

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 19/12/2024

Certificate No. G0S2024L2851



Stamp Duty Paid : ₹ 30131557
(Rs. Only)

GRN No. 125380138



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Desert moon Realtors Pvt ltd

H.No/Floor : B292

Sector/Ward : Na

LandMark : Shop no 8 new ashok nagar

City/Village : New delhi

District : New delhi

State : Delhi

Phone : 92*****01

Others : Ms dore realtors pvt ltd



Buyer / Second Party Detail

Name : Aipl bharat Infrastructure Pvt ltd

H.No/Floor : 5th floor

Sector/Ward : 62

LandMark : Aipl business club golf course extn

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 92*****01

Purpose : NJS for Sale Deed

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

Type of Deed : Sale Deed
Type of Property : Agricultural land
Area of Land : 2.98438 Acres
Unit Land : 23 Kanals 17 Marlas 5 Sarsai
Village : Village Daulatabad (Sector-103)
Tehsil : Kadipur
District : Gurugram
Sale Consideration : Rs. 43,04,50,790/-
Stamp Duty : Rs. 3,01,31,557/-
Certificate No. : G0S2024L2851
Registration Fees/GRN No. : 125380138
Issued On : 19/12/2024



For Desert Moon Realtors Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Desert Moon Realtors Pvt. Ltd.

For AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED

Authorized Signatory

प्रलेख क्र.:13336

मुद्रण दिनांक 19/12/2024 03:00 PM

पंजीकरण दिनांक:19-12-2024

वसीका संबंधी विवरण		
वसीका का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- कादीपुर	गांव/शहर- दौलताबाद	स्थित- Daultabad
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पुराना शहरी क्षेत्र
पता : 370.Daultabad Village, 122001		
धन संबंधी विवरण		
राशि- 430450784 रुपये		कुल स्टाम्प शुल्क- 30131556 रुपये
स्टाम्प नं- G0S2024L2851		स्टाम्प का मूल्य- 30131557 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:125379692	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- SHIV KUMAR ADV		सेवा शुल्क- 200
भूमि का विवरण		
निवासीय		12461.67 Sq. Yards
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- IC4Y3EC1	प्रॉपर्टी नं- 370	मालिक- NA
पता- 370.Daultabad Village, 122001		

यह प्रलेख आज दिनांक 19-12-2024 दिन गुरुवार समय 5:08:00 PM बजे श्री/श्रीमती/कुमारी DESERT MOON REALTORS PVT LTD thru PAWAN KUMAROTHER DORE REALTORS PVT LTD thru PAWAN KUMAROTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
For Desert Moon Realtors Pvt. Ltd.

For Dore Realtors Pvt. Ltd.

संयुक्त उप पंजीयन अधिकारी NT Kadipur

DESERT MOON REALTORS PVT LTD
Authorised Signatory

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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

For Desert Moon Realtors Pvt. Ltd.

For Dore Realtors Pvt. Ltd.

संयुक्त उप पंजीयन अधिकारी NT Kadipur

DESERT MOON REALTORS PVT LTD
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उपरोक्त क्रेता व श्री/श्रीमती/कुमारी AIPL BHARAT INFRASTRUCTURE PVT LTD thru MANISH DAHYAOTHER 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 अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी SHIV KUMAR ADV पिता, निवासी GGM व श्री/श्रीमती/कुमारी DEEPAK ADV पिता, निवासी 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 19-12-2024

संयुक्त उप पंजीयन अधिकारी NT Kadipur



SALE DEED

THIS SALE DEED (“Sale Deed”) is executed at Gurugram on this 19th day of December 2024.

BY

M/s Desert Moon Realtors Private Limited, a company incorporated, existing and governed under the provisions of the Companies Act, 2013, having (CIN: U45400DL2007PTC162372) and having its registered address B-292, Chandra Kanta Complex, Shop No.8, Near Metro Pillar No.161, New Ashok Nagar, New Delhi-110096, having PAN No. AACCD7238G acting through its duly empowered and authorized signatory Mr. Pawan Kumar (Aadhar No. 9912 7464 6345) son of Sh. Ramesh Kumar resident of House No. D-1203, Ward No. 7, Resulpur Road, New Extension Colony, Palwal (Haryana), duly authorized vide Board's resolution dated 13th December 2024, (hereinafter referred to as the “**Seller-1**” which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors-in-interest, authorized representatives, administrators, nominees and permitted assigns etc.) of the **ONE PART**;

AND

M/s Dore Realtors Private Limited, a company incorporated, existing and governed under the provisions of the Companies Act, 2013, having (CIN: U70109DL2010PTC205277) and having its registered address B-156, Shukra Bazar, Main Road, New Ashok Nagar, East Delhi, India-110096, having PAN No. AADCD5359F, acting through its duly empowered and authorized signatory Mr. Pawan Kumar (Aadhar No. 9912 7464 6345) son of Sh. Ramesh Kumar resident of House No. D-1203, Ward No. 7, Resulpur Road, New Extension Colony, Palwal (Haryana), duly authorized vide Board's resolution dated 13th December 2024, (hereinafter referred to as the “**Seller-2**” which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors-in-interest, authorized representatives, administrators, nominees and permitted assigns etc.) of the ONE PART

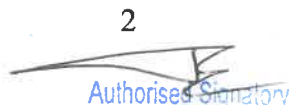
IN FAVOUR OF

AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED, (CIN: U68100HR2024PTC124408) a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at AIPL Business Club, Fifth Floor Golf Course Extension Road, Sector-62, Gurugram – 122101 having PAN No. ABBCA2609L acting through its duly empowered and authorized signatory Sh. Manish Dahiya (Aadhar No. 8289 1743 8214) son of Sh. Rajender Singh Dahiya resident of H.No.3 Ward No. 26, near Amar Enclave, New Mission

For Desert Moon Realtors Pvt. Ltd.


Authorised Signatory

For Dore Realtors Pvt. Ltd.

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For AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED


Authorised Signatory

Reg. No.

Reg. Year

Book No.

13336

2024-2025

1



विक्रेता

क्रेता

गवाह



उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- thru PAWAN KUMAROTHER DESERT MOON REALTORS PVT LTD thru
PAWAN KUMAROTHER DORE REALTORS PVT LTD 

क्रेता :- thru MANISH DAHIYAOTHERAIPL BHARAT INFRASTRUCTURE PVT
LTD 


गवाह 1 :- SHIV KUMAR ADV 

गवाह 2 :- DEEPAK ADV 

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13336 आज दिनांक 19-12-2024 को बही नं 1 जिल्द नं 301 के पृष्ठ नं 155 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2619 के पृष्ठ संख्या 5 से 8 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 19-12-2024


उप/सयुंक्त पंजीयन अधिकारी कादीपुर

Colony, Sonipat, Haryana, 131001, duly authorized vide Board's resolution dated 16th December 2024, (hereinafter referred to as “**Purchaser**” which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors- in-interest, authorized representatives, administrators, nominees, and permitted assigns etc.)of the **OTHER PART**.

