

(0114)

158070/-



D 696846

9

SALE ~ DEED

Stamp Duty	₹	131725.00	Market Value : ₹ 26,34,500/- Total Consideration : ₹ 24,85,255/- (₹ Twenty Four Lacs Eighty Five Thousand Two Hundred Fifty Five Only),
Panchayat Duty	₹	26345.00	
Surcharge	₹	00.00	
Additional Duty	₹	00.00	
TOTAL Stamp Duty	₹	158070.00	

2585
27/7/11

APARTMENT NO. 114, 1ST FLOOR, BLOCK NO. D, SILVER URBANE, SILVER SPRINGS TOWNSHIP, PHASE-1,
 A.B. Road, Bypass, Indore, Madhya Pradesh, India
 Situated in Panchayat Area of : Village Mundla Nayta, Patwari Halka No. 13, Tehsil & District Indore.

THIS DEED OF SALE made at Indore (MP) on this 27th day of July, 2011:-

BETWEEN

M/S SILVER REALTIES & INFRASTRUCTURE PRIVATE LIMITED, a company registered under the provisions of the Companies Act, 1956, having its Registered office at 112-113, Silver Sanchora Castle 7-8, R.N.T. Marg, Indore (M.P.), through its Authorised Signatory, Shri Dhirendra s/o Sagarmal Mehta, duly authorized on behalf of the Company by a Board Resolution dated 27.07.2009 and Registered Power of Attorney No. 4A/316 dated 07.08.2010 (hereinafter referred to as the **'SELLER'**) which expressions unless repugnant to the context or meaning thereof, shall mean and include its successors-in-interest and assigns, of the **FIRST PART**. (PAN No. AAJCS3841D)



Chandaul

Paritank

2661 से 2682

$$\frac{5000}{2} + \frac{1000}{8} + \frac{20}{2} + \frac{10}{3} + \frac{20000}{7} = 157$$

2 JUL 2011

पिकेस - शिवराम श्यामजी कृ. ए. इन्फ्रा स्ट्रक्चर्स प्रा. लि

सिडको केन्द्र 200 प्लॉट नं. 4136 इन्फ्रा

पिकेस - चंनल एति क्रेडिट विजयवर्गीय
गार्डन नं. 74/81, कंचन विहार कॉलोनी,
सिमरौल रोड, मड्डू (म.प्र.)



Est total

- प्राक अधिनियम के अंतर्गत मुद्रांक शुल्क
- नगर निगम अधिनियम के अंतर्गत मुद्रांक शुल्क
- संचायत अधिनियम के अंतर्गत मुद्रांक शुल्क
- व्यपकर अधिनियम के अंतर्गत मुद्रांक शुल्क
- व्यतिरिक्त मुद्रांक शुल्क
- व्यक्ति स्टाम्प

Meena Satish Agrawal
Stamp Vender
36, Devendra Nagar, INDOR



योग 158070

उप पंजीयक, इन्दौर

शिवराम श्यामजी कृ. ए. इन्फ्रा स्ट्रक्चर्स प्रा. लि

क द्वारा उप जिला इन्दौर
जिला इन्दौर के उप पंजीयक
कार्यालय में तारीख
को म. प्र. के
रस्तुत किया गया।



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उप पंजीयक, इन्दौर

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2565

रसीद दस्तावेज की प्रतिलिपि

दस्तावेज की तफसीलवारी व कीमत या दस्तावेज की तारीख या किम्प जो मुहरबन्द लिफाफा लिया गया हो जिसके बाबत फीस दाखिल हुई हो उसके ऊपर लिखी हुई इबारत

क्रिस को दी गई	तादाद फीस (अगर हो तो) दाखिल शूदा	रजिस्ट्री के ओडदेदार के छोटे दस्तावेज
1	2	3
1	2634500-	

तारीख 27 JUL 2011

21/250
29/11/11



मध्य प्रदेश MADHYA PRADESH

D 696847

AND

Mrs. Chanchal Vijayvargiya W/o Rohit Vijayvargiya (PAN AGNPV 2425R)

At present Resident of Garden No. 74/81 Kanchan Vihar Colony, Simrol Road, Mahow 453441 (hereinafter referred to as the "purchaser"), which expression unless repugnant to the context or meaning thereof, shall mean and include his legal heir/s, executor/s, administrator/s, legal representative/s, successor/s and permitted assigns, of the **SECOND PART**.

