Sale of Immovable Properties

Indian-Non Judicial Stamp
Haryana Government

Date : 22/12/2020

Certificate No. G0V2020L3099

GRN No. 70502870

Stamp Duty Paid : ₹ 3316250 (Rs. Only)

Penalty : ₹ 0 (Rs. Zero Only)

Seller / First Party Detail

Name: Salmon land and housing Private Limited

H.No/Floor : C3/260 Sector/Ward : 0 LandMark : Janakpuri now delhi

City/Village : Delhi District : Delhi State : Delhi

Phone: 98******92 Others : Ora land and housing private limited and [illegible] private limited and merlin land and housing private limited a[illegible]and and housing private limited and fortune land and hous[illegible]limited

Buyer / Second Party Detail

Name : Receptive buildwell llp

H.No/Floor : 134agf Sector/Ward : 0 LandMark : Old rohtak road kishan ganj market

City/Village: Delhi District : Delhi State : Delhi

Phone : 98******92

4997

24/12/2020

Purpose : NON JUDICIAL STAMP PAPER FOR SALE DEED

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

1. Type of Deed	:	Sale Deed
2. Village	:	Badha, Tehsil Manesar District Gurugram
3. Unit Land	:	18 Kanal 19 Marla
4. Type of Property		Agriculture Land
5. Transaction Value	:	Rs.6,63,25,000/-
6. Stamp duty	:	Rs.33,16,250/-
7. Stamp Certificate No.	:	G0V2020L3099
8. Stamp GRN	:	70502870
9. Registration Fee	:	Rs.50,003/-
10.Registration GRN No.	:	70503020

THIS Deed of absolute sale is made at Tehsil Manesar, District Gurugram on this 24th day of December, 2020

BETWEEN

For Salmon Land & Housing Pvt. Ltd.

Authorised Signatory

ORA LAND AND HOUSING PVT. LTD.

Authorised Signatory

ORRIS MOTELS PVT. LTD

Authorised Signatory

Merlin Land & Housing Pvt. Ltd.

Authorised Signatory

Fortune Land & Housing Pvt. Ltd.

Authorised Signatory

Elegent Land & Housing Pvt. Ltd.

Authorised Signatory

प्रलेख न:4997

दिनांक:24-12-2020

ज़ोड सबंधी विवरण

ज़ोड का नाम SALE URBAN AREA OUTSIDE MC

तहसील/सब-तहसील Manesar गांव/शहर बढा बढा बढा बढा बढा स्थित Badha

शहरी - म्युनिसिपल क्षेत्र सीमा के बाहर अन्य क्षेत्र

पता : BADHA MANESAR GGM

भवन का विवरण

भूमि का विवरण

कृषि भूमि 18 Kanal 19 Marla

खेवट नम्बर :- 474,445,308,361,473

धन सबंधी विवरण

राशि 66325000 रुपये कुल स्टाम्प ड्यूटी की राशि 3316250 रुपये

स्टाम्प नं : G0V2020I3099 स्टाम्प की राशि 3316250 रुपये

रजिस्ट्रेशन फीस की राशि 50000 रुपये F.Challan:70503020 पेस्टिंग शुल्क 3 रुपये

Drafted By: MANISH KUMAR SAINI ADV GGM Service Charge:200

यह प्रलेख आज दिनांक 24-12-2020 दिन गुरूवार समय 1:12:00 PM बजे श्री/श्रीमती/कुमारी मैएनीजैंट लैण्ड एण्ड हाउसिंग प्रालिऐ डी ब्लाक 80सी प्रीतम पुरा दिल्लीthru AMIT GUPTAOTHER मैसर्ज फोरटून लेण्ड ऐण्ड हाउसिंग प्रा लि मैसैलमोन लैन्ड ऐन्ड हाउसिंग प्रालि जे101DLF2 Gurgaonthru AMIT GUPTAOTHER मैं मलिंन लैण्ड ऐण्ड हाउसिंग प्रालि J105 DLF Ph2 Gurgaonthru AMIT GUPTAOTHER मैं ओरिश मोटन्स प्रालि105 DLF Ph2thru AMIT GUPTAOTHER मैसैलमोन लैंड ऐन्ड हाउसिंग प्रालि जे101DLF2गुड़गांवाthru AMIT GUPTAOTHER मैसर्ज ओरा लैण्ड ऐण्ड हाउसिंग प्रा लि जे101 DLF II गुड़गांवाthru AMIT GUPTAOTHER निवास C 3/260 JANAKPURI NEW DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उपायुक्त पंजीयन अधिकारी (Manesar)