The Seller-1 and Seller-2 are hereinafter collectively referred to as Seller and further Seller and the Purchaser are hereinafter collectively referred to as ‘**Parties**’ and individually referred to as a ‘**Party**’.

W H E R E A S:-

- A. The Seller assures, declares, and represents to the Purchaser that:
- A.1 The Seller is the absolute owner and in possession of Khudkasth land admeasuring Approximately **2.984375 Acres (23 Kanals 17 Marlas 5 Sarsai)** *as mentioned* in Schedule I and situated in Village Daulatabad Tehsil-Kadipur, District-Gurugram, Sector-103, Gurugram, Haryana as per the Jamabandi for the Year 2020-21 (the said lands admeasuring Approximately 2.984375 Acres are hereinafter collectively referred to as the ‘**Said Land**’). The Seller acquired the Said Land and became the owner in possession of the Said Land by virtue of Sale Deeds as mentioned in Schedule II and subsequent thereof mutations whereof were entered vide Mutation Nos. 2521 (Seller-2, Dore Realtors Private Limited) and 2576 (Seller-1, Desert Moon Realtors Private Limited).
- A.2 The Seller is the sole, absolute, and exclusive recorded owner of the Said Land which is also reflected in the revenue records and possesses clear and marketable title of the Said Land and has unfettered, absolute and unrestricted right, title, easement and interest therein and is in lawful and actual possession thereof with transferable rights, title and interests in the Said Land and are thus fully entitled and competent to sell, transfer and convey the same to the Purchaser.
- A.3 The Seller has actual, exclusive, physical, and peaceful possession of the Said Land.
- A.4 The Said Land or any portion thereof is free from all encumbrances including but not limited to mortgage/charge whatsoever, prior agreement to sell, development right/ collaboration agreement/ agreement, encroachment by or settled possession of a third party, any title defect, restriction or limitation of any nature, such as restriction on use,

For Desert Moon Realtors Pvt. Ltd.


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For Dore Realtors Pvt. Ltd.

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transfer, conditional sale contract, any arrangement, claim, land ceilings, land acquisition/requisition and particularly that they have not created any charge, lease or mortgage on the same or pledge, charge, security right, security interest, lien, hypothecation, deposit by way of security, bill of sale and the same is also not subject to any *lis pendens*, stay order, notices, charges, disputes, litigation or any court decree or injunction or attachment in the decree of any court, either before or after judgment, government investigation, acquisition or requisition notices or proceedings, Income Tax or Wealth Tax attachment, option or right of pre-emption, beneficial interest/ ownership (including usufruct and similar entitlements), any provisional or executable attachment, non-disposal undertaking, right of first offer or first refusal, tenancy, leasehold interest, co-ownership, disposal of beneficial interest, any other interest held by a third party or any other registered or unregistered encumbrance whatsoever and is also free of any rights or agreements in favour of any third person(s)/party whomsoever (collectively referred to as the 'Encumbrances').

- A.5 The Seller has clear, effectual, good, subsisting, and unencumbered transferable and marketable title in the Said Land free from any or all Encumbrances.
- A.6 With respect to the Said Land, there is no subsisting non-compliances by the Seller in relation to any material provisions of applicable revenue laws nor is the Seller in receipt of any notice in relation to the Said Land nor any proceedings are pending with respect to the Subject Land. The Said Land, being sold or conveyed herein, does not fall within any forest/reserved area/wakf board/ government land.
- A.7 The Said Land exclusively belongs to the Seller and the same does not vest in any manner in any Hindu Undivided Family (HUF), nor the same at any time has been declared/recorded as property of HUF in the income tax /revenue department.
- A.8 The Said Land has not been notified, either for planned development or for any other purposes, nor the Seller has received any notice of such acquisition, nor any proceeding under provisions of any law are pending in any Court or Tribunal in respect of the Said Land.
- A.9 The Seller has full power, absolute authority, unrestricted and unencumbered rights to alienate, sell, transfer and convey the Said Land in favour of the Purchaser.

For Desert Moon Realtors Pvt. Ltd.

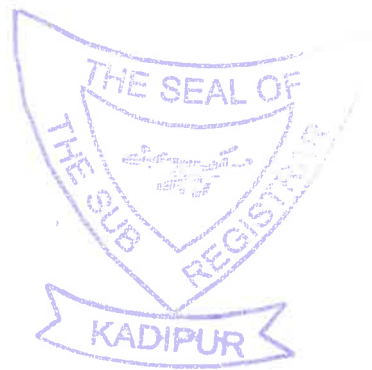

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For Dore Realtors Pvt. Ltd.


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For APL BHARAT INFRASTRUCTURE PRIVATE LIMITED


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- A.10 Consequent upon execution and registration of the present sale deed, all easmentary rights, benefits, privileges, right, title, motor, rasta, khal, bhor, kotha, interest and claim therein, together with all liberties, advantages and appurtenances attached to the Said Land and standing crop(s), if any, would stand transferred to the Purchaser as on the date of execution of this sale deed.
- A.11 With respect to the Said Land, the Seller is not in non-compliance of any applicable statutes, laws (including the applicable land ceiling laws and provisions), regulation, ordinance, rule, judgment, notification, rule of common law, order, decree, bye-law, government approval, directive, guideline, requirement or other governmental restriction, or any similar form of decision of, or determination by, or any interpretation, policy or administration, having the force of law of any of the foregoing, by any authority having jurisdiction over the matter in question as of the date of this Sale Deed, which may adversely affect the title of the Seller or the power, authority and rights of the Seller to alienate, sell, transfer and convey the Said Land in favour of the Purchaser.
- A.12 The Seller is competent and capable of executing this Sale Deed and does not require any special or additional sanction or permission to sell, transfer and convey the Said Land to the Purchaser.
- A.13 The Seller, for its bonafide legal needs, wishes to sell, transfer, and convey the Said Land along with all appurtenances thereto, to the Purchaser.
- B. Relying on the aforesaid assurances, declarations and representations of the Seller, the Purchaser has agreed to purchase the Said Land and the Seller has agreed to sell, transfer, convey and assign all its rights, interests and titles of the Said Land together with all estate, title, easements, rights, privileges, appurtenances thereto, free from all Encumbrances, to the Purchaser for an aggregate and agreed consideration of **Rs. 43,04,50,790/- (Rupees Forty Three Crore Four Lakh Fifty Thousand Seven Hundred and Ninety Only)** (the 'Total Sale Consideration').

NOW, THEREFORE, THIS SALE DEED WITNESSETH AS UNDER:

1. In consideration of the Total Sale Consideration paid by the Purchaser in the manner as stated herein below:

For Desert Moon Realtors Pvt. Ltd.
For Desert Moon Realtors Pvt. Ltd.


