

Non Judicial

**Indian-Non Judicial Stamp  
Haryana Government**

Date : 05/04/2024

Certificate No. G0E2024D102

Stamp Duty Paid : ₹ 5600000  
(Rs Only)

GRN No. 114974510



Penalty : ₹ 0

(Rs Zero Only)

**Seller / First Party Detail**

Name: Jitender kumar Etc

H.No/Floor : S263

Sector/Ward : 49

LandMark : Uppal south end sohna road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 97\*\*\*\*\*33

Others : Ravinder kumar tyagi son of shri omparkash tyagi and tarun tyagi, kesav tyagi sons jitender kumar tyagi

**Buyer / Second Party Detail**

Name : Emaar india limited

H.No/Floor : Na

Sector/Ward : 28

LandMark : Near sikanderpur metro station

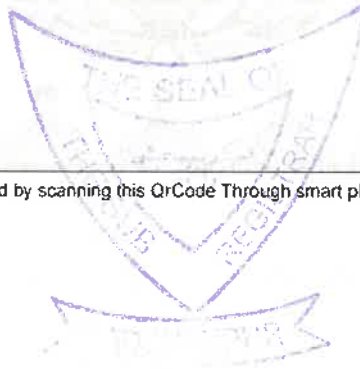
City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 97\*\*\*\*\*33

Purpose : For Sale Deed

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://regashry.nic.in>**SALE DEED**

- |                               |   |                                 |
|-------------------------------|---|---------------------------------|
| 1. Type of Deed               | : | Sale Deed                       |
| 2. Village                    | : | Maidawas                        |
| 3. Tehsil                     | : | Sub-Tehsil Badshahpur, Gurugram |
| 4. Nature of Land             | : | Agriculture                     |
| 5. Unit Land                  | : | 1Kanal 11 Marla (0.19375 acres) |
| 6. Transaction Value          | : | Rs 8,00,00,000/-                |
| 7. Stamp duty                 | : | Rs. 56,00,000/-                 |
| 8. Stamp Certificate No./Date | : | G0E2024D102/05.04.2024          |
| 9. Registration Fees GRN No.  | : | 114974747                       |

This Deed of Absolute Sale (hereinafter referred to as the "Sale Deed") is made and executed at Badshahpur, on this 16<sup>TH</sup> day of April 2024

**BY & BETWEEN**

*[Signature]* ✓ *Keshav Tyagi*  
*Jitender Kumar Tyagi* *[Signature]*



वसीका संबंधी विवरण		
वसीका का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- बादशाहपुर	गांव/शहर- मैदावास	स्थित- Maidawas
शहरी - न्युनिसिपल क्षेत्र सीमा के अन्दर		
पता :Area Village Medawas Outer		
धन संबंधी विवरण		
राशि- 80000000 रुपये		कुल स्टाम्प शुल्क- 5600000 रुपये
स्टाम्प नं- G0E2024D102		स्टाम्प का मूल्य- 5600000 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:114974747	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- NITISH SHARMA ADV		सेवा शुल्क- 200
भूमि का विवरण		
937.75Sq. Yards		
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- 1C54FAH	प्रॉपर्टी नं-	मालिक- NA
पता- Area Village Medawas Outer		

यह प्रलेख आज दिनांक 16-04-2024 दिन मंगलवार समय 3:51:00 PM बजे श्री/श्रीमती/कुमारी JITENDER KUMAR पुत्र NAIN SINGH RAVINDER KUMAR TYAGI पुत्र OM PRAKASH TYAGI KESHAV TYAGI पुत्र JITENDER KUMAR TYAGI TARUN KUMAR TYAGI पुत्र JITENDER KUMAR TYAGI निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता

Keshav Tyagi

JITENDER KUMAR RAVINDER KUMAR TYAGI KESHAV TYAGI TARUN KUMAR TYAGI

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है ।

Keshav Tyagi

JITENDER KUMAR RAVINDER KUMAR TYAGI KESHAV TYAGI TARUN KUMAR TYAGI

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी EMAAR INDIA LTD thru VISHAVAJEET DHANKHAROTHER हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अंशिम अदा की गई राशि के लेन देन को स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी NITISH SHARMA ADV पिता . निवासी ADV GGM व श्री/श्रीमती/कुमारी BHAL SINGH पिता . निवासी ADV GGM ने की । साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है ।

दिनांक 16-04-2024

संयुक्त उप पंजीयन अधिकारी NT Badshahpur



1. **Jitender Kumar** (PAN No. ANPPK4191C & Aadhar No. 6207 1236 7205) son of Shri Nain Singh son of Shri Ishwar, resident of House No. S-263, Uppal South End, Sohna Road, Behind Omaxe mall, Sector-49 Islampur, Gurugram;
2. **Ravinder Kumar Tyagi** (PAN No. ABWPT3450A & Aadhar No. 3941 8655 1895) son of Shri Om Prakash Tyagi son of Shri Nain Singh, resident of House No. S-272, Uppal South End, Sohna Road, Behind Omaxe mall, South City -II, Gurugram;
3. **Keshav Tyagi** (PAN No. APJPT1795D & Aadhar No. 9760 3407 8422) son of Shri Jitender Kumar Tyagi Son of Shri Nain Singh, resident of House No. S-263, Uppal South End, Sohna Road, Behind Omaxe mall, Sector-49, Islampur, Gurugram;
4. **Tarun Kumar Tyagi** (PAN No. AIOPT0490R & Aadhar No. 5448 9613 5496) son of Shri Jitender Kumar Tyagi Son of Shri Nain Singh, resident of Tyagi Mohalla, Near Masjid Badshahpur, Gurugram;

(hereinafter collectively referred to as the “Vendors” which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include them and their respective heirs, successors, legal representatives, administrators, executors and nominees) of the **FIRST PART**.


**AND**

**Emaar India Limited**, a company incorporated under the provisions of Companies Act, 1956 having corporate identification number (CIN U45201DL2005PLC133161), and registered office at 306 – 308, Square One, C – 2, District Centre, Saket, New Delhi – 110 017, and corporate office at Emaar Business Park, MG Road, Sikanderpur, Sector 28, Gurugram – 122 002, Haryana, acting through its authorised signatory Mr. Sujeet Kumar duly authorized vide board resolution passed in the meeting of the Board of Directors held on 08.11.2023, who has further authorised Mr. Vishavajeet Dhankhar (Aadhar No.

*Www*

*Keshav Tyagi*

*Jitender Kumar Tyagi*

*Tarun*  


Reg. No.

Reg. Year

Book No.

709

2024-2025

1



विक्रेता



क्रेता



गवाह

उप/सयुंक्त पंजीयन अधिकारी  
बादशाहपुर

विक्रेता :- JITENDER KUMAR RAVINDER KUMAR TYAGI KESHAV TYAGI TARUN  
KUMAR TYAGI Keshav Tyagi Tarun Jitender Kumar Tyagi

क्रेता :- thru VISHAVAJEET DHANKHAROTHEREMAAR INDIA  
LTD Vishavjeet

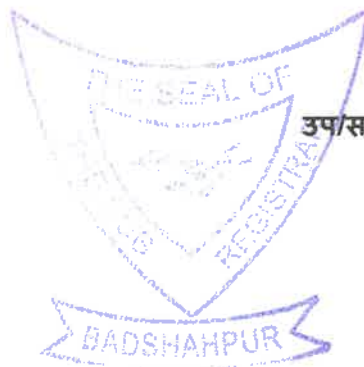
गवाह 1 :- NITISH SHARMA ADV m

गवाह 2 :- BHAL SINGH Bhal Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 709 आज दिनांक 16-04-2024 को बही नं 1 जिल्द नं 608 के पृष्ठ नं 124.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1331 के पृष्ठ संख्या 16 से 17 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 16-04-2024



उप/सयुंक्त पंजीयन अधिकारी बादशाहपुर








the Said Land from the Vendors on the basis of the same being marketable title of the Vendors.

- D. The Vendors, for certain commitments and bonafide necessities requirements, are desirous of selling the Said Land, and has decided to hereby grant, convey, transfer, by way of sale, the Said Land and assign unto and in favour of the Vendee the Said Land absolutely and forever, as described above and every part thereof together with all the right, title and interest therein, with all the benefits, advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances or any other things after due consultation with their family members and legal heirs and whereas the Vendee on the basis of representations and assurances given by the Vendors have agreed to purchase the Said Land for the total Sale Consideration i.e. **Rs. 8,00,00,000/- (Rupees Eight Crore Only)** on the mutually agreed following terms and conditions: -

**Interpretation:**

In this deed:

- Words imparting the masculine gender include the feminine and the neuter and vice versa.
- Words imparting the singular include the plural and vice versa.
- References to persons include bodies corporate and vice versa.
- Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- Possession means actual vacant, peaceful and physical possession of the Said Land.

 u/  Keshav Tyagi,   
 Jitender Kumar Tyagi





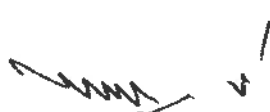


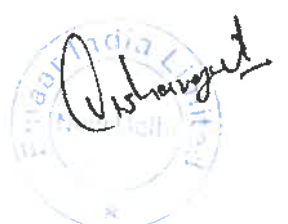
**NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS SALE DEED WITNESSTH AS UNDER:-**

1. That in consideration for payment of the Sale Consideration i.e. **Rs.8,00,00,000/- (Rupees Eight Crore Only)**, the Vendee has paid to the Vendors as stated hereunder, the receipt whereof the Vendors hereby admits and acknowledges, the Vendors doth hereby convey, sell, transfer, assure and assign all their rights, title and interest in the Said Land along with all attachments and appurtenances, attached and annexed to the Said Land, and every part thereof, unto the Vendee with all their rights, liberties, privileges, interests, benefits, advantages, concessions, licenses, easement rights, equities, claims, demands, passages, pathway whatsoever appurtenant and/or attached to the Said Land together with full and free right and liberty of the estate, rights, title and interests into or out of or upon the Said Land and every part thereof, and to hold the same unto the use of the Vendee, its representatives, successors, assignees, executors, administrators absolutely and forever.

Details of Sale Consideration made by the Vendee to the Vendors :

Total Amount (Rs.)	TDS Amount	Net Amount	Ch. No./Date	Bank	In Fav. Of
3,00,00,000/-	3,00,000/-	2,97,00,000/-	449882/20.03.2024	HSBC	Jitender Kumar
4,00,00,000/-	4,00,000/-	3,96,00,000/-	449885/20.03.2024	HSBC	Ravinder Kumar Tyagi
50,00,000/-	50,000/-	49,50,000/-	449884/20.03.2024	HSBC	Keshav Tyagi
50,00,000/-	50,000/-	49,50,000/-	449883/20.03.2024	HSBC	Tarun Kumar Tyagi
TDS Amount	8,00,000/-	7,92,00,000/-			

2. That, the Vendors hereby covenants that this Sale Deed is executed in its entirety and the Vendee has paid the entire Sale Consideration of

 ✓ Keshav Tyagi  
 Tarun  
 Jitender Kumar Tyagi  




**Rs.8,00,00,000/- (Rupees Eight Crore Only)** to the Vendors, the receipt and sufficiency of which the Vendors hereby admit and acknowledge.

