

2-TECH HOUSING

(Rule 75 & 131)
FEE RECEIPT

Fee Sr. No. : 2014005582
Presenter Name : SUMIT BERRY
Presenter Address : C-47 NARIANA VIHAR NEW DELHI
Document Type : Sale Deed (Conveyance deed)
Claimant Name : M/S R-TECH HOUSING PVT. LTD. THU. RAJESH KUMAR YADAV, BUILDING NO-80 2ND FLOOR SEC-44 GURGAON HR
Document S.No. : 2014005666
Dated : 01/08/2014
Face Value : 235000000
Stamp Value : 305160

Ordinary Registration Fee	: 50000	Commission Fee	: 0
Copy/Scanning/Inspection Fee	: 300	Custody Fee	: 0
Fee for Memorandum u/s 64-67	: 0	Miscellaneous Fee	: 30
Certified Copying Fee u/s 57	: 0	Stamp Duty Cash	: 13582860
Surcharge on Stamp Duty	: 1386810		
Late Fee u/s 25-34	: 0		



-----Already Paid-----
E-Stamp No : rj0110409340278m / Amount : 300160

(Paid) - DD No. : 072330 / Amount : 15000000
DD Drawn Bank : obc bank / 01/08/2014

(Paid) - EGRAS GRN No. : / Amount : 0
Deposit Bank : / Date :

(Paid) - E-Stamp Id No. : / Amount : 0
E-Stamp Date :

(Paid) - Cash Recpt No. : / Amount : 0
Date :

Amount Rs. One Crore Fifty Lakh only

✓
Cashier

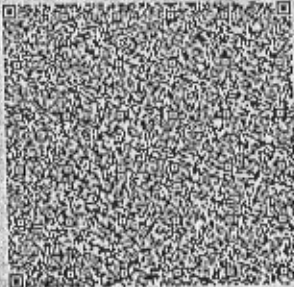
✓
Sub Registrar, BHIWADI

70
25.10.14

INDIA NON JUDICIAL
Government of Rajasthan

e-Stamp

Certificate No. : IN-RJ01410409340278M
Certificate Issued Date : 01-Aug-2014 04:03 PM
Account Reference : SHCIL (FI)/ rjshcil01/ BHIWADI/ RJ-AL
Unique Doc. Reference : SUBIN-RJRJSHCIL0101476303812114M
Purchased by : R TECH HOUSING PVT LTD
Description of Document : Article 21 Sale Deed (Conveyance Deed)
Property Description : KHASARA NO.-838/917, 839/919, 840, 841, 842, VILL.- MILAKPUR
GURJAR, BHIWADI, DISTT.-ALWAR
Consideration Price (Rs.) : 0
(Zero)
First Party : JAI SHREE TECHNOBUILD LTD THR ATTORNEY SUMIT BERRY
Second Party : R TECH HOUSING PVT LTD
Stamp Duty Paid By : R TECH HOUSING PVT LTD
Stamp Duty Amount (Rs.) : 3,00,160
(Three Lakh One Hundred And Sixty only)



उप पंजीयक, भिवाडी

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

Sumit

7.6

XM 0000709548

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shcilstamp.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.



राजस्थान RAJASTHAN

B 092592



SALE DEED

THIS SALE DEED is executed at Bhiwadi on this 01 day of July 2014.

BETWEEN

1. M/s Jai Shree Technobuild Ltd., a company incorporated under the provisions of Companies Act, 1956, having its Registered Office at B-4/160A, Keshav Puram, Delhi - 110035, through its Attorney holder Mr. sumit Berry son of Shri Devi Ditta Berry Resident of C-47, Nariana Vihar, New Delhi-110028 duly authorized through Registered General Power Of Attorney dated 18th April 2013, hereinafter referred to the "VENDOR", which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors - in - interest and assigns, of the ONE PART.