WHEREAS by virtue of registered sales deeds; Reg.no 3424 (JHA) Date 4/9/2006, Reg.no 3155 (JHA) Date 25/8/2006, Reg.no 3423 (JHA) Date 4/9/2006, Reg.no 3216 (JHA) Date 28/8/2006, Reg.no 3713 (JHA) Date 15/9/2006, Reg.no 3158 (JHA) Date 25/8/2006, Reg.no 3024 (JHA) Date 21/08/2006, Reg.no 3525 (JHA) Date 5/9/2006, Reg.no 3219 (JHA) Date 28/8/2006, Reg.no 3160 (JHA) Date 25/8/2006, Reg.no 3217 (JHA) Date 28/8/2006, Reg.no 3218 (JHA) Date 28/8/2006, Reg.no 3156 (JHA) Date 25/8/2006, Reg.no 3220 (JHA) Date 28/8/2006, Reg.no 3157 (JHA) Date 25/8/2006, Reg.no 4215 (JHA) Date 18/10/2006, Reg.no 3642 (JHA) Date 11/9/2006, Reg.no 3641 (JHA) Date 11/9/2006, Reg.no 3666 (JHA) Date 13/09/2006, Reg.no 3639 (JHA) Date 11/9/2006 the SELLER has acquired right, title and interest in land measuring approximately 138.219 Acres (55.979 Hect.) situated at Survey Nos. 524/3, 525/1, 525/2, 525/3, 525/6, 526, 530/2, 531/2/1, 531/3, 535, 536/2, 531/1/4, 532, 536/1, 538, 539/2, 540/1, 524/1, 525/4, 527/1, 527/2, 528/2, 528/3, 537/1, 644/1, 644/2, 528/1, 529, 530/1, 531/2/2, 537/2, 527/3, 528/4, 599/2, 642/2, 643/1, 646/2, 490/2, 492, 493/1/2, 519/1/2, 519/1/1, 494/1/2, 511/2/2, 511/2/3, 515/1/1, 515/1/2, 513/5, 513/3, 523/3, 523/5, 523/655, 511/2/4, 515/1/3, 514, 517, 518, 522/1/1, 519/1/4, 519/2, 519/3/1, 520/1/1, 520/2/3, 420/3, 419/3, 491, 418, 421/2, 495/4, 495/3 Part, 496/1/1, 496/1/2, 496/1/5, 496/2/2, 496/4/1, 496/4/2, 495/6, 495/5, 495/1, 496/1/3, 496/1/4, 496/2/3, 496/2/4, 496/4/3, 599/1, 643/2, 546/1/2,



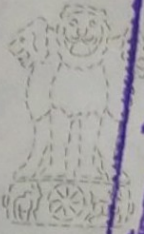
Chanchal

Ravi Kant

2662

12 JUL 2011

0005



पथम पेज के साथ संलग्न

श्री

श्रीमती - यशपाल/वेदिका निम्बोकरिया

नि - श्री/डी कंपनी लिहाल Meena Satish Agrawal
कालोनी लिमिटेड को, मद्रा
Stamp Vender
36, Devendra Nagar, INDORB

विलेख का निष्पादन किया गया था तथा प्रतिफल के पूरे/अंशिक ह (अंको व शब्दों में) प्राप्त हो गये है तथा ह (अंको व शब्दों में) उन्हें मेरी उपस्थिति में बुकाये गये थे और प्रतिफल की बकाया रकम यथा ह इस तरह जो संवीजन के तहत होगी।

देवेंद्रा नगर - डी ० वेदिका नगर को
नि - मेकावर को, मद्रा
श्रीमती - श्री/डी कंपनी लिहाल कालोनी
नि - श्री/डी कंपनी लिहाल कालोनी
मद्रा
श्री/डी कंपनी लिहाल कालोनी
मद्रा

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

मध्य प्रदेश MADHYA PRADESH

G 065312

524/2, 525/5, 494/1/1, 500/1/2, 639, 650, 542/1/6 Part, 543/1/6 Part, 545/1, 519/1/3, 511/2/1, 646/1, 531/1/1, 531/1/2, 520/2/1/1 in Village Mundla Nayta, Tehsil & District Indore, (hereinafter referred to as the "Said Land"), and is in absolute ownership and possession thereof.

AND WHEREAS the SELLER for the purpose of developing a Township on the Said Land has taken a Colonizer's license from The Sub Divisional Officer (S.D.O), Revenue vides Registration No. 17/2006 dated 17/03/2006 and dispatch No. 858/R//C/C/2006 dated 17/03/2006.

AND WHEREAS the SELLER has also taken sanction for layout of the said Township from Joint Director, Town and Country Planning's Office vide Sanction memo no. 6417 dated 24/08/2006 and subsequently revised layout vide memo no.2312 dated 02/05/09.

AND WHEREAS the SELLER has for the purposes of establishing the Township on the Said Land and for development of Residential and Commercial Areas has got the diversion of the said land for residential & commercial use u/s 172 of Madhya Pradesh Land Revenue Code, 1959 from The Sub- Divisional Officer (SDO), Revenue, Indore.

AND WHEREAS the SELLER has further been granted Development Permission by the Sub Divisional Officer (SDO) Revenue vide Permission No. 02/2007 dated 29/01/2007 and dispatch no. 245/R//C/C/2007 dated 29/01/2007.

AND WHEREAS the SELLER has received the requisite building permissions for the houses, row houses, multi-storied buildings etc. from office of Panchayat, Mundla Nayata by Building Permission dated 07/02/2007 and upon receiving all permissions the SELLER has started development of the First Phase of the Township in the name and Style of "SILVER SPRINGS PHASE-I" on the said land. (Hereinafter referred to as "the Township"). The SELLER has initially developed first phase of the township wherein the Seller has constructed a Multi-Storied Apartment Building in the name & Style of "SILVER URBANE".



