

C 948097
वेल्लुसन डेलु

SALE DEED OF

PLOT No. B-09, "GOLF GREENS"

Stamp Duty	Rs.	1,22,760.00	Village-Kanadiya & Tigariya Rao,
Panchayat Duty	Rs.	22,320.00	Patwari Halka No.-17
Surcharge Duty	Rs.	6,138.00	Sale Value Rs. 22,32,000/-
Additional Stamp	Rs.	32.00	(Rupees Twenty Two Lacs Thirty Two Thousand only)
TOTAL DUTY	Rs.	1,51,550.00	

इस दस्तावेज में क्रेतापक्ष महिला होकर, क्रय की जा रही सम्पत्ति में उन्हें प्राप्त होने वाला अंश 100% का होने से भारतीय स्टाम्प (म.प्र. संशोधन) अधिनियम 2003 के नवीन संशोधन अनुसार देय मुद्रांक शुल्क में 2% (दो प्रतिशत) की छूट ली गई है।

THIS SALE DEED OF PLOT made in INDORE (M.P.).

BY :

SURENDRA SINGH GARHA (H.U.F.) (PAN: AABHS3447J) through it's Karta Shri Surendra Singh Garha S/o. Raja Dhokhal Singh Ji Garha, R/o. "Garha House", Kanadia Road, Village-Kanadia, INDORE (M.P.) through Power of Attorney Holder Shri Siddharth Singh S/o. Shri Surendra Singh, R/o. "Garha House", Kanadia Road, Village-Kanadia, INDORE (M.P.) hereinafter referred to as "the TRANSFEROR No. 1", and which expression shall, wherever the context admits, mean and include such owner company's Directors, its successors, amalgamatees and transferees in interest and the heirs, legal representatives, successors, claimants executors, administrators and transferees in interest hereto.

Siddharth

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रसीद दस्तावेज बगैरह

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भारतीय गैर मुद्रा

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पाँच हजार रुप

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किस को दी गई	दस्तावेज की तफसीलकारी व कीमत या दस्तखत की तारीख या किस्म जो मुहरबन्द लिफाफा लिया गया हो जिसके बाबत फीस दाखिल हुई हो उसके ऊपर लिखी हुई इबारत	तादाद फीस (अगर हो तो) दाखल शुदा	रजिस्ट्री के ओहदेदार के छोटे दस्तखत
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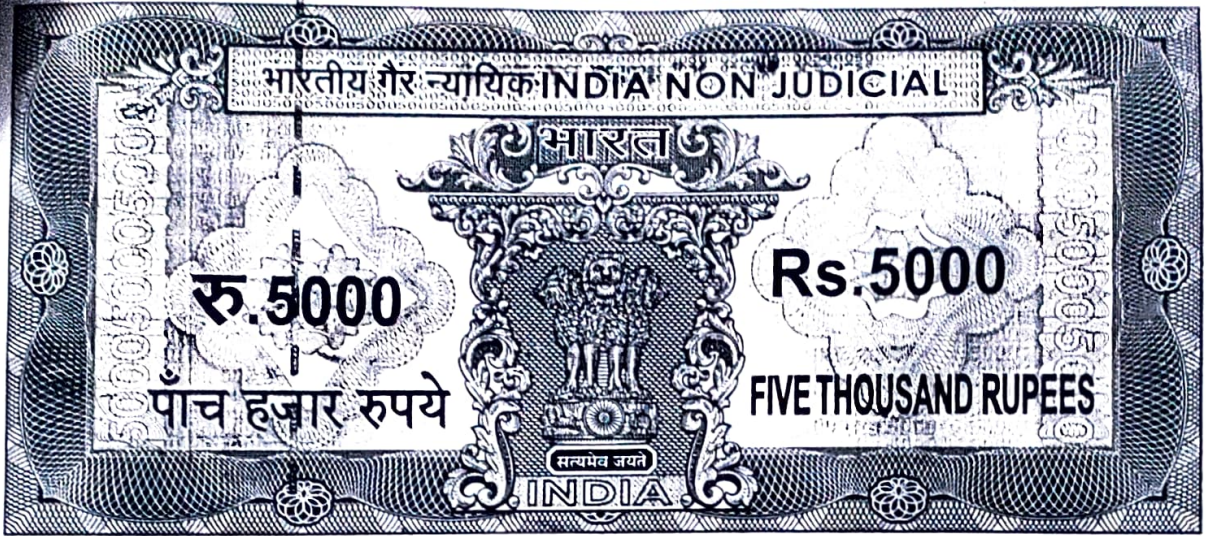
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AND

- [1] M/s. ABHIMANYU AGRO PVT. LTD., (PAN: AAECA2616F) (a company incorporated under Company Regn. No. 10-07211, dated 06.07.1992) with its Regd. Office at 10-C, Ratlam Kothi, Kanchan Bagh Road, INDORE (M.P.)
- [2] M/s. SIDDHARTH HORTICULTURE PVT. LTD., (PAN: AAICS4359K) a company incorporated under Company Regn. No. 10-07212, dated 06.07.1992 with its Regd. Office at 10-C, Ratlam Kothi, Kanchan Bagh Road, INDORE (M.P.)
- [3] M/s. RANI AGRO PVT. LTD., (PAN: AACCR8309J) a company incorporated under the Company Regn. No. 10-07504, dated 08.02.1993 with its Regd. Office at 10-C, Ratlam Kothi, Kanchan Bagh Road, INDORE (M.P.)
- [4] M/s. GARHA AGRO PVT. LTD., (PAN: AABCG9963E) a company incorporated under Company Regn. No. 10-7213, dated 06.07.1992 with its Regd. Office at 10-C, Ratlam Kothi, Kanchan Bagh Road, INDORE (M.P.)
- [5] SHRI ABHIMANYU SINGH S/o. Shri Surendra Singh Garha,
- [6] SHRI SIDDHARTH SINGH S/o. Shri Surendra Singh Garha, both R/o "Garha House", Kanadia Road, Village-Kanadia, INDORE (M.P.) through Power of Attorney Holder of the Party No. 5 represented by Shri Siddharth Singh S/o. Shri Surendra Singh, R/o. "Garha House", Kanadia Road, Village-Kanadia, INDORE (M.P.), jointly hereinafter referred to as "THE CONSENTORS", which expression shall, wherever the context admits, mean and include such owner company's Directors, its successors, amalgamates and transferees in interest and the heirs, legal representatives, successors, claimants executors, administrators and transferees in interest in the cases of Party at Sr. No. (1) to (4) hereto.

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AND

M/s. APOLLO CREATIONS PVT. LTD., (PAN: AABCA6067D) a private limited company incorporated under Company Regn. No. 2561, dated 13.08.1984 with its Regd. Office at G-10, 'Apollo Arcade', 1/2, Old Palasia, INDORE (M.P.), through its duly authorised person in this regard **Shri Nakul Singhal S/o. Shri Narendra Singhal**, R/o. 230, Shrinagar Main, INDORE (M.P.), hereinafter referred to as "the **TRANSFEROR No. 2/DEVELOPERS**", and for the sake of brevity hereinafter referred to as the "**TRANSFEROR No. 2**" (which expression shall, wherever the context admits, mean and include its Directors, its successors, amalgamatees and transferees in interest hereto.

(THE **TRANSFEROR No. 1, CONSENTORS & TRANSFEROR No. 2 ARE HEREINAFTER JOINTLY REFERRED TO AS PARTY OF THE "FIRST PART".**)

IN FAVOUR OF

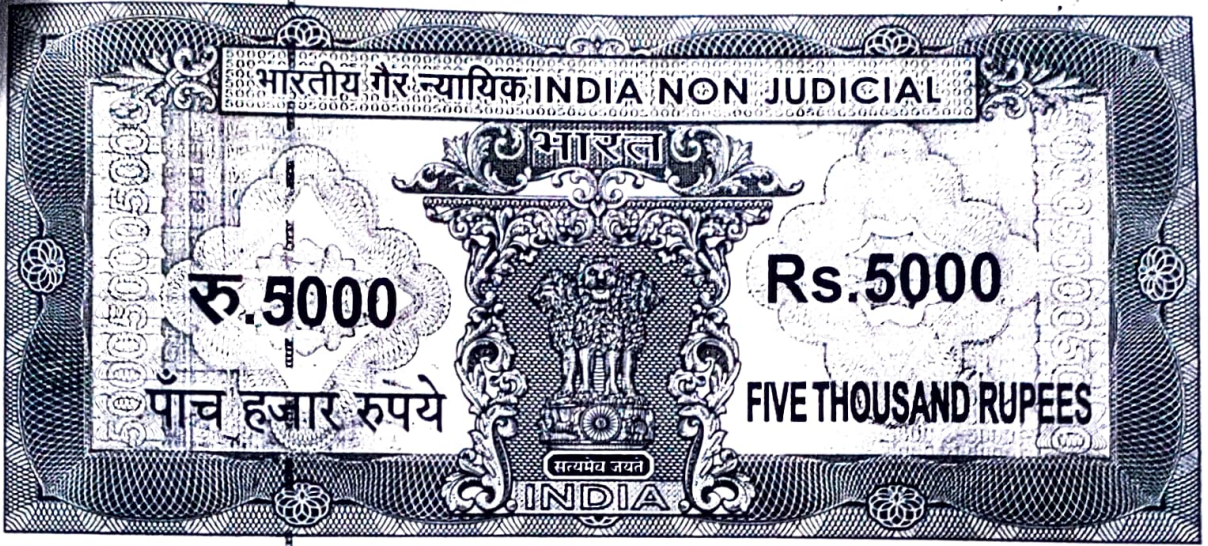
Smt. Manju Sharma (PAN : AHQPS8399M) W/o. **Shri Naresh Sharma**, R/o. 105, Jaora Compound, INDORE (M.P.), hereinafter referred to as the "**PURCHASER/S**" which expression, unless repugnant to the context or meaning thereof shall be deemed to mean and include her legal heirs, successors, executors, administrators, legal representatives and assigns hereto as **PARTY OF THE "SECOND PART"**.