संयुक्त सब रजिस्ट्रार
मानेसर (गुड़गाँव)

हस्ताक्षर प्रस्तुतकर्ता

मैएनीजैंट लैण्ड एण्ड हाउसिंग प्रालिऐ डी ब्लाक 80सी प्रीतम पुरा दिल्ली मैसर्ज फोरटून लेण्ड ऐण्ड हाउसिंग प्रा लि मैसैलमोन लैन्ड ऐन्ड हाउसिंग प्रालि जे101DLF2 Gurgaon मैं मलिंन लैण्ड ऐण्ड हाउसिंग प्रालि J105 DLF Ph2 Gurgaon मैं ओरिश मोटन्स प्रालि105 DLF Ph2 मैसैलमोन लैंड ऐन्ड हाउसिंग प्रालि जे101DLF2गुड़गांवा मैसर्ज ओरा लैण्ड ऐण्ड हाउसिंग प्रा लि जे101 DLF II गुड़गांवा

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 नही है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नही है।

दिनांक 24-12-2020

उप/संयुक्त पंजीयन अधिकारी (Manesar)

मैएनीजैंट लैण्ड एण्ड हाउसिंग प्रालिऐ डी ब्लाक 80सी प्रीतम पुरा दिल्ली मैसर्ज फोरटून लेण्ड ऐण्ड हाउसिंग प्रा लि मैसैलमोन लैन्ड ऐन्ड हाउसिंग प्रालि जे101DLF2 Gurgaon मैं मलिंन लैण्ड ऐण्ड हाउसिंग प्रालि J105 DLF Ph2 Gurgaon मैं ओरिश मोटन्स प्रालि105 DLF Ph2 मैसैलमोन लैंड ऐन्ड हाउसिंग प्रालि जे101DLF2गुड़गांवा मैसर्ज ओरा लैण्ड ऐण्ड हाउसिंग प्रा लि जे101 DLF II गुड़गांवा

उपरोक्त श्रेतावे श्री/श्रीमती/कुमारी RECEPTIVE BUILDWELL LLP thru JITENDER WADHAWANOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों

संयुक्त सब रजिस्ट्रार
मानेसर (गुड़गाँव)

(1) M/S SALMON LAND AND HOUSING PRIVATE LIMITED (CIN : U45200DL2006PTC154019 & PAN-AAKCS1962Q) – VENDOR NO.1; (2) M/S ORA LAND AND HOUSING PRIVATE LIMITED (CIN: U45200DL2008PTC182068 & PAN AABCO0826A) - VENDOR NO.2; (3) M/S ORRIS MOTELS PRIVATE LIMITED (CIN: U55101DL2008PTC182070 & PAN:AABCO0817H) - VENDOR NO.3; (4) M/S MERLIN LAND AND HOUSING PRIVATE LIMITED (CIN: U70109DL2006PTC149933 & PAN AAECM7249N) - VENDOR NO.4; (5) M/S FORTUNE LAND AND HOUSING PRIVATE LIMITED (CIN: U45201DL2005PTC142990 & PAN: AAACF9367J) - VENDOR NO.5; AND (6) M/S ELEGENT LAND & HOUSING PRIVATE LIMITED (CIN: U70101DL2006PTC148571 & PAN: AABCE8491R - VENDOR NO.6, VENDOR NO.1 TO VENDOR NO.6 all are duly incorporated Companies under Companies Act and all having their Registered Office at C-3/260, Janakpuri, New Delhi – 110058 and Corporate Office at J-10/5, DLF Phase-II, M.G. Road, Gurugram, Haryana – 122002 through their Authorised Signatory Mr. Amit Gupta S/o Sh. Vijay Gupta (Aadhar No.911649228499) who is authorized vide Resolution passed by the Board of Directors of the respective companies in the meeting held on 04/12/2020 Copy of the said Resolution is attached herewith as Annexure-1 to VI), hereinafter VENDOR NO.1, VENDOR NO.2, VENDOR NO.3, VENDOR NO.4, VENDOR NO.5 AND VENDOR NO.6 respectively, who collectively referred herein as the "Vendor No. 1 to 6"/ VENDOR(s)" (which expression shall unless repugnant to the context and meaning hereof mean and include them and their respective heirs, legal representatives, administrators, executors and assignees etc.) of the **FIRST PART.**

For Salmon Land & Housing Pvt. Ltd.