3. The Vendors hereby confirm that nothing is due from the Vendee on account of the Sale Consideration in respect of the Said Land. The Vendee has deducted Rs. 8,00,000/- (Rupees Eight Lakh Only) as TDS on the Sale Consideration as per Section 194-IA of Income Tax Act, 1961. The Vendee has confirmed that it shall provide the TDS Certificate to the Vendors.
4. The Vendors have handed over the actual, physical, vacant and peaceful possession of the Said Land to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Land.
5. That the value of the tube-well with electricity connection, trees, fencing & constructions in the above Said Land, if any, is included in the above said total sale consideration. The Vendors shall not claim for the same in future and the Vendee has become absolute owner of the same and shall be entitled to use the same in any manner whatsoever.
6. That, the Vendors shall keep indemnified and hold harmless the Vendee from and against all losses or liabilities, damages, cost(s) or claim(s), action(s) or proceeding(s) or third-party claims(s) that may result or relate to or in connection with the peaceful enjoyment of the Said Land or arise directly or indirectly against the Vendee as a result of acquisition of the Said Land or any of its part thereof or in case the possession of the Said Land goes out of the hands of the Vendee, then the Vendee shall also have absolute and sole right to claim compensation in respect of the Said Land and to do all the acts and deeds to secure the same from the other properties of the Vendors and the Vendors or his nominees shall have no right or interest whatsoever, in respect of the same. The Vendors hereby unequivocally and unconditionally surrenders all their rights in favor of the Vendee in respect of the same.





*[Signature]* n' Keshav Tyagi  
*[Signature]* Santosh Kumar Tyagi

*[Signature]*





7. That the Vendors are hereafter left with no right, interest, title of any nature whatsoever over the Said Land and the Vendee shall be entitled to deal with the Said Land in any manner whatsoever as it may deem fit and proper.
8. That the Vendors represent, assure and confirm to the Vendee that there is no existing encumbrances, agreements, General or Special Power of Attorney, third party rights and/or interests, mortgages, charges, lien, acquisitions, attachments, and claim, demand of any kind whatsoever on the Said Land and the Said Land is free from all encumbrances, claims, demands, liens, mortgages, decrees, agreements, etc., and the Vendors are fully entitled to convey and transfer the Said Land absolutely and forever.
9. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Land mutated in its own name in the revenue record of the concerned authorities to which the Vendors will have no objection and will not raise any objection. The Vendors hereby confirm to assist and participate in the said mutation process.
10. That, the Vendors have affirmed, represented and assured the Vendee that:
  - a. The Said Land is good, clear and legally marketable property as owned and possessed by the Vendors having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
  - b. As on the date of execution of this Sale Deed, the Said Land and every part or portion thereof and all the rights, title and interest of the Vendors therein are completely free from and clear of all manner or any sorts of encumbrances (registered as well as unregistered), mortgage, lien, charges, pledges, loan, surety, security, legal flaws, acquisition, requisition, injunction, gifts, hypothecation/s, attachment in the decree of any court or authority or gram panchayat, will, trust, exchange, lease, claims, demands, liabilities, subsisting agreement(s) to sell, acquisition/ requisition or proposed acquisition/ requisition by any authority or Government of Haryana and /or Government of India, obligations



 Keshav Tyagi<sup>6</sup>

 Tarun  
 Jitender Kumar Tyagi<sup>7</sup>




arising from trusts and no notice, which is subsisting, has been issued by the Government of Haryana and /or Government of India or any such Authority for acquisition or requisition in respect thereof and there are no pending attachment proceedings of any department or authority (of any nature whatsoever) with respect to the Said Land and every part or portion thereof and further, the Said Land and every part or portion thereof is completely free from all manner of litigation and there are no third party rights and there is no impediment whatsoever in the way of the Vendors from selling, transferring, granting, conveying, assuring, assigning and alienating the Said Land and every part or portion thereof.

- c. As on the date of execution of this Sale Deed, the Said Land is not subject to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- d. As on the date of execution of this Sale Deed, the Said Land has not been notified under the provisions of the Land Acquisition Act, 1894 or Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 either for the planned development by the Government and/or any other authority.
- e. As on the date of execution of this Sale Deed, the Said Land is not subject to any execution of General or Special Power of Attorney, mortgage, transfer, assignment, and encumbrance by the Vendors in favor of any other person prior to the date of execution of this Sale Deed.
- f. The Vendors have agreed to sell, transfer and convey the Said Land and all the rights, interests, lien and titles of the Vendors in the Said Land to the Vendee after consulting with their family members.



u/

Keshav Tyagi<sup>o</sup>



Pratan del Kunal Tyagi<sup>1</sup>





- g. The Said Land is not subject matter of any HUF/Joint Hindu Family, Trust, Wakf board, Panchayat, Gram Sabha, etc. and no minor has any right, title or interest therein.
- h. None of the family members of the Vendors have any objection for effecting sale, transfer, grant, conveyance and assignment of the Said Land in favour of the Vendee.
- i. There are no restrictive covenants in selling, transferring, conveying, granting, transferring or otherwise dealing with the Said Land.
- j. No insolvency proceedings have either been initiated and/ or pending and/ or concluded against the Vendors.
- k. The Said Land and every part or portion thereof has not been offered as security for securing the appearance of any person and/ or production of any property, document etc. before any court of law and/ or tribunal and/ or quasi-judicial authority and/ or any other office, department, authority, body etc. whatsoever and that no order of injunction and/ or any other order has been passed and is in effect thereby restraining the peaceful enjoyment and/ or possession and/ or alienation of the Said Land and every part or portion thereof by the Vendee.
- l. The Said Land and every part or portion thereof do not belong to the Government of India/ State of Haryana or any agency or undertaking thereof.
- m. There are no statutory dues of any nature and kind whatsoever, as payable by the Vendors which would in any manner effect the present sale, transfer, grant, conveyance, assurance, assignment and alienation of the Said Land and every part or portion thereof in any manner whatsoever;
- n. The Vendors (including their predecessor-in-title) have not entered into any other agreement to sell, other agreement or any other arrangement relating to the Said Land and every part or portion thereof being the

*[Handwritten signature]*

*[Handwritten mark]*

Keshav Tyagi

*[Handwritten signature]*

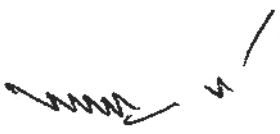
Jitender Kumar Tyagi





subject matter of this Sale Deed, which may affect the present sale, transfer, grant, conveyance, assurance, assignment and alienation of the Said Land and every part or portion thereof in any manner whatsoever;

11. That, the Vendors hereby assures to the Vendee that;
- a. The Vendors shall indemnify the Vendee of any property tax, vacant land tax, cost, charges, fees, fines, penalties, dues, etc. in respect of the Said Land towards land revenue, electricity charges, local taxes, and any other statutory or other dues, demands, claims, etc. relating to the period upto the date of this Sale Deed made/raised by the respective creditors either prior to or after the date of this Sale Deed.
  - b. The Vendors shall indemnify the Vendee of any cost, charges, penalties, interest, constraints, disturbances and whatsoever of that nature suffered/to be suffered by the Vendee out of any defects in the ownership title of the Said Land and every part or portion thereof.
  - c. The Vendors hereby agree and undertake to do all such acts, things and deeds which under the law, they are bound to do in respect of the Said Land for the purpose of effectually carrying out the intention and purpose of this Sale Deed, if required in any manner whatsoever, in future including steps to be taken as the Vendors for mutation in the revenue records and shall not object to the mutation of the Said Land in favour of the Vendee in the records of the appropriate authority. The Vendee will also be entitled to get the Said Land mutated in its favour and get the same recorded in revenue records in its name.
  - d. That from this day onwards the Vendee shall be the absolute owner in possession of the Said Land and will be entitled to use and utilize the Said Land in any manner the Vendee may like, to which the Vendors will have no objection in any manner whatsoever.
  - e. That the Vendors have understood the contents of this Sale Deed and have given their full consideration to all aspects and terms and


  
 Keshav Tyagi
   
 Pradeep Kumar Tyagi


  
 Tarun





conditions here in above and after understanding the same have agreed to execute this Sale Deed in the presence of the witnesses.

- f. All the representations, assurances, warranties, confirmations and declarations contained in the Recitals as well as in various clauses and / or as otherwise stated and recited in this Sale Deed are true and correct, no part thereof is false and nothing material has been concealed therefrom and if it is ever proved otherwise, or if the whole or any part of the Said Land is ever taken away or goes out from the possession of the Vendee on account of any of the representations, assurances, warranties, confirmations and declarations turning to be false or incorrect, then the Vendors shall be liable and responsible to indemnify and to make good the loss suffered by the Vendee and keep the Vendee or anyone claiming through the Vendee saved, harmless and indemnified against all such losses and damages suffered by the Vendee or its successors in title and interest and also against all claims, actions at law and other proceedings in respect thereof.
12. That the Vendors have agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the Said Land which may, at any time, be required by the Vendee and/or any office or authority concerned for necessary transfer and mutation of the Said Land in favor of the Vendee.
13. That the Vendors hereby declare to the Vendee that the Vendors have paid all the property tax, vacant land tax, taxes, rates and other outgoings due to local bodies, revenue, urban and other authorities in respect of the Said Land hereunder up to the date of execution of this Sale Deed and the Vendee shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the Vendors shall discharge the same and keep the Vendee fully indemnified and harmless in this regard.

*[Handwritten signature]*

Keshav Tyagi<sup>o</sup>

*[Handwritten signature]*

Pranab Kumar Tyagi

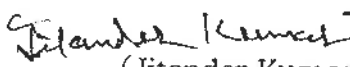
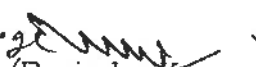
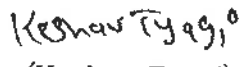





14. That the Parties agree that this Sale Deed supersedes all prior understandings/ Agreement to Sell/ Memorandum of Understanding/ Collaboration Agreements/ agreements/ writings/ documents executed between the Parties/ Vendors and the third parties, with respect to the subject matter of this Sale Deed.
15. That all charges and expenses towards stamp duty, registration fees for execution and registration of this Sale Deed have been borne and paid by the Vendee.

