earlier resolution passed vide its meeting dated 25th February, 2013 for sale of company's land situated at Village - Madhogarh, Tehsil & District - Mahendergarh, Haryana in favour of M/s Lotus Agricultural and Marketing Co-operative Society Limited, the consent of the Board be and is hereby accorded for sale of company's land held vide Sale Deed No. 957/09 dated 01st July, 2009, situated at Village - Madhogarh, Tehsil & District - Mahendergarh, Haryana admeasuring aggregating area 3.7125 Acres (approx.) bearing (Sy. No. 89//4, area 0.6813 Acre), (Sy. No. 89//5, area 0.8500 Acre), (Sy. No. 89//6, area 0.8500 Acre), (Sy. No. 89//7, area 0.6813 Acre), (Sy. No. 90//1, area 0.8500 Acre), (Sy. No. 90//9/3, area 0.0125 Acre), (Sy. No. 90//10, area 0.8500 Acre), (Sy. No. 90//2/1, area 0.0125 Acre), (Sy. No. 90//11/2, area 0.1563 Acre), (Sy. No. 90//12/2/1, area 0.0875 Acre) & (Sy. No. 90//20/1/2, area 0.3813 Acre), in favour of 1.) Mr. Sukhvir Singh S/o Sh. Sankar Lal, 2.) Mr. Rajesh S/o Sh. Dharam Pal R/o V/P Rewasa, Tehsil & District Mahendergarh & 3.) Mr. Pramiject S/o Sh. Jagdish R/o V/P Kothal, Tehsil & District Mahendergarh, Haryana

FURTHER RESOLVED THAT Dr. Ram Swaroop Potaliya S/o Lt. Sh. Bhanwaru Ram R/o 6, Royal Residency, Rasala Road, Paota, Jodhpur, Rajasthan and Mr. Hoshlar Singh S/o Bhagwan Singh, R/o VPO Patli Daber, Tehsil & District Sirsa, Haryana, be and are hereby severally authorized to sign and execute the Agreement to sell /GPA/Sale Deed in favour of the said purchasers and to appear before Registrar or Sub-Registrar for the registration of Agreement to sell/GPA/Sale Deed for the land as stated above and also to sign all documents, memorandum of understanding, agreements, deeds, affidavits, indemnity and other papers whatsoever be deemed necessary and expedient for the said purpose and to perform all such acts incidental thereto and to appoint Advocates, Consultants, Experts for giving effect to the above said proposal for and on behalf of the Company.

FURTHER RESOLVED THAT a copy of the said resolution duly certified by Director(s) of the company be furnished to the concerned authorities for their record and reference."

CERTIFIED TRUE COPY

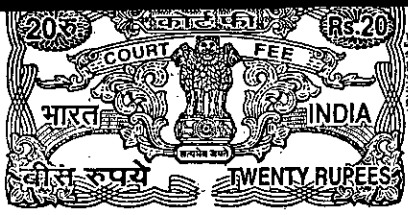
FOR HILLSTAR BUILDCON PRIVATE LIMITED
(FORMERLY KNOWN AS HILLSTAR WOODS PRIVATE LIMITED)