Authorised Signatory

ORA LAND AND HOUSING PVT. LTD.

Authorised Signatory

ORRIS MOTELS PVT. LTD

Authorised Signatory

Merlin Land & Housing Pvt. Ltd.

Authorised Signatory

Fortune Land & Housing Pvt. Ltd.

Authorised Signatory

Elegant Land & Housing Pvt. Ltd.

Authorised Signatory

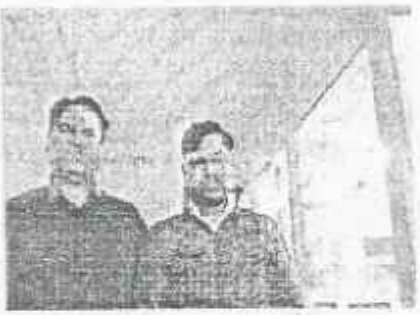
Reg. No.	Reg. Year	Book No.
4997	2020-2021	1



विक्रेता



क्रेता



गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- thru AMIT GUPTAOTHERमैंएलीगेंट लैण्ड एण्ड हाउसिंग प्रालिऐ डी ब्लाक 80सी प्रीतम पुरा दिल्ली मैसर्ज फोरटून लेण्ड ऐण्ड हाउसिंग प्रा लि thru AMIT GUPTAOTHERमैसैलमोन लैन्ड ऐन्ड हाऊसिंग प्रालि जे101DLF2 Gurgaon thru AMIT GUPTAOTHERमै मर्लिन लैण्ड ऐण्ड हाऊसिंग प्रालि J105 DLF Ph2 Gurgaon thru AMIT GUPTAOTHERमै ओरिश मोटल्स प्रालिJ105 DLF Ph2 thru AMIT GUPTAOTHERमैसैलमोन लैंड ऐन्ड हाऊसिंग प्रालि जे101DLF2गुड़गांवा thru AMIT GUPTAOTHERमैसर्ज ओरा लैण्ड ऐण्ड हाऊसिंग प्रा लि जे101 DLF II गुड़गांवा

क्रेता :- thru JITENDER WADHAWANOTHERRECEPTIVE BUILDWELL LLP

गवाह 1 :- MANISH KUMAR SAINI

गवाह 2 :- PARDEEP KUMAR

प्रमाण पत्र

संयुक्त सब रजिस्ट्रार
मानेसर (गुड़गाँव)

AND

M/S RECEPTIVE BUILDWELL LLP (LLPIN: AAS-4888), a Limited Liability Partnership Firm duly incorporated under LLP Act, 2008 having its Registered office at Shop No. 134A, Ground Floor Old Rohtak Road, Kishan Ganj Market, Delhi - 110007 through its Designated Partner Mr. Jitender Wadhawan S/o Om Prakash Wadhawan (Aadhar No. 322443443848) who is authorized vide Resolution passed by its Partners in the meeting held on 22-12-2020, Copy of the said Resolution is attached herewith as Annexure-VII), hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, legal representatives, administrators, executors and assignees etc.) of the **SECOND PART.**

WHEREAS the Vendor(s) are the owners in possession of the Agricultural Land admeasuring 18 Kanal 19 Marla as per the following description:

(i) VENDOR No.1 i.e. M/s Salmon Land and Housing Private Limited is the owner in possession of Land area admeasuring 7 Kanal 13 Marla Salam comprised in Khewat/Khata No.361/366, Rectangle No.10, Field No.19/2/1(1-7), 20/2/1(5-2); Khewat No.473/1, Khata No.478, Rectangle No.10 Field No.12/2/1(1-4); Vide Bedar No-14 Jitender

(ii) VENDOR No. 2 i.e. M/s Ora Land and Housing Private Limited is the owner in possession of Land Area admeasuring 0 Kanal 6 Marla Salam comprised in Khewat No.474/1, Khata No.479, Rectangle No.10, Field No.12/1/1 (0-6);

