

Stamp Paper @ 6% Rs. 39,60,000/-

Stamp Paper @3% Rs. 19,80,000/-

Sale deed for Rs. 6,60,00,000/- Total sale consideration as per written deed, Stamp paper worth Rs. 59,40,000/- Stamp Fee deposited through receipt No. 793572 dated 21-11-2013 State Bank of India Branch Amritsar.

Type/Area of land 78 Kanals 4 Marlas situated at Village Sultanwind Sub-Urban, towards Mahal-II, Tehsil & District Amritsar.

Whereas M/s. S.R.S. Developers situated Shubam Enclave, Village Daburji G.T. Road, Amritsar through its partner Rajesh Mittal son of Sh. Ram Lubhaya Mittal resident of 44, Katra Sher Singh, Amritsar and Nitesh Kumar Jindal son of Sh. Satish Kumar Jindal resident of 10-F, Sharaba Nagar, Ludhiana and Company Veer Colonizer & Builders Pvt. Ltd. Situated SCO No. 48 to 50, Veer Enclave, G.T. Road, Bypass Khankot, Tehsil & District Amritsar, we all above three means Rajesh Mittal and Nitesh Kumar Jindal are share holder and we are partners of firm Veer Colonizers & Builders Pvt. Ltd. Whereas land area 78 Kanals 4 Marlas as per follows :- Land area 65 Kanals 10 Marlas bearing Khasra No. 1441(1-0) Min, 5475/1440(2-1) Min, 5474/1440(0-6) Min, 1439(1-0) Min, 1427(9-0) Min, 1420(2-13), 1421(1-12) Min, 1422(2-0) Min, 1418(4-13), 1419(2-13), 1417(2-11) Min, 1416(5-1), 1415(9-2), 1423(10-15), 1426(5-13), 1425(4-15) Min, Khewat Khatoni No. 1174/3107, 1149/2962, 1449/2959, 1213/3214, 1037/2634, 1147/2939, 1147/2937, 1147/2938, 1173/3098, 1173/3091, 1173/3090, 1149/2965, 1147/2935, 992/2588, 991/2587 as per jamabandi for the year 2010-2011, situated area Village Sultanwind Sub-Urban, towards Mahal-2, Tehsil & District Amritsar whole and (2) Land area 10 Kanals 9 Marlas, bearing Khasra No. 5981/1424(2-9), 5982/1424(8-0), Khewat Khatoni NO. 992/2588 as per jamabandi for the year 2010-2011, situated area Village Sultanwind Sub-Urban, Towards Mahal-2, Tehsil & District Amritsar out of this 133/209 share means area 6 Kanals 13 Marlas and (3) Land area 14 Kanals 16 Marlas, bearing Khasra No. 1364(14-16), Khewat Khatoni No. 1149/2994 as per jamabandi for the year 2010-2011, situated area Village Sultanwind Sub-Urban, Towards Mahal-2, Tehsil & District Amritsar out of this 121/296 share means area 6 Kanals 1 Marla and as per above detail total area 78

Value 66,000,000.00 Stamp Duty 5,940,000.00 Registration Fee 30,000.00 Pasting Fee 100.00

Type of land : CHAH/NEHRI/AABI
Area of Land : 0 Acre, 73 Kanals 4 Marle
Segment Name : Sultanwind (From 1 Acre to Road),
Segment Rate : 6,000,000.00 Per Acre
Segment : Sultanwind (From 1 Acre to Road),

Description

Sale Deed

Today Dated 22-11-2013 Day Friday Time 4:42:05 PM
presented by Sh. Vicky Sharma seller for Registration
in this office.

Sd/- Sub-Registrar,
Amritsar-I Photo Sh. Vicky Sharma seller

Sd/- in English & Thumb Impression

Vicky Sharma seller has/have read over this
deed to him/them who after hearing and understanding
accepted it as correct. Sale/Mortgage amount
received 0/- in my presence through Cash cheque/draft.
Both parties are identified by witness No. 1
and Witness No. 2

I Know first witness who knows the second
witness. So this deed be registered.

Dated 22-11-2013 Sd/- Sub-Registrar,
Amritsar-I

Witness Sd/- in English

Witness Sd/- in English

First Party Sd/- in English
& Thumb Impression

Second Party Sd/- in English

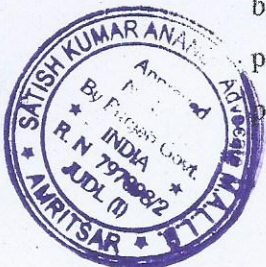
Dated 22-11-2013 Sd/- Sub-Registrar,
Amritsar-I

Document No. 7,476 Additional Book No. 1
Volume No. 12050 Page No. 25/27
document registered and pasted