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[a] Whereas the TRANSFEROR No. 1 and the CONSENTORS are the title holder of land at Village-Kanadia & Village-Tigariya Rao mentioned hereinbelow :-

LAND AT VILLAGE TIGARIYA RAO, TEHSIL & DISTRICT-INDORE

S.No.	LAND OWNER	RIN-PUSTIKA No.	SURVEY No.	AREA (Hect)
01.	Abhimanyu Agro Pvt. Ltd.	N-3466	56	1.923

LAND AT VILLAGE KANADIYA, TEHSIL & DISTRICT-INDORE

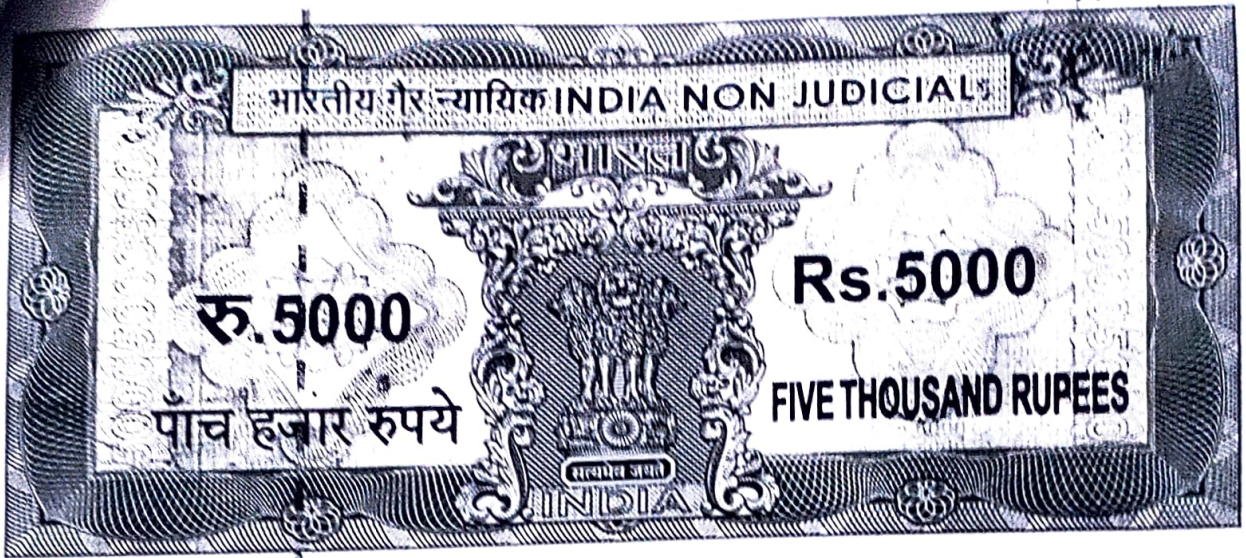
S.No.	LAND OWNER	RIN-PUSTIKA No.	SURVEY No.	AREA (Hect)
01.	Abhimanyu Agro Pvt. Ltd.	N-362377	229/1	1.153
			230/1	1.898
			234/2	0.850
			226/3	0.518
			236/2/3	0.486
02.	Rani Agro Pvt. Ltd.	N-596789	226/2	0.404
			233/1/1	0.810
			226/1	0.924
03.	Garha Agro Pvt. Ltd.	N-36783	233/1/2	0.991
			179/1	0.409
			236/2/2	0.490
			233/2/2	0.287
			176/2	1.102
			176/4	0.281
			227	0.821
176/3	1.101			
175	1.372			
232	0.834			

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S.No	LAND OWNER	RIN-PUSHTIKA No	SURVEY No	AREA (Hect)
04.	Siddharth Horticulture Pvt. Ltd.	M-142811	231/1	0.923
			231/2	0.923
			229/2	1.922
			236/2/4	0.486
			236/1	0.506
			233/2/1	1.518
			230/2	1.129
			228	0.631
			234/1	0.547
05.	Surendra Singh Garha (H.U.F.)	N-518931	174	0.938
			173/2/2/1 Part	0.170
06.	Abhimanyu Singh	N-44741		
07.	Siddharth Singh	N-44740		
Total				28.006

The total land area admeasuring 28.006 Hectare has been purchased under various sale-deeds registered in the office of the Sub-Registrar, Indore and the total lands have been duly mutated in respective names of the companies and the individual owners i.e. TRANSFEROR No. 1 and the CONSENTORS and separate revenue books have been issued in their respective names.

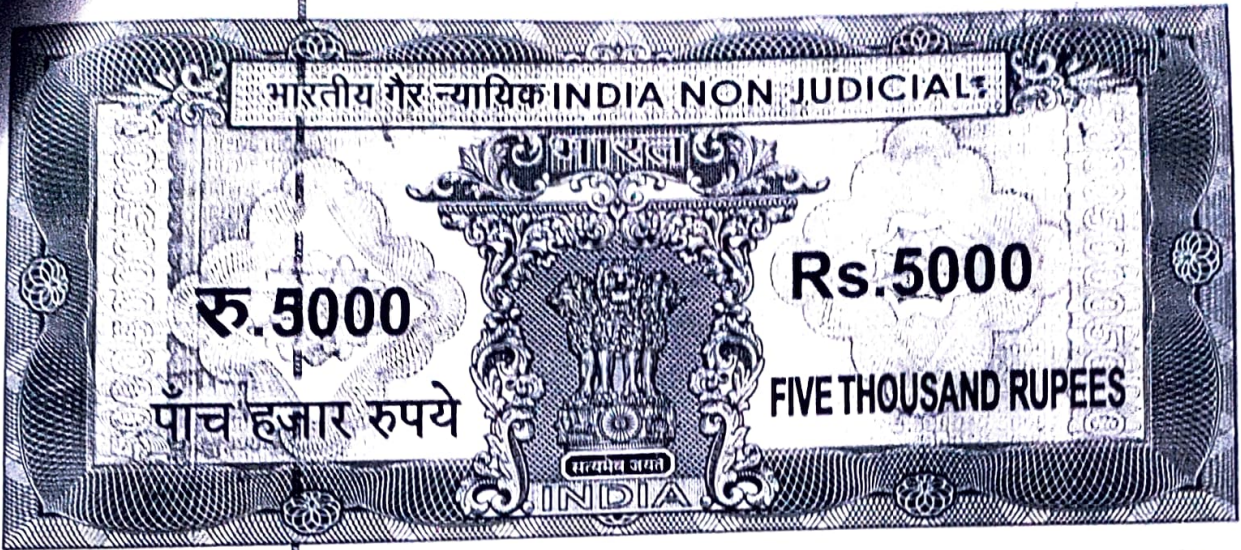
[b] AND WHEREAS, the TRANSFEROR No. 2 are a Company having Main Object Clause in the Memorandum of Association of which includes the carrying on business of builders, contractors, construction project engineers and among others, of development, diversification of land, colonies and to deal in construction, sale, purchase, auction of land, plots, flats, buildings, colonies etc. and are, thus authorized to carry, among other things, on the development of residential colonies.