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For Dore Realtors Pvt. Ltd.

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- A. An amount of **Rs. 42,61,46,283/- (Rupees Forty Two Crore Sixty One Lakh Forty Six Thousand Two Hundred and Eighty Three Only)**, has been paid by the Purchaser to the Canara Bank on behalf of the Sellers.
- B. An amount of **Rs. 43,04,507/- (Rupees Forty Three Lakh Four Thousand Five Hundred and Seven Only)** has been deducted by the Purchaser as Tax Deduction at Source @ 1% under section 194-IA of Indian Income Tax Act, 1961.

The Seller hereby admits and acknowledges the payments made to Canara Bank on behalf of the Seller.

The Seller doth hereby admits and acknowledges, before the Sub – Registrar, Tehsil: Kadipur, District Gurugram, Haryana, the Seller doth hereby sell, convey and transfer, alienate and assign all its entire rights, title, interest, claim, estate, easements, privileges, appurtenances in the Said Land, free from all Encumbrances, charges, prior agreement whatsoever, and mortgage etc. in any manner whatsoever, in favour of the Purchaser, who shall hereafter be the sole and absolute owner of the same and shall enjoy all rights of ownership, possession, privileges, easements, all rights of ways/passages/water, appurtenant or any other things hidden in the earth belonging to or appurtenant thereto. And the Purchaser shall stand fully discharged from its liability towards the payment of Total Sale Consideration to the Seller under this Sale Deed.

2. That the aforesaid Sale Consideration has been discharged by the Purchaser as full and final payment for purchase of the Said Land which includes all/entire cost of Said Land along with all things, standings, fittings, fixtures, connections, structure, tubewell, trees, rights attached to the Said Land and other common facilities and amenities etc. related thereto and on handing over the actual vacant peaceful physical possession of whole of the Said Land to the Purchaser, and now nothing is left to be paid to the Seller(s) or anybody claiming through the Seller for the sale of Said Land.
3. The actual, peaceful physical possession of the Said Land has been handed over by the Seller to the Purchaser simultaneously with the execution and registration of this Sale Deed.
4. The Seller has been left with no right, title, interest, claim or concern of any nature whatsoever on the Said Land and the Purchaser has become the absolute owner in

For Dore Realtors Pvt. Ltd.

For AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED

For Desert Moon Realtors Pvt. Ltd.

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possession of the same and shall be entitled to deal with and dispose of the Said Land as it deems fit without any interference, obstruction or hindrance from the Seller or anyone claiming under, through or in trust of the Seller.

5. The Seller has paid all the taxes, rates and other outgoings due to local bodies, revenue, other authorities and Government Offices/ Departments in respect of the Said Land up to the date of execution of this Sale Deed and the Purchaser shall bear and pay the same hereafter from the date of the execution of this Sale Deed. However, in case if any arrears are found due for the earlier period (prior to the date of execution of this Sale Deed), the same shall be discharged by the Seller as and when the same are due.
6. The Seller in addition to the representations made by it in the recitals of this Sale Deed, further, represents, assures and covenants with the Purchaser as follows:
 - (a) the Said Land is free from all Encumbrances and if it is ever proved otherwise, and if the Purchaser is not able to utilize the Said Land for its intended use as permitted under the law or whole or any portion of the Said Land is taken away or goes from the possession of the Purchaser on account of any defect in the ownership and title of the Seller on account of the above, then, the Seller (without prejudice to the other rights and remedies available with the Purchaser) shall be liable to make good the losses suffered by the Purchaser. The Seller undertakes to keep the Purchaser indemnified and harmless against all consequences that may follow including but not limited to all losses, damages, cost, market price, expenses, attorney fee, proceedings, contingent liabilities known or unknown that the Purchaser may suffer or incur because of any act of misrepresentation or defect in the title of the Seller;
 - (b) The Seller has actual, exclusive, physical, and peaceful possession of the Said Land and the same is free of any third-party possession or adverse possession, and no part of the Said Land is a place of worship i.e. Temple, Mosque, Church etc. nor the same is earmarked/ used as a crematorium, cemetery, burial ground;
 - (c) The said Land is not used or earmarked as a common road;
 - (d) That there is no impediment, prohibition, restriction, or any kind of bar imposed under the law or otherwise against the Seller for sale and transfer of the Said Land by the Seller.

For Desert Moon Realtors Pvt. Ltd.


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For Dore Realtors Pvt. Ltd.


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- (e) That the title of the Said Land is clear and marketable, and the Said Land is free from all sorts of mortgages, encumbrances, charges, tenancy, lease, patta, liens, attachments, trusts, acquisitions, prior agreements to sell, disputes whatsoever or howsoever and there is/are no notices of attachment, acquisition or requisition or notices thereto and further there is no litigation, injunction, or any other proceedings, claims or demands pending in relation to the Said Land.
- (f) That there is no prior or subsisting agreement to sell/ Development Agreement/ Collaboration Agreement/ any other agreement whatsoever, Power of attorney in respect of the Said Land or part thereof nor has the Said Land been disposed of or transferred or agreed to be transferred to any other person or persons under any gift, will, exchange, lease or any other arrangement whatsoever;
- (g) That the Seller is the legal and rightful owner of the Said Land and has acquired the Said Land through its own funds and the Seller is the beneficial owner of the Said Land and the provisions of the Prohibition of Benami Property Transactions Act, 1988 and the Benami Transaction (Prohibition) Amendment Act, 2016, in no way apply to the Said Land. The Seller shall indemnify and keep the Purchaser indemnified from all the losses incurred by the Purchaser in case this representation is found to be untrue or false; and
- (h) That there is no loan amount outstanding against the Said Land.
- (i) That there is no order of attachment by the Income Tax Authorities or by any other authorities nor any notice of acquisition/requisition has been received or pending in respect of the Said Land.
- (j) That no minor under the provisions of The Hindu Succession Act, 1976 or Hindu Undivided Family ("HUF") has any right, title, interest, claim or demand whatsoever or howsoever in respect of the Said Land or any part thereof.
7. Relying on the aforesaid representations of the Seller and believing the same to be true and acting on the faith thereof the Purchaser has purchased the Said Land and accordingly the Seller hereby agrees and undertakes that they shall, at all times, keep and hold the Purchaser fully indemnified, saved, defended and harmless, from and against all claims, suits, actions, proceedings, and all costs, charges, expenses, fines, penalties, prosecutions, losses,

damages, liabilities and demands which the Purchaser may bear, incur or suffer, and, or, which may be made, levied or imposed on the Purchaser, and/or claimed from the Purchaser and paid by the Purchaser, due to or by reason or virtue of: (i) any defect or deficiency in or want of title of the Said Land; (ii) any legal, quasi-legal, administrative, claims, actions, notices, litigations, arbitrations, mediation, conciliation, garnishee or other proceedings pending against or with respect to the Said Land or any portion thereof that may arise due to actions of the Seller upto the date of registration of this Sale Deed; (iii) any of the representations, warranties, covenants, assurances and other terms and conditions of this Sale Deed being found to be false, untrue and, or, misleading in any manner whatsoever having adverse effect on this Sale Deed or which will affect the valid and marketable title and peaceful possession of the Seller over the Said Land; (iv) the Seller having suppressed or concealed any facts, documents or information from the Purchaser relating to the title of the Seller over the Said Land or having any adverse effect on this Sale Deed. All documents of title and conveyance of the Land in favour of the Seller are genuine, authentic and effectual.