Sd/- Sub-Registrar, Photo Jatin Sachdeva
Amritsar-I

Kanals 4 Marlas is ownership of above said S.R.S. Developer and above said firm M/s. S.R.S. Developers through its partners Rajesh Mittal and Nitesh Kumar Jindal self and third partner Company Veer Colonizers & Builders Pvt. Ltd. Situated SCO No. 48 to 50, Veer Enclave, G.T. Road Bypass Khankot, Amritsar through its Director Vicky Sharma son of Sh. Subash Chand Sharma resident of 115-B, Dayanand Nagar, Lawrence Road, Amritsar who is authorize from Board of Director through Resolution. dated 5-6-2013 is being partner and authorized signatory of above said company have got full right to sell the above said land in all respects and copy of the resolution is attach. And except above said three partners there is no other partner of above said company. Abovesaid land is not under Government or Non-Government encumbrance and under possession. And we have rights to execute sale deed for above said land. Now we being partners of above said firm S.R.S. Developers and in our sound mind and with pleasure have sold this above said land area 78 Kanals 4 Marlas in whole with all its rights of arrh, khal, passage and with all its other ownership rights which we have in respect of above said land for a sale consideration of Rs. 6,60,00,000/- (Rupees Six Crore Sixty Lac only) half of which comes to Rs. 3,30,00,000/- to ATM Estates Pvt. Ltd. Situated 8/33, Second Floor, Sat Bharawan School Marg, W.E.A., Karol Bagh, New Delhi for forever and possession of sold land area 78 Kanals 4 Marlas with ownership rights has been handed over to the purchaser on spot. Total amount of sale consideration Rs. 6,60,00,000/- has been received as per follows :- Rs. 6,60,000/- has been deducted for TDS and balance Rs. 6,45,77,924/- through cheques and balance Rs. 7,62,076/- through cheque No: 000074 dated 12-11-2013 of Bank of Baroda Branch Partap Nagar, Amritsar and no amount remains due towards purchaser. Purchaser has become owner and possessor of abovesaid sold property like me. Neither us nor any of our legal heirs will have any link or relation remained with the sold land nor will it be in future. We will get mutation sanctioned and if Revenue Officer sanctioned mutation in our absence that will also accepted to us. If due to any defect in the ownership of seller, purchaser caused any type of loss relating to the sold area then we including our legal heirs will be held responsible to recover the loss good of the purchaser from our other movable and immovable properties including betterment of property. Total expenses of the sale deed have been done by the purchaser. That above said land bounded as East Drain, West passage 100 feet wide, North passage 60 feet wide, South ownership of others. As per Indian Registration Act 1908 under section 82 we sellers and buyers confirm



that all the contents of this sale deed are true and correct and nothing has been concealed therein and the Khasra No. entered in sale deed not linked with any Dera, religious institution etc. and there is no restriction of any court for the transfer of above said plot and nor any act or omission done for the transfer of above said plot. And Collectoral rate is correct as per area code and Abadi and seller and purchaser both have made their satisfaction regarding sold area and we both parties are aware of Registration Act 1908 u/s. 82 and if anything do contrary of above said act then we will be liable of 7 years imprisonment/punishment and we both parties will responsible for the contents of this deed. So this sale deed has been written so that it may remain a proof. Dated 22-11-2013 Sd/- in English Arvind Kumar Deed Writer Tehsil Complex, Amritsar. Register No. 728.

Seal of Arvind Kumar Deed Writer, Tehsil Complex, Amritsar.

Sd/- in English _____

Firm S.R.S. Developers seller through its partner Nitesh Kumar Jindal and Rajesh Mittal and Company Veer Colonizer & Builders Pvt. Ltd. Through its Director Vicky Sharma.

Sd/- in English _____

Purchaser :- ATM Estate Pvt. Ltd. Through its Director Jatin Sachdeva.



Witness Sd/- in English _____

Witness Sd/- in English _____

Sh. Roop Lal Assistant Manager Central Anil Kumar s/o. Sh. Hakumat Rai r/o. Bank of India, Katra Ahluwalia, Amritsar. 1805, Hall Bazar, Amritsar.

Attested to be true copy of Document
Produced Translation From Punjabi/Hindi
to English

Notary Public for Amritsar District
Amritsar.

8 MAR 2019

Book No. _____

48-MPA-16000-6/06

No. 74 27

Dated 21/10/10

CERTIFICATE OF SANCTION OF BUILDING PLAN

Ref. : G.R. No. 72 d 6570

It is here by certified that the attached plan submitted by M/s A.T.M. Estate
Pvt Lt. Near Shubam, Endave for the erection/addition/alteration of
building for Group Housing use or for the execution of the work relating to
G.T. Road K.N. 1363, 1364, 1365, 1365 T, 1421 -
has been duly sanctioned by the Commissioner
Municipal Corporation, Amritsar on 12/10/10.

The sanction shall be
vailed for a period of two years, provided the building or work is completed within the
above said period. A further extension period of one year may be allowed for the completion
of the building or the work on application and on payment of Rs. 500/- (Five Hundred
only) for residential use and Rs. 1000/- (One Thousand only) for commercial use as fee, if
the work has been begun within the period of two years as before mentioned.