(iii) VENDOR No. 3 i.e. M/s Orris Motels Private Limited is the owner in possession of land area admeasuring 9 Kanal 10 Marla i.e. 1401/1475 Share of Land area admeasuring 10 Kanal comprised in Khewat/Khata No. 445/450,Rectangle No.10 Field No.11(8-0) 20/1(2-0);

For Salmon Land & Housing Pvt. Ltd. Authorised Signatory

ORA LAND AND HOUSING PVT. LTD. Authorised Signatory

ORRIS MOTELS PVT. LTD Authorised Signatory

Merlin Land & Housing Pvt. Ltd. Authorised Signatory

Fortune Land & Housing Pvt. Ltd. Authorised Signatory

Elegant Land & Housing Pvt. Ltd. Authorised Signatory

प्रमाणित किया जाता है कि यह पत्रांक क्रमांक 4997 आज दिनांक 24-12-2020 को बही नं 1 जिल्द नं 272 के पृष्ठ नं 37.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1185 के पृष्ठ संख्या 53 से 55 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 24-12-2020

उप/सयंक्त पंजीयन अधिकारी(Mancsar)

(iv) VENDOR NO. 4 i.e. M/s Merlin Land and Housing Private Limited is the owner in possession of land area admeasuring 0 Kanal 10 Marla i.e. 74/1475 Share of Land area admeasuring 10 Kanal comprised in Khewat/Khata No.445/450, Rectangle No.10, Field No.11(8-0) 20/1(2-0);

(v) VENDOR NO. 5 i.e. M/s Fortune Land and Housing Private Limited is the owner in possession of land area admeasuring 0 Kanal 15 Marla i.e. 3/4 Share of Land area admeasuring 1 Kanal comprised in Khewat/Khata No.308/312, Rectangle No.10, Field No. 21/1(1-0); and

(vi) VENDOR NO. 6 i.e. M/s Elegent Land & Housing Private Limited is the owner in possession of land area admeasuring 0 Kanal 5 Marla i.e. 1/4 Share of Land area admeasuring 1 Kanal comprised in Khewat/Khata No.308/312, Rectangle No.10, Field No.21/1(1-0);

all above lands situated within the revenue estate of village Badha, Tehsil Manesar, District Gurugram (Haryana) as per Fard Jamabandi for the Year 2017-18.

AND WHEREAS the VENDOR(s) to meet up the lawful needs and necessities of business and future development of the business, herein being desirous of selling the said land, have decided to and offered to convey, transfer, by way of absolute sale in favour of the VENDEE, the said land as described above and every part thereof together with 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, permission and at the instance of its Board of Directors and the VENDEE after due consultation, permission and at the instance of its Partners has agreed to purchase the said land for a total mutually agreed sale consideration of Rs.6,63,25,000/- (Rupees Six Crore Sixty Three Lac Twenty Five Thousand Only) on the following terms and conditions:-

or Salmon Land & Housing Pvt. Ltd. ORA LAND AND HOUSING PVT. LTD. ORRIS MOTELS PVT. LTD

Authorised Signatory Authorised Signatory Authorised Signatory

Merlin Land & Housing Pvt. Ltd. Fortune Land & Housing Pvt. Ltd. Elegant Land & Housing Pvt. Ltd.

Authorised Signatory Authorised Signatory Authorised Signatory

Definition and interpretation

In this deed:

i. the 'VENDOR(s)' means and includes the owner in physical, vacant & peaceful possession of the said Land.

ii. the 'Said Land' means Agricultural Land admeasuring 18 Kanal 19 Marla comprises in Khewat/Khata No.361/366, Rectangle No.10, Field No.19/2/1(1-7), 20/2/1(5-2), Khewat/Khata No.473/1/478, Rectangle No.10, Field No.12/2/1(1-4),Khewat/Khata No.47 4/1/479, Rectangle No.10 Field No.12/1/1(0-6), Khewat/Khata No.445/450, Rectangle No.10, Field No.11(8-0), 20/1(2-0), Khewat/Khata No.308/312, Rectangle No.10, Field No.21/1(1-0) all situated within the revenue estate of village Badha, Tehsil Manesar 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. References to persons include bodies corporate and vice versa.

vi. 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.

vii. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.

viii. Possession means actual vacant, peaceful and physical possession of the said land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR(S)

WHEREAS the VENDOR(s) affirmed, represented, assuresthe VENDEE that the said land:

i. Vendor No. 1 to 6 are the absolute owner(s) and in actual physical, vacant & peaceful possession as per their respective shares in the Agricultural

For Salmon Land & Housing Pvt. Ltd.