**IN WITNESS WHEREOF** the Parties have set their respective hands and seal on these presents after clear and complete understanding of this Sale Deed in Vernacular language at the place and on the day, month and year first above written in the presence of the following witness:

**SIGNED AND DELIVERED BY THE "VENDORS"**





  
 (Jitender Kumar)      (Ravinder Kumar Tyagi)      (Keshav Tyagi)      (Tarun Kumar Tyagi)


**SIGNED AND ACCEPTED BY THE "VENDEE"**


**Emaar India Limited**  
Through its authorized signatory

  
(Vishavajeet Dhankhar)

**WITNESSES:1**

**WITNESSES:2**

  
**IDENTIFIED BY**  
 After Seen Aadhar/ I.D. Card of Parties  
 Not Responsible if ID is not Genuine  
**NITISH SHARMA (ADVOCATE)**  
**GURUGRAM**

  
**IDENTIFIED BY**  
 After Seen Aadhar/ I.D. Card of Parties  
 Not Responsible if ID is not Genuine  
**BHAL SINGH (ADVOCATE)**  
**GURUGRAM**



Non Judicial



## Indian-Non Judicial Stamp Haryana Government

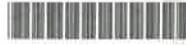


Date : 15/07/2023

Certificate No. G002023G2258

Stamp Duty Paid : ₹ 37012500  
(Rs. Only)

GRN No. 105152404

Penalty : ₹ 0  
(Rs. Zero Only)

### Seller / First Party Detail

Name: Rajender sharma

H.No/Floor : 369

Sector/Ward : 16

LandMark : Hans enclave

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 97\*\*\*\*\*33

Others : Na



### Buyer / Second Party Detail

Name : Tanmay Developers Private limited

H.No/Floor : 306/308

Sector/Ward : Na

LandMark : Square one c2 district centre

City/Village: Saket

District : New delhi

State : Delhi

Phone : 97\*\*\*\*\*33

Purpose : For Sale Deed



The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egashry.nic.in>

### SALE DEED

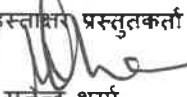
1. Type of Deed	:	Sale Deed
2. Village	:	Maidawas
3. Tehsil	:	Sub-Tehsil Badshahpur, Gurugram
3. Unit Land	:	15 Kanal 5 Marla (1.90625 acres)
4. Transaction Value	:	<b>Rs 52,87,50,000/-</b>
5. Stamp duty	:	Rs. 3,70,12,500/-
6. Stamp Certificate No./Date	:	G002023G2258/15.07.2023
7. Stamp GRN No.	:	105152404

This Deed of Absolute Sale (hereinafter referred to as the "Sale Deed") is made and executed at Gurugram, on this 17<sup>th</sup> day of July, 2023;

For **Tanmay Developers Pvt. Ltd.**  
  
 Director/Authorised Signatory

<b>वसीका संबंधी विवरण</b>		
<b>वसीका का नाम SALE URBAN AREA WITHIN MC</b>		
तहसील/सब-तहसील- बादशाहपुर	गांव/शहर- मैदावास	स्थित- INSIDE RZONE C6 IN IND AREA
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : MAIDAWAS		
<b>धन संबंधी विवरण</b>		
राशि- 528750016 रुपये		कुल स्टाम्प शुल्क- 37012500 रुपये
स्टाम्प नं- G002023G2258		स्टाम्प का मूल्य- 37012500 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:105152503	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- ANUJ GUPTA ADV		सेवा शुल्क- 200
<b>भूमि का विवरण</b>		
कृषि चाही		15 Kanal 5 Marla

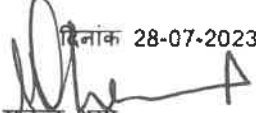
यह प्रलेख आज दिनांक 28-07-2023 दिन शुक्रवार समय 5:10:00 PM बजे श्री/श्रीमती/कुमारी राजेन्द्र शर्मा पुत्र सतप्रकाश शर्मा निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता  
)   
राजेन्द्र शर्मा

उप/संयुक्त पंजीयन अधिकारी ( बादशाहपुर )

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है  
या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है ।

दिनांक 28-07-2023  
  
राजेन्द्र शर्मा

उप/संयुक्त पंजीयन अधिकारी  
(बादशाहपुर)

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी TANMAY DEVELOPERS PVT LTD thru VISHAVAJEET DHANKHAROTHER हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अंशिम अदा की गई राशि के लेन देन को स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी PARVEEN KUMAR पिता LAXMAN SINGH निवासी GURUGRAM व श्री/श्रीमती/कुमारी ANUJ GUPTA ADV पिता . निवासी GURUGRAM ने की । साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है ।

दिनांक 28-07-2023

उप/संयुक्त पंजीयन अधिकारी  
(बादशाहपुर)



**BY & BETWEEN**

**Mr. Rajinder Sharma** (Aadhar No. 909470076811 and PAN: AGYPS9860J) son of Sh. Sat Parkash Sharma, resident of H.No. 369/16, Hans Enclave, Gurugram, also at 1673 Housing Board Colony, Sec-10A, Gurgaon, now residing at House no. 93A Ground Floor, Block G-South City-II, Sector- 49, Sohna Road, Gurugram-122018, Haryana (hereinafter referred to as the "**Vendor**" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include them and their respective heirs, successors, legal representatives, administrators, executors and nominees, unless the subject or context requires otherwise) of the FIRST PART.

**AND**

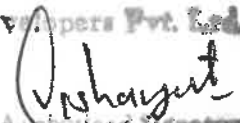
**Tanmay Developers Private Limited**, a company incorporated under the provisions of Companies Act, 1956 having corporate identification number (CIN) – U70109DL2006PTC150818, and registered office at 306 - 308, Square One, C-2, District Centre, Saket, New Delhi – 110017, acting through its authorised signatory Mr. Vishavajeet Dhankhar (Aadhar No 6756 2149 1460) duly authorized vide board resolution passed in the meeting of the Board of Directors held on 14<sup>th</sup> July 2023 (a copy of the said Resolution is attached herewith as Annexure I), (hereinafter referred to as the "**Vendee**" which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include its representatives, nominees, administrators, executors and assignees etc.) of the SECOND PART.

'Vendor' along with the 'Vendee' shall hereinafter be collectively referred to as the "**Parties**" and individually as a "**Party**".

**WHEREAS**

A. The Vendor is the sole, absolute and exclusive owner of land comprising in Khewat/Khata No. 214/220, Rect. No. 39, Killa No. 18(8-0), 23/1(7-5), fields 2, land measuring 15 Kanal 5 Marla, **Full share**, situated in the revenue estate of village Maidawas, Sub-Tehsil Badshahpur, District Gurugram, Haryana (hereinafter referred



For **Tanmay Developers Pvt. Ltd.**  
  
 Director / Authorised Signatory

Reg. No.

Reg. Year

Book No.

5051

2023-2024

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- राजेन्द्र शर्मा

क्रेता :- thru VISHAVAJEET DHANKHAROTHERTANMAY DEVELOPERS PVT LTD

गवाह 1 :- PARVEEN KUMAR

गवाह 2 :- ANUJ GUPTA ADV

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5051 आज दिनांक 28-07-2023 को बही नं 1 जिल्द नं 589 के पृष्ठ नं 20.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 714 के पृष्ठ संख्या 79 से 82 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

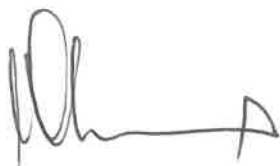
दिनांक 28-07-2023

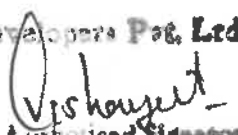


उप/सयुक्त पंजीयन अधिकारी( बादशाहपुर )

to as the "Said Land"), as recorded in the Jamabandi for the year 2019-20 read with relevant mutations. and the same is valid and subsisting.

- B. The Vendor entered into Development Agreement dated 10.10.2006 (hereinafter referred to as the "Said Development Agreement") with the Vendee with respect to the Said Land and handed over the possession of the Said Land to the Vendee at the time of execution of said Development Agreement and in furtherance of the same License bearing no. 97 of 2010 was granted by Director General, Town and Country Planning, Haryana, Chandigarh for development of Said Land along with other lands.
- C. Certain disputes arose between the parties with respect to the Said Development Agreement and Vendor invoked arbitration proceedings against the Vendee. Subsequently award was passed by Arbitration Tribunal in favour of the Vendor for an amount of Rs. 35,13,00,000/- (Thirty Five Crore and Thirteen Lacs only) along with interest at the rate of 2% higher than the current rate of interest prevalent on the date of award as per section 31(7)(b) of the Arbitration and Conciliation Act, 1996 from the date of award to the date of payment.
- D. Being aggrieved by the award passed by the Arbitration Tribunal, Vendee has preferred petition u/s 34 of the Arbitration and Conciliation Act, 1996 and the same is pending for final adjudication.
- E. During the pendency of the petition u/s 34, parties have amicably settled all their disputes with respect to the Said Land and entered into a Settlement Agreement dated 17.07.2023 (hereinafter referred to as the "Said Settlement Agreement") and in terms of the said Settlement Agreement, Vendor has agreed to sell the Said Land to the Vendee for the consideration agreed herein.
- F. Vendor has represented that, except the said Joint Development Agreement and arbitration proceedings as mentioned hereinabove which has been fully satisfied in terms of said Settlement Agreement, the Said Land is free from any encumbrance including gift, requisition, acquisition proceedings, acquisition notices, will, court decrees, court injunctions/stay orders or attachment of any other kind or any other litigation and they have full right to transfer, sell, convey and/or deal with the Said



For **Tanmay Developers Pvt. Ltd**  
  
 Director / Authorised Signatory



Land in any manner whatsoever. The Vendor has further represented that Vendor is competent to sell the Said Land to the Vendee.

- G. The Vendor in terms of the Said Settlement Agreement and for certain commitments and bonafide necessities requirements, is desirous of selling the Said Land, and has decided to hereby grant, convey, transfer, by way of sale, the Said Land and assign unto and in favour of the Vendee the Said Land absolutely and forever, as described above and every part thereof together with all the right, title and interest therein, with all the benefits, advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances or any other things and whereas the Vendee on the basis of representations and assurances given by the Vendor has agreed to purchase the Said Land for the total Sale Consideration i.e. **Rs.52,87,50,000/- (Rupees Fifty Two Crore Eighty Seven Lac and Fifty Thousand Only)** on the mutually agreed following terms and conditions: -

**Interpretation:**

In this deed:

- a. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- b. Words imparting the singular include the plural and vice versa.
- c. References to persons include bodies corporate and vice versa.
- d. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- e. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- f. Possession means actual vacant, peaceful and physical possession of the Said Land.

**NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS SALE DEED WITNESSTH AS UNDER:-**

1. That in consideration for payment of the Sale Consideration i.e. **Rs.52,87,50,000/- (Rupees Fifty Two Crore Eighty Seven Lac and Fifty Thousand Only)**, which the Vendee has paid to the Vendor as stated hereunder and the receipt whereof the Vendor hereby admits and acknowledges, the Vendor doth hereby convey, sell, transfer, assure and assign all their rights, title and interest in the Said Land along



**For Tanmay Developers Pvt. Ltd.**

*Vishavijay*  
Director/ Authorised Signatory



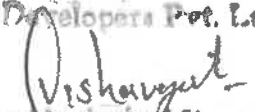
transfer, assure and assign all their rights, title and interest in the Said Land along with all attachments and appurtenances, attached and annexed to the Said Land, and every part thereof, unto the Vendee with all their rights, liberties, privileges, interests, benefits, advantages, concessions, licenses, easement rights, equities, claims, demands, passages, pathway whatsoever appurtenant and/or attached to the Said Land together with full and free right and liberty of the estate, rights, title and interests into or out of or upon the Said Land and every part thereof, and to hold the same unto the use of the Vendee, its representatives, successors, assignees, executors, administrators absolutely and forever.