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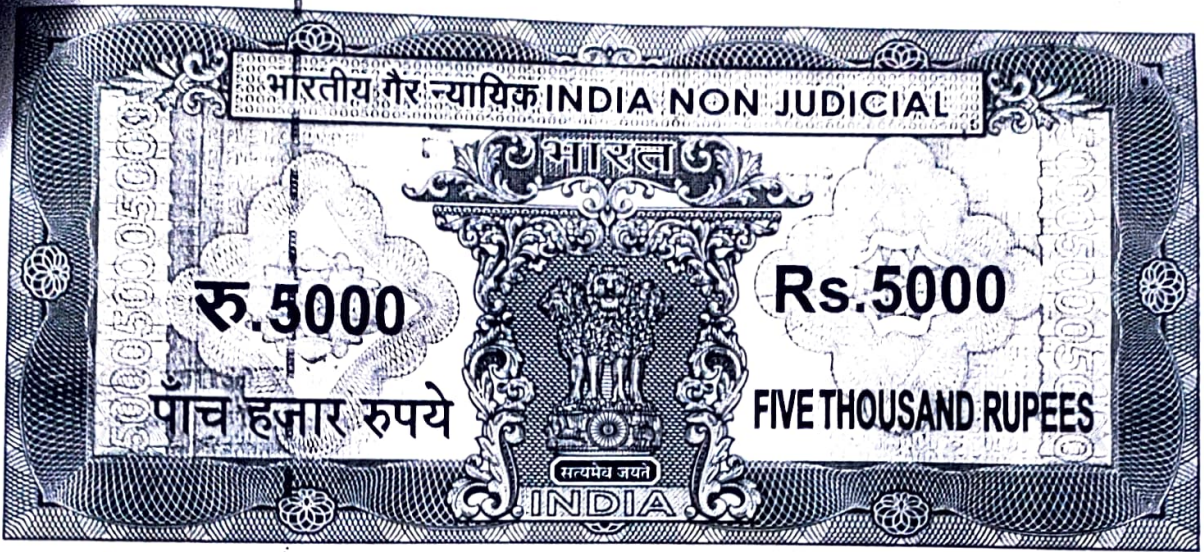
[c] AND WHEREAS the TRANSFEROR No. 1 and TRANSFEROR No. 2 AND THE CONSENTORS have entered into an Agreement of Colony Development dated 29.06.2007 Registered before the Sub-Registrar, Indore bearing document no. 1-A/1065(Ja)/2007, dated 29th June, 2007 for the purpose of development of the Lands admeasuring 22.750 Hectare belonging to the TRANSFEROR No. 1 & THE CONSENTORS situated at Khasra Nos. 229/1, 230/1, 234/2, 226/3, 236/2/3, 226/2, 233/1/1, 226/1, 233/1/2, 179/1, 236/2/2, 233/2/2, 176/2, 176/4, 227, 176/3, 175, 232, 231/1, 231/2, 229/2, 236/2/4, 236/1, 233/2/1, 230/2, 228, 234/1, 236/3, 234/3, 174, 173/2/2/1 Part and 173/2/2/2 Part of Village KANADIA and of Khasra Nos. 56 of Village TIGARIYA RAO, Tehsil & District-Indore and are developing through the developer a residential colony as per the said Agreement of Colony Development; a Supplementary Agreement in continuation with the Agreement of Colony Development has also been registered by the Sub-Registrar, Indore vide Registration No. : 1-A/1732, dated 7/12/2007 WHEREIN the plots falling to the respective shares of the TRANSFERORS have been earmarked.

[c] AND WHEREAS, on application made by the TRANSFEROR No. 2, under the M.P. Panchayat Raj Act, 1993 (No. 1 of 1994) and the rules framed there under, Colonisers' Registration, its terms and conditions) Rules, 1999, the learned Sub-Divisional Officer (Revenue), Indore, has granted Certificate of Registration No. 42/2007, dated 27/6/2007 to the TRANSFEROR No. 2 registering as a licensed Colonizer in the Village-Kanadiya and Tigariya Rao in District-Indore on the terms and conditions stated therein.

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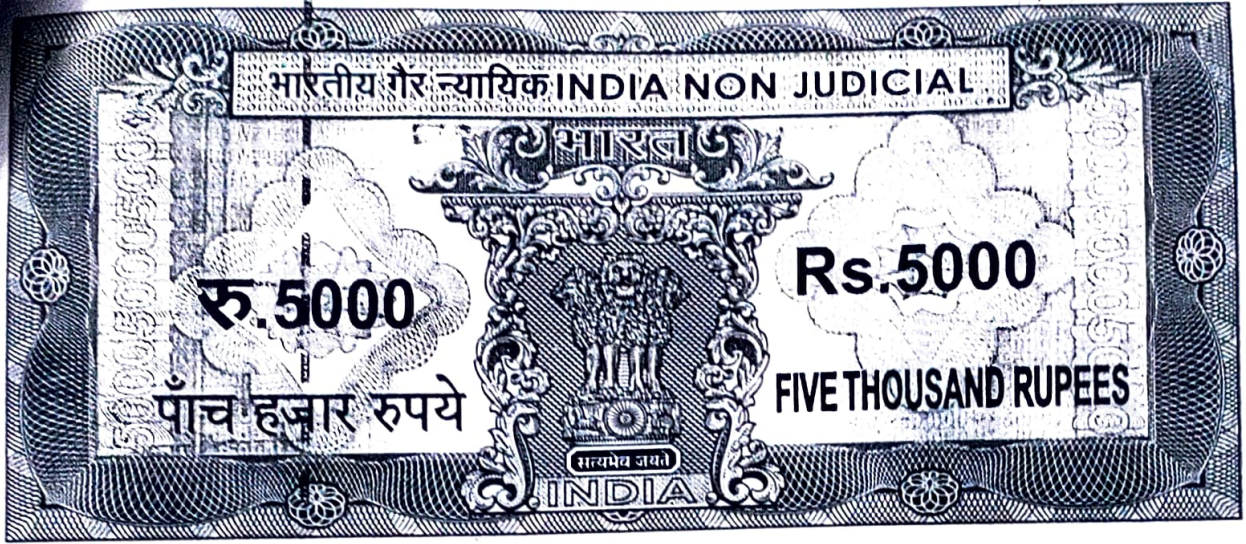
[c] AND WHEREAS the Layout Plan of lands admeasuring 22.750 Hectare of village Kanadia and Tigaria Rao, Tehsil & Distt.-Indore has been approved by Memo No. 5355, dated 13/08/2007 by the Joint Director, Town & Country Planning Office, Indore (M.P.) and the TRANSFEROR No. 2 have complied with the conditions relating to the deposit of the Ashray Nidhi (Shelter Tax) Under the M.P. Nagar Palika Nigam Rules of 1998 and the said letter of approval,

[1] AND WHEREAS, the land under development has been diverted vide Orders dated 13/11/2007 in proceedings No. 30/A-2/07-08 AND 31/A-2/07/08, vide Orders dated 30/11/2005 in proceedings No. 70/A-2/2005-06 in the Court of the Sub-Divisional Officer (Revenue), Under Section 172(1) of the Madhya Pradesh Land Revenue Code, 1959 from agricultural land to residential lands.

[g] AND WHEREAS the Sub-Divisional Officer (Revenue), Indore, vide their Order Nos.37/2007 and 39/2007, dated 15/11/2007 issued under the Panchayat Raj Act, 1993, gave the permission to the TRANSFEROR No. 2 to develop a colony on a aforesaid land area admeasuring 22.750 Hectare on the terms and conditions stated therein; and, thereafter, the TRANSFEROR No. 2 became entitled to commence the development work of the said colony;

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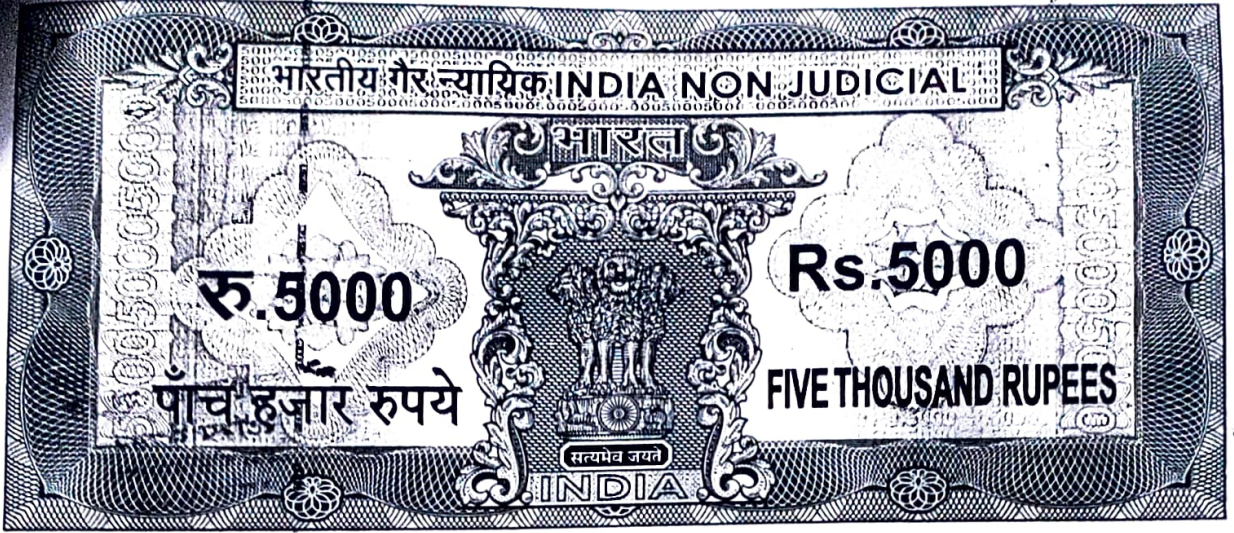
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- [h] AND WHEREAS the TRANSFEROR No. 1 are the absolute owners of the land on which they have permitted and authorized TRANSFEROR No. 2 to develop the colony and, pursuant to such permission and authorization, TRANSFEROR No. 2 have carried out the development of colony on the land belonging to the TRANSFEROR No. 1 as per the Plan and the terms, conditions and specifications stated in the letter of approval by the Joint Director, Town & Country Planning, District, Indore, as per plan attached and the said colony is known as "GOLF GREENS" and the under said Plot No. B-09 falls on the land belonging to the TRANSFEROR No. 1.
- [i] AND WHEREAS the PURCHASER/s, after verification of the documents of title, colonizer license, permission for development of colony and letter of approval and approved plan, and after being satisfied of the title has requested the TRANSFEROR No. 1 to sell PLOT No. B-09 of the Said Colony "GOLF GREENS", Village-Kanadiya & Tigariya Rao, Tehsil & Distt. Indore (M.P.) which is more particularly and specifically described in the SCHEDULE-1 hereunder written and is hereinafter called the "SAID PLOT".
- [j] AND WHEREAS as per the Colony Development Agreement dated 29th June, 2007 and the Supplementary Agreement dated 07th December, 2007, The TRANSFEROR's and CONSENTORS have mutually decided to take separately the specified numbers of plots of "GOLF GREENS" and accordingly PLOT No. B-09 of the Said Colony has come to the separate share of TRANSFEROR No.1 and falls on the land belonging to TRANSFEROR No. 1