Authorised Signatory

ORA LAND AND HOUSING PVT. LTD.

Authorised Signatory

ORRIS MOTELS PVT. LTD

Authorised Signatory

Fortune Land & Housing Pvt. Ltd.

Elegant Land & Housing Pvt. Ltd.

land comprises in Agricultural Land admeasuring 18 Kanal 19 Marla comprises in Khewat/Khata No.361/366, Rectangle No.10, Field No.19/2/1(1-7), 20/2/1(5-2), Khewat/Khata No.473/1/478, Rectangle No.10, Field No.12/2/1(1-4), Khewat/Khata No.474/1/479, Rectangle No.10 Field No. 12/1/1(0-6), Khewat/Khata No.445/450, Rectangle No.10, Field No.11(8-0), 20/1(2-0), Khewat/Khata No.308/312, Rectangle No.10, Field No.21/1(1-0) all situated within the revenue estate of village Badha, Tehsil Manesar District Gurugram (Haryana).

ii. That earlier the Vendor(s) were the owners in possession of land comprised in Rectangle No.10, Field No.19/2(2-3), 20/2(5-7) and in Field No.21(8-0) in the Revenue Estate of Village Badha, Tehsil Manesar, District Gurugram (Haryana), out of which land measuring 19/2Min(0-16), 20/2Min(0-5) and 21/1Min(7-0) totaling to 8 Kanal 1 Marla has been acquired vide Notification No. LAC(G) /NTLA/2010/1545 and vide Award No. 5 Dated 14.06.2010 (herein after referred to as the acquired land). The compensation thereof have been received by the Vendor(s).

iii. The Vendor(s) further agrees that in case the land acquired vide Notification No. LAC(G) /NTLA/2010/1545 and vide Award No. 5 Dated 14.06.2010 admeasuring 8 Kanal 1 Marla out of Rectangle No. 10, Field No.19/2, 20/2, 21/1 as mentioned above is released or any part thereof is released by the competent authority at any point of time after the execution of this Sale Deed (hereinafter referred to as the "Released Land"), then the Vendee shall have exclusive ownership right, title or interest over the said released land and the Vendor(s) shall not be entitled to claim any right, title or interest over the said released land in any manner whatsoever. The Vendor(s) further agrees to execute the sale documents in relation to the said released land without any consideration in favour of the Vendee. However, it is agreed by the VENDEE that in such event of abovementioned land being released out of Rectangle

Salmon Land & Housing Pvt. Ltd. ORA LAND AND HOUSING PVT. LTD. ORRIS MOTELS PVT. LTD

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Authorised Signatory Authorised Signatory Authorised Signatory

No.10, Field No.19/2, 20/2, 21/1 by the Competent Authority, then the VENDEE shall refund/repay the amount to the extent of Land released out of Rectangle No.10, Field No.19/2, 20/2, 21/1 as demanded by the Competent Authority for such release and the VENDOR(s) shall not be liable to refund or repay any amount whatsoever to Competent Authority or the VENDEE or any third party in any manner whatsoever with respect to the same.

iv. The VENDOR(s) have good, clear and legally marketable title of the said Land and the said Land is possessed by the VENDOR(s) having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.

v. The said Land is free from any charges or encumbrance such as prior sale, will, exchange, mortgage, gift, lien, lease, collaboration, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition etc.

vi. The said Land is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.

vii. That there are no dues, outstanding claims, demands penalties, etc. on the said Land 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.

viii. The said Land does not have any warehouse, cattle live stock, rising of grass and is purely an agriculture land and has been entered in the records of the appropriate authority accordingly.

ix. The said land has not been notified under the provisions of the Land Acquisition Act, 1894 or under The Right To Fair Compensation And Transparency In Land Acquisition, Rehabilitation And Resettlement Act,

Salmon Land & Housing Pvt. Ltd. ORA LAND AND HOUSING PVT. LTD. ORRIS MOTELS PVT. LTD

Authorised Signatory Authorised Signatory Authorised Signatory

Merlin Land & Housing Pvt. Ltd. Elegant Land & Housing Pvt. Ltd.