Details of Sale Consideration made by the Vendee to the Vendor :

Pay to	Amount	DD	Date	Bank
Rajinder Sharma	43,24,805/-	Already received by the Vendor at the time of earlier agreement and arrangement		
Rajinder Sharma	7,50,00,000	049172	14.07.23	Axis Bank
Rajinder Sharma	7,50,00,000	049174	14.07.23	Axis Bank
Rajinder Sharma	7,50,00,000	049175	14.07.23	Axis Bank
Rajinder Sharma	7,50,00,000	049176	14.07.23	Axis Bank
Rajinder Sharma	7,50,00,000	049177	14.07.23	Axis Bank
Rajinder Sharma	37,50,000	049178	14.07.23	Axis Bank
Rajinder Sharma	7,50,00,000	049179	14.07.23	Axis Bank
Rajinder Sharma	6,53,87,696	000006	15.07.23	Axis Bank
Rajinder Sharma	52,87,500/-	<b>Deducted and deposited by the Vendee as TDS under provisions of Income Tax Act, 1961</b>		
<b>Total Consideration</b>	<b>52,87,50,000/-</b>	<b>Fifty-Two Crores Eighty-Seven Lakhs and Fifty Thousand Only.</b>		

2. That, the Vendor hereby covenants that this Sale Deed is executed in its entirety and the Vendee has paid the entire Sale Consideration of **Rs.52,87,50,000/- (Rupees Fifty Two Crore Eighty Seven Lac and Fifty Thousand Only)** to the Vendor, the receipt and sufficiency of which the Vendor hereby acknowledge.
3. The Vendor hereby confirm that nothing is due from the Vendee on account of the Sale Consideration in respect of the Said Land. The Vendee has deducted TDS on the Sale Consideration as per Section 194-IA of Income Tax Act, 1961. The Vendee has confirmed that it shall provide the TDS Certificate to the Vendor.
4. The Vendor has already handed over the actual, physical, vacant and peaceful possession of the Said Land to the Vendee at the time of execution of said



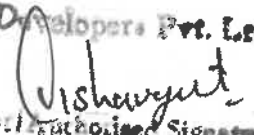
For Tanmay Developers Pvt. Ltd  
  
 Director/Authorized Signatory



Development Agreement and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Land.

5. That value of the tube-well with electricity connection, trees, fencing & constructions such as houses, hutments / temporary sheds or pukka rooms etc. in the above said land, if any, is included in the above said total sale consideration. The Vendor shall not claim for the same in future and the Vendee has become absolute owner of the same and shall be entitled to use the same in any manner whatsoever.
6. That, the Vendor shall keep indemnified and hold harmless the Vendee from and against all losses or liabilities, damages, cost(s) or claim(s), action(s) or proceeding(s) or third-party claims(s) that may result or relate to or in connection with the peaceful enjoyment of the Said Land or arise directly or indirectly against the Vendee as a result of acquisition of the Said Land or any of its part thereof or in case the possession of the Said Land goes out of the hands of the Vendee, then the Vendee shall also have absolute and sole right to claim compensation in respect of the Said Land and to do all the acts and deeds to secure the same from the other properties of the Vendor and the Vendor or his nominees shall have no right or interest whatsoever, in respect of the same. The Vendor hereby unequivocally and unconditionally surrenders all their rights in favor of the Vendee in respect of the same.
7. That the Vendor is hereafter left with no right, interest, title of any nature whatsoever over the Said Land and the Vendee shall be entitled to deal with the Said Land in any manner whatsoever as it may deem fit and proper.
8. That the Vendor represents, assures and confirms to the Vendee that there is no existing encumbrances, agreements, General or Special Power of Attorney, third party rights and/or interests, mortgages, charges, lien, acquisitions, attachments, and claim, demand of any kind whatsoever on the Said Land and the Said Land is free from all encumbrances, claims, demands, liens, mortgages, decrees, agreements, etc., and the Vendor is fully entitled to convey and transfer the Said Land absolutely and forever.



For **Friday Developers Pvt. Ltd.**  
  
 Director (Authorized Signatory)



9. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Land mutated in its own name in the revenue record of the concerned authorities to which the Vendor will have no objection and will not raise any objection. The Vendor hereby confirm to assist and participate in the said mutation process.
10. That, the Vendor has affirmed, represented and assured the Vendee that:
- a. The Said Land is good, clear and legally marketable property as owned and possessed by the Vendor having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
  - b. As on the date of execution of this Sale Deed, the Said Land and every part or portion thereof and all the rights, title and interest of the Vendor therein are completely free from and clear of all manner or any sorts of encumbrances (registered as well as unregistered), mortgage, lien, charges, pledges, loan, surety, security, legal flaws, acquisition, requisition, injunction, gifts, hypothecation/s, attachment in the decree of any court or authority or gram panchayat, will, trust, exchange, lease, claims, demands, liabilities, subsisting agreement(s) to sell, acquisition/ requisition or proposed acquisition/ requisition by any authority or Government of Haryana and /or Government of India, obligations arising from trusts and no notice, which is subsisting, has been issued by the Government of Haryana and /or Government of India or any such Authority for acquisition or requisition in respect thereof and there are no pending attachment proceedings of any department or authority (of any nature whatsoever) with respect to the Said Land and every part or portion thereof and further, the Said Land and every part or portion thereof is completely free from all manner of litigation and there are no third party rights and there is no impediment whatsoever in the way of the Vendor from selling, transferring, granting, conveying, assuring, assigning and alienating the Said Land and every part or portion thereof.
  - c. As on the date of execution of this Sale Deed, the Said Land is not subject to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.



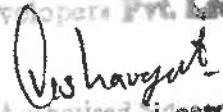
For **Tanmay Developers Pvt. Ltd**

  
Director/Authorized Signatory



- d. As on the date of execution of this Sale Deed, the Said Land has not been notified under the provisions of the Land Acquisition Act, 1894 either for the planned development by the Government and/or any other authority.
- e. As on the date of execution of this Sale Deed, the Said Land is not subject to any execution of General or Special Power of Attorney, mortgage, transfer, assignment, and encumbrance by the Vendor in favor of any other person prior to the date of execution of this Sale Deed.
- f. The Vendor has agreed to sell, transfer and convey the Said Land and all the rights, interests, lien and titles of the Vendor in the Said Land to the Vendee after consulting with their family members.
- g. The Said Land is not subject matter of any HUF/Joint Hindu Family, Trust, Wakf board, Panchayat, Gram Sabha, etc. and no minor has any right, title or interest therein.
- h. None of the family members of the Vendor have any objection for effecting sale, transfer, grant, conveyance and assignment of the Said Land in favour of the Vendee.
- i. There are no restrictive covenants in selling, transferring, conveying, granting, transferring or otherwise dealing with the Said Land.
- j. No insolvency proceedings have either been initiated and/ or pending and/ or concluded against the Vendor.
- k. The Said Land and every part or portion thereof has not been offered as security for securing the appearance of any person and/ or production of any property, document etc. before any court of law and/ or tribunal and/ or quasi-judicial authority and/ or any other office, department, authority, body etc. whatsoever and that no order of injunction and/ or any other order has been passed and is in effect thereby restraining the peaceful enjoyment and/ or possession and/ or alienation of the Said Land and every part or portion thereof by the Vendee.
- l. The Said Land and every part or portion thereof do not belong to the Government of India/ State of Haryana or any agency or undertaking thereof.
- m. There are no statutory dues of any nature and kind whatsoever, as payable by the Vendor which would in any manner effect the present sale, transfer, grant, conveyance, assurance, assignment and alicnation of the Said Land and every part or portion thereof in any manner whatsoever;

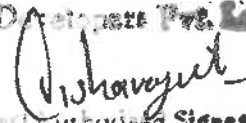


For Tanmay Developers Pvt. Ltd.  
  
 Director/Authorised Signatory



- n. The Vendor (including his predecessor-in-title) have not entered into any other agreement to sell, other agreement or any other arrangement relating to the Said Land and every part or portion thereof being the subject matter of this Sale Deed, which may affect the present sale, transfer, grant, conveyance, assurance, assignment and alienation of the Said Land and every part or portion thereof in any manner whatsoever;
11. That, the Vendor hereby assures to the Vendee that;
- a. The Vendor shall indemnify the Vendee of any property tax, vacant land tax, cost, charges, fees, fines, penalties, dues, etc. in respect of the Said Land towards land revenue, electricity charges, local taxes, and any other statutory or other dues, demands, claims, etc. relating to the period upto the date of this Sale Deed made/raised by the respective creditors either prior to or after the date of this Sale Deed.
  - b. The Vendor shall indemnify the Vendee of any cost, charges, penalties, interest, constraints, disturbances and whatsoever of that nature suffered/to be suffered by the Vendee out of any defects in the ownership title of the Said Land and every part or portion thereof.
  - c. The Vendor hereby agree and undertake to do all such acts, things and deeds which under the law, they are bound to do in respect of the Said Land for the purpose of effectually carrying out the intention and purpose of this Sale Deed, if required in any manner whatsoever, in future including steps to be taken as the Vendor for mutation in the revenue records and shall not object to the mutation of the Said Land in favour of the Vendee in the records of the appropriate authority. The Vendee will also be entitled to get the Said Land mutated in its favour and get the same recorded in revenue records in its name.
  - d. That from this day onwards the Vendee shall be the absolute owner in possession of the Said Land and will be entitled to use and utilize the Said Land in any manner the Vendee may like, to which the Vendor will have no objection in any manner whatsoever.
  - e. That the Vendor has understood the contents of this Sale Deed and have given their full consideration to all aspects and terms and conditions here in above and after understanding the same have agreed to execute this Sale Deed in the presence of the witnesses.



**For Tanmay Development Pvt. Ltd.**  
  
**Director/Authorized Signatory**



- f. All the representations, assurances, warranties, confirmations and declarations contained in the Recitals as well as in various clauses and / or as otherwise stated and recited in this Sale Deed are true and correct, no part thereof is false and nothing material has been concealed therefrom and if it is ever proved otherwise, or if the whole or any part of the Said Land is ever taken away or goes out from the possession of the Vendee on account of any of the representations, assurances, warranties, confirmations and declarations turning to be false or incorrect, then the Vendor shall be liable and responsible to indemnify and to make good the loss suffered by the Vendee and keep the Vendee or anyone claiming through the Vendee saved, harmless and indemnified against all such losses and damages suffered by the Vendee or its successors in title and interest and also against all claims, actions at law and other proceedings in respect thereof.
12. That the Vendor has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the Said Land which may, at any time, be required by the Vendee and/or any office or authority concerned for necessary transfer and mutation of the Said Land in favor of the Vendee.
13. That the Vendor hereby declare to the Vendee that the Vendor has paid all the property tax, vacant land tax, taxes, rates and other outgoings due to local bodies, revenue, urban and other authorities in respect of the Said Land hereunder up to the date of execution of this Sale Deed and the Vendee shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the Vendor shall discharge the same and keep the Vendee fully indemnified and harmless in this regard.
14. That the Parties agree that this Sale Deed supersedes all prior understandings/ Agreement to Sell/ Memorandum of Understanding/ Collaboration Agreements/ agreements/ writings/ documents executed between the Parties/ Vendor and the third parties, with respect to the subject matter of this Sale Deed.
15. That all charges and expenses towards stamp duty, registration fees for execution and registration of this Sale Deed have been borne and paid by the Vendee.