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and the said plot holder have the right to sell the said plot to its customers for consideration and on the terms and conditions and the said plots are ready for sale with absolute ownership rights to the PURCHASER/s;

[k] AND WHEREAS, the PURCHASER/S has agreed to purchase and the TRANSFEROR No. 1 have agreed to sell THE SAID PLOT for a consideration of Rs. 22,32,000/- (Rupees Twenty Two Lacs Thirty Two Thousand only) and the PURCHASER/S having paid full consideration of the SAID PLOT to the TRANSFEROR No.1. Hence, this Sale Deed is being executed.

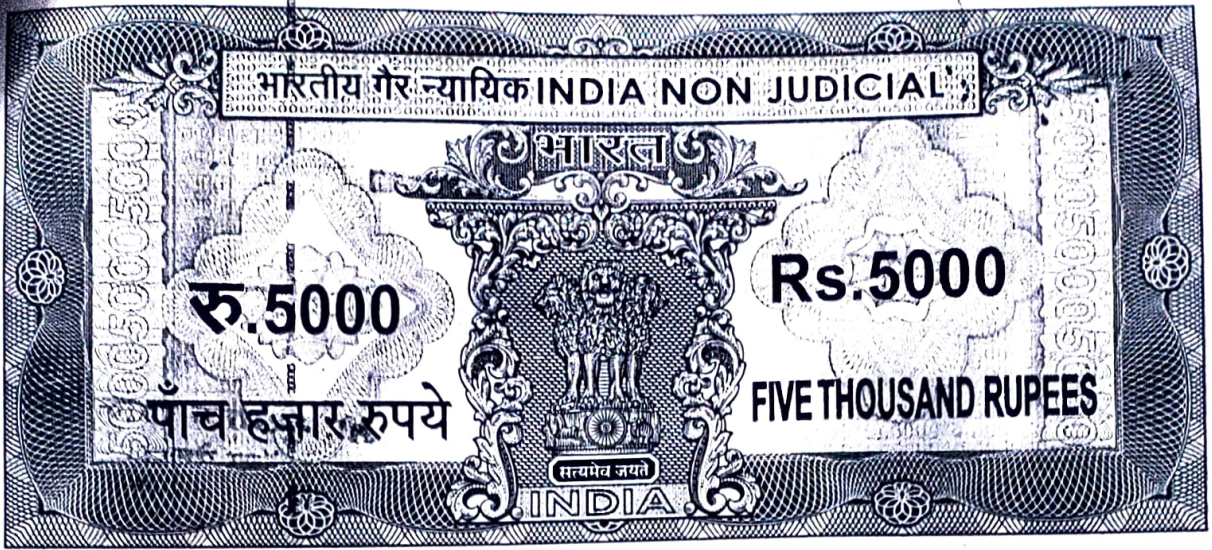
NOW THIS DEED WITNESSETH AS UNDER :-

[1] The TRANSFERRORS doth hereby sell, convey, transfer and assign unto the use of the PURCHASERS, his heirs, successors, executors, administrators and assigns, all that land admeasuring 4800 Sq.Ft. i.e. 445.93 Sq.Mtr., situated at "Plot No. B-09 of GOLF GREENS", Village-Kanadiya & Tigariya Rao, Tehsil & Distt. Indore, together with all and singular rights, liberties, privileges easements, advantages, appurtenances, entitlements whatsoever to the said property, for a total consideration of Rs. 22,32,000/- (Rupees Twenty Two Lacs Thirty Two Thousand only) to hold, to use, to enjoy and to deal with in the same manner as the TRANSFERRORS have the right to do. The PURCHASER/s has paid the above consideration to the TRANSFEROR No.1 as under which the TRANSFERRORS acknowledge as having received :-

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- (iv) That, there is no dispute or claim in respect of the SAID PLOT pending before any court, office, or authority and in the event of any claim being put forward by any person, the TRANSFEROR No. 1 shall, at their cost, deal with and clear the same and put the PURCHASER/S secure till the date of registry.

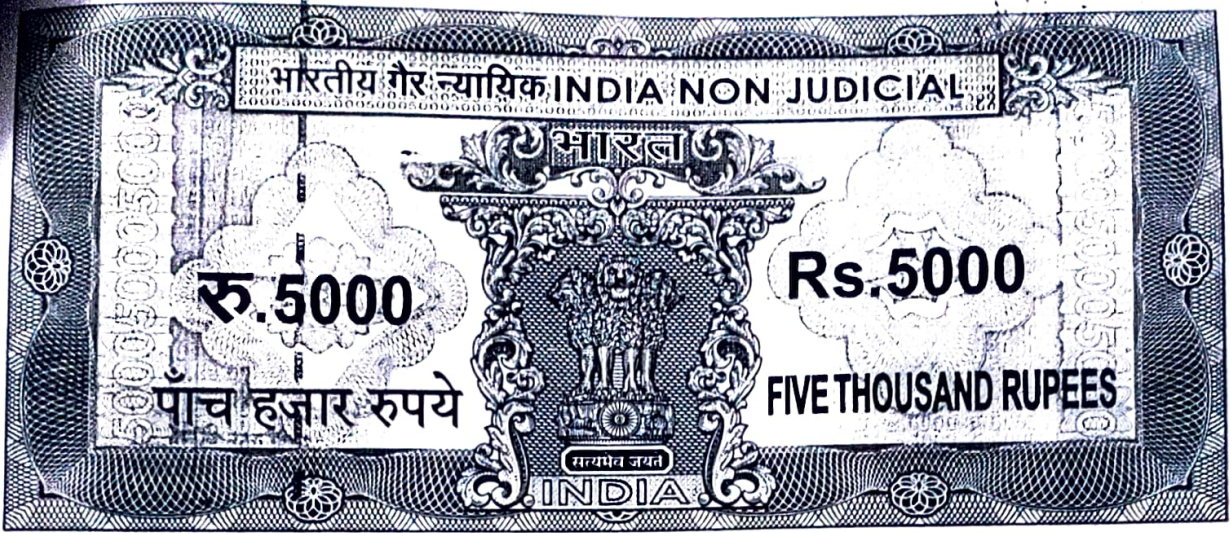
[3] THAT, THE TRANSFEROR No. 1, CONSENTORS & TRANSFEROR No. 2 DECLARE-

- (i) That, they have paid all taxes in respect of the said property upto 2007-2008;
- (ii) That, they shall offer all assistance and co-operation in getting the SAID PLOT mutated in the name of the PURCHASER/S in the relevants Government records etc.;
- (iii) That, the PURCHASER/S is entitled to use and enjoy the SAID PLOT for constructing a residential house and/or any lawful purpose, and to gift, sell, lease, mortgage or otherwise deal with the same in all the legal manners;
- (iv) That, the possession of the SAID PLOT has been handed over to the PURCHASER/S, under this Sale Deed and now the PURCHASER/S becomes the sole and absolute owner of the SAID PLOT and are free to use and enjoy it in any manner they like. However the PURCHASER/S shall not sub-divide or use this plot for any commercial use or for construction of multi dwelling units, the maximum permitted height of the building to be constructed for residential use shall be upto 11 mtrs. only.