For Jai Shree Technobuild Ltd.
Authorized Signatory

For R-Tech Housing Private Limited
Director

उप पंजीयक, भिवाडी

AND

2. M/s. R-Tech Housing Pvt. Ltd., a company incorporated under the provisions of Companies Act, 1956, having its Registered Office at Building No.80, 2nd Floor, Sector-44, Gurgaon-(HR), through its authorized signatory Shri Mr. Rajesh Kumar Yadav, duly authorized vide resolution dated 21.07.2014 in this behalf, hereinafter referred to as the "VENDEE", which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors – in – interest and assigns, of the



WHEREAS:

- A. The Vendor owned and possessed agricultural land, comprising under Khasra No. 838/917, 839/919, 840, 841, 842, situated at Village Milakpur Gurjar (Urban Area Bhiwadi), Tehsil Tijara, District- Alwar, Rajasthan (herein "Total Land").
- B. The Attorney Holder is duly authorized vide General Power of Attorney dated 18.04.2013 executed by Jai Shree Techno Build Ltd. in favour of Sumit Berry, Director of Vee Vee buildcon Pvt. Ltd. and the same is duly registered and recorded in the office of Sub-Registrar, Bhiwadi in Book No.04 Jild No.21 on Page No. 103 at Serial No. 2013000103 and the GPA executant is alive
- C. The Vendor, being owner of the Total Land, applied to the State Government for conversion of the same, as per the provisions of Section 90B of the Rajasthan Land Revenue Act, 1956. The State Government, vide its order dated 17.03.2008, allowed conversion of the Total Land on the terms and conditions as contained therein.

For Jai Shree Techno Build Ltd.

Authorized Signatory

2

For R-Tech Housing Private Limited

Director

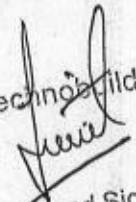
उप पंजीयक, भिवाडी

C. The Vendor on the terms and conditions of the aforesaid order dated 17.03.2008, surrendered its rights in the Total Land to the State Government under Section 90B of the Rajasthan Land Revenue Act, 1956 and as such the Governor of Rajasthan, through Urban Improvement Trust, Bhiwadi (Rajasthan) (herein "UIT"), (described therein "Lessor") transferred the Total Land, containing by a measurement of 37837.34 sq. mtrs. herein "Project Land") for the term of ninety nine(99) years in perpetuity from 29.06.2010 and yearly payment of Urban assessment of Rs. 8,62,028/-, in favour of the Vendor herein, (described therein as "Lessee") vide Lease Deed dated 29.06.2010 (herein "Lease Deed"), duly registered on 19.07.2010 as Document No. 2010003778, in the office of Sub-Registrar, Bhiwadi, Rajasthan. The UIT has transferred the Project Land for development thereof for residential use, on several conditions as contained in the Lease Deed.

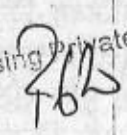
D. Prior to execution and registration of Lease Deed, UIT also sanctioned a site plan in respect of Total Land, out of which an area measuring 37837.34 sq. mtrs., comprising the Project Land, was sanctioned for residential group housing.

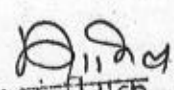
E. Now by virtue of this sale deed, the Vendor is selling, conveying and transferring its absolute rights, title, claim and interest in the Project Land with structure thereon, in favour of the Vendee absolutely and forever and without any encumbrances.

NOW, THEREFORE, THIS SALE DEED WITNESSETH, AS UNDER:

For Jai Shree Techno Build Ltd.

Authorized Signatory

3

For R-Tech Housing Private Limited

Director


उप पंचायत, भिवाडी

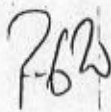
1. In consideration of a total sum of Rs. 23,50,00,000/- (Rupees Twenty Three Crore Fifty Lakh only), which has already been paid by the Vendee to the Vendor, the receipt whereof the Vendor hereby acknowledges and admits before the Sub-Registrar, Bhiwadi, the Vendor doth hereby grant, convey, transfer, assure and assign unto the Vendee the Project Land including all rights, liberties, privileges, benefits, advantages, appurtenances and easements attached thereto, whatsoever necessary for the enjoyment of the same, and to have and to hold the same unto and to the use of the Vendee absolutely and forever.