**For Tanmay Developers Pvt. Ltd.**

  
Director/ Authorized Signatory



IN WITNESS WHEREOF the Parties have set their respective hands and seal on these presents after clear and complete understanding of this Sale Deed in Vernacular language at the place and on the day, month and year first above written in the presence of the following witness:

**SIGNED AND DELIVERED BY THE "VENDOR"**



(Rajinder Sharma)

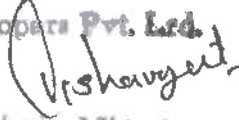
*Dy 3*

*A  
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AN*

**SIGNED AND ACCEPTED BY THE "VENDEE"**

Tanmay Developers Private Limited

For **Tanmay Developers Pvt. Ltd.**



**Director / Authorized Signatory**

Through its authorized signatory



WITNESSES:

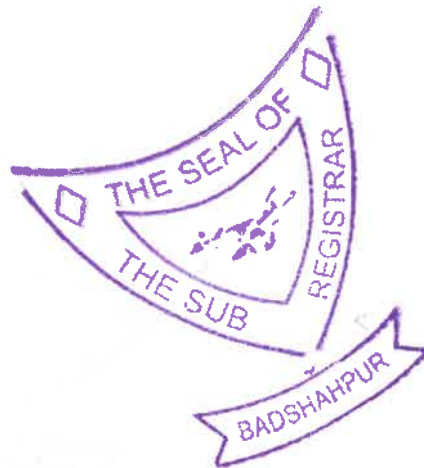
1. Praveen Kumar

2. *A  
ANUS GUPTA*

*Yo-Lakman Singh*

*AN*

*Chandigarh*





Non Judicial



## Indian-Non Judicial Stamp Haryana Government



Date : 05/02/2021

Certificate No. G0E2021B420

Stamp Duty Paid : ₹ 6688500  
(Rs. Only)

GRN No. 72363856



Penalty : ₹ 0

(Rs. Zero Only)

### Seller / First Party Detail

Name: Kamal Kumar

H.No/Floor : 24

Sector/Ward : X

LandMark : Blk 4 nr shiv mandir tyagi mohalla

City/Village : Badshahpur

District : Gurugram

State : Haryana

Phone: 98\*\*\*\*\*34

Others : Smt chanda devi widow of jaswant singh, rajni devi daughter of jaswant singh, karishma devi widow of anand kumar, nandini daughter of anand kumar, drishya son of anand kumar, mahabir, mahabir, sunder kumar alias surrender kumar sons of shah



### Buyer / Second Party Detail

Name : Fount Propbuild Private limited

H.No/Floor : 306/308

Sector/Ward : C2

LandMark : Square one district centre saket

City/Village: New delhi

District : New delhi

State : Delhi

Phone : 70\*\*\*\*\*12

Purpose : Non Judicial Stamp Paper for Sale Deed



6522

05/02/2021

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

1. Type of Deed	:	Sale Deed
2. Village	:	Maidawas, Sub-Tehsil Badshahpur
3. Unit Land	:	9 Kanal 2 Marla
4. Type of Property	:	Land
5. Transaction Value	:	Rs.2,86,31,248/-
6. Stamp duty	:	Rs. 66,88,500/- (as per collector rate)
7. Stamp Certificate No./Date	:	G0E2021B420/05.02.2021
8. Stamp GRN No.	:	72363856
9. Registration Fee	:	Rs.50,003/-
10. Registration Fee GRN	:	72364482

THIS Deed of absolute sale is made and executed at Gurugram on this 5<sup>th</sup> day of February, 2021 BY & BETWEEN:

Kamal Kumar

नरेश्वरी देवी

Nandini

Prashant

Bach

प्रलेख नः6522

दिनांक:05-02-2021

<b>डीड संबंधी विवरण</b>		
डीड का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील बादशाहपुर	गांव/शहर मैदावास	स्थित INSIDE RZONE Co IN IND AREA
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : Maidawas		
<b>भवन का विवरण</b>		
<b>भूमि का विवरण</b>		
कृषि चाही	9 Kanal 2 Marla	
<b>धन संबंधी विवरण</b>		
राशि 95550000 रुपये	कुल स्टाम्प ड्यूटी की राशि 6688500 रुपये	
स्टाम्प नं : g0e2021b420	स्टाम्प की राशि 6688500 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	E.Challan:72364482	पेस्टिंग शुल्क 3 रुपये
Drafted By: J.P.Sharma Adv.		Service Charge:200

यह प्रलेख आज दिनांक 05-02-2021 दिन शुक्रवार समय 5:12:00 PM बजे श्री/श्रीमती/कुमारी दृश्य पुत्र आनन्द कुमार नन्दनी पुत्री आनन्द कुमार श्रीमती करिश्मा देवी विधवा आनन्द कुमार कमल कुमार पुत्र जसवन्त सिंह काजल देवी पुत्री जसवन्त सिंह श्रीमती चन्दा देवी विधवा जसवन्त सिंह सुन्दर कुमार पुत्र शंकरलाल महाबीर पुत्र शंकरलाल धर्मबीर पुत्र शंकरलाल निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

*Kamal Kumar*  
*करिश्मा देवी*  
हस्ताक्षर प्रस्तुतकर्ता  
*Nandini Prakash*  
*Chanda*  
उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

*Kamal Kumar*  
दिनांक 05-02-2021  
*Nandini Prakash*  
*Chanda*  
उप/संयुक्त पंजीयन अधिकारी ( बादशाहपुर )

दृश्य नन्दनी श्रीमती करिश्मा देवी कमल कुमार काजल देवी श्रीमती चन्दा देवी सुन्दर कुमार महाबीर धर्मबीर

*करिश्मा देवी*  
उपरोक्त क्रेताव श्री/श्रीमती/कुमारी फौट प्रोपर्टिज प्राइवेट लिमिटेड नन्दनी कुमार OTHER पुत्र . हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 10 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री श्रीमती/कुमारी जे पी शर्मा पिता --- निवासी वकील गुरुग्राम व श्री/श्रीमती/कुमारी नीतीश शर्मा पिता --- निवासी वकील गुरुग्राम ने की।

साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 05-02-2021

उप/संयुक्त पंजीयन अधिकारी( बादशाहपुर )



1. **Kamal Kumar** (Aadhar No. 3317 7434 7759 & PAN : BQNPK6496A) son of Jaswant Singh @ Jaswant Ram R/o 24, Block-4, Near Shiv Mandir, Tyagi Mohalla, Darbaripur (162), Badshahpur, Gurugram, Haryana-122101 for **SELF** and as **General Power of Attorney** holder of **Smt. Chanda Devi** (Aadhar No. 7346 9959 1340) widow of Jaswant Singh @ Jaswant Ram R/o Mohalla Tyagiwara, Village & P.O Badshahpur, Sub-Tehsil Badshahpur, Distt. Gurugram, Haryana - **Kajal Devi** (Aadhar No. 6973 8598 5008) daughter of Jaswant Singh @ Jaswant Ram R/o Mohalla Tyagiwara, Village & P.O Badshahpur, Sub-Tehsil Badshahpur, Distt. Gurugram, Haryana at present R/o H.No. 277, Rajokari Village, AF Rajokari, South West Delhi, Delhi-110038 - equal share in 3/16 share vide registered GPA Vasika No.74 dated 05.11.2020 registered in the office of Sub-Registrar Badshahpur, Gurugram, which is still valid, subsisting and has not been revoked and the executants are alive; and
2. **Karishma Devi** (Aadhar No. 2903 4860 1351 & PAN: EPBPD5851L) widow of Anand Kumar son of Jaswant Singh @ Jaswant Ram - **Ms. Nandini** (Aadhar No. 2789 9572 9023 & PAN: BYJPN8775K) daughter of Anand Kumar son of Jaswant Singh @ Jaswant Ram - **Drishya** (Aadhar No. 8276 6570 4220 & PAN: DZAPD2691L) son of Anand Kumar son of Jaswant Singh @ Jaswant Ram - equal share in 1/16 share, all R/o Tyagi Mohalla, Badshahpur, Sub-Tehsil Badshahpur, Distt. Gurugram, Haryana -122101;
3. **Dharambir - Mahabir - Sunder Kumar @ Surender Kumar** all sons of Sh. Shankar Lal - equal share in 3/4 share, through their attorney Toff Builders Private Limited vide registered GPA Vasika No. 660 dated 04.10.2011 registered in the office of Sub-Registrar, Gurugram and Manbhav Projects Private Limited also vide registered GPA Vasika No. 659 dated 04.10.2011 registered in the office of Sub-Registrar, Gurugram, which is still valid, subsisting and has not been revoked and the executants are alive; through **Mr. Bijendra Singh S/o Sh. Horam Singh** (Aadhaar No. 2956 7436 5641) resident of House No.61, New

Kamal Kumar

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Nandini

Drishya

Bijendra

Reg. No.

Reg. Year

Book No.

6522

2020-2021

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विक्रेता



क्रेता



गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- दृश्य नन्दनी श्रीमती करिश्मा देवी कमल कुमार काजल देवी श्रीमती चन्दा देवी  
सुन्दर कुमार महाबीर धर्मबीर Kamal Kumar कारिश्मा देवी Nandini

क्रेता :- thru नवीन कुमार OTHERफॉन्ट प्रोपबिल्ड प्राइवेट  
लिमिटेड Naveen Kumar

गवाह 1 :- जे पी शर्मा

गवाह 2 :- नितीश शर्मा

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6522 आज दिनांक 05-02-2021 को बही नं 1 जिल्द नं 57 के पृष्ठ नं 71.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1180 के पृष्ठ संख्या 87 से 90 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 05-02-2021



उप/सयुंक्त पंजीयन अधिकारी( बादशाहपुर )

Arya Nagar, Ghaziabad (UP) 201001, who has been duly authorized vide resolution dated 08.10.2020.

Hereinafter collectively called the "VENDORS" (which expression shall unless repugnant to the context and meaning hereof mean and include them and their respective legal heirs, legal representatives, administrators, successors, executors, administrators and assignees etc.) of the **ONE PART**;

AND

M/s Fount Propbuild Private Limited (CIN: U45200DL2007PTC157505 and PAN No. AABCF0552C), a company duly incorporated and registered under provisions of Companies Act, 1956 and existing under Companies Act, 2013, having its registered office at 306-308, Square One, C-2, District Centre, Saket, New Delhi-110017, through its authorized signatory Mr. Naveen Kumar (Aadhar No. 9727 8877 8789), hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include its successors, executors and assignees etc.) of the **OTHER PART**.

WHEREAS the VENDORS are the absolute owner of land comprised in Khewat/Khata No.492/522 (427/457 Old), Rectangle No.34, Killa No.7/2(1-2), 14(8-0) field 2, land area measuring 09 Kanal 02 Marla situated in the revenue estate of Village Maidawas, Sub-Tehsil Badshahpur, District Gurugram (Haryana), by way of Fard Jambandi for the year 2019-2020 and Virasat Mutation No. 3709 dated 31.12.2020 and Virasat Mutation No. 3712 dated 02.02.2021 (hereinafter called the "Said Land").

AND WHEREAS the VENDORS (including their predecessors) to meet up the lawful needs and for growth of their family and future development as a whole, herein being desirous of selling the Said Land have decided to hereby grant, convey, transfer, assign by way of sale, the Said Land and every part and parcel thereof and assign unto and in favour of the VENDEE forever, the Said Land and every part and parcel thereof as described above together with all the right, title

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and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances or any other things etc. after due consultation with their respective family members for a total agreed sale consideration of Rs.2,86,31,248/- (Rupees Two Crore Eighty Six Lakh Thirty One Thousand Two Hundred Forty Eight Only) and whereas the VENDEE had agreed to purchase the Said Land on the following terms and conditions:-

### Definition and interpretation

In this Deed:

- i. The 'VENDORS' includes the owner in physical, vacant & peaceful possession of the Said Land and every part and parcel thereof.
- ii. the 'Said Land' means land comprised in Khewat/Khata No.492/522 (427/457 Old), Rectangle No.34, Killa No.7/2(1-2), 14(8-0) field 2, land area measuring 09 Kanal 02 Marla situated in the revenue estate of Village Maidawas, Sub-Tehsil Badshahpur, District Gurugram (Haryana).
- iii. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- iv. Words imparting the singular include the plural and vice versa.
- v. Reference to any person includes any legal or natural person, partnership, firm, trust, company, government or local authority, department or other body (whether incorporated or unincorporated);
- vi. Reference to an individual shall include his legal representative, successor, legal heir, executor and administrator;
- vii. Reference to statutory provisions shall be construed as meaning and including references also to any amendment or re-enactment (whether before or after the date of this Deed) for the time being in force and to all statutory instruments or orders made pursuant to statutory provisions;
- viii. Headings, bold typeface, titles and index are only for convenience and shall be ignored for the purpose of interpretation;

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- viii. Headings, bold typeface, titles and index are only for convenience and shall be ignored for the purpose of interpretation;
- ix. Reference to any Clause or schedule shall be deemed to be a reference to any Clause or schedule of or to this Deed;
- x. Recitals and Annexures and Schedules mentioned in this Deed shall form an integral part of this Deed and shall be deemed to be reproduced herein and shall be read in conjunction for construction or interpretation of the provisions contained herein below including without limitation the operative provisions of this Deed;
- xi. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- xii. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- xiii. Possession means actual vacant, peaceful and physical possession of the Said Land.