8. The Seller represents that the Said Land has not been notified under section 4 or 6 of The Land Acquisition Act, 1894 or the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or The National Highways Authority of India Act, 1988 or such similar law for the time being in force either for planned development or for any other purposes, nor they have received any notice of such acquisition nor any proceeding under provisions of any law are pending in any court or tribunal in respect of the Said Land.
9. The Seller do hereby represents and warrants that it has not done, committed, omitted, knowingly or willingly suffered or been party or privy to any act, deed, matter or thing which may have an adverse effect on validity or marketability of the title of the Seller over the Said Land or whereby the Seller is prevented from transferring/ selling/ conveying the Said Land or any part thereof or whereby the same or any part of the Said Land, is, can or may be subject to any Encumbrances or prejudicially affects the estate, title or otherwise howsoever and there is no construction and / or misuse on or in the Said Land.
10. Upon registration of the sale deed, the Purchaser is entitled to get the Said Land mutated in its own name in revenue records and other concerned authorities on the basis of this Sale Deed or its certified true copy in the absence of Seller to which it shall have no objection and the Seller shall, at the request and cost of the Purchaser, provide full

For Desert Moon Realtors Pvt. Ltd.


Authorized Signatory

For Dore Realtors Pvt. Ltd. For AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED

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Authorized Signatory


Authorized Signatory



assistance/cooperation and do and execute all and such other or further acts, deeds, things and sign all such documents as may be necessary for effecting the mutation of the Said Land in the name of the Purchaser with the relevant authorities.

11. The Purchaser from this day shall have unlimited and unrestricted ownership and proprietary rights to either dispose of the Said Land or any portion thereof, to put the same to any use, it likes by using the same in any way or otherwise by enjoying it's rents, profits, Income etc., as absolute owner thereof without any interruption, claim or demand whatsoever by or on behalf of the Seller and their respective legal representatives, nominees, executors, successors etc., or any other person (s) claiming under or through them.
12. That the Seller shall fully cooperate and furnish any additional information/documentation that will be available with them in case the Seller's absolute ownership and/or marketable title rights to the Said Land are challenged. The Seller shall make themselves available before any competent court or courts and/or authority or authorities for establishing their absolute ownership and/or marketable title to the Said Land.
13. From this day, the Purchaser shall have all rights in the Said Land, latent or patent, which the Seller had in the same.
14. The Seller has handed over the original title documents and chain documents of the Said Land to the Purchaser simultaneously with the execution of this Sale Deed.
15. All the expenses of the sale deed viz. Stamp duty, registration fee etc, have been borne and paid by the Purchaser and the Purchaser alone shall be entitled to retain the original thereof.
16. The object or consideration for the transfer of the Said Land is lawful.
17. The Seller and Purchaser have full knowledge of section 82 of the Registration Act, 1908 and this deed is being executed and registered in compliance of the same without mentioning any false fact. Both the parties hereto are responsible for all the contents of the present Sale Deed.
18. That this transaction has taken place in Gurugram, Haryana and as such the District Courts in Gurugram, Haryana and Hon'ble High Court of Punjab and Haryana at Chandigarh and

For Desert Moon Realtors Pvt. Ltd.


Authorised Signatory

For Dore Realtors Pvt. Ltd.

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Authorised Signatory


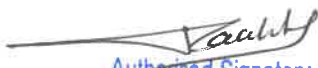


For AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED



Authorised Signatory



Hon'ble Supreme Court of India shall have jurisdiction to entertain any disputes between the Seller and the Purchaser.

IN WITNESS WHEREOF, the Seller and the Purchaser have hereunto set their hands, the day, month, and the year first above written and on the presence of following witnesses:

<p>M/s Desert Moon Realtors Private Limited</p> <p>For Desert Moon Realtors Pvt. Ltd.</p> <p> Authorised Signatory</p> <p>(Mr. Pawan Kumar) (Authorised Signatory) Seller</p>	<p>M/s Dore Realtors Private Limited</p> <p>For Dore Realtors Pvt. Ltd.</p> <p> Authorised Signatory</p> <p>(Mr. Pawan Kumar) (Authorised Signatory) Seller</p>
<p>AIPL Bharat Infrastructure Private Limited</p> <p>For AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED</p> <p> Authorised Signatory</p> <p>(Sh. Manish Dahiya) (Authorized Signatory) Purchaser</p>	
<p>Witnesses:</p>	
<p>1.</p> <p> Shiv Kumar Singh (Advocate) Distt. Court, Gurugram</p>	<p>2.</p> <p> Deepak Kumar Advocate Distt. Court. Gurugram</p>


Shiv Kumar Singh (Advocate)
Distt. Court, Gurugram
19-12-24

Schedule I

Desert Moon Realtors Private Limited :-

Khewat/ Khatoni No.	Mustatil No.	Kila No.	Total Area			Share	Area Purchased		
			Kanal	Marla	Sarsai		Kanal	Marla	Sarsai
106/113	40	17/1/2	3	1	-	1/1	15	19	-
	40	24/2	4	8	-				
	40	26	-	10	-				
	41	21	8	-	-				
8/8	40	25	7	10	-	1/1	7	10	-
Total		Kita	23	9	-	As	23	9	-
		5	2.93			Above	2.93125		

Dore Realtors Private Limited :-

Khewat/ Khatoni No.	Mustatil No.	Kila No.	Total Area			Share	Area Purchased		
			Kanal	Marla	Sarsai		Kanal	Marla	Sarsai
533/586	41	18/2	-	9	-	1/2	-	8	5
	41	19/2	-	8	-				
Total		Kita	-	17	-	As	-	8	5
		2	0.11			Above	0.05313		
Gross Total		Kita	24	6	-	As	23	17	5
		7	3.04			Above	2.98438		

For Desert Moon Realtors Pvt. Ltd.


Authorized Signatory

For Dore Realtors Pvt. Ltd.