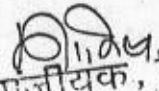
The Project Land hereby sold, conveyed and transferred under this Sale Deed is free from all sorts of encumbrances, liens or charges, transfers, easements, liens, attachments of any nature whatsoever and the Vendor has unencumbered, good, marketable and transferable rights / title in the Project Land to convey, grant, transfer, assign and assure the same unto the Vendee in the manner aforesaid.

3. The VENDOR covenants with the VENDEE that the Project Land hereby sold, conveyed and assured under this Deed is free from all sorts of encumbrances, charges, decree, security, surety, burdens, court - injunction, gifts, mortgage, liens, attachments arrears payable to the Government of any sort or nature whatsoever and the VENDOR has unencumbered good, subsisting and transferable clear marketable title in the same.

For Jai Shree Technobuild Ltd.

Authorized Signatory

For R-Tech Housing Private Limited

Director

4 
उप पंजीयक, भिवाडी

4. For any kind of demands or claims on account of statutory liabilities, which inter-alia includes the amounts payable under the Income Tax, Property Tax, etc., or any other demand under any statute, pertaining to the Project Land, for the period prior to execution and registration of this Deed in favour of the VENDEE, the VENDOR shall be liable and responsible to pay and discharge the same, and shall keep the VENDEE harmless and indemnified in this regard.



5. The VENDOR hereby further covenants that in case the VENDEE is deprived of whole or any portion of the Project Land hereby conveyed to the VENDEE on account of any defect in the title of the VENDOR and/or if at any time hereafter by reason of any act or default or omission or commission on the part of the VENDOR, any person(s) lays claim to the Project Land hereby conveyed or to any part thereof, the VENDOR shall be liable to make good the losses suffered by the VENDEE and keep the VENDEE indemnified against all such losses, damages, costs, expenses, etc., whatsoever thereby accruing to the VENDEE and the VENDEE shall have full right to recover the same alongwith all other expenses of courts, profits, market value and whatsoever from the VENDOR through the court of law.

For Jai Shree Technobuild Ltd.
Authorized Signatory

For R-Tech Housing Private Limited
762 Director

उप पंजीयक, भिवाडी

6. By virtue of this Deed, the Vendor is transferring its leasehold rights in the Project Land, as are mentioned in Lease Deed, referred in recital "C" above and as such, all the terms and conditions as mentioned in the Lease Deed shall always remain binding on the Vendee. The Vendee shall be entitled to sell, mortgage, lease, gift, exchange, or develop the Project Land in accordance with the terms of the lease and thereafter to transfer the developed properties thereon to any person (s).



- The Vendee shall be liable to pay and discharge all existing or future rents, rates, taxes, charges, cess, levies, fees, impositions and assessments of every description, statutory or otherwise, which are now or may at any time, hereafter or retrospectively, be assessed, levied, charged, determined or imposed in respect of the Project Land.

8. Stamp duty, registration fee and other all incidental charges required for execution and registration of this Sale Deed have been borne by the Vendee.

For Jai Shree Technopark Ltd.

Authorized Signatory

For R-Tech Housing Private Limited

Director

उप पंजीयक, भिवाडी

IN WITNESS WHEREOF, the VENDOR and the VENDEE hereto have hereunto set and subscribed their respective hands at the place and on the date, month and year first above written, and in the presence of the following witnesses.

WITNESSES

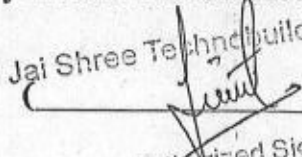

Attest Khama
S/o Late Sh. K. L. Khama
R/o C-116 Naraina Vihar
New Delhi - 110028

SIGNED, EXECUTED & DELIVERED BY

1.

M/s Jai Shree Technobuild Ltd.,

Through General Attorney Holder Mr. Sumit Berry

For Jai Shree Technobuild Ltd.

Authorized Signatory

...VENDOR

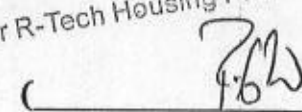
2.


Jai Prakash Srivastava
S/o Late Sh. Kallen Prasad Srivastava
Capital Mall, Bhiwadi

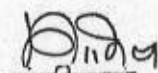
2.