**AFFIRMATION AND REPRESENTATIONS BY THE VENDORS**

WHEREAS the VENDORS affirmed, represented, assured the VENDEE that the Said Land and every part and portion thereof:

- a) is good, clear and legally marketable property owned and possessed by the VENDORS having full right to transfer, sell, convey, grant, assign and/or otherwise deal with the same and dispose off the same and every part and portion thereof in any whatsoever unrestricted manner.
- b) is free from any charges or encumbrance such as sale, Will, exchange, mortgage, gift, lien, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition or other legal impediments etc.

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- c) is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.
- d) there are no dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- e) is not affected by Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
- f) has not been notified under the provisions of the Land Acquisition Act, 1894 either for the planned development by the Government and/or any other authority.
- g) The Resolution dated 08.10.2020 by Toff Builders Private Limited has been passed in terms of definitive agreement(s)/authorization(s) including but not limited to agreement dated 15.04.2009 read with memorandum of understanding between Toff Builders Private Limited and Manbhav Projects Private Limited dated 21.08.2017.
- h) is not subject of any execution of General Power of Attorney or Special Power of Attorney, mortgage, transfer, assignment, and encumbrance by the VENDORS in favour of any other person prior to the date of execution of this present sale deed.
- i) The Said GPAs are valid till date and the executants are still alive.

**NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-**

1. That the VENDORS herein being desirous of selling the Said Land and every part and portion thereof, do hereby grant, convey, transfer, assign by way sale the Said Land and assign unto and in favour of the VENDEE i.e. M/s **Fount Propbuild Private Limited**, and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions,

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licenses, easement rights, equities, claims, demands, privileges, appurtenances or any other things etc. and whereas the VENDEE has agreed to purchase the Said Land for a total sale consideration of Rs.2,86,31,248/- (Rupees Two Crore Eighty Six Lakh Thirty One Thousand Two Hundred Forty Eight Only). The VENDORS have already received the said sale consideration of Rs.2,86,31,248/- (Rupees Two Crore Eighty Six Lakh Thirty One Thousand Two Hundred Forty Eight Only) which has been paid in following manner:-

Amount (Rs.)	Ch./DD No.	In favour of
17,85,000/-	351676	Jaswant Ram
17,85,000/-	351677	Dharambir
17,85,000/-	351678	Mahabir
17,85,000/-	351679	Sunder Kumar
53,02,812/-	404408	Jaswant Ram
53,02,812/-	404409	Dharambir
53,02,812/-	404410	Mahabir
53,02,812/-	404411	Sunder Kumar
2,80,000/-	Cash	All

The VENDORS hereby acknowledge the receipt of entire sale consideration and affirm that nothing, on any account whatsoever including the consideration, remains due from the VENDEE and VENDORS shall not lay any further claim, demand etc. in this regard and remain bound by the consideration so received and acknowledged as stated hereinabove.

2. That a total sale consideration of Rs.2,86,31,248/- (Rupees Two Crore Eighty Six Lakh Thirty One Thousand Two Hundred Forty Eight Only) of the Said Land as aforementioned is received by the VENDORS. The VENDORS hereby confirm that full and final sale consideration has been received and now nothing is due on account of sale consideration or otherwise from the VENDEE.

Kemal Kumar

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3. That the VENDORS hereby confirm handing over absolute, physical, vacant & peaceful possession of the Said Land and further confirm that they have a clear and unencumbered title thereof, and have irrevocably and unconditionally conveyed the Said Land and every part and portion thereof ad-measuring 9 kanal 2 marla unto the VENDEE.
4. That the Said Land is not subject to any encumbrances, mortgages, charges, lien, attachments, claim, demand, and acquisition proceedings by Government or any kind whatsoever and should there be any, the VENDORS shall discharge the same from and out of their own funds and keep the VENDEE fully indemnified and harmless. That the VENDORS hereby declare to the VENDEE that the VENDORS have paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the Said Land hereunder up to the date of execution of this Sale Deed and the VENDEE shall bear and pay the same thereafter. If any arrears are found due to the earlier period, the VENDORS shall discharge the same and keep the VENDEE fully indemnified and harmless in this regard.
5. That on the basis of this Sale Deed, the VENDEE is entitled to get the Said Land and every part and portion thereof mutated in its own name in the revenue records and also with other concerned authorities to which the VENDORS shall have no objection and shall not raise any objection. The VENDORS hereby confirm to assist and participate in the mutation process and other processes for getting the name of the VENDEE fully entered and recorded with respect to the Said Land and every part and portion thereof.
6. That the VENDORS have agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, deeds etc. in respect of the Said Land which at any time may be required by the VENDEE and/or any office or authority

Kamal Kumar

कामल कुमार

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concerned for necessary transfer and mutation of the Said Land in favour of the VENDEE and for necessary changes to be reflected in records of Director, Town and Country Planning, Haryana and all other concerned authorities, offices of the Government of India, Government of Haryana, Local administration and other offices.

7. That the Said Land hereby conveyed & transferred by the VENDORS to the VENDEE is free from all encumbrances and any third-party rights and/or interest in the Said Land.
8. That the VENDEE has agreed to purchase the Said Land on the basis of assurances and representation made herein by the VENDORS with regard to the title of the Said Land, and also the rights, title and interest of the predecessor in interest of the VENDORS, ratification of all acts done by associate companies of VENDEE on the basis of contracts entered into by them with VENDORS/their predecessors. In case it is proved otherwise the VENDORS shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE. The VENDORS further agree to indemnify the VENDEE in case of any legal proceedings or by any governmental authority for any violations relating to the Said Land till the execution of this Sale Deed.
9. That the VENDORS hereby affirm that this Sale Deed supersedes all prior understandings/MOU/agreements/ATS/writings/documents executed by them with respect to the Said Land sold under this Sale Deed.
10. That all charges and expenses towards stamp duty, registration charges for execution and registration of this Sale Deed have been borne and paid by the VENDEE.

Kamal Kumar

नमिनी देवी

Nandini Prashist

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11. That all the constituents of the VENDORS are major and of sound mind and legally competent to enter into and execute this Sale Deed and the contents of this Sale Deed have been explained to them in Hindi.

IN WITNESS WHEREOF the Parties have set their respective hands and seal on these present after clear and complete understanding of this Sale Deed in Hindi at the place and on the day, month and year first above written in the presence of the following witness:

Signed and Delivered by "VENDORS"

*Kamal Kumar*

(Kamal Kumar) - Self and GPA of  
Chanda Devi & Kajal Devi

*Bud.*

(Bijendra Singh) on behalf of  
Dharambir-Mahabir-Sunder  
Kumar @ Surender Kumar

*कृष्मा देवी*

(Krishma Devi)

*Nandini*

(Nandini)

*Drishya*

(Drishya)

Signed and Accepted by "VENDEE"  
Fount Propbuild Private Limited  
Through its authorized signatory

*Naveen Kumar*  
(Naveen Kumar)

WITNESSES:

1.

*J.P. Sharma*  
J.P. SHARMA  
Advocate  
Distt. Court Gurugram

2.

*Nitish Sharma*  
NITISH SHARMA, ADVOCATE  
GURGAON  
NITISH SHARMA, ADVOCATE  
GURGAON





Certificate No. GOK2018J154

Stamp Duty Paid : ₹ 13844000  
(Rs. Only)

GRN No. 41259371



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Krishan Kumar

H.No/Floor : X

Sector/Ward :

LandMark : Biswedat maidawas

City/Village : Badshahpur

District : Gurugram

State : Haryana

Phone: 8053981718

Others : Hari om tyagi, bijender virender sons of ram

**Buyer / Second Party Detail**

Name: Nayas Projects Private limited

H.No/Floor : 306to308

Sector/Ward : C-2

LandMark : Square one district centre

City/Village: Saket

District : New delhi

State : New delhi

Phone: 8053981718

Purpose :

THE SEAL OF

8280

11/10/2018

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>**SALE DEED**

1. Type of Deed	:	Sale Deed
2. Village	:	Maidawas
3. Tehsil	:	Sub-Tehsil Badshahpur, Gurugram
3. Unit Land	:	44 Kanal 6 Marla (5.5375 acres)
4. Type of Property	:	Land
5. Transaction Value	:	Rs 27,68,75,000/-
6. Stamp duty	:	Rs. 1,38,44,000/-
7. Stamp Certificate No./Date	:	GOK2018J154/11.10.2018
8. Stamp GRN No.	:	41259371

This Deed of Absolute Sale (hereinafter referred to as the "Sale Deed") is made and executed at Gurugram, on this 11<sup>th</sup> day of October, 2018;

महाराष्ट्र सरकार  
ए. ए. शिंदे  
विद्युत  
विभाग

प्रलेख नः8230

दिनांक:11-10-2018

डीड संबंधी विवरण	
डीड का नाम SALE OUTSIDE MC AREA	
तहसील/सब-तहसील बादशाहपुर	गांव/शहर मैदावास स्थित मैदावास
भवन का विवरण	
भूमि का विवरण	
चाही	44 Kanal 6 Marla
धन संबंधी विवरण	
राशि 276875008 रुपये	कुल स्टाम्प ड्यूटी की राशि 13843750 रुपये
स्टाम्प नं : g0k2018j154	स्टाम्प की राशि 13844000 रुपये
रजिस्ट्रेशन फीस की राशि 15000 रुपये	पेस्टिंग शुल्क 3 रुपये
Drafted By: R N yadav adv	Service Charge:200

यह प्रलेख आज दिनांक 11-10-2018 दिन गुरुवार समय 5:46:00 PM बजे श्री/श्रीमती/कुमारी विरेन्द्र पुत्र रामनिवास विजेन्द्र पुत्र रामनिवास हरीओम पुत्र रामनिवास कृष्ण कुमार पुत्र रामनिवास निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

विरेन्द्र विजेन्द्र हरीओम कृष्ण कुमार

उप/सयुक्त पंजीयन अधिकारी (बादशाहपुर)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 11-10-2018

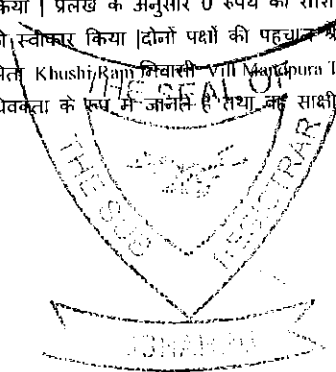
विरेन्द्र विजेन्द्र हरीओम कृष्ण कुमार

उप/सयुक्त पंजीयन अधिकारी (बादशाहपुर)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी Nayas Projects Pvt Ltd thru Naveen Kumar OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि विक्रेताने मेरे समक्ष क्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Vipin Tyagi पिता Ram Kumar निवासी Vill Badshapur श्री/श्रीमती/कुमारी Narvir Singh पिता Khushi Ram निवासी Vill Mayapura Teh Pataudine की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 11-10-2018

उप/सयुक्त पंजीयन अधिकारी (बादशाहपुर)



**BY & BETWEEN**

**Mr. Krishan Kumar** (Aadhar No. 2721 4603 3509 and PAN: BPJPK3099G) - **Mr. Hari Om @ Hari Om Tyagi** (Aadhar No. 8479 8623 3939 and PAN: AJGPT3271M) - **Mr. Bijender** (Aadhar No. 7108 6606 3553 and PAN: ATUPB8013B) - **Mr. Virender** (Aadhar No. 9380 8608 9654 and PAN: AKCPV6363R) sons of Sh. Ram Niwas son of Sh. Jhutar all residents of Badshahpur, Biswedat Maidawas, Sub-Tehsil Badshahpur, District Gurugram, Haryana (hereinafter collectively referred to as the "Vendors" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include them and their respective heirs, successors, legal representatives, administrators, executors and nominees, unless the subject or context requires otherwise) of the FIRST PART.