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12 JUL 2011

पथम पेज के साथ संलग्न



Meena Satish Agrawal
 Stamp Vender
 36, Devendra Nagar, INDORE



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Chandra
 बन्दाएक/पत्रक/बन्दिबन्दी
 का निशान मेरे समकालीन...
 की विधा गया।

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मध्य प्रदेश MADHYA PRADESH

AND WHEREAS the SELLER has in conformity with the provisions of the Madhya Pradesh Prakoshthe Swamitwa Adhiniyam, 2002 has formed a Co-operative Society in the name any style of "**Silver Springs Resident Co-operative Society Ltd.**" duly registered with the Registrar of Co-operative Societies, Indore having Registration No. / D.R./ I.D.R./ 18, Dated : 02/04/2009 (Hereinafter referred to as "the Society") which shall maintain and manage the Common Areas and amenities of the Township of which all the allottees of the residential/ commercial units in Township shall be members.

AND WHEREAS the Seller has further made a Declaration as contemplated Under Sec. 2 of the Madhya Pradesh Prakoshtha Swamitwa Adhiniyam, 2002 dated 11-08-2009 duly registered with the Sub-Registrar of Documents and Assurances, Indore on Registration No. 1-A/1756.

& WHEREAS the Purchaser has approached the SELLER for purchase of a Residential Unit Apartment No 114 (3 BHK) situated on 1st Floor of Block No. D in Multistoried Building "Silver Urbane", in Silver Springs Township Phase-I Aakash Enclave having a total saleable (Super builtup) area of 1984 Sq. Feet (184.85 sq meters) as more particularly described in detail in Schedule - A written hereunder. The Plot of the Building Silver Urbane is marked in Red Outline in Layout Annexed as Annexure -1 to this Deed and the Apartment is depicted in Red Outline in the Floor Plan of the Building "Silver Urbane" annexed as Annexure -2 to this Deed (hereinafter referred to as the "SAID PREMISES") and the SELLER has agreed to sell the Said Premises to the PURCHASER for a total consideration of ₹ 24,85,255/- (₹ Twenty Four Lacs Eighty Five Thousand Two Hundred Fifty Five Only) referred to as the "Sale Amount" on the terms and conditions mentioned hereinafter.



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12 JUL 2011

28 JUN 2011

पथम पेज के साथ संलग्न



Meena Satish Agrawal
Stamp Vender
26, Devendra Nagar, INDORE

T.B. Karhi



अपना नाम/पता/वा पता
के संयुक्त
का निवासे मेरे समक्ष ला...
को दिया गया।

26/7/11

अपनी संवेदनशीलता



Girish



अपना नाम/पता/वा पता
के संयुक्त
का निवासे मेरे समक्ष ला...
को दिया गया।

26/7/11

अपनी संवेदनशीलता



20 JULY 2017



G 065314

मध्य प्रदेश MADHYA PRADESH

NOW THIS DEED OF SALE WITNESSES AS UNDER :

1. In consideration of payment of the **entire Sale Amount ₹ 24,85,255/- (₹ Twenty Four Lacs Eighty Five Thousand Two Hundred Fifty Five Only)** paid by the PURCHASER to the SELLER as described in detail in **Schedule-B** written hereunder the receipt of which the SELLERS hereby acknowledge, the SELLER **hereby sell, convey, transfer and assign** unto the PURCHASER all their rights, title, interest, claims and demands in the Said Premises as described in **Schedule-A** and marked in Red Out Line in Floor Plan **Annexure -2** to the PURCHASER to hold and enjoy the same absolutely for ever free from all encumbrances together with all privileges and easements.
2. The Purchaser will be entitled to the ownership rights of the Said Premises and shall be entitled to use the Common Areas of the Township. The Purchaser shall subject to timely payment of maintenance charges by the Purchaser be entitled to use the same harmoniously along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them.
3. That the SELLER has handed over the physical and vacant possession of the said Premises (as described in the Schedule -A) to the PURCHASER upon execution of this deed and the Purchaser has received the same in clear and vacant condition which the Purchaser hereby acknowledges.

4. ACKNOWLEDGEMENT & REPRESENTATIONS BY THE SELLER :

- A. THE SELLER hereby represents to the PURCHASER that the Said Premises (As described in the Schedule) is free from all kinds of encumbrances etc. and the Seller is fully competent to transfer the same to the Purchaser. The Seller hereby indemnifies the Purchaser of all



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12 JUL 2017

पथम पेज के साथ संलग्न

^(हस्ताक्षर)
Meena Satish Agrawal
Stamp Vender
36, Devendra Nagar, INDORE

~~कि प्रकाश के एक बाल (मामूली)~~

~~कि - 5/14 विप्लव काले रंग~~

~~जब मैं व्यक्तिगत रूप से जायता हूँ
हस्ताक्षर करते हैं कि तथाकथित
विप्लव का निष्पादन किया
गया था तथा प्रविफल के पूरे/आंशिक
रूप में 2485255-पाठिकाणी
(अंको व शब्दों में) प्राप्त हो गये है
जिसमें 2485255 के अंको व
शब्दों में) उक्त स्थिति में
बुकाये गये थे और प्रविफल की
बकाया रकम यथा रु.
बच गई है जो पंजीयन के बाद होगी।
साथ जारी है~~