M/s. R-Tech Housing Pvt. Ltd.

Through its Authorized Signatory

For R-Tech Housing Private Limited

Director

...VENDEE


उप पंजीयक, भिवाडी

SCHEDULE OF PROPERTY

That the Plot of land being the residential land khasara No. 838/917, 839/919, 840, 841 & 842 Village Milakpur Gurjar, Bhiwadi, Tijara, Distt. Alwar (Raj.) containing bu measurement of 37837.34 sq. mtr situated at Village Milakpur Gurjar, Bhiwadi and bounded as follows;

North : Khasara No. 458 & 461 ✓

South : Khasara No. 844, 829, 840

East : 30 MMtr. Road wide

West : Khasara No. 837 ✓

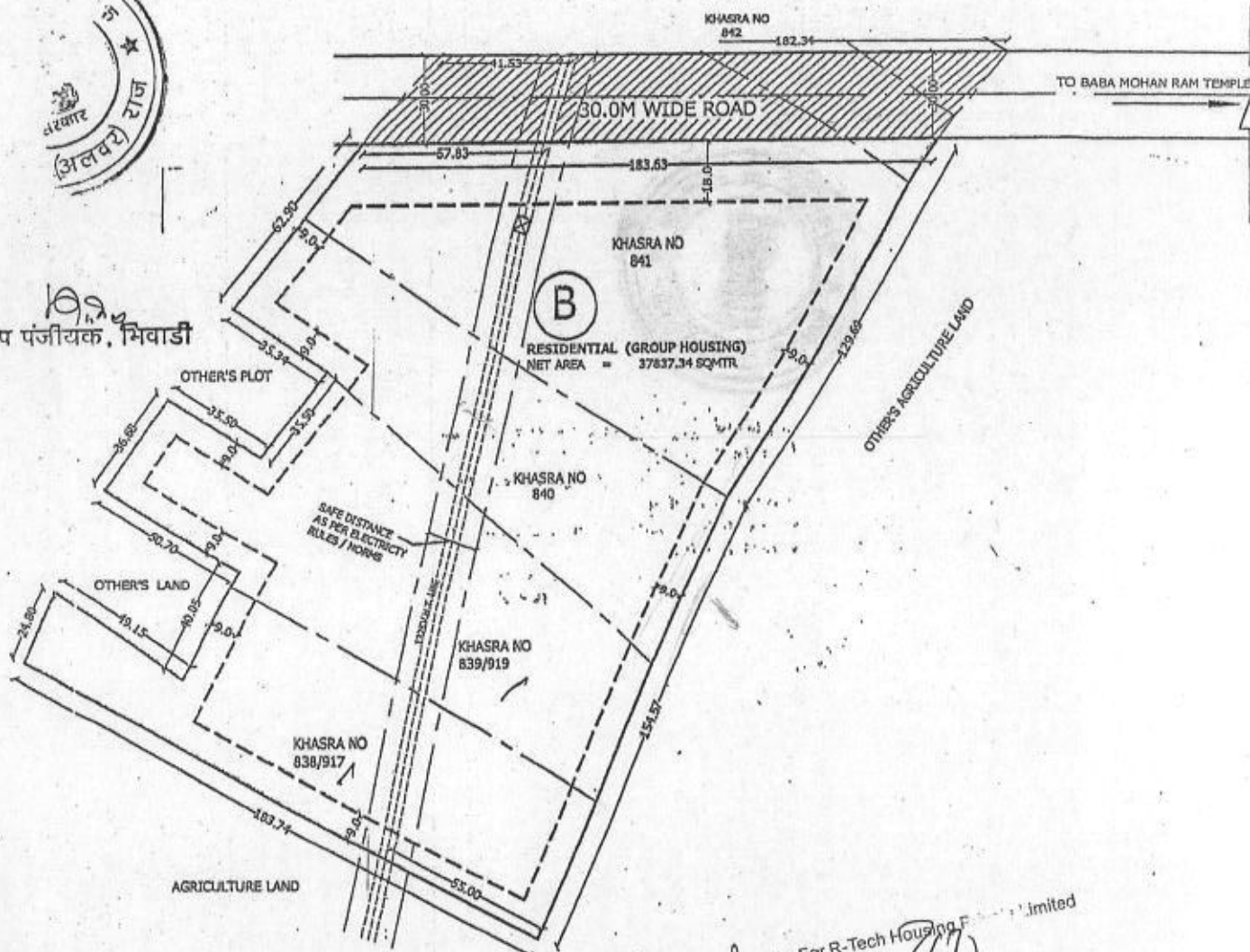
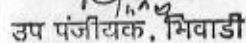
For Jai Shree Techobuild Ltd.