Authorized Signatory

For AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED


Authorized Signatory



Schedule II

Sr. No.	Village	Rect. No.	Kila No./ Khasra No.	Area (acres)	Company Name	Sale Deed No.	Sale Deed Date	Mutation No.
1	Daulatabad	40	17/1/2	0.38125	Desert Moon Realtors Private Limited	31837	11-Feb-2011	2576
2	Daulatabad	40	24/2	0.55	Desert Moon Realtors Private Limited	31837	11-Feb-2011	2576
3	Daulatabad	40	25	0.9375	Desert Moon Realtors Private Limited	31837	11-Feb-2011	2576
4	Daulatabad	40	26	0.0625	Desert Moon Realtors Private Limited	31837	11-Feb-2011	2576
5	Daulatabad	41	21	1.0	Desert Moon Realtors Private Limited	31837	11-Feb-2011	2576
6	Daulatabad	41	18/2	0.02813	Dore Realtors Private Limited	21729	31-Jan-2011	2521
7	Daulatabad	41	19/2	0.025	Dore Realtors Private Limited	21729	31-Jan-2011	2521
Total Area				2.98438				

For Desert Moon Realtors Pvt. Ltd.


Authorized Signatory

For Dore Realtors Pvt. Ltd.


Authorized Signatory

For AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED


Authorized Signatory

DESERT MOON REALTORS PRIVATE LIMITED

Reg. B-156 SHOP NO C-1 THIRD FLOOR NEAR, METRO PILLAR NO 167 NEW
ASHOK NAGAR, East Delhi, East Delhi, East Delhi, Delhi, India, 110096
CIN NO. : U45400DL2007PTC162372

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S DESERT MOON REALTORS PVT. LTD. ("COMPANY") AT ITS BOARD MEETING HELD ON FRIDAY 13TH DECEMBER 2024 AT 11:00 AM AT B-156 SHOP NO C-1 THIRD FLOOR NEAR, METRO PILLAR NO 167 NEW ASHOK NAGAR, East Delhi, Delhi, India, 110096

Authorisation for signing and execution of Transaction documents for transfer of Land Parcel approximately to 2.93 Acres (23 Kanals 9 Marlas 0 Sarsai), situated in Village Daulatabad, Tehsil-Kadipur, District-Gurugram, Sector-103, Gurugram, Haryana

The Chairman informed the Board that the Company, is the sole and exclusive owners of the land parcels admeasuring aggregating approximately 2.93 Acres (23 Kanals 9 Marlas 0 Sarsai). situated in Village Daulatabad, Tehsil-Kadipur, District-Gurugram, Sector-103, Gurugram, Haryana ("Company Land").

The Chairman further informed the Board that the Company proposes to transfer the Company Land in favour of **AIPL Bharat Infrastructure Private Limited**, having its registered office at AIPL Business Club, Fifth Floor, Golf Course Extension Road, Sector-62, Gurugram – 122101 (hereinafter referred to as the "AIPL Bharat").

The Board of Directors discussed the matter and passed the following Resolution unanimously:-

"RESOLVED THAT the consent of the Board be and is hereby unanimously and irrevocably accorded for sale and transfer of the Company Land i.e. land parcel aggregating approximately of 2.93 Acres (23 Kanals 9 Marlas 0 Sarsai), situated in Village Daulatabad, Tehsil-Kadipur, District-Gurugram, Sector-103, Gurugram, Haryana, the details of which are provided in **Schedule A** hereunder, in favour of **AIPL Bharat**.

RESOLVED FURTHER THAT the consent of the Board be and is hereby unanimously accorded for execution and registration of the Sale Deed for sale and transfer of the Company Land and any other document to be executed in relation the Sale Deed (hereinafter collectively referred to as "**Transaction Documents**").

RESOLVED FURTHER THAT Mr. Pawan kumar (Aadhar No.9912-7464-6345), and Mr. Inderjeet Singh (Aadhar No.4300-1079-5616) ("**Authorised Signatories**") be and are hereby severally authorized to do all such acts/deeds, including but not limited to negotiation, execution and to carry out registration of the Transaction Documents including any other ancillary documents to be executed pursuant to the Transaction Documents, including presenting the said Transaction Documents for registration before the concerned Sub-Registrar Office or any other government offices, authorities, etc.

RESOLVED FURTHER THAT the Authorised Signatories be and are hereby also severally authorized to do all such acts/deeds, including but not limited to negotiation, execution and registration of the Transaction Documents and other documents as may be considered necessary or deemed consequential/

For Desert Moon Realtors Pvt. Ltd.


Authorised Signatory

DESERT MOON REALTORS PRIVATE LIMITED

Reg. B-156 SHOP NO C-1 THIRD FLOOR NEAR, METRO PILLAR NO 167 NEW
ASHOK NAGAR, East Delhi, East Delhi, East Delhi, Delhi, India, 110096
CIN NO. : U45400DL2007PTC162372

expedient for the purpose of giving effect to this resolution including any other ancillary documents to be executed pursuant to the Transaction Documents and do and execute all acts, deeds, documents, undertakings and agreements as may be required in connection with the aforesaid.

RESOLVED FURTHER THAT a certified copy of this resolution be furnished, as may be required, under the signatures of all the Directors of the Company.”

CERTIFIED TRUE COPY

For DESERT MOON REALTORS PVT. LTD.



VIKAS SINGH
Director
Din No.:-09575797

For Desert Moon Realtors Pvt. Ltd.



Authorised Signatory

DESERT MOON REALTORS PRIVATE LIMITED

Reg. B-156 SHOP NO C-1 THIRD FLOOR NEAR, METRO PILLAR NO 167 NEW
ASHOK NAGAR, East Delhi, East Delhi, East Delhi, Delhi, India, 110096
CIN NO. : U45400DL2007PTC162372

SCHEDULE A Details of the Company Land

Khewat / Khatauni No.	Mustafil No.	Kila No.	Total Area		Share	Area Purchased		
			Kanal	Marla		Kanal	Marla	Sarsai
106/113	40	17/1/2	3	1	1	3	1	0
106/113	40	24/2	4	8	1	4	8	0
8/8	40	25	7	10	1	7	10	0
106/113	40	26	0	10	1	0	10	0
106/113	41	21	8	0	1	8	0	0
Total		5 Plots	23	9	Salam	23	9	0
						= 2.93 Acres		

For Desert Moon Realtors Pvt. Ltd.