- 1) एक बहालु (डी०) के नबहालु (पी०)
- 2) विप्लव कि महबलपड पी०
- 3) कि - नयानु कंपनी (मामूली) मद्र

की यदि पूर्वोक्त निष्पादन/निष्पादन
की शिनाख्त के विषय में कोई भी
बात जारी है

2017
2017





मध्य प्रदेश MADHYA PRADESH

losses and damages occurring to Purchaser in the event these representations and assurances are found to be false/ incorrect.

- B. The SELLER further covenant with the PURCHASER, that if the PURCHASER is deprived of the whole or any part of the Said Premises on account of any defect in the Sellers' title, the SELLER shall indemnify and compensate the PURCHASER against the same and for the actual loss sustained by it, however the Seller shall not be liable for any incidental damages.
- C. THE SELLER further covenant with the PURCHASER that knowingly or otherwise they have not caused or allowed any distress to be levied on the said Premises. The SELLER further assure the PURCHASER that they have a clear, effectual, existing and marketable title to the said premises and absolute authority to sell the same in the manner aforesaid.
- D. The SELLER further assures that the PURCHASER shall hold and enjoy the Said Premise (scheduled property) as an absolute owner without any hindrance from the SELLER.
- E. The SELLERS also assure the PURCHASER that they have paid all the liabilities or dues or taxes on the said property to the Gram Panchayat or other Government statutory authorities, till the date of this conveyance. That the Purchaser will pay directly or if paid by the SELLER then reimburse to the SELLER all demand, Govt. rates, house tax/ property tax, fire fighting tax, wealth tax and taxes & cesses of all and any kind by whatever name called by any statutory body or authority as assessable/ applicable on the Said Premises from the date of purchase of the SAID PREMISES. VAT has been introduced on the capital value of buildings constructed by the builder & sold, or sold or leased on or after 1.4.2011 under section 9(b) of M.P. VAT Act and it is decided by the parties that if liability will arise than it shall be payable by PURCHASER.



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12 JUL 2011

28 JUN 2011
INDOR

प्रथम पेज के साथ संलग्न

^{मीना}
Meena Satish Agrawal
Stamp Vender
36, Devendra Nagar, INDORB

T.B. Karki

Amir

[Signature]



बन्यायक/कायक/बचिकरु
[Signature] 29/7/11
का निधान मेरे समक ता...
की विवा गया।

[Signature]
उप संतोषक, कर्मी





मध्य प्रदेश MADHYA PRADESH

5. ACKNOWLEDGEMENT OF PURCHASER :

- A. That the Purchaser has inspected and verified the title document/s and the requisite permissions of Diversion, Lay-out, Development, Building Permission etc. taken by the SELLER for the development of the Township and the Said Premises being purchased by the Purchaser and the Purchaser is fully satisfied with the title of the Seller and with the permissions.
- B. The Purchaser has physically inspected the site, lay-out of the Said Project and has monitored the construction of the Said Premises and casting of Slabs etc. and the Purchaser finds it to be as per the assurance made by the Seller and the Purchaser is fully satisfied with the same.
- C. The Purchaser has been provided with all documents and has understood and satisfied himself about the rights, title and interest of the SELLER in the Said Land and the rights of the Seller to develop and market the Said Project. The PURCHASER has also been duly informed by the SELLER regarding rules and regulations, laws applicable to the Said Project, obligations and limitations of the allotment and the same has been understood by the Purchaser and there shall not be any objection by the Purchaser in this respect in future.

6. UNDERTAKING/S BY PURCHASER :

The Purchaser hereby undertakes to:-

- A. Become and continue the membership of the Society till such time that he/she is in Ownership of the Said Premises; &
- B. Abide by the rules and the directives of the Society; &



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Page 7

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मध्य प्रदेश MADHYA PRADESH

- C. Shall not transfer or alienate the said Premises without the written consent of the Society and without clearing the Outstanding Dues of the Society; &
- D. Pay all charges payable to various departments for obtaining services and /or connections to the Said Premises such as Electricity, Telephone, Water, Sewer etc. including Security Deposit for sanction and release of such connection/s as well as informal charges pertaining thereto in addition to the price of the Villa.
- E. Pay the monthly maintenance charges, dues and other Charges i.e. Electricity, Generator and other charges as made applicable by the Society on time each month and further acknowledges that the Society shall be entitled to recover its dues and outstanding bills as per provisions of M.P. Prakoshtha Swamitva Adhiniyam; &
- F. Keep and maintain the Premises and the Surrounding Areas, Common Areas in a Clean and Hygienic manner and shall not do or cause to be done any Act which is detrimental to the hygiene or cleanliness of the Township & its Common Areas; &
- G. participate in the efficient working of the Society; &
- H. Keep harmonious atmosphere in the Township and maintain decorum in the Township and with fellow residents.
- I. Comply with the necessary formalities, that would be applicable in the case of Purchaser being a Resident Outside India, as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules made hereunder or any statutory amendment(s), modification(s) made thereof and all other applicable laws including that of remittance of payment, acquisition/ sale/ transfer of immovable properties in India , if etc.