Authorized Signatory

For R-Tech Housing Private Limited

Director

उप पंजीयक, भिवाडी



NOTE:-

THIS SITE PLAN IS FOR RESIDENTIAL (GROUP HOUSING) LAND SHOWN AS (B)	
NET PLOT AREA = 37837.34 SQM.	For Jal Shree
MIN. SET BACK- FRONT-18.0M, SIDE & BACK SET BACK-9.0M EACH	
MAX. F.A.R.=1.8	
GROUND COVERAGE (MAX.) = 35%	
ADDITIONAL FAR FOR AREA SURRENDERED IN ROAD (5514.38 SQM)	SHOWN AS
WILL BE PERMITTED AS PER BYE-LAWS	
FOR OTHER BUILDING PARAMETERS BHAWAN VIKITYAM-2007(BHWADI) SHALL BE REFERRED	

For Jai Shree Technobuild Ltd. For R-Tech Housing Finance Ltd. limited
Authorized Signatory



SITE PLAN FOR RESIDENTIAL (GROUP HOUSING)
LAND BELONGS TO M/S JAI SHREE TECHNOBUILD (P) LTD.
KHASRA NO. ⁹¹⁷/₈₃₈, ⁹¹⁹/₈₃₉, 840, 841, 842, 843 AT VILLAGE -MILAKPUR,
BHIWADI. DISTT, ALWAR (RAJ.)

NORTH
NE

SCALE:-
1:1500

SR. DRAUGHTS MAN
U.I.T. BHIWADI

ASSTT. TOWN PLANNER
U.I.T. BHIWADI

EX. ENGINEER
U.I.T. BHIWADI

DEPUTY TOWN PLANNER
U.I.T. BHIWADI

URBAN IMPROVEMENT TRUST, BHIWADI



यह पदार्थ मूल से 107/2024 को प्राप्त हुआ है।
दिनांक 31/10/14 को प्रमाणित प्रतिलिपि के माध्यम से
किया जाता है।

4325/2019

उप पंचायक
भिवानी (अलवर)

ह. के. टी.
[Signature]

ह. के. टी.
भारतमंद
महाराष्ट्र विद्यापीठ
[Signature]



4325

भारतीय नगर

सो रुपये

रु. 100



भारतीय नगर

राजस्थान RAJASTHAN

कार्यालय नगर विकास न्यास, भिवाड़ी

Z 968940

लीजडीड शुद्धि पत्र

नगर विकास न्यास भिवाड़ी द्वारा दिनांक 29.06.2010 को 90बी(3) शुदा भूमि ग्राम मिलकपुर के खसरा नं० 838/917, 839/919, 840, 841, 842, की आवासीय लीजडीड जारी की गई थी जो रुप पंजीयक भिवाड़ी द्वारा दस्तावेज क्रमांक 201006683 दिनांक 19.07.2010 के अनुसार पंजीकृत की गई है। उक्त भूमि वर्तमान में मै० आर.टेक हाउसिंग प्रा० लि० द्वारा क्रय कर नाम परिवर्तन कराया जा चुका है उक्त जारी लीजडीड के पृष्ठ सं० 8 पर वर्णित दिशाओं में तरफ दक्षिण परियोजना में सम्मिलित खसरा नं० 840 सहवन से अंकित हो गया था। जबकि उक्त खसरा नम्बर 840 ग्राम मिलकपुर जारी लीजडीड का ही भाग है। अतः उक्त खसरा नम्बर को परियोजना के तरफ दक्षिण का मानते हुए जारी लीजडीड का ही भाग पढा व समझा जावे।