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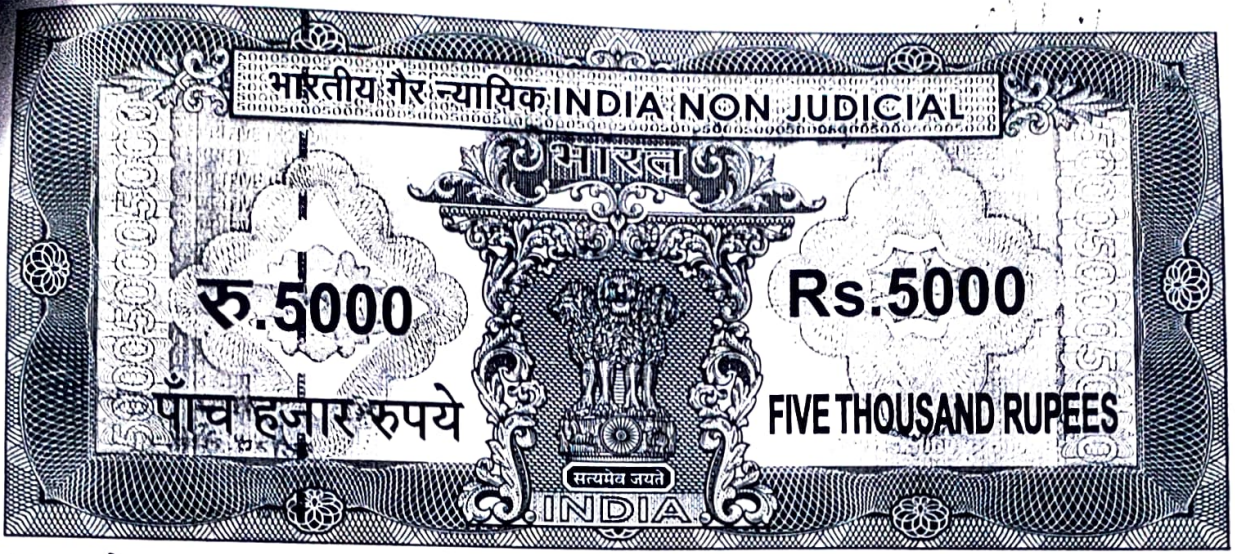
- (v) That the TRANSFEROR No. 1 and the CONSENTORS themselves or through their nominated agency, shall maintain the residential colony along with the golfing facilities from the date of completion till they so desire. The TRANSFEROR No. 1 and the CONSENTORS or their nominated agency shall collect the annual maintenance charges of the colony and the golfing facilities from the plot owners / purchasers / occupants.
- (vi) That, the club house and the golfing facilities excluding the statutory green / open areas belongs to the TRANSFEROR No. 1 and the CONSENTORS and they are the absolute owner of the same.
- (vii) That the part of statutory green / open areas might be used as open fields / lawns / greens for the Golfing facilities and these statutory green / open areas shall be governed as per the prevailing and future laws and as per the conditions of various sanctions obtained from the competent authorities.
- (viii) That the TRANSFEROR No. 1 and the CONSENTORS shall always maintain the character of the golfing facilities and shall not put the land falling under the golfing facilities to any other use at any time in future. However the TRANSFEROR No. 1 and the CONSENTORS can modify the layout of the Golfing facilities as per the suitability of the facilities at any time.

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- (ix) The TRANSFEROR No. 1 and the CONSENTORS shall provide the membership of the Golfing facilities and the Club House so developed upto 31st March, 2027 on payment of Rs. 20,000/- (Rupees Twenty Thousand only) non refundable as membership entrance fees and subject to the terms and conditions of the management, which has been handed over to the Purchaser separately herewith. And can be changed by the management at any time and that will be binding on the members. This membership shall be attached to the SAID PLOT.
- (x) That, TRANSFEROR No. 1 and 2 and the CONSENTORS have collected security deposit (sinking fund) as mentioned hereinbelow and this sinking fund deposit shall be earmarked for the maintenance of the CAMPUS (i.e. the Golf Greens Colony and the Golfing facilities) only and never be utilized by the parties hereto for their own benefit and this deposit can only be used for appropriation of the outstanding maintenance dues of the prospective plot owners by the mutual consent of the parties of the FIRST PART.

[4] **THAT, THE PURCHASERS DECLARE-**

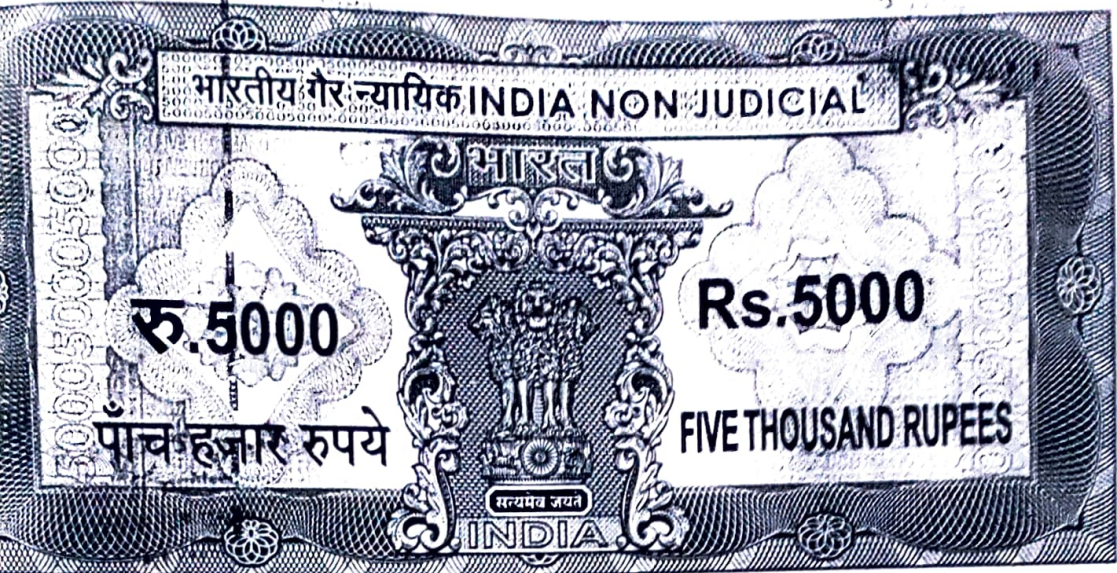
- (i) That they have examined and satisfied himself with the ownership, title, right and capacity of the TRANSFEROR No. 1 and 2 over the SAID PLOT and they have duly understood the obligation and the declaration of the TRANSFERORS and the CONSENTORS. The PURCHASER/s hereby further declare that they all through their assignees, nominees and transferee in interest shall also abide by the terms and conditions as mentioned hereinabove and contained hereinbelow.

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[b] That the PURCHASER/S shall pay a sum of Rs. 20,000/- (Rupees Twenty Thousand only) towards the membership of the Club House to the TRANSFEROR No. 1 and the CONSENTOR. The membership so offered shall be attached to the Plot and shall be subject to the terms and condition handed over to the PURCHASER separately, the acceptance of which is hereby acknowledged by the PURCHASER. The PURCHASERS agrees to pay the monthly subscription of the Club House as applicable to all other members.

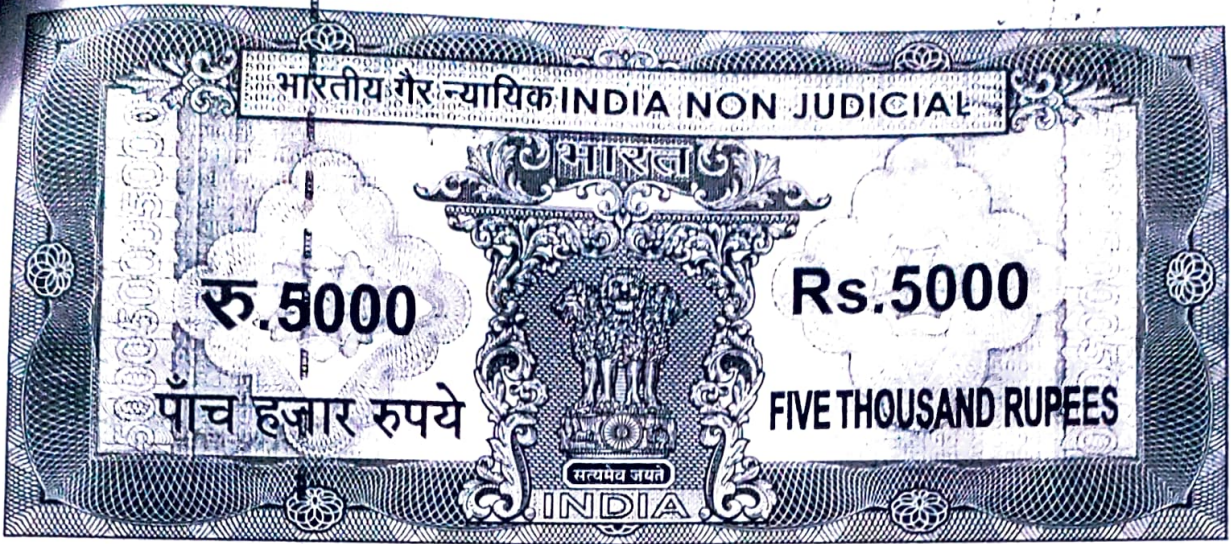
[c] That, the PURCHASER shall pay to the TRANSFEROR No. 1 and the CONSENTOR or their nominated agencies annual maintenance charges for the external maintenance of the GOLF GREENS COLONY and the Golfing facilities in advance at the rate decided by the TRANSFERORS and the CONSENTORS. The PURCHASER/S shall also keep a security deposit towards equivalent to 4 years of annual maintenance charges with the TRANSFEROR No. 1 and the CONSENTORS. This security deposit shall be only used for the appropriation of the dues towards external maintenance of the CAMPUS. However the PURCHASER shall be responsible to makeup this appropriated dues from the securities deposit and in case of prolonge default on his/her part, he/she shall be liable to pay the penalties as levy by the maintenance agency or the maintenance body.