Authorised Signatory

DORE REALTORS PRIVATE LIMITED

Reg. B-156 SHOP NO C-1 THIRD FLOOR NEAR, METRO PILLAR NO 167 NEW
ASHOK NAGAR, East Delhi, East Delhi, East Delhi, Delhi, India, 110096
CIN NO. : U70109DL2010PTC205277

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S DORE REALTORS PVT. LTD. ("COMPANY") AT ITS BOARD MEETING HELD ON FRIDAY 13TH DECEMBER 2024 AT 11:00 AM AT B-156 SHOP NO C-1 THIRD FLOOR NEAR, METRO PILLAR NO 167 NEW ASHOK NAGAR, East Delhi, Delhi, India, 110096

Authorisation for signing and execution of Transaction documents for transfer of land parcel approximately to 0.05 Acres (0 Kanals 8 Marlas 5 Sarsai), situated in Village Daulatabad, Tehsil-Kadipur, District-Gurugram, Sector-103, Gurugram, Haryana

The Chairman informed the Board that the Company is the sole and exclusive owner of the land parcels admeasuring aggregating approximately 0.05 Acres (0 Kanals 8 Marlas 5 Sarsai), situated in Village Daulatabad, Tehsil-Kadipur, District-Gurugram, Sector-103, Gurugram, Haryana ("Company Land").

The Chairman further informed the Board that the Company proposes to transfer the Company Land, in favour of **AIPL Bharat Infrastructure Private Limited** having its registered office at AIPL Business Club, Fifth Floor, Golf Course Extension Road, Sector-62, and Gurugram – 122101 (hereinafter referred to as the "AIPL Bharat").

The Board of Directors discussed the matter and passed the following Resolution unanimously:-

"RESOLVED THAT the consent of the Board be and is hereby unanimously and irrevocably accorded for sale and transfer of the Company Land i.e. land parcel aggregating approximately of 0.05 Acres (0 Kanals 8 Marlas 5 Sarsai), situated in Village Daulatabad, Tehsil-Kadipur, District-Gurugram, Sector-103, Gurugram, Haryana, the details of which are provided in **Schedule A** hereunder, in favour of **AIPL Bharat**.

RESOLVED FURTHER THAT the consent of the Board be and is hereby unanimously accorded for execution and registration of the Sale Deed for sale and transfer of the Company Land and any other document to be executed in relation the Sale Deed (hereinafter collectively referred to as "**Transaction Documents**").

RESOLVED FURTHER THAT Mr. Pawan kumar (Aadhar No.9912-7464-6345) and Mr. Inderjeet Singh (Aadhar No.4300-1079-5616) ("**Authorised Signatories**") be and are hereby severally authorized to do all such acts/deeds, including but not limited to negotiation, execution and to carry out registration of the Transaction Documents including any other ancillary documents to be executed pursuant to the Transaction Documents, including presenting the said Transaction Documents for registration before the concerned Sub-Registrar Office or any other government offices, authorities, etc.

RESOLVED FURTHER THAT the Authorised Signatories be and are hereby also severally authorized to do all such acts/deeds, including but not limited to negotiation, execution and registration of the Transaction Documents and other documents as may be considered necessary or deemed consequential/ expedient for the purpose of giving effect to this resolution including any other ancillary documents to be executed pursuant to the Transaction Documents and do and execute all acts, deeds, documents, undertakings and agreements as may be required in connection with the aforesaid.

For Dore Realtors Pvt. Ltd.


Authorised Signatory

DORE REALTORS PRIVATE LIMITED

Reg. B-156 SHOP NO C-1 THIRD FLOOR NEAR, METRO PILLAR NO 167 NEW
ASHOK NAGAR, East Delhi, East Delhi, East Delhi, Delhi, India, 110096
CIN NO. : U70109DL2010PTC205277

RESOLVED FURTHER THAT a certified copy of this resolution be furnished, as may be required, under the signatures of all the Directors of the Company.”

CERTIFIED TRUE COPY

For DORE REALTORS PVT. LTD.


SANJAY KUMAR SHARMA
Director
Din No.- 03036731

For Dore Realtors Pvt. Ltd.


Authorised Signatory

DORE REALTORS PRIVATE LIMITED

Reg. B-156 SHOP NO C-1 THIRD FLOOR NEAR, METRO PILLAR NO 167 NEW
ASHOK NAGAR, East Delhi, East Delhi, East Delhi, Delhi, India, 110096
CIN NO. : U70109DL2010PTC205277

SCHEDULE A Details of the Company Land

Khewat / Khatauni No.	Mustatil No.	Kila No.	Total Area		Share	Area Purchased		
			Kanal	Marla		Kanal	Marla	Sarsai
533	41	18/2	0	9	½	0	4	5
533	41	19/2	0	8	½	0	4	0
Total		2 Plots	0	17	Salam	0	8	5
						= 0.05 Acres		

For Dore Realtors Pvt. Ltd.


Authorised Signatory

AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED

CIN: U68100HR2024PTC124408

Registered Office: AIPL Business Club, Fifth Floor, Badshahpur, Gurgaon – 122 101, Haryana

Tel. No:-+91 92111 60000, Email: aiplbharat@outlook.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS (“THE BOARD”) OF AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED (“THE COMPANY”) HELD ON MONDAY, 16TH DAY OF DECEMBER, 2024 AT 3:30 P.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT AIPL BUSINESS CLUB, FIFTH FLOOR, GOLF COURSE EXTENSION ROAD, SECTOR - 62, GURGAON - 122 101, HARYANA.

Authorisation for signing and execution of Transaction documents for purchase of Land Parcel approximately to 2.984375 Acres (23 Kanals 17 Marlas 5 Sarsai) situated in Village Daulatabad, Tehsil-Kadipur, District-Gurugram, Sector-103, Gurugram, Haryana.

The Chairman informed the Board that **M/s Desert Moon Realtors Private Limited**, a company incorporated, existing and governed under the provisions of the Companies Act, 2013, having (CIN: U45400DL2007PTC162372) and having its registered address at B-156, Shop No.C-1, Third Floor, Near Metro Pillar No.167, New Ashok Nagar, East Delhi, Delhi-110096, and **M/s Dore Realtors Private Limited**, a company incorporated, existing and governed under the provisions of the Companies Act, 2013, having (CIN: U70109DL2010PTC205277) and having its registered address B-156, Shop No.C-1, Third Floor, Near Metro Pillar No.167, New Ashok Nagar, East Delhi, Delhi-110096, (“**Sellers**”), are the sole and exclusive owner of the land parcels admeasuring aggregating approximately 2.984375 Acres (23 Kanals 17 Marlas 5 Sarsai) situated in Village Daulatabad, Tehsil-Kadipur, District-Gurugram, Sector-103, Gurugram, Haryana (“**Said Land**”), the details of which are provided in **Schedule A** hereunder.

The Chairman further informed the Board that, the Seller proposes to transfer the Said Land, in favour of the Company.

The Board of Directors discussed the matter and passed the following Resolution unanimously:-

“RESOLVED THAT the consent of the Board be and is hereby unanimously and irrevocably accorded for acquisition of the Said Land, i.e. admeasuring aggregating approximately 2.984375 Acres (23 Kanals 17 Marlas 5 Sarsai) situated in Village Daulatabad, Tehsil-Kadipur, District-Gurugram, Sector-103, Gurugram, Haryana in favour of the Company.