डिप्टी

सेक्रेटरी

नगर विकास न्यास भिवाड़ी (अल्पतः)

R-Tech Housing Private Limited

हस्ताक्षर गवाह 1

Dr. K. K. Sharma, Secretary, R-Tech Housing Private Limited

फोटो प्रति प्रमाणित

उप पंजीयक भिवाड़ी

हस्ताक्षर गवाह 2

Dr. K. K. Sharma, Secretary, R-Tech Housing Private Limited

उप पंजीयक भिवाड़ी



आज दिनांक 31 माह October सन् 2014 को 13:21 बजे
श्री / श्रीमती / सुश्री SUMIT BERRY पुत्र / पत्नी / पत्नी श्री D.D. BERRY
उम्र 32 वर्ष जाति PUNJABI व्यवसाय BUSINESS
निवासी 80 2ND FLOOR SEC-44 GURGAON HR
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता

(2014007797)

हस्ताक्षर उप पंजीयक, BHIWADI

(Supplementary deed/Correction Deed)

रसीद नं० 2014007658 दिनांक 31/10/2014
पंजीयन शुल्क रु० 200 /-
प्रतिलिपि शुल्क रु० 200 /-
पृष्ठांकन शुल्क रु० 0 /-
अन्य शुल्क रु० 0 /-
कमी स्टाम्प शुल्क रु० 0 /-
कुल योग रु० 400 /-

(2014007797) उप पंजीयक, BHIWADI
(Supplementary deed/Correction Deed)

प्राप्य ग म प्रस्तुत करने की दिनांक 21.11.14
मदत तैयार करने की दिनांक 24.11.14
मकल जारी करने की दिनांक 24.11.14
मकल तैयार कर्ता

हस्ताक्षर

मोदी प्रांत प्रजापति
उप पंजीयक BHIWADI

हस्ताक्षर फोटो अंगूठा

उक्त श्री/श्रीमती/सुश्री (Execlutant)
1-R-TECH HOUSING PVT. LTD. THU.SUMIT
BERRY/D.D. BERRY
Age:32, Caste-PUNJABI
Ocu-BUSINESS
R/O-80 2ND FLOOR SEC-44 GURGAON HR

2-UIT BHIWADI/NA
Age:0. Caste-
Ocu -
R/O-BHIWADI

(And Claimant)
1-R-TECH HOUSING PVT. LTD. THU.SUMIT
BERRY/D.D. BERRY
Age:32, Caste-PUNJABI
Ocu-BUSINESS
R/O-80 2ND FLOOR SEC-44 GURGAON HR

ने लेख्यपत्र Supplementary deed/Correction Deed
को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।
प्रतिकल राशी रू० _____ पूर्व में/मेरे
समक्ष/मे से रू० _____ पूर्व में _____
यमरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1. श्री/श्रीमती/सुश्री ANIL KHANNA
पुत्र/पुत्री/पत्नी श्री K.L KHANNA उम्र 64 वर्ष
जाति PUNJABI व्यवसाय SERVICE
निवासी C-116 NARAYANA VIHAR NEW DELHI

2. श्री/श्रीमती/सुश्री J.P. SRIVASTAVA
पुत्र/पुत्री/पत्नी श्री L.P. SRIVASTAVA उम्र 47 वर्ष
जाति KAYASTHA व्यवसाय SERVICE
निवासी 28 C PASHIM VIHAR NEW DELHI ने की है जिनके

समस्त हस्ताक्षर एवं अंगूठा के निशान मेरे समक्ष लिखे गये हैं।
फोटो प्रती प्रमाणित

उप पंजीयक (Supplementary deed/Correction Deed)
उप पंजीयक, BHIWADI

आज दिनांक 31/10/2014 को
एवरक संख्या 1 जिल्द संख्या 448
में पृष्ठ संख्या 125 क्रम संख्या 2014004325 पर
परिचय किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1539
के पृष्ठ संख्या 188 से 191 पर
दर्शा किया गया।

[Signature]



[Signature]



[Signature]