**AND**

**Nayas Projects Private Limited**, a company incorporated under the provisions of Companies Act, 1956 having corporate identification number (CIN) - U70101DL2006PTC148774, and registered office at 306 - 308, Square One, C-2, District Centre, Saket, New Delhi - 110017, acting through its authorised signatory **Mr. Naveen Kumar** (Aadhar No. 9727 8877-8789) duly authorized vide board resolution passed in the meeting of the Board of Directors held on 19.09.2018 (a copy of the said Resolution is attached herewith as Annexure I), (hereinafter referred to as the "Vendee" which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include its representatives, nominees, administrators, executors and assignees etc.) of the SECOND PART.

'Vendors' along with the 'Vendee' shall hereinafter be collectively referred to as the "Parties" and individually as a "Party".

- A. **WHEREAS**, the Vendors are the sole, absolute and exclusive owners of land measuring to 44 Kanal and 6 Marla (5.5375 acres), situated in the revenue estate of village Maidawas, Sub-Tehsil Badshahpur, District Gurugram, Haryana (hereinafter referred to as the "Said Land"), as recorded in the Jamabandi for the year 2014-15 and the same is valid and subsisting, trees or any other attachments

कृष्ण कुमार अरु हरि ओम ट्यागी विरेंद्र

Reg. No.

Reg. Year

Book No.

8230

2018-2019

1



विक्रेता



क्रेता



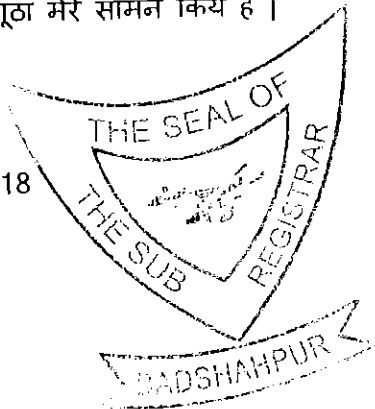
गवाह

उप/सयुक्त पंजीयन अधिकारी,  
विक्रेता :- विरेन्द्र विजेन्द्र हरीऔम कृष्ण कुमार विरेन्द्र विजेन्द्र  
क्रेता :- thru Naveen Kumar OTHERNayas Projects Pvt Ltd Naveen Kumar  
गवाह 1 :- Vipin Tyagi विपिन ट्यागी  
गवाह 2 :- Narvir Singh Narvir Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8230 आज दिनांक 11-10-2018 को बही नं 1 जिल्द नं 21 के पृष्ठ नं 94.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 414 के पृष्ठ संख्या 49 से 50 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 11-10-2018



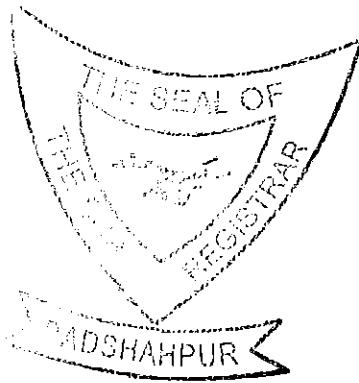
उप/सयुक्त पंजीयन अधिकारी (बादशाहपुर)

with the Said Land. The detail of the Said Land is more fully mentioned hereinbelow:

Name of Owner	Khewat/Khata No.	Rectangle No.	Killa No.	Area Kanal - Marla
Mr. Krishan Kumar - Mr. Hari Om @ Hari Om Tyagi - Mr. Bijender - Mr. Virender sons of Sh. Ram Niwas son of Sh. Jhutar	155/160	32	10/1	7 - 5
			10/2	0 - 9
			11/1	2 - 12
		33	6/1	0 - 4
			6/2	1 - 0
			6/3	3 - 16
			6/4	3 - 0
			7	8 - 0
			14	8 - 0
			15	8 - 0
		39	9/1	2 - 0
<b>Total</b>				<b>44 - 6</b>

- B. AND WHEREAS, the Vendors have represented that the Said Land is free from any gift, requisition, acquisition proceedings, acquisition notices, will, court decrees, court injunctions/stay orders or attachment of any other kind or any other litigation and they have full right to transfer, sell, convey and/or deal with the Said Land in any manner whatsoever. The Vendors have further represented that they are competent to sell the Said Land to the Vendee.
- C. AND WHEREAS, the Vendors for certain commitments and bonafide necessities requirements, are desirous of selling the Said Land, and have decided to hereby grant, convey, transfer, by way of sale, the Said Land and assign unto and in favour of the Vendee the Said Land absolutely and forever, as described above and every part thereof together with all the right, title and interest therein, with all the benefits, advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances or any other things after due consultation with their family members and legal heirs and whereas the Vendee on the basis of representations and assurances given by the Vendors have agreed to purchase the Said Land for the Sale Consideration i.e. Rs.27,68,75,000/- (Rupees Twenty Seven Crore Sixty Eight Lac Seventy Five Thousand Only) on the mutually agreed following terms and conditions: -

गुणत एतत्सिद्धि विधि विधि



**Interpretation:**

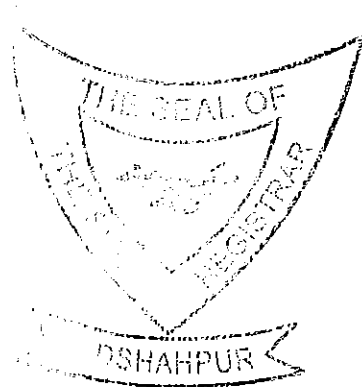
In this deed:

- a. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- b. Words imparting the singular include the plural and vice versa.
- c. References to persons include bodies corporate and vice versa.
- d. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- e. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- f. Possession means actual vacant, peaceful and physical possession of the Said Land.

**NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS SALE DEED WITNESSTH AS UNDER:-**

1. That in consideration for payment of the Sale Consideration i.e. Rs.27,68,75,000/- (Rupees Twenty Seven Crore Sixty Eight Lac Seventy Five Thousand Only), the Vendee has paid to the Vendors as stated hereunder, the receipt whereof the Vendors hereby admits and acknowledges, the Vendors doth hereby convey, sell, transfer, assure and assign all their rights, title and interest in the Said Land along with all attachments and appurtenances, attached and annexed to the Said Land, and every part thereof, unto the Vendee with all their rights, liberties, privileges, interests, benefits, advantages, concessions, licenses, easement rights, equities, claims, demands, passages, pathway whatsoever appurtenant and/or attached to the Said Land together with full and free right and liberty of the estate, rights, title and interests into or out of or upon the Said Land and every part thereof, and to hold the same unto the use of the Vendee, its representatives, successors, assignees, executors, administrators absolutely and forever.

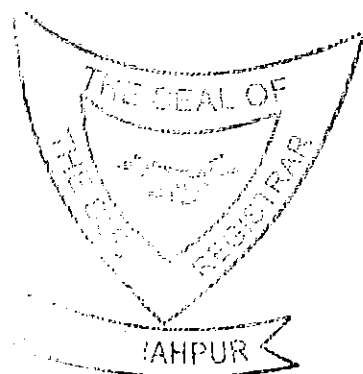




## Details of Sale Consideration made by the Vendee to the Vendors :

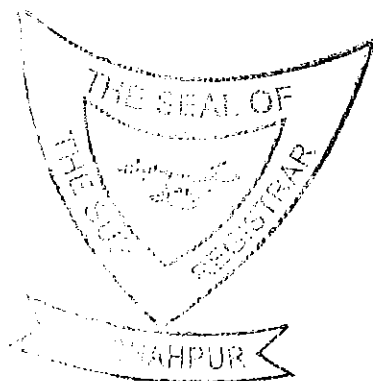
Amount (Rs.)	Ch. No.	Date	Bank	In Fav. Of
10,66,50,000/-	Already received by the Vendors at the time of earlier agreements and arrangement			
1,98,55,687/-	199093	09.10.2018	Bank of India	Krishan
2,22,75,000/-	199007	10.06.2019	Bank of India	Krishan
1,98,55,687/-	199094	09.10.2018	Bank of India	Hari Om
2,22,75,000/-	199005	10.06.2019	Bank of India	Hari Om
1,98,55,687/-	199095	09.10.2018	Bank of India	Bijender
2,22,75,000/-	199006	10.06.2019	Bank of India	Bijender
1,98,55,687/-	199096	09.10.2018	Bank of India	Virender
2,22,75,000/-	199004	10.06.2019	Bank of India	Virender
17,02,252/-	Deducted and deposited by the Vendee as TDS under provisions of Income Tax Act, 1961			

2. That, the Vendors hereby covenants that this Sale Deed is executed in its entirety and the Vendee has paid the entire Sale Consideration of Rs.27,68,75,000/- (Rupees Twenty Seven Crore Sixty Eight Lac Seventy Five Thousand Only) to the Vendors, the receipt and sufficiency of which the Vendors hereby acknowledge.
3. The Vendors hereby confirm that nothing is due from the Vendee on account of the Sale Consideration in respect of the Said Land. The Vendee has deducted TDS on the Sale Consideration as per Section 194-IA of Income Tax Act, 1961. The Vendee has confirmed that it shall provide the TDS Certificate to the Vendors on or before 31<sup>st</sup> December, 2018.
4. The Vendors have, handed over the actual, physical, vacant and peaceful possession of the Said Land to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Land.
5. That the value of the tube-well with electricity connection, trees, fencing & constructions in the above said land, if any, is included in the above said total sale consideration. The Vendor shall not claim for the same in future and the Vendee has become absolute owner of the same and shall be entitled to use the same in any manner whatsoever.