RESOLVED FURTHER THAT the consent of the Board be and is hereby unanimously accorded for execution and registration of the Sale Deed and any other document to be executed in relation the Sale Deed (hereinafter collectively referred to as “**Transaction Documents**”).

RESOLVED FURTHER THAT Mr. Manish Dahiya and/or Mr. Naseem Ahmad (“**Authorised Signatories**”) be and are hereby severally authorized to do all such acts/deeds, including but not limited to negotiation, execution and to carry out registration of the Transaction Documents including any other ancillary documents to be executed pursuant to the Transaction Documents, including presenting the said Transaction Documents for registration before the concerned Sub-Registrar Office or any other government offices, authorities, etc.

RESOLVED FURTHER THAT the Authorised Signatories be and are hereby also severally authorized to do all such acts/deeds, including but not limited to negotiation, execution and registration of the Transaction Documents and other documents as may be considered necessary or deemed consequential/ expedient for the purpose of giving effect to this resolution including

For AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED

Authorised Signatory

AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED

CIN: U68100HR2024PTC124408

Registered Office: AIPL Business Club, Fifth Floor, Badshahpur, Gurgaon – 122 101, Haryana

Tel. No: +91 92111 60000, Email: aiplbharat@outlook.com

any other ancillary documents to be executed pursuant to the Transaction Documents and do and execute all acts, deeds, documents, undertakings and agreements as may be required in connection with the aforesaid.

RESOLVED FURTHER THAT a certified copy of this resolution be furnished, as may be required, under the signatures of all the Directors of the Company.”

Certified True Copy

for AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED




Gurdeep Singh
Director

DIN : 00013776

Address : J-210B, Lane-W-15A

Western Avenue, Sainik Farms,

New Delhi-110062

For AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED

Authorised Signatory

SCHEDULE A Details of the Said Land

Khewat / Khatauni No.	Mustatil No.	Kila No.	Company Name	Total Area		Share	Area Purchased		
				Kanal	Marla		Kanal	Marla	Sarsai
106/113	40	17/1/2	Desert Moon Realtors Pvt. Ltd.	3	1	1	3	1	0
106/113	40	24/2		4	8	1	4	8	0
8/8	40	25		7	10	1	7	10	0
106/113	40	26		0	10	1	0	10	0
106/113	41	21		8	0	1	8	0	0
533	41	18/2	Dore Realtors Pvt. Ltd.	0	9	½	0	4	5
533	41	19/2		0	8	½	0	4	0
Total		7 Plots		23	9	Salam	23	17	5
							= 2.984375 Acres		

7476

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 30/08/2024

Certificate No. G0302024H412



Stamp Duty Paid : ₹ 24516000

GRN No. 120709786



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ms desert moon realtors Pvt ltd
H.No/Floor : B292 Sector/Ward : Na LandMark : Metro pillar no 161
City/Village : New delhi District : New delhi State : Delhi
Phone: 88*****27 Others : Ms nuray realtech pvt ltd



Buyer / Second Party Detail

Name : Babblers projects Private limited
H.No/Floor : 5th Sector/Ward : 62 LandMark : Aipl business club
City/Village: Gurugram District : Gurugram State : Haryana
Phone : 93*****94

Purpose : 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>

SALE DEED

Type of Deed : Sale Deed
Type of Property : Agricultural land
Area of Land : 2.324 Acres
Unit Land : 18 Kanal 11 Marla 7 Sarsai
Village : Village Daulatabad (Sector 103)
Tehsil : Kadipur
District : Gurugram
Sale Consideration : Rs. 35,02,26,247/-
Stamp Duty : Rs. 2,45,16,000/-
Certificate No. : G0302024H412
Registration/GRN No. : 120709786
Issued On : 30.08.2024



For Desert Moon Realtors Pvt. Ltd.

Authorised Signatory

For NURAY REALTECH PVT. LTD.

Authorised Signatory

For Babblers Projects Private Limited

Authorised Signatory

प्रलेख क्र.:7476

मुद्रण दिनांक 30/08/2024 06:36 PM

पंजीकरण दिनांक:30-08-2024

वसीका संबंधी विवरण		
वसीका का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- कादीपुर शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर पता : 137,Daultabad, Sector 103, 122006	गांव/शहर- दौलताबाद	स्थित- Daultabad पुराना शहरी क्षेत्र
धन संबंधी विवरण		
राशि- 350226240 रुपये स्टाम्प नं- G0302024H412 रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:120701229	कुल स्टाम्प शुल्क- 24515838 रुपये स्टाम्प का मूल्य- 24516000 रुपये पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- NASEEM AHMED ADV		सेवा शुल्क- 200
भूमि का विवरण		
निवासीय		90.66 Sq. Yards
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- 1cj6nm32 पता- 137,Daultabad, Sector 103, 122006	प्रॉपर्टी नं- na	मालिक- NA

यह प्रलेख आज दिनांक 30-08-2024 दिन शुक्रवार समय 6:33:00 PM बजे श्री/श्रीमती/कुमारी DESERT MOON REALTORS PVT LTD AND NURAY REALTECH PVT LTD thru PAWAN KUMAROTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

संयुक्त उप पंजीयन अधिकारी NT Kadipur

DESERT MOON REALTORS PVT LTD AND NURAY REALTECH PVT LTD

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 30-08-2024

संयुक्त उप पंजीयन अधिकारी NT Kadipur

DESERT MOON REALTORS PVT LTD AND NURAY REALTECH PVT LTD

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी BABBLER PROJECTS PVT LTD thru MANISH DAHIYAOTHER 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 अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी SANDEEP RAVESH पिता R C RAVESH निवासी FARIDABAD व श्री/श्रीमती/कुमारी NASEEM AHMED पिता BUNDU ALI निवासी ADV DELHI ने की। साक्षी सं. 1 को हम नम्बरवार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 30-08-2024

संयुक्त उप पंजीयन अधिकारी NT Kadipur



SALE DEED

THIS SALE DEED ("Sale Deed") is executed at Gurugram on this 30th day of August, 2024.