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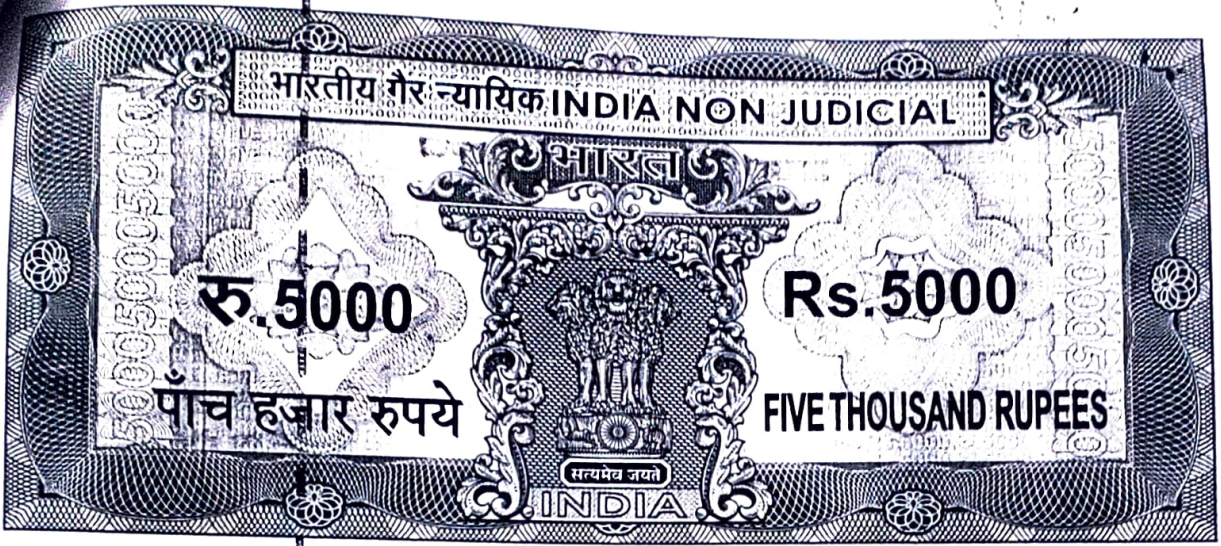
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- (v) The PURCHASER/S agrees that they will pay maintenance charges alongwith the Service Tax as applicable by the GOMP or any other Competent Authority and they will also pay any other taxes, charges or duties charged in future by the GOMP or any other Competent Authority.
- (vi) The PURCHASER/S agrees that the external maintenance of the "GOLF GREENS" will be the sole responsibility of TRANSFEROR No.1 and the CONSENTORS. On TRANSFEROR No. 1 and the CONSENTORS not willing to undertake the external maintenance of the GOLF GREENS they will initiate the formation of the association of the plot owners to undertake the external maintenance and the PURCHASER/s shall neither form a separate/parallel body for maintenance nor shall the PURCHASER/S associate themselves by becoming members for availing services of any such body if formed by anyone.
- (vii) The PURCHASER/S understands that though TRANSFEROR No. 1 and the CONSENTORS are maintaining the said premises, to the best of their ability, and as construction can not remain brand new for ever and every item provided will go through natural wear and tear, whenever the TRANSFEROR No. 1 and the CONSENTORS decides to handover the external maintenance to plot owners Association/Condominium/Society and the plot owners Association/Condominium takes over the maintenance from TRANSFEROR No. 1 and the CONSENTORS then TRANSFEROR No. 1 and the CONSENTORS will hand-over the maintenance to such

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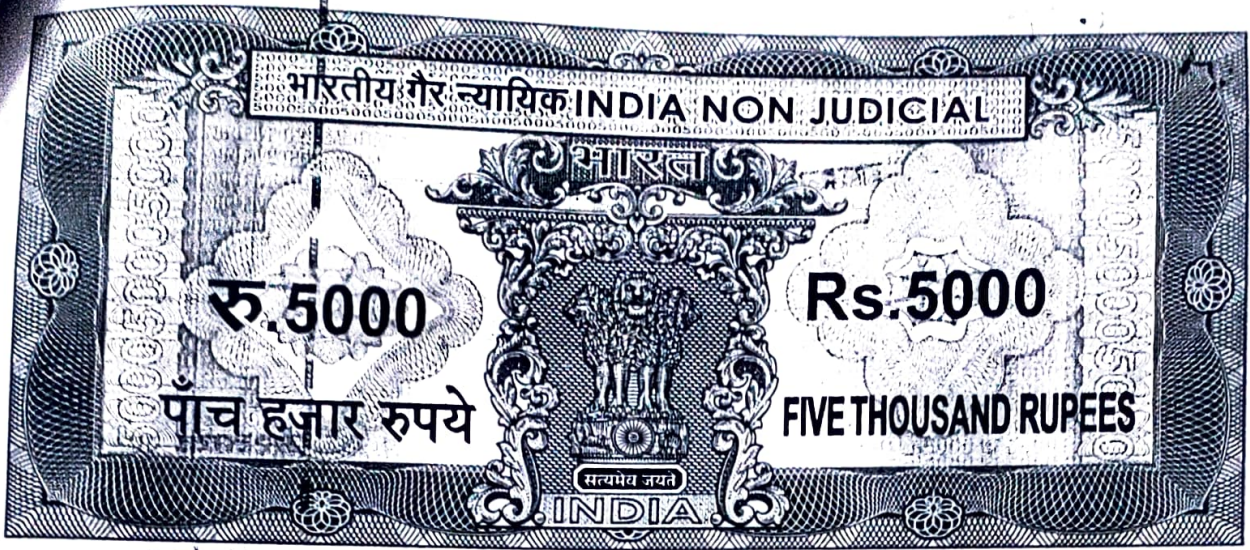
- Plot owners Association/Condominium/Society on "as is where is basis". The PURCHASER/S, therefore, agrees that they will never demand individually or collectively with other Plot owners to renew, repaint, re-install, refinish the construction, facilities, amenities and machineries etc. The PURCHASER/S agrees that the same shall be delivered by TRANSFEROR No. 1 and the CONSENTORS to the plot owner Association/Condominium on "as is where is basis" only and the PURCHASER/S or their successors will not raise any objection for the same.
- (viii) That, the PURCHASER/s hereby agrees to pay their proportionate share towards the cost, charges, expenses, municipal corporation taxes to Indore Municipal Corporation/ PHE / IDA, diversion tax to Collectorate, Service Tax to IT or any other Government / Semi Government body when ever and however it is levied on the SAID PLOT. However, the dues / charges mentioned above if any with respect to the SAID PLOT has been paid by the TRANSFEROR No. 1, the CONSENTORS and TRANSFEROR No. 2 upto 2007-2008.
- (ix) That the PURCHASER/S shall abide by all the terms and conditions of GOMP, Gram Panchayat, Municipal Corporation, maintenance agency, club management, board etc. and/or other local bodies as mentioned hereinabove and imposed from time to time and shall do nothing which is not permitted under any Law in force

S. S. Sharma

S. S. Sharma

Contd...18

Maya Sharma



मध्य प्रदेश MADHYA PRADESH

C 948114

: 18 :