G 065318

मध्य प्रदेश MADHYA PRADESH

7. RESTRICTIONS ON USAGE :

- A. That the Purchaser shall not do or cause to be done any act or omission which in any manner restricts the use of common areas for the other residents of the Township.
- B. That the Purchaser shall not demolish or cause to be demolished the Said Premises or any part thereof, nor at any time make or cause to be made, any additions or alternations of whatsoever nature in or to the Said Premises or any part thereof, or any alternations in the elevation/arcade, closing/covering of the verandah or lounge or balconies and change the outside color scheme of the Said Premises and shall keep the sewers, drains and pipes in the premises and appurtenances thereto, in good tenantable repair and conditions and shall not chisel or in any other manner damage the columns beams walls, stalls or RCC Pardis or carry out other structural alterations in the Said Premises.
- C. The Purchaser shall not make any additional construction, floors in the Said Premises and shall not cover any open spaces of the Said Premises.
- D. That the Said Premises being sold by the SELLER to the PURCHASER is only for being used as a Residence. The Purchaser shall not be permitted to use the said Premises for any commercial use. The purchaser shall not be permitted to run or operate any coaching class, shop, school, classes, hostel etc. in the said premises. The Purchaser has agreed to indemnify the Seller against any penal action, damages or loss due to misuse for which the Purchaser will be solely responsible
- E. That in case the Purchaser wishes to rent out the said premises then the Purchaser shall be required to give the details of the persons to whom the premises is being rented out to the Society and in case of any objection by the Society the Purchaser shall be duty bound to terminate such tenancy.



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12 JUL 2017

28 JUN 2017
INDORE

प्रथम पेज के साथ संलग्न


Meena Satish Agrawal
Stamp Vender
36, Devendra Nagar, INDORB

2669

12 JUL 2017

विवा होमव, इन्डोरे
28 JUN 2017

पथम पेज के साथ संलग्न


Meena Satish Agrawal
Stamp Vender
36, Devendra Nagar, INDORE



मध्य प्रदेश MADHYA PRADESH

G 065319

- F. That the Purchaser shall not store any inflammable article or any explosive in the said premises and shall not permit the said premises to be used for any illegal or unlawful activity. Similarly the Purchaser shall not use any Loud Speakers or High Voltage Audio or Video Systems that might cause any nuisance or discomfort to the other residents of the Township.
- G. That the Purchaser shall not make any bore well or dig any well or pit in the said premises and shall not damage the water harvesting system of the Township in any manner and the Society alone shall have the right over the water sources of the Township and its distribution.
- H. That the Purchaser shall not hold any religious function in the common areas without a previous written consent of the Society and in no case the Purchaser shall make or erect any structure of worship in the common areas of the Township.

8. **ARBITRATION & JURISDICTION :**

- a. If any dispute arises amongst Parties hereto in connection with the validity, interpretation, implementation or alleged material breach of any provision of this Deed or in relation to the transaction of Sale of said Premises the Parties herein shall endeavor to settle such dispute amicably.
- b. In the case of failure by the Parties to resolve the dispute in the manner set out above within 30 days from the date when the dispute arose, the dispute shall be referred to arbitration of a sole arbitrator to be appointed by the Parties or in case of disagreement as to the appointment of the sole arbitrator to a panel of arbitrators with each Party nominating one arbitrator and the arbitrators so appointed appointing one arbitrator. The place of arbitration shall be at Indore. The arbitration proceeding shall be governed by the Arbitration and Conciliation Act, 1996 and shall be in the



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12 JUL 2011

12 JUL 2011

प्रथम पेज के साथ संलग्न


Meena Satish Agrawal
Stamp Vender
36, Devendra Nagar, INDRAB

English language. The arbitrator/arbitral panel shall also decide on the costs of the arbitration proceedings.

- c. The arbitrator's award shall be substantiated in writing with reasons and the Parties shall submit to the arbitrator's/arbitral panel's award which shall be enforceable in any competent court of law.
- d. This Agreement shall be governed and construed in accordance with the laws of India.

9. **JURISDICTION :**

Subject to Arbitration as referred above, the Courts at Indore alone shall have jurisdiction in respect of all matters or dispute or differences arising under or in connection with or in relation to this agreement.