2. If the building or the work is not completed within the specified period of two years or the further extended period of one year as aforesaid, this sanction shall be lapse and thereafter fresh sanction shall have to be obtained.
3. Except with the sanction of the Commissioner the applicant/builder shall not make any deviation from the sanctioned plan.
4. It shall be incumbent on the part of applicant/builder to communicate the date of commencement of the construction of the building or of the work to the Commissioner.
5. It shall be incumbent on the applicant/builder to communicate the date of completion of the building or the work and obtain 'completion certificate' from the Commissioner, failing which Sewer connection, Water connection and Electricity connection may be refused. Will Conditions.

Encl/Plan 2, that the applicant will submit the
NOC of Air Port Authority
of India as well as environ-
mental clearance.
Municipal Town Planner, 110/10
Mpl. Corporation, Amritsar.

A copy together with a copy of the sanctioned plan is forwarded to the Building
Inspector B.I.. He should ensure that the building or the work
is constructed or executed according to the sanction plan.
Encl/plan.

Sd
Municipal Town Planner,
Mpl. Corporation, Amritsar.

overleaf

Attested to be true copy of copy - 8 MAR 2019
Document Produced
[Signature]
Notary Public for District
Amritsar.



From

Municipal Town Planner,
Municipal Corporation Amritsar.

To

M.T.M. Estates Private. Limited.
Shubham Enclave,
G.T. Road, Amritsar

No. M.T.P./2130

Dated:-

Sub:- Request for partial Completion Certificate for Project "Amritsar One", ATM Estate Pvt. Ltd; Shubham Enclave, Daburji G.T. Road, Amritsar, Punjab

Ref:- Regarding your request letter Dated 08-02-2018.

Regarding above subject you are informed that as per reports of the The Ilaqa Building Inspector, after the construction of 120 Dwelling Units Block K-1 and K-2, your running in Shubham Enclave, Daburji G.T. Road and a fees of Rs. 4,30,000/- has been deposited GT-8, in receipt 31/5326 dated 09-0o2-2018 in Municipal Corporation for furether construction of 86,000 Sq. Feet, for the extention of 2 years in period for the Map and for the construction of 120 Dwelling Units Block K-1 and K-2, partially completion is being issued.

Municipal Town Planner,

Municipal Corporation Amritsar

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Produced Translation From Punjabi/Hindi
to English

Notary Public for Amritsar District
Amritsar.

8 MAR 2019



CERTIFICATE OF NON ENCUMBRANCE

A Certificate registering prior encumbrances of charge in the Landed property of
A.T.S. Estates Private Limited through Jagraj Singh Dhillon Manager Situated at Sultanwind Side Mahal-2 Tehsil & Distt Amritsar

A certificate regarding prior encumbrance of charges in the landed property

Sr. No. Name of Village Khasra No. Extent

That whose land Total area 78 Kanal 4 Marlas, Khasra Noo. 1441, 5475/1440, 5474/1440, 1439, 1427, 1420, 1421, 1422, 1418, 1419, 1417, 1416, 1415, 1423, 1426, 1425 Area 65 Kanal 10 Marlas and KhaSra No. 5981/1424, 5982/1424 out of area 6 Kanal 13 Marlas, Khasra No. 5981/1424, 5982/1424 out of area 6 Kanal 1 Marlas, Situated in Sultanwind Sub Urban, Side Mahal-2, Tehsil & Distt Amritsar in which ownership and possession of the firm without any encumbrances.

It is certified that the above mentioned property is free from all encumbrances from 01-04-1997 to 06-02-2019 except the following:-

Sr. No.	Name of Parties	Nature of Date	Date of registration & No.	Khasra of Land involved	Amount involved
1	2	3	4	5	6

This certificate is being issued on the basis of affidavit filed by the applicant. This office is not responsible for ownership and possession.

**REGISTRAR
Amritsar-II**

Attested to be true copy of Document
Produced Translation From Punjabi/Hindi
to English
[Signature]
Notary Public for Amritsar District
Amritsar.



8 MAR 2019

OFFICE OF ASSISTANT DIVISION FIRE OFFICER, AMRITSAR

To
Municipal Town Planner,
Municipal Corporation
Amritsar

No. ADFO-198

Dated 4-6-10

Sub:- Regarding issuance of No Objection Certificate of Building Plan G.T. No. 73
Dated 06-05-2010

Regarding the above subject as per your letter No. M.T.P./218 dated 26-5-10 as per reference of, regarding the above subject Municipal Town Planner has seen the site regarding Fire Safety. The land is situated on the Main road at time of site. The undertaking for management of the fire safety be taken from the party so that in case of Mishappening it may be managed. The Fire branch has no objection for the construction of building by the party, C.C. will be given by the Fire Department on the completion of by the construction of the building, after seeing the site thereafter. For the time being, there will be No Objection for the construction of the building by the Fire Department. For the time being Conditional Certificate is being issued to the party.

Signed

Assistant Division Fire Officer,
Municipal Corporation Amritsar

8 MAR 2019

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Produced Translation From Punjabi/Hindi
to English

Notary Public for Amritsar District
Amritsar.



8 MAR 2019