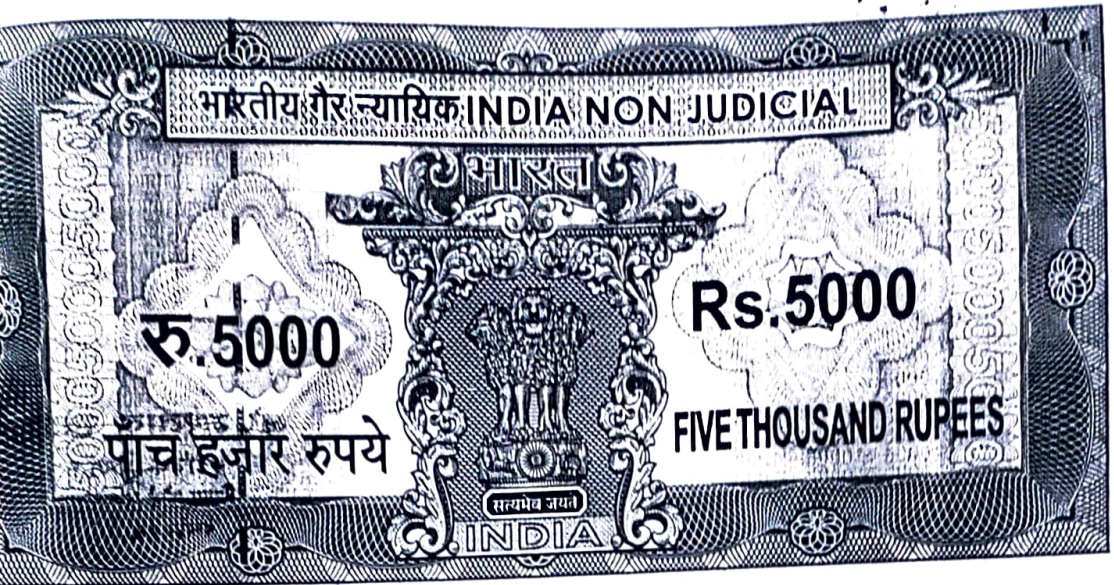
- (x) That PURCHASER/S shall not make any unauthorized constructions or construction beyond what he / she is entitled to.
- (xi) That the PURCHASER/S or their successors shall not do any act or thing which may disturb the peace and peaceful functioning of any other owner or occupant of other premises or in violation of the rules and regulations of the Maintenance body; or in a way which will create any nuisance or obstruction to any other person.
- (xii) That the PURCHASER/S shall use the property only for residential purposes and shall not use the same for storing any contraband, explosives or prohibited articles or for any unlawful purposes.
- (xiii) That, the PURCHASER/s of the plot shall always maintain the character of the frontage area of the plot as developed by the TRANSFEROR No. 2 and shall not be entitled to modify the uniform front development of the plot of the colony.
- (xiv) That, the Purchaser/s shall obtain a no dues certificate (NOC) against maintenance from the maintenance body before transferring the said plot.
- (xv) Any subsequent transfer of the said plot shall be intimated to the maintenance body within 15 days of the transaction along with copy of the document registered.
- (xvi) That, all the condition mentioned herein and the condition framed by the maintenance body shall be binding on any purchaser/s of the plot present or future.

Contd...19

S. S. S. S.

S. S. S.

Manju Sharma.



मध्य प्रदेश MADHYA PRADESH

C 948115

: 19 :

[5] That, the TRANSFEROR No. 1 & CONSENTOR No. 5 has executed Registered Power of Attorney No. 4-A/75/2010 & 4-A/77/2010, both dated 14th June, 2010 respectively in favor of member of the Party of First Part Shri Sidhharth Singh. Both power of attorneys are still maintainable and their executors are alive and these power of attorneys have not been cancelled yet.

[6] That, the all expenses required in executing and registration of this sale deed i.e. Stamp Duty, Registration Fee, Advocate Fee etc. has been borne by the PURCHASERS/S.

THE SCHEDULE-1

(of the said plot referred hereinabove)

All that piece of land falling in the part of land belonging to the TRANSFEROR No. 1 together with the ownership, title and rights, liberties, privileges, easements, advantages, appurtenances and entitlements in Plot No. B-09 of "GOLF GREENS" situated at Village-Kanadiya and Tigariya Rao, Tehsil & Dist. Indore (M.P.), whose area total admeasuring 4800 Sq.Ft. i.e. 445.93 Sq.Mtr., which is more particularly shown with the RED line in the plan attached herewith. The boundaries of the said plot are as follows:-

BOUNDARIES

		<u>SIZE</u>
East	: Plot No. A-07 of "Golf Greens"	60.00 Ft.
West	: Colony Road	60.00 Ft.
North	: Plot No. B-10 of "Golf Greens"	80.00 Ft.
South	: Plot No. B-08 of "Golf Greens"	80.00 Ft.

Siddant

Shri

Contd...20

Mangli Sharma

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

मध्य प्रदेश MADHYA PRADESH

C 948117

STAMPS ATTACHED WITH THE SAID DOCUMENT

EXECUTANTS

Siddharth

(Siddharth Singh Garha)
Authorised Person
TRANSFERORS No. 1

Siddharth

(Siddharth Singh Garha)
Authorised Person & Director
CONSENTOR



Nakul Singhal

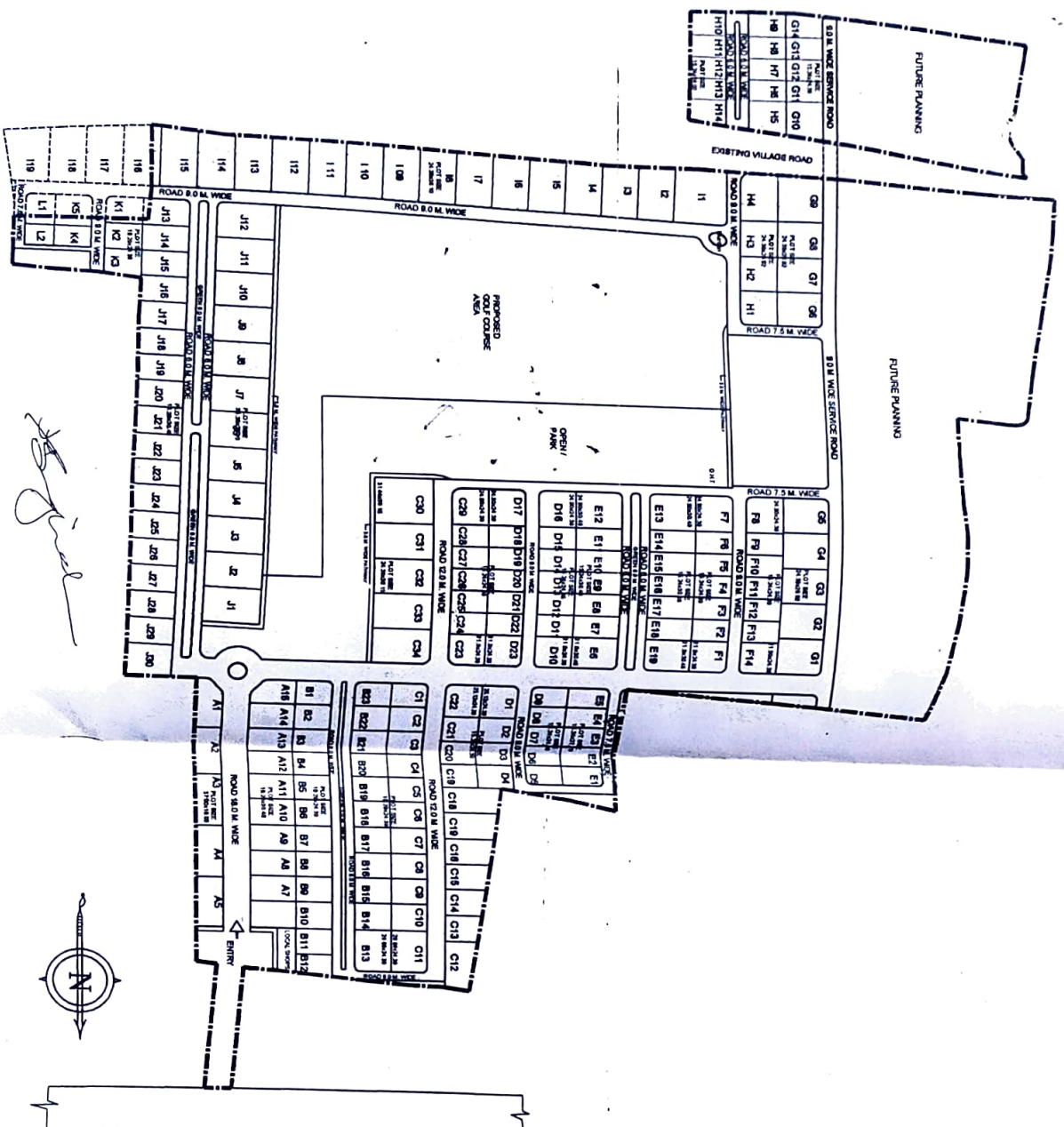
(Nakul Singhal)
Authorised Person
TRANSFERORS No. 2

Manju Sharma

(Smt. Manju Sharma)
PURCHASERS

2. 21/01/2021
 2. 21/01/2021
 2. 21/01/2021

2 f
 2 f
 2 f



Signature



PROPOSED LAYOUT PLAN OF LAND BEARING
 KHASRA NO.
 173/221, 173/222, 174, 175, 1762, 1763,
 1764, 1761, 2261, 2262, 2263, 227, 228, 2291, 2292,
 2301, 2302, 2311, 2312, 232, 233/1/1, 233/1/2, 233/2/1,
 233/2/2, 234/1, 234/2, 234/3, 2361, 2362/2, 2362/3,
 2362/4, 2363
 AT GRAM - KANADA, TEH - INDORE, DISTRICT INDORE
 (M.P.) &
 LAND BEARING KHASRA NO. 56 AT GRAM TIGARIA,
 TEH - INDORE, DISTRICT INDORE (M.P.)