Authorised Signatory Authorised Signatory

2013 either for the planned development by the Government and/or any other authority or for any other purposes.

x. The said Land is not subject of any execution of General or Special Power of Attorney, mortgage, transfer, assignment, collaboration and encumbrance by the VENDOR(S) in favour of any other person prior to the date of execution of this present Sale Deed.

AND WHEREAS the VENDEE has carried out the due diligence of the said Land and is fully satisfied with the title and rights of the VENDOR(s) in the said Land and as such have agreed to purchase the said Land on the following terms and conditions:

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

1. That the VENDOR(s)herein being desirous of selling the said land has decided to hereby grants, conveys, transfers by way sale, the said land and assign unto and in favour of the VENDEE and every part thereof together with the rights, titles and interests therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances or any other things and the VENDEE has agreed to purchase the said land for a total sale consideration of **Rs.6,63,25,000/- (Rupees Six Crore Sixty Three Lac Twenty Five Thousand Only).** The VENDEE has paid the said sale consideration as per below details:

Amount (Rs.)	Ch./DD No.	Dated	Drawn on	in favour of
1,65,74,187/-	034524	22/12/2020	The Karnataka Bank Ltd., New Delhi	Salmon Land And Housing Private Limited
1,00,00,000/-	705348	11/12/2020	The Karnataka Bank Ltd., New Delhi	Salmon Land And Housing Private Limited

or Salmon Land & Housing Pvt. Ltd. ORA LAND AND HOUSING PVT. LTD. ORRIS MOTELS PVT. LTD

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Marlin Land & Housing Pvt. Ltd. Fortune Land & Housing Pvt. Ltd. Elegant Land & Housing Pvt. Ltd.

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2,00,813/-	has been deducted by the VENDEE @0.75% of total sale consideration as TDS under provisions of Income Tax Act, 1961			Salmon Land And Housing Private Limited
10,42,125/-	034525	22/12/2020	The Karnataka Bank Ltd., New Delhi	Ora Land And Housing Private Limited
7,875/-	has been deducted by the VENDEE @0.75% of total sale consideration as TDS under provisions of Income Tax Act, 1961			Ora Land And Housing Private Limited
2,30,00,625/-	034526	22/12/2020	The Karnataka Bank Ltd., New Delhi	Orris Motels Private Limited
1,00,00,000/-	705346	11/12/2020	The Karnataka Bank Ltd., New Delhi	Orris Motels Private Limited
2,49,375/-	has been deducted by the VENDEE @0.75% of total sale consideration as TDS under provisions of Income Tax Act, 1961			Orris Motels Private Limited
17,36,875/-	034528	22/12/2020	The Karnataka Bank Ltd., New Delhi	Merlin Land And Housing Private Limited
13,125/-	has been deducted by the VENDEE @0.75% of total sale consideration as TDS under provisions of Income Tax Act, 1961			Merlin Land And Housing Private Limited
26,05,312/-	034527	22/12/2020	The Karnataka Bank Ltd., New Delhi	Fortune Land And Housing Private Limited
19,688/-	has been deducted by the VENDEE @0.75% of total sale consideration as TDS under provisions of Income Tax Act, 1961			Fortune Land And Housing Private Limited
8,68,437/-	203080	22/12/2020	The Karnataka Bank Ltd., New Delhi	Elegent Land & Housing Private Limited
6,563/-	has been deducted by the VENDEE @0.75% of total sale consideration as TDS under provisions of Income Tax Act, 1961			Elegent Land & Housing Private Limited

The VENDOR(s) hereby acknowledges the receipt of entire sale consideration. Now nothing remains due towards the VENDEE.

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For Fortune Land & Housing Pvt. Ltd.

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For Elegant Land & Housing Pvt. Ltd.