- 10. If any provision of this Conveyance Deed will be determined to be void or unenforceable under applicable law, such provision will be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Indenture and to the extent necessary to conform to applicable law and the remaining provisions of this Indenture will remain valid and enforceable.
- 11. That the Assignee has requested the Seller to permit the assignment and further acknowledges that all amounts paid by them to the Seller have been paid by the Purchaser to them and the assignee further acknowledges that they do not have any surviving right or claim over the said premises and grant their express and unconditional consent for sale of the said premises to the Purchaser by the Seller. The Assignee shall further be liable for any additional Stamp Duty as may be found applicable on account of the assignment made by them in favour of the Purchaser.
- 12. The Seller will have the right to join as an affected party in any suit/ complaint filed before any appropriate court by the Purchaser if the



[Handwritten signature]

Seller's rights under this Indenture are likely to be affected/ prejudiced in any manner by the decision of the court on such suit/ complaint. The Purchaser has agreed to keep the Seller fully informed at all times in this regard.

13. Any reference in this Conveyance Deed to any one gender, masculine, feminine or neuter includes the other two and the singular includes the plural and vice versa, unless the context otherwise requires. The terms "herein", "hereto", "hereunder", "hereof", or "thereof", or similar terms used in this Agreement refer to this entire Indenture and not to the particular provision in which the term is used unless the context otherwise requires.

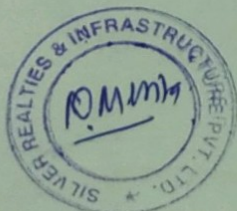
14. EXECUTION OF SALE DEED :

That the cost of Stamps and registration fee for the Sale Deed has been solely incurred by the Purchaser.

SCHEDULE -A
DETAILS OF THE SAID PREMISES; PROPERTY DESCRIPTION
APARTMENT NO.114, SITUATED ON 1ST FLOOR
BLOCK -D, IN SILVER URBANE,
SILVER SPRINGS TOWNSHIP, PHASE-1, A.B. ROAD, Bypass,
Indore, Madhya Pradesh, India

Situated in Panchayat Area of : Village Mundla Nayta, Patwari Halka No. 13,
Tehsil & District Indore

DETAILS	AREA	
Total Super Built up Area	184.85 Sq. Meter	1989 Sq. Feet



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The Said Premises is Bounded as under:

Towards EAST : Group house 113
Towards WEST : Open Space
Towards NORTH : Open Space
Towards SOUTH : Common Lobby

The Plot of the Building Silver Urbane is Depicted in Red Outline in the Map annexed as **Annexure-1** to this Sale Deed & the Apartment is depicted in Red Outline in the Floor Plan annexed as **Annexure -2** to this Sale Deed. The Said Premises is located inside the Township "Silver Springs Phase -I" and is situated on the internal road of the Township.

SCHEDULE - B
DETAILS OF THE PAYMENT MADE BY PURCHASER TO SELLER

S. No.	AMOUNT	CHEQUE/ D.D. NO.	DATED	BANK
1.	₹ 20,00,000/-	083126	14.07.11	HDFC
2.	₹ 4,85,255/-	121781	14.07.11	HDFC
	₹ 24,85,255/-	Total- (₹ Twenty Four Lacs Eighty Five Thousand Two Hundred Fifty Five Only)		



Page 13

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IN WITNESS WHEREOF the Parties hereto have got their signatures appended to this DEED at Indore on the 27th day of July, 2011 in presence of the following witnesses.

WITNESSES:- T.B. karki **SELLER**
For, Silver Realties & Infrastructure (P) Ltd

1.
Name : Tek Bahadur karki
Son of : Beh Bahadur karki
Address : Santa Complex Area KRA
DAV Nemowar Road Indore

Authorized Signatory
For Silver Realties & Infrastructure Pvt. Ltd.,
[Signature]
Authorised Signatory.

2. Qim2
Name : Vinita vi Jayvatsiya son of Mahesh Chandra
Son of : 74/23 Kanchanvihar colony
Address : Mahesh Chandra vi Jayvatsiya
son of

PERCHASER
[Signature]

Drafted by me on the information & instructions of parties.

(P.C. MALVIYA, ADVOCATE)

Page 14 [Signature]



मध्य प्रदेश MADHYA PRADESH

07AA 565922

- English language. The arbitrator/arbitral panel shall also decide on the costs of the arbitration proceedings.
- c. The arbitrator's award shall be substantiated in writing with reasons and the Parties shall submit to the arbitrator's/arbitral panel's award which shall be enforceable in any competent court of law.
- d. This Agreement shall be governed and construed in accordance with the laws of India.
9. **JURISDICTION :**
- Subject to Arbitration as referred above, the Courts at Indore alone shall have jurisdiction in respect of all matters or dispute or differences arising under or in connection with or in relation to this agreement.
10. If any provision of this Conveyance Deed will be determined to be void or unenforceable under applicable law, such provision will be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Indenture and to the extent necessary to conform to applicable law and the remaining provisions of this Indenture will remain valid and enforceable.
11. That the Assignee has requested the Seller to permit the assignment and further acknowledges that all amounts paid by them to the Seller have been paid by the Purchaser to them and the assignee further acknowledges that they do not have any surviving right or claim over the said premises and grant their express and unconditional consent for sale of the said premises to the Purchaser by the Seller. The Assignee shall further be liable for any additional Stamp Duty as may be found applicable on account of the assignment made by them in favour of the Purchaser.
12. The Seller will have the right to join as an affected party in any suit/ complaint filed before any appropriate court by the Purchaser if the



मध्य प्रदेश MADHYA PRADESH

07AA 565923

any manner by the decision of the court on such suit/ complaint. The Purchaser has agreed to keep the Seller fully informed at all times in this regard.