BELONGING TO:-
 ABHIMANYU AGRO PVT. LTD.
 RANU AGRO PVT. LTD.
 GARHA AGRO PVT. LTD.
 SIDHWART HORTICULTURE PVT. LTD.
 S.S. GARHA HUF
 ABHIMANYU S/O S.S. GARHA
 SIDHWARTH S/S.S. GARHA
 GARHA CONSTRUCTIONS PVT. LTD.

AREA STATEMENT

TOTAL LAND AREA	23.884 HECTARE
AREA UNDER FUTURE PLANNING	13.884 HECTARE
NET PLANNING AREA	24.180 HECTARE

S No	Land Use	Area in Hectares	Percentage
1.	PLOTTED AREA	11.325	48.56 %
2.	CLUB HOUSE	0.675	2.80 %
3.	GOLF COURSE	4.265	17.67 %
4.	LOCAL SHOPS / MILK PARLOUR	0.097	0.16 %
5.	OVER HEAD WATER TANK AREA	0.030	0.15 %
6.	SEPTIC TANK AREA	0.080	0.28 %
7.	TRANSFORMER AREA	0.0261	0.11 %
8.	GARDEN / PARK / OPEN ROAD AREA	2.4219	10.03 %
9.		4.8900	20.24 %
	TOTAL	24.1803	100%

LAYOUT PLAN SANCTIONED FROM TOWN AND COUNTRY PLANNING
 VIDEO MEMO NO. 5585 DATED 15/09/07

S. S. Garha

Manoj Kumar

ARCHITECT (35 / T&CP)

MEHTA & ASSOCIATES
 ARCHITECT, INTERIOR DESIGNERS
 ENGINEERS & REALTORS
 102, 1st Floor, Naraina
 New Delhi - 110028
 Phone: 011-26100000
 Fax: 011-26100001
 Email: mehta@mehta.com
 Website: www.mehta.com
 REGD. NO. MEHTA/2004/11-2000
 DRAWING NO. MEHTA/2004/11-2000

PROPOSED LAYOUT PLAN OF LAND BEARING
 KHASRA NO. 172/1, 173/2/2/2, 173/2/2/3, 174, 175, 176/2, 176/3,
 179/1, 226/1, 226/2, 226/3, 227, 228, 229/1, 229/2,
 230/2, 231/1, 231/2, 232, 233/1/1, 233/1/2, 233/2/1,
 234/1, 234/2, 234/3, 236/1, 236/2/2, 236/2/3,
 238/3
 GRAM - KANADIA, TEH.- INDORE, DISTRICT INDORE
 &
 BEARING KHASRA NO. 56 AT GRAM TIGARIA,
 INDORE, DISTRICT INDORE (M.P.)

BEARING TO:-
 MANYU AGRO PVT. LTD.
 AGRO PVT. LTD.
 HA AGRO PVT. LTD.
 HART HORTICULTURE PVT. LTD.
 GARHA H.U.F.
 MANYU S/O S.S. GARHA
 HARTH S/ S.S. GARHA
 HA CONSTRUCTIONS PVT. LTD.

AREA STATEMENT

LAND AREA	■	29.6566 HECTARE
UNDER FUTURE PLANNING	■	5.3962 HECTARE
PLANNING AREA	■	24.1603 HECTARE

land uses	area in hectare	percentags
PLOTTED AREA	11.7325	48.56 %
CLUB HOUSE	0.6766	2.80 %
GOLF COURSE	4.2695	17.67 %
LOCAL SHOPS / MILK PARLOUR	0.0387	0.16 %
OVER HEAD WATER TANK AREA	0.0360	0.15 %
SEPTIC TANK AREA	0.0690	0.28 %
TRANSFORMER AREA	0.0261	0.11 %
GARDEN / PARK / OPEN	2.4219	10.03 %
ROAD AREA	4.8900	20.24 %
TOTAL	24.1603	100%

PLAN SANCTIONED FROM TOWN AND COUNTRY PLANNING
 MEMO NO. 5355 DATED 13/08/07

S. Mehta
Manjiv Shrivastava
 OF OWNER

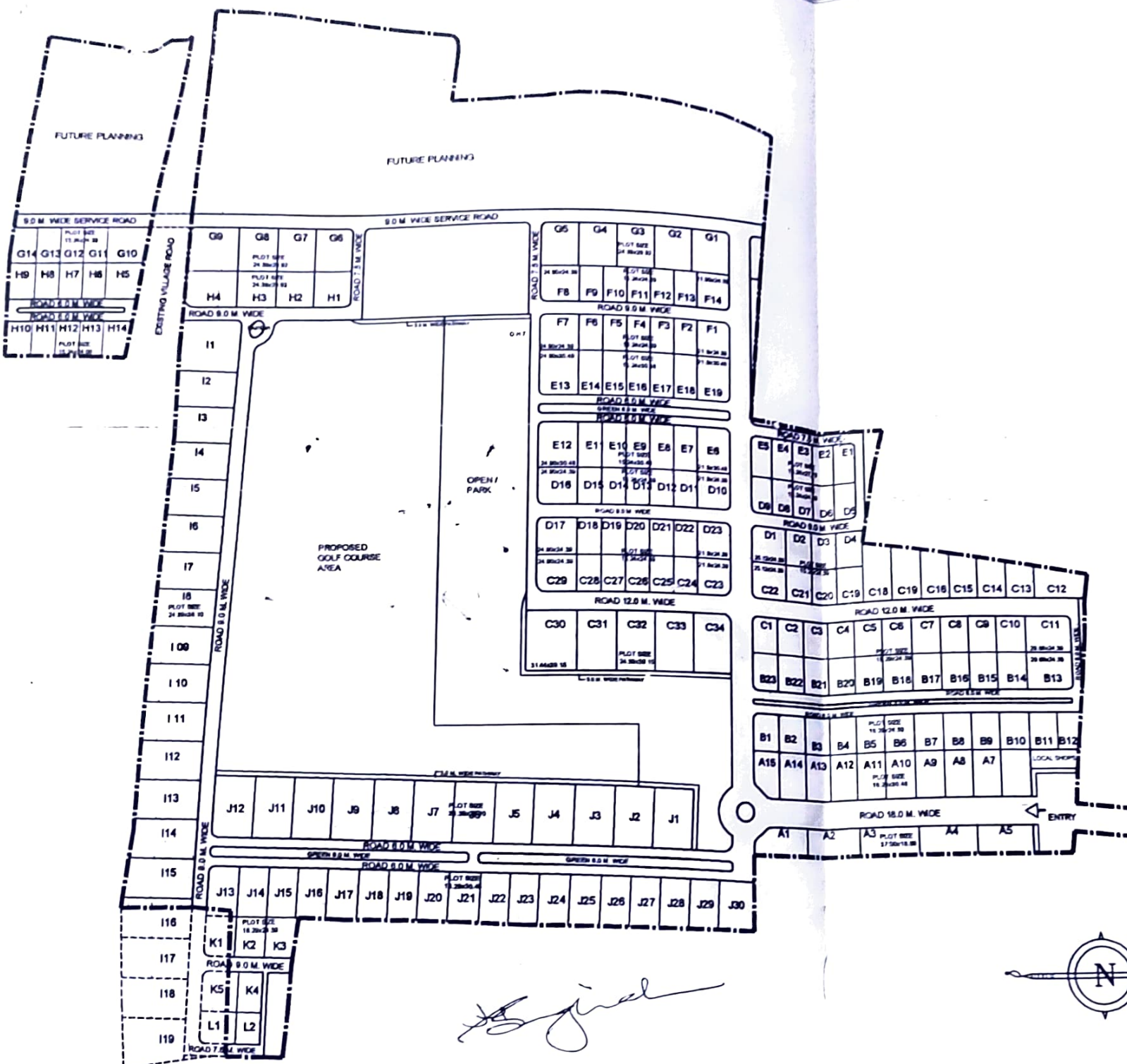
ARCHITECT (35 / T&CP)

A & ASSOCIATES
 CT, INTERIOR DESIGNERS
 RS & REGD. VALUERS



102, 1st Floor, Navneet Plaza,
 6/2, Old Palasia, Indore - 462 001
 Ph: 2661124, 4066064 Fax: 0731-4066064
 Email: [architect@mehta](mailto:architect@mehta.net) @ netcape.net

LAYOUT PLAN	DEALT H. MEHTA	DESIGNED J. MEHTA	SCALE 1 : 2000
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Signature