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2. That the total sale consideration of a sum of Rs.6,63,25,000/- (Rupees Six Crore Sixty Three Lac Twenty Five Thousand Only), as aforementioned is paid by the VENDEE to the VENDOR(s). The VENDOR(s) herby confirms that full and final sale consideration has been received from VENDEE and now nothing is due from the VENDEE on account of sale consideration. The sale consideration includes the cost of tube-well, temporary structures, electricity connection, trees, boundary wall, etc.

3. The VENDOR(S) being the absolute owner in physical, vacant & peaceful possession of the said land and has a clear and unencumbered title of it and is in actual physical possession of the entire above said land, hereby handover the possession of the land sold under this sale deed to the VENDEE. The VENDEE hereby confirms the receipt of the actual physical possession of the said Land from the VENDOR(S).

4. That the said land is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, collaboration, demand, and acquisition proceedings by Government/third party or in any other manner whatsoever and in case it be found otherwise at any point of time, the VENDOR(s) shall discharge the same from and out of his own funds and keep the VENDEE indemnified at all times. That the VENDOR(s) hereby confirms to the VENDEE that the VENDOR(s) 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 the present Sale Deed and thereafter the same shall be borne and paid by the VENDEE. If any arrears are found related to the earlier period prior to execution of the present Sale Deed, the same shall be discharged and paid by the VENDOR(s).

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5. 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 and also with other concerned authorities to which the VENDOR(s) shall have no objection and shall not raise any objection. The VENDOR(s) hereby confirms to assist and support the VENDEE in the mutation process.

6. That the VENDOR(s) 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 at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the said land in favour of the VENDEE.

7. That the VENDEE has agreed to purchase the said land on the basis of assurances and representation made herein by the VENDOR(s) with regard to the title of the said land, in case it is proved otherwise the VENDOR(s) shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE. The VENDOR(s) further declare and undertake that, if at any time hereafter, any claim/ demand/ right/ interest is made/ claimed/ raised on the land sold herein by it and affirmations and declarations made by it in the Sale Deed and on account of the same the VENDEE suffers/incurs any losses, demands, claims, damages, penalties, costs etc., then the VENDOR(s) shall be liable to make good the said losses, demands, claims, damages, penalties, costs etc. including legal costs (without limitation) to the VENDEE. The VENDOR(s) further agrees to indemnify the VENDEE in case of any legal or other proceedings by any authority for any violations relating to the said land till the execution of this sale deed.

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Elegant Land & Housing Pvt. Ltd.
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8. That the VENDOR(s) have handed over all the original documents related to the said Land viz. Sale Deeds, Certified Copies of Mutations, Certified Copy of Fard, Jambandi or other concerned documents and the VENDEE hereby confirms the receipt of the same.

9. That all charges and expenses for the transfer of the said Land i.e. stamp duty, registration charges etc. with respect to the present Sale Deed shall solely be borne by the VENDEE.

THE VENDOR(S) HEREBY ASSURE THE VENDEE

A. The VENDOR(S) shall indemnify the VENDEE of any cost, charges, fees, fines, penalties, dues, etc. arising 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 only upto the date of the present Sale Deed,made/raised by the respective creditors either prior to or after the date of this Sale Deed.

B. The VENDOR(s) 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.

C. 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(s) shall be liable and responsible to indemnify and to make good the loss suffered by the VENDEE and keep the VENDEE saved,

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harmless and indemnified against all such losses and damages suffered by the VENDEE and also against all claims, actions at law and other proceedings in respect thereof.

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 Vernacular at the place and on the day, month and year first above written in the presence of the following witness:

Drafted by

For & on behalf of
M/s Salmon Land and
Housing Private Limited

Authorised Signatory

For & on behalf of
M/s Ora Land and
Housing Private Limited

Authorised Signatory

For Receptive Buildwell
LLP

Authorised Signatory

For & on behalf of
M/s Orris Motels
Private Limited

Authorised Signatory

For & on behalf of
M/s Merlin Land and
Housing Private Limited

Authorised Signatory

For & on behalf of
M/s Fortune Land and
Housing Private Limited

Authorised Signatory

For & on behalf of
M/s Elegent Land &
Housing Private Limited

Authorised Signatory

WITNESSES:

1.

2.

Pardeep Kumar Gosh
Roshan Lal R/o 33 B
2nd Floor, Block AB
Single Story, Ramesh
Nagar, Near Corner
Sweets Delhi