FOR HILLSTAR BUILDCON PRIVATE LIMITED

DIRECTOR
DIN: 00511836

Original copy furnished

27/01/15



दिनांक 1-06-2015

सेवा मे ,

श्रीमान डायरेक्टरस

मै० हिल स्टार वुड प्राईवेट लि०

मै० हिल स्टार प्राईवेट लि०

मै० पलस स्टक्चरस प्रा० लि०

मै० साज रियलेटरस प्रा० लि०

मै० वर्ल्ड वाईड हाउसिंग प्रोजेक्ट प्रा० लि०

विषय:- जमीन की पैमाइश कब्जा व बैनामा करवाने बारे ।

श्रीमानजी ,

निवेदन है कि हमने आपसे मोजा माधोगढ जिला महेन्द्रगढ हरियाणा मे छतीस एकड जमीन का ब्याना कर रखा है सर आपने हमे रजिस्ट्री से पहले जमीन की पैमाइश और कब्जा दिलाने का वादा किया था इस बारे मे हम आपको व जिसको आपने रजिस्ट्री करवाने की अनुमति दे रखी है (डा० रामस्वरूप) को दिनांक 6-04-2015 को एक प्रार्थना पत्र के माध्यम से सुचित कर चुके है की कॉपी संलग्न है। जिसकी आपने आज तक कोई भी कार्यवाही नही की है। इसलिए कृप्या करके हमारे रुपये वापिस दे दीजिए या जमीन की पैमाइश व कब्जा करवाकर देवे ताकी हम समय पर इस जमीन की रजिस्ट्री करवा सके । आपकी अति कृप्या होगी ।

धन्यवाद

Subhinder Rajen Gyadhr
प्रार्थी

- 1- सुखबीर सिंह पुत्र श्री शंकरलाल वासी रिवासा
- 2- राजेश पुत्र श्री धर्मपाल वासी रिवासा
- 3- परमजीत पुत्र श्री जगदीश वासी कोथल



दिनांक 6-04-2015

8 (6)

सेवा मे ,

श्रीमान डायरेक्टरस

मै० हिल स्टार वुड प्राईवेट लि०

मै० हिल स्टार प्राईवेट लि०

मै० पलस स्टर्क्चरस प्रा० लि०

मै० साज रियलेटरस प्रा० लि०

मै० वर्ल्ड वाईड हाउसिंग प्रोजेक्ट प्रा० लि०

विषय:- जमीन की पैमाइश कब्जा व बैनामा करवाने बारे ।

श्रीमानजी ,

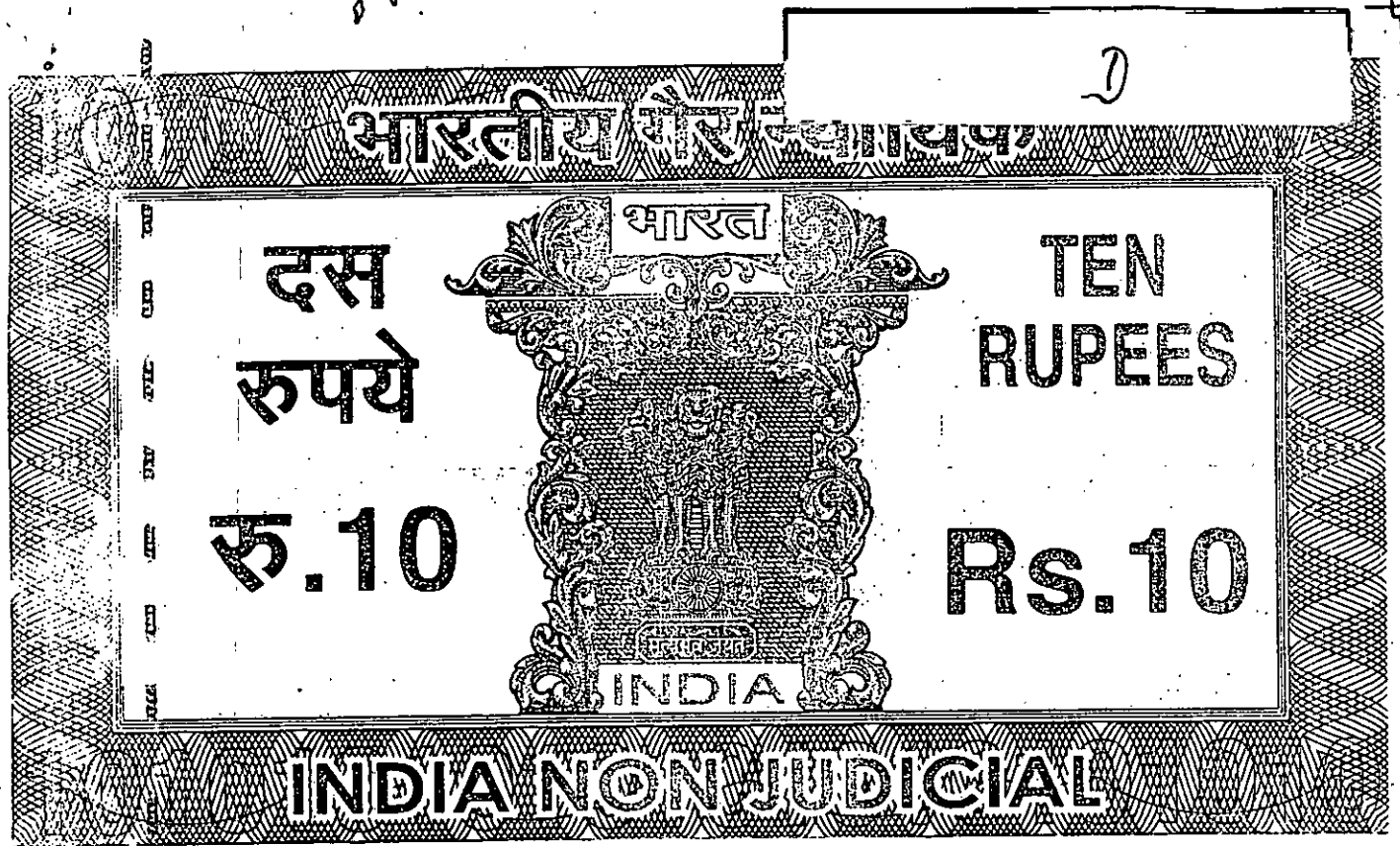
निवेदन है कि हमने आपसे मोजा माधोगढ जिला महेन्द्रगढ हरियाणा मे छतीस एकड जमीन का ब्याना कर रखा है सर आपने हमे पैमाइश और कब्जा दिलाने का वादा किया था जो आपने अभी तक पुरा नहीं किया है । हम आपको मौखिक रूप से कई बार सुचित कर चुके है लेकिन अभी तक आपने कोई भी कार्य पुरा नहीं किया इसलिए आपसे नम्र निवेदन है कि आप अपने वादे के अनुसार हमे पैमाइश करवाकर देवे व जमीन का कब्जा दिलाये और जमीन की (बैनामा) रजिस्ट्री करवाये । आपकी अति कृप्या होगी ।