13. Any reference in this Conveyance Deed to any one gender, masculine, feminine or neuter includes the other two and the singular includes the plural and vice versa, unless the context otherwise requires. The terms "herein", "hereto", "hereunder", "hereof", or "thereof", or similar terms used in this Agreement refer to this entire Indenture and not to the particular provision in which the term is used unless the context otherwise requires.

14. EXECUTION OF SALE DEED :

That the cost of Stamps and registration fee for the Sale Deed has been solely incurred by the Purchaser.

SCHEDULE -A

DETAILS OF THE SAID PREMISES: PROPERTY DESCRIPTION

**APARTMENT NO.114, SITUATED ON 1ST FLOOR
BLOCK -D, IN SILVER URBANE,
SILVER SPRINGS TOWNSHIP, PHASE-1, A.B. ROAD, Bypass,
Indore, Madhya Pradesh, India**

Situated in Panchayat Area of : Village Mundla Nayta, Patwari Halka No. 13,
Tehsil & District Indore

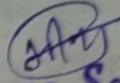
DETAILS	AREA	
Total Super Built up Area	184.85 Sq. Meter	1989 Sq. Feet

2673

12 JUL 2011

पथम पेज के साथ संलग्न

OFFICE AACS


Meena Satish Agrawal
Vender
36, Devendra Nagar, INDORB

उप पञ्जीयक कार्यालय इन्दौर (म.प्र.)	
क्षेत्र क्रं. ⑨	29 JUL 2011
दस्तावेज क्रं. 1A/ नं 229-19	

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

मध्य प्रदेश MADHYA PRADESH

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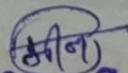
उप-पंजीयक
नौलख-९
कार्यालय

उप-पंजीयक
नौलख-९
कार्यालय

2674

12 JUL 2011

पथम पेज के साथ संलग्न


Meena Satish Agrawal
Stamp Vender
36, Devendra Nagar, INDORE

दस्तावेज नं. _____
दिनांक _____

उप पञ्जीयक कार्यालय इन्दौर (म.प्र.)	
क्षेत्र क्रं. (9)	29 JUL 2011
दस्तावेज क्रं: 1A/29.10	

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

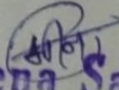
मध्य प्रदेश MADHYA PRADESH

25AA 401332

शुद्धाक-पत्र, पंजीकृत
विशेष के साथ संलग्न है
शुद्धाक-पत्र, पंजीकृत
विशेष के साथ संलग्न है
उपपंजीयक कार्यालय
बोलाखा, इन्दौर
उपपंजीयक कार्यालय
बोलाखा, इन्दौर

2675
12 JUL 2011

प्रथम पेज के साथ संलग्न


Meena Satish Agrawal
Stamp Vender
36, Devendra Nagar, INDORE

उप वनजीयक कार्यालय इन्दौर (म.प्र.)	
क्षेत्र क्रं. ⑨	29 JUL 2011
दस्तावेज सं. 1A/2919	

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs. 20000



मध्य प्रदेश MADHYA PRADESH

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36, Dewas Nagar, INDORE

भद्राक-पत्र, पंजीकृत
(R.P) के माध्यम से संलग्न है।
चिल्लाके के साथ संलग्न है।

भद्राक-पत्र, पंजीकृत
चिल्लाके के साथ संलग्न है।
पंजीकृत कार्यालय
बौलवा, इन्दौर

भद्राक कार्यालय
बौलवा, इन्दौर

2676
12 JUL 2011

12 JUL 2011

प्रथम पेज के साथ संलग्न

^(हस्ताक्षर)
Meena Satish Agrawal
Stamp Vender
36, Devendra Nagar, INDORE

उप पन्जीयक कार्यालय इन्दौर (म.प्र.)	
क्षेत्र क्रं. ⑨	29 JUL 2011
दस्तावेज क्रं. 1A/	29 1011

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12 JUL 2011

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TWENTY
THOUSAND RUPEES

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पथम पेज के साथ संलग्न

12 JUL 2011

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MADHYA PRADESH

Meena Satish Agrawal
Stamp Vender
36, Devendra Nagar, INDORE

उप पन्जीयक कार्यालय इन्दौर (म.प्र.)	
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12 JUL 2011

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TWENTY THOUSAND PAPER

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पथम पेज के साथ संलग्न

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मध्य प्रदेश

^(मीन)
Meena Satish Agrawal
Stamp Vender
36, Devendra Nagar, INDORE

उप पन्जीयक कार्यालय इन्दौर (म.प्र.)	
क्षेत्र क्रं. ⑨	29 JUL 2011
दस्तावेज क्रं. 1A/ = 29 19	

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12 JUL 2011

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TWENTY THOUSAND RUPEES

20000



प्रथम पेज के साथ संलग्न

185455

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भारत मध्य प्रदेश

^(सही)
Meena Satish Agrawal
Stamp Vender
36, Devendra Nagar, INDORE

उप पन्जीयक कार्यालय इन्दौर (म.प्र.)