6. That, the Vendors shall keep indemnified and hold harmless the Vendee from and against all losses or liabilities, damages, cost(s) or claim(s), action(s) or proceeding(s) or third-party claims(s) that may result or relate to or in connection with the peaceful enjoyment of the Said Land or arise directly or indirectly against the Vendee as a result of acquisition of the Said Land or any of its part thereof or in case the possession of the Said Land goes out of the hands of the Vendee, then the Vendee shall also have absolute and sole right to claim compensation in respect of the Said Land and to do all the acts and deeds to secure the same from the other properties of the Vendors and the Vendors or their nominees shall have no right or interest whatsoever, in respect of the same. The Vendors hereby unequivocally and unconditionally surrenders all their rights in favor of the Vendee in respect of the same.
7. That the Vendors are hereafter left with no right, interest, title of any nature whatsoever over the Said Land and the Vendee shall be entitled to deal with the Said Land in any manner whatsoever as it may deem fit and proper.
8. That the Vendors represent, assure and confirm to the Vendee that there is no existing encumbrances, agreements, General or Special Power of Attorney, third party rights and/or interests, mortgages, charges, lien, acquisitions, attachments, and claim, demand of any kind whatsoever on the Said Land and the Said Land is free from all encumbrances, claims, demands, liens, mortgages, decrees, agreements, etc., and the Vendors are fully entitled to convey and transfer the Said Land absolutely and forever.
9. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Land mutated in its own name in the revenue record of the concerned authorities to which the Vendors will have no objection and will not raise any objection. The Vendors hereby confirm to assist and participate in the said mutation process.

एकतः एतन्म  
विनिग  
विरे



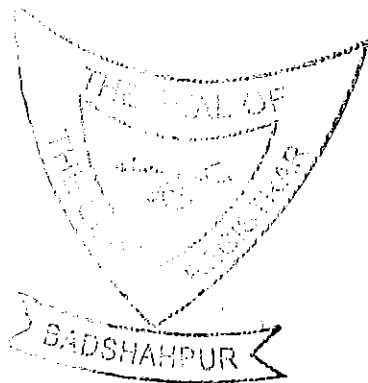
10. That, the Vendors have affirmed, represented and assured the Vendee that:

- a. The Said Land is good, clear and legally marketable property as owned and possessed by the Vendors having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- b. As on the date of execution of this Sale Deed, the Said Land and every part or portion thereof and all the rights, title and interest of the Vendors therein are completely free from and clear of all manner or any sorts of encumbrances (registered as well as unregistered), mortgage, lien, charges, pledges, loan, surety, security, legal flaws, acquisition, requisition, injunction, gifts, hypothecation/s, attachment in the decree of any court or authority or gram panchayat, will, trust, exchange, lease, claims, demands, liabilities, subsisting agreement(s) to sell, acquisition/ requisition or proposed acquisition/ requisition by any authority or Government of Haryana and /or Government of India, obligations arising from trusts and no notice, which is subsisting, has been issued by the Government of Haryana and /or Government of India or any such Authority for acquisition or requisition in respect thereof and there are no pending attachment proceedings of any department or authority (of any nature whatsoever) with respect to the Said Land and every part or portion thereof and further, the Said Land and every part or portion thereof is completely free from all manner of litigation and there are no third party rights and there is no impediment whatsoever in the way of the Vendors from selling, transferring, granting, conveying, assuring, assigning and alienating the Said Land and every part or portion thereof.
- c. As on the date of execution of this Sale Deed, the Said Land is not subject to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- d. As on the date of execution of this Sale Deed, the Said Land has not been notified under the provisions of the Land Acquisition Act, 1894 either for the planned development by the Government and/or any other authority.

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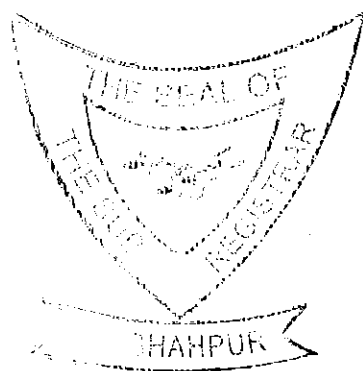


- e. As on the date of execution of this Sale Deed, the Said Land is not subject to any execution of General or Special Power of Attorney, mortgage, transfer, assignment, and encumbrance by the Vendors in favor of any other person prior to the date of execution of this Sale Deed.
- f. The Vendors have agreed to sell, transfer and convey the Said Land and all the rights, interests, lien and titles of the Vendors in the Said Land to the Vendee after consulting with their family members.
- g. The Said Land is not subject matter of any HUF/Joint Hindu Family, Trust, Wakf board, Panchayat, Gram Sabha, etc. and no minor has any right, title or interest therein.
- h. None of the family members of the Vendors have any objection for effecting sale, transfer, grant, conveyance and assignment of the Said Land in favour of the Vendee.
- i. There are no restrictive covenants in selling, transferring, conveying, granting, transferring or otherwise dealing with the Said Land.
- j. No insolvency proceedings have either been initiated and/ or pending and/ or concluded against the Vendors.
- k. The Said Land and every part or portion thereof has not been offered as security for securing the appearance of any person and/ or production of any property, document etc. before any court of law and/ or tribunal and/ or quasi-judicial authority and/ or any other office, department, authority, body etc. whatsoever and that no order of injunction and/ or any other order has been passed and is in effect thereby restraining the peaceful enjoyment and/ or possession and/ or alienation of the Said Land and every part or portion thereof by the Vendee.
- l. The Said Land and every part or portion thereof do not belong to the Government of India/ State of Haryana or any agency or undertaking thereof.
- m. There are no statutory dues of any nature and kind whatsoever, as payable by the Vendors which would in any manner effect the present sale, transfer, grant, conveyance, assurance, assignment and alienation of the Said Land and every part or portion thereof in any manner whatsoever;

सकल एतदर्थ

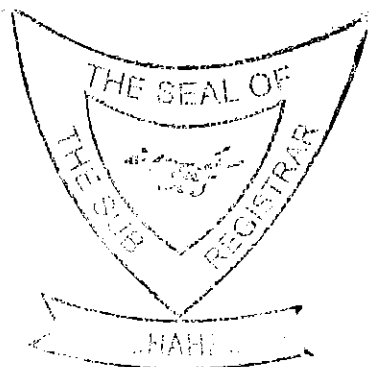
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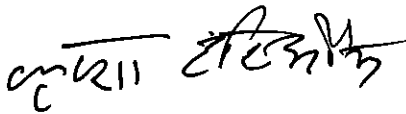
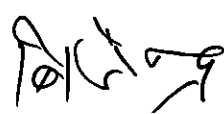
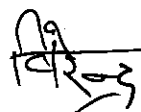


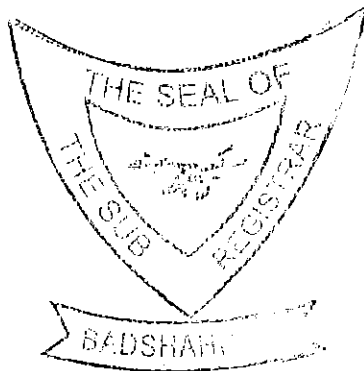
- n. The Vendors (including their predecessor-in-title) have not entered into any other agreement to sell, other agreement or any other arrangement relating to the Said Land and every part or portion thereof being the subject matter of this Sale Deed, which may affect the present sale, transfer, grant, conveyance, assurance, assignment and alienation of the Said Land and every part or portion thereof in any manner whatsoever;
11. That, the Vendors hereby assure the Vendee that;
- a. The Vendors shall indemnify the Vendee of any property tax, vacant land tax, cost, charges, fees, fines, penalties, dues, etc. in respect of the Said Land towards land revenue, electricity charges, local taxes, and any other statutory or other dues, demands, claims, etc. relating to the period upto the date of this Sale Deed made/raised by the respective creditors either prior to or after the date of this Sale Deed.
  - b. The Vendors shall indemnify the Vendee of any cost, charges, penalties, interest, constraints, disturbances and whatsoever of that nature suffered/to be suffered by the Vendee out of any defects in the ownership title of the Said Land and every part or portion thereof.
  - c. The Vendors hereby agree and undertake to do all such acts, things and deeds which under the law, they are bound to do in respect of the Said Land for the purpose of effectually carrying out the intention and purpose of this Sale Deed, if required in any manner whatsoever, in future including steps to be taken as the Vendors for mutation in the revenue records and shall not object to the mutation of the Said Land in favour of the Vendee in the records of the appropriate authority. The Vendee will also be entitled to get the Said Land mutated in its favour and get the same recorded in revenue records in its name.
  - d. That from this day onwards the Vendee shall be the absolute owner in possession of the Said Land and will be entitled to use and utilize the Said Land in any manner the Vendee may like, to which the Vendors will have no objection in any manner whatsoever.

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- e. That the Vendors have understood the contents of this Sale Deed and have given their full consideration to all aspects and terms and conditions here in above and after understanding the same have agreed to execute this Sale Deed in the presence of the witnesses.
- f. All the representations, assurances, warranties, confirmations and declarations contained in the Recitals as well as in various clauses and / or as otherwise stated and recited in this Sale Deed are true and correct, no part thereof is false and nothing material has been concealed therefrom and if it is ever proved otherwise, or if the whole or any part of the Said Land is ever taken away or goes out from the possession of the Vendee on account of any of the representations, assurances, warranties, confirmations and declarations turning to be false or incorrect, then the Vendors shall be liable and responsible to indemnify and to make good the loss suffered by the Vendee and keep the Vendee or anyone claiming through the Vendee saved, harmless and indemnified against all such losses and damages suffered by the Vendee or its successors-in title and interest and also against all claims, actions at law and other proceedings in respect thereof.
12. That the Vendors have agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the Said Land which may, at any time, be required by the Vendee and/or any office or authority concerned for necessary transfer and mutation of the Said Land in favor of the Vendee.
13. That the Vendors hereby declare to the Vendee that the Vendors have paid all the property tax, vacant land tax, taxes, rates and other outgoings due to local bodies, revenue, urban and other authorities in respect of the Said Land hereunder up to the date of execution of this Sale Deed and the Vendee shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the Vendors shall discharge the same and keep the Vendee fully indemnified and harmless in this regard.



- 14. That the Parties agree that this Sale Deed supersedes all prior understandings/ Agreement to Sell/ Memorandum of Understanding/ Collaboration Agreements/ agreements/ writings/ documents executed between the Parties/ Vendors and the third parties, with respect to the subject matter of this Sale Deed.
- 15. That all charges and expenses towards stamp duty, registration fees for execution and registration of this Sale-Deed have been borne and paid by the Vendee.

IN WITNESS WHEREOF the Parties have set their respective hands and seal on these presents after clear and complete understanding of this Sale Deed in Vernacular language at the place and on the day, month and year first above written in the presence of the following witness:

Executed By.

*[Handwritten Signature]*  
 Rakesh Kumar  
 Adv. -  
 Gurgaon.

**SIGNED AND DELIVERED BY THE "VENDORS"**

*[Handwritten Signature]*      *[Handwritten Signature]*  
 (Krishan Kumar)      (Hari Om @ Hari Om Tyagi)

*[Handwritten Signature]*      *[Handwritten Signature]*  
 (Bijender)      (Virender)

**SIGNED AND ACCEPTED BY THE "VENDEE"**

Nayas Projects Private Limited  
 Through its authorized signatory

*[Handwritten Signature]*  
 (Naveen Kumar)

**WITNESSES:**

1. *[Handwritten Signature]*  
 S/o 21st Floor  
 21st Floor 2112/52

2. *[Handwritten Signature]*  
 Navin Singh s/o Khushi Ram  
 Vill - Mandpur, Teh. Patanaud 412