धन्यवाद

 Rajen G. Jodhar

प्रार्थी

- 1- सुखबीर सिंह पुत्र श्री शंकरलाल वासी रिवासा
- 2- राजेश पुत्र श्री धर्मपाल वासी रिवासा
- 3- परमजीत पुत्र श्री जगदीश वासी कोथल



हरियाणा HARYANA

ब्यान हलफिया

26AA 099916

हम 1-सुखबीर पुत्र श्री शंकरलाल पुत्र श्री मंगलराम वासी रिवासा व 2-राजेश पुत्र श्री धर्मपाल वासी रिवासा व 3- प्रमजीत पुत्र श्री जगदीश पुत्र श्री छोटुराम वासी कोथल तहसील वा जिला महेन्द्रगढ अपने हलफ से निम्नलिखित ब्यान करते है कि :-

1- यहकि M/S PEARLS STRUCTURES PVT LTD Regd office at 822 MEERA BAGH PASCHIM VIHAR NEW DELHI & M/S SAJ REALTORS PVT LTD ,Read office at 8th Floor 201 Aggrawal Rohini ,LFC 10 , Sector 16 Rohini New Delhi & M/s HILLSTAR SERVICES PVT LTD Regd office at 822 MEERA PASCHIM VIHAR NEW DELHI ,M/S Hilstar woods pvt.ltd . Regd office at 8 B 1/5 PACHIM VIHAR NEW DELHI & M/S WORLD HOUSING PROJECT PVT LTD ,Regd office at 8, B 1/5 PASCHIM VIHAR NEW DELHI बजरिये डा0 रामस्वरूप पोटिल्या ने अपनी ममलुका मकबुजा आराजी जेर खेवटन0 38 खतोनीन0 58 में 77 कनाल 12 मरला व खेवटन0 59 खतोनीन0 66 में रकबा 18 कनाल 0 मरला व खेवटन0 38 उपरौक्त में 64 कनाल 13 मरला व खेवटन0 42 में 26 कनाल 19 मरला व खेवटन0 46 47 कनाल 8मरला व खेवटन0 42 में 26 कनाल 3 मरला