क्षेत्र क्रं 9	29 JUL 2011
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दस्तावेज क्रं. 1A/ 29 19

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000
बीस हजार रुपये



TWENTY THOUSAND RUPEES
Rs. 20000

524282

मध्य प्रदेश MADHYA PRADESH

36, Devedra Nagar, INDORE

शुद्धाक-पत्र, पंजीकृत
बिलों के साथ संलग्न है

राज्य सरकार का कार्यालय
बोरोडा, इन्दौर

शुद्धाक-पत्र, पंजीकृत
बिलों के साथ संलग्न है

राज्य सरकार का कार्यालय
बोरोडा, इन्दौर

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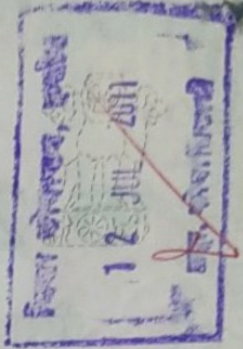
12 JUL 2011

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TWENTY THOUSAND RUPEES

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प्रथम पेज के साथ संलग्न



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भारत मध्य प्रदेश

^{मीना}
Meena Satish Agrawal
Stamp Vender
36, Devendra Nagar, INDORE

उप पन्जीयक कार्यालय इन्दौर (म.प्र.)	
क्षेत्र क्रं ⑨	29 JUL 2011
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29 19

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये



TWENTY THOUSAND RUPEES

Rs. 20000

मध्य प्रदेश MADHYA PRADESH

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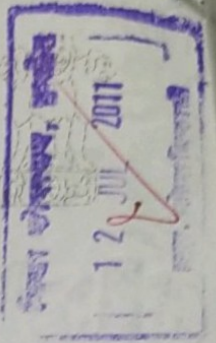
मुद्राक-पत्र, पंजीकृत
चिह्न के साथ संलग्न है

मुद्राक-पत्र, पंजीकृत
चिह्न के साथ संलग्न है

मध्य प्रदेश सरकार
कार्यालय
जालखा, इन्दौर

2679

12 JUL 2011



प्रथम पेज के साथ संलग्न

^{मीन}
Meena Satish Agrawal
Stamp Vender
36, Devendra Nagar, INDORE

उप पञ्जीयक कार्यालय इन्दौर (म.प्र.)	
क्षेत्र क्रं. ⑨	29 JUL 2011
दस्तावेज क्रं. 1A/.....	

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये



TWENTY THOUSAND RUPEES

Rs. 20000

मध्य प्रदेश MADHYA PRADESH

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मुद्राक-पत्र, पंजीकृत
 निलेख के साथ संलग्न है।
 मुद्राक-पत्र, पंजीकृत
 निलेख के साथ संलग्न है।
 क्षेत्र क्रमांक-
 न्यायपंजीयक कार्यालय
 जिल्हा, इंदौर

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12 JUL 2011

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TWENTY THOUSAND RUPEES

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प्रथम पेज के साथ संलग्न

254284

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MADHYA PRADESH

Satish
Meena Satish Agrawal
Stamp Vender
36, Devendra Nagar, INDORE

उप पञ्जीयक कार्यालय इन्दौर (म.प्र.)

क्षेत्र क्रं. ⑨	29 JUL 2011
दस्तावेज क्रं. 1A/	

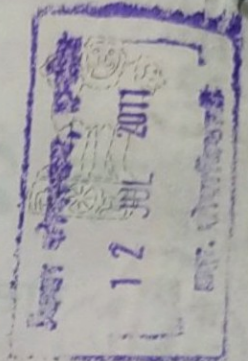
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TWENTY THOUSAND RUPEES
RS. 20000



प्रथम पेज के साथ संलग्न

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MADHYA PRADESH

^(मीर)
Meena Satish Agrawal
Stamp Vender
36, Devendra Nagar, INDORE

Sub-Registrar of

उप पञ्जीयक कार्यालय इन्दौर (म.प्र.)

क्षेत्र क्रं. ⑨	29 JUL 2011
दस्तावेज क्रं. 1A/.....	

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs. 20000

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मध्य प्रदेश MADHYA PRADESH



पञ्जाकृत मुद्राक-पत्र, पञ्जाकृत
विलेख के साथ संलग्न है



कार्यालय
इन्दौर

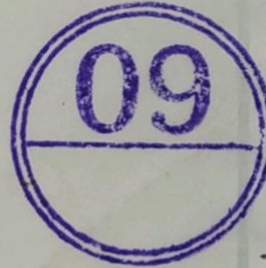
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12 JUL 2011



पथम पेज के साथ संलग्न

Meena Satish Agrawal
Vender.
36, Devendra Nagar, INDORE



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