(4)

7-7-15

Subhinder Singh

अपराध/र 8/11/2015
R. Rajan
आलेखी दायर

Subhinder Singh

Stamp: Subhinder Singh
10/7/15



-2-

कुल रकबा 289 कनाल 14 मरला वाका रकबा मोजा माधोगढ का बरुये
 इकरारनामाबैय दिनांक 2-1-2015 मनब्यानदेहिन्दा के साथ मु0 7,21,75,000/-
 रूपये अकेन सात करोड ईकीस लाख पचहत्तर हजार रूपये में हमारे साथ किया
 ओर कुल मु0 72,00,000/-रूपये अकेन बहतर लाख रूपये बतौर ब्याना के प्राप्त
 किये । बाकी मान्दा रकम मु0 6,49,75,000/-रूपये रूपये वसीका बैनामा पर प्राप्त
 करना तय पाया है। ओर कि वसीका बैनामा 1-7-2015 तक दर्ज व तसदीक
 करवाना तय पाया गया जोकि उपरौक्त सख्स हाजिर ना आया । मनब्यानदेहिन्दा
 मुताबिक शरायत इकरारनामाबैय अपने हकमे वसीका बैनामा दर्ज व तसदीक करवाने
 के लिए हमेशा तैयार रहा है । ओर आज बाकी मान्दा रकम व तमाम खर्चा वसीका
 बेनामा लेकर सबरजिस्टार साहब बैठा हुआ है । जिस बारे हमारा ब्यान हलफिया
 तसदीक किया जावै। मै सुबह से सांय 5 बजे तक बाकी मान्दा रकम व तमाम खर्चा
 वसीका बैनामा लेकर व बाकी मान्दा रकम लेकर बैठा हुआ है । इकरारनामाबैय
 फोटो काफी लफ है ।

Subhinder Rajan Pyadar
 ब्यानदेहिन्दा

तसदीक:-मैउक्तब्यानदेहिन्दा अपने हलफ से ब्यान करताहूकि मेराउक्त ब्यान
 सही व दुरुस्त है तथा इमसे किसीप्रकार का कोई अमर ना छुपाया गयाहै ।

Rajan Pyadar

Subhinder Rajan Pyadar

ब्यानदेहिन्दा

दिनांक 1-7-2015

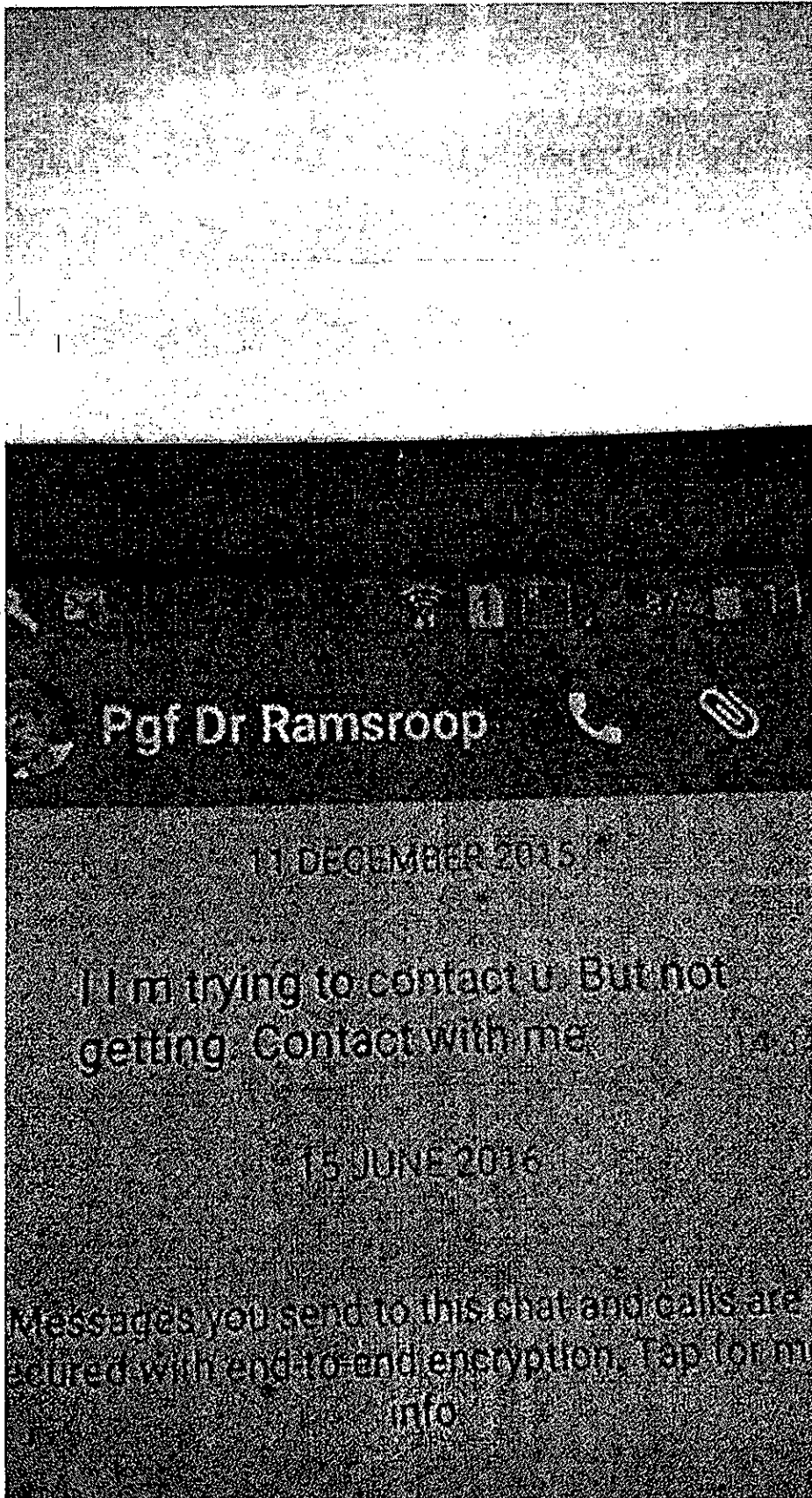
Admitted as Identified

Subhinder

मुकाम :महेन्द्रगढ ।

Executive Magistrate
 Saini

1. Know Personally Defendant
 He has Sign in my Presence
 01/07/15
 S.A. LLE
 Advocate
 E.N.O. No. P84203
 Civil Court Mohinderghat



10 OCTOBER 2015

Anil ji can u give phone no. Of Mr. bhadi your employee

10 OCTOBER 2015

Anil ji trying to talk to u but your phone showing switch off. Urgent call contact with me

10 NOVEMBER 2015

Mr Anil just call me whenever u feel free. I have to talk to u for the registration of Madhogarh land.

Issue has not been resolved

Since last couple of months u are also not receiving my call

Lastly I have to approach the court of law only

10 NOVEMBER 2015

Could not under stood your problem why not receiving my phone. We have given money not bagging. Talk to me urgently

10 AUGUST 2016

Pgf Dr. Bhattacha...

5 OCTOBER 2015

Mr. Bhattacharjee trying to contact u
but u not receiving my call.
Contact me urgently

What about madhogan land registry
Waiting since long. Resolve the issue
as early

22 OCTOBER 2015

Mr. Bhattacharjee despite of my
frequent request u not responding
to my phones and sms. Except
approaching the court of law I have
no option. We have given money to u
on record and now u are closing eyes
to execute the deal. Last opportunity
for u otherwise filing complaint
against u in the court.

10 NOVEMBER 2015

Could not understand your problem
why not receiving my phone. We have
given money, not bagging. Talk to
me urgently

10 AUGUST 2016

Messaged you send to me that and calls are now
collected with end to end encryption. Tap for more
info