BY

M/s Desert Moon Realtors Pvt. Ltd., a company incorporated, existing and governed under the provisions of the Companies Act, 2013, having (CIN: U45400DL2007PTC162372) and having its registered address at B-292, Chandra Kanta Complex, Shop No. 8, Near Metro Pillar No. 161, New Ashok Nagar, New Delhi 110096, having PAN No. AACCD7238G acting through its duly empowered and authorized signatory Mr. Pawan Kumar (Aadhar No. 9912 7464 6345) son of Sh. Ramesh Kumar resident of House No. D-1203, Ward No. 7, Resulpur Road, New Extension Colony, Palwal (Haryana), duly authorized vide Board's resolution dated 29.08.2024; **M/s Nuray Realtech Pvt. Ltd.**, a company incorporated, existing and governed under the provisions of the Companies Act, 2013, having (CIN: U70200DL2010PTC205444) and having its registered address at B-156, Shukra Bazar, Main Road, New Ashok Nagar, East Delhi, India, 110096, having PAN No. AADCN3548C acting through its duly empowered and authorized signatory Mr. Pawan Kumar (Aadhar No. 9912 7464 6345) son of Sh. Ramesh Kumar resident of House No. D-1203, Ward No. 7, Resulpur Road, New Extension Colony, Palwal (Haryana), duly authorized vide Board's resolution dated 29.08.2024, (hereinafter collectively and jointly referred to as the "**Seller**" which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors-in-interest, authorized representatives, administrators, nominees and permitted assigns etc.) of the **ONE PART**;

IN FAVOUR OF

Babbler Projects Private Limited, (CIN: U45400HR2008PTC080248) a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at AIPL Business Club, Fifth Floor Golf Course Extension Road, Sector-62, Gurugram – 122101 having PAN No. AADCB3526G acting through its duly empowered and authorized signatory Sh. Manish Dahiya (Aadhar No. 8289 1743 8214) son of Sh. Rajender Singh Dahiya resident of H.No.3 Ward No. 26, near Amar Enclave, New Mission Colony, Sonipat, Haryana, 131001, duly authorized vide Board's resolution dated 29.08.2024, (hereinafter referred to as "**Purchaser**" which expression, unless repugnant to the context or meaning thereof, shall mean

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For Desert Moon Realtors Pvt. Ltd.

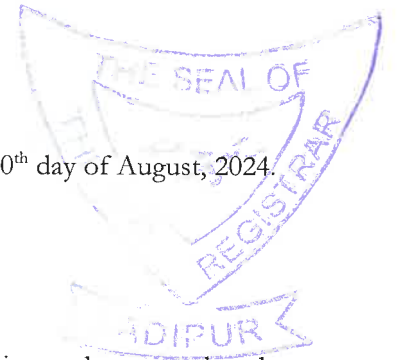

Authorized Signatory

For NURAY REALTECH PVT. LTD.


Authorized Signatory

For Babbler Projects Private Limited


Authorized Signatory



Reg. No.

Reg. Year

Book No.

7476

2024-2025

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru PAWAN KUMAROTHER DESERT MOON REALTORS PVT LTD AND NURAY REALTECH PVT LTD

क्रेता :- thru MANISH DAHIYAOTHERBABBLER PROJECTS PVT LTD

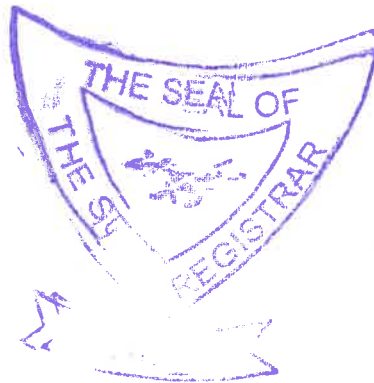
गवाह 1 :- SANDEEP RAVESH

गवाह 2 :- NASEEM AHMED

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7476 आज दिनांक 30-08-2024 को बही नं 1 जिल्द नं 294 के पृष्ठ नं 90 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2426 के पृष्ठ संख्या 68 से 72 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।

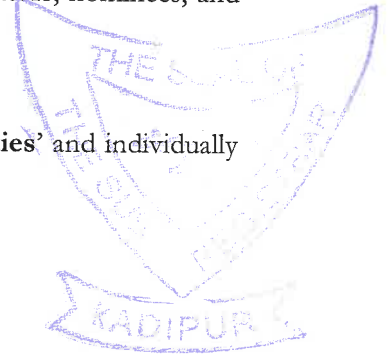
दिनांक 30-08-2024



उप/सयुक्त पंजीयन अधिकारी कादीपुर

and include its successors- in-interest, authorized representatives, administrators, nominees, and permitted assigns etc.)of the **OTHER PART**.

The Seller and the Purchaser are hereinafter collectively referred to as '**Parties**' and individually referred to as a '**Party**'.



WHEREAS:-

- A. The Seller assures, declares, and represents to the Purchaser that:
- A.1 The Seller is the absolute owner and in possession of Khudkasth land admeasuring 2.324 Acres (18 Kanal 11 Marla 7 Sarsai) as mentioned in Schedule I and situated in Village: Daultabad, Tehsil-Kadipur, District- Gurugram, Sector -103, Gurugram, Haryana as per the Jamabandi for the Year 2020-21 (the said lands admeasuring 2.324 Acres are hereinafter collectively referred to as the '**Said Land**'). The Seller acquired the Said Land and became the owner in possession of the Said Land by virtue of Sale Deeds as mentioned in Schedule II and mutations whereof were entered vide Mutation Nos. 2577, 2600, 2695 and 2943 respectively.
- A.2 The Seller is the sole, absolute, and exclusive recorded owner of the Said Land which is also reflected in the revenue records and possesses clear and marketable title of the Said Land and has unfettered, absolute and unrestricted right, title, easement and interest therein and is in lawful and actual possession thereof with transferable rights, title and interests in the Said Land and are thus fully entitled and competent to sell, transfer and convey the same to the Purchaser.
- A.3 The Seller has actual, exclusive, physical, and peaceful possession of the Said Land.
- A.4 The Said Land or any portion thereof is free from all encumbrances including but not limited to mortgage/charge whatsoever, prior agreement to sell, development right/ collaboration agreement/ agreement, encroachment by or settled possession of a third party, any title defect, restriction or limitation of any nature, such as restriction on use, transfer, conditional sale contract, any arrangement, claim, land ceilings, land acquisition/requisition and particularly that they have not created any charge, lease or mortgage on the same or pledge, charge, security right, security interest, lien,



hypothecation, deposit by way of security, bill of sale and the same is also not subject to any *lis pendens*, stay order, notices, charges, disputes, litigation or any court decree or injunction or attachment in the decree of any court, either before or after judgment, government investigation, acquisition or requisition notices or proceedings, Income Tax or Wealth Tax attachment, option or right of pre-emption, beneficial interest/ ownership (including usufruct and similar entitlements), any provisional or executable attachment, non-disposal undertaking, right of first offer or first refusal, tenancy, leasehold interest, co-ownership, disposal of beneficial interest, any other interest held by a third party or any other registered or unregistered encumbrance whatsoever and is also free of any rights or agreements in favour of any third person(s)/party whomsoever (collectively referred to as the 'Encumbrances').

- A.5 The Seller has clear, effectual, good, subsisting, and unencumbered transferable and marketable title in the Said Land free from any or all Encumbrances.
- A.6 With respect to the Said Land, there is no subsisting non-compliances by the Seller in relation to any material provisions of applicable revenue laws nor is the Seller in receipt of any notice in relation to the Said Land nor any proceedings are pending with respect to the Subject Land. The Said Land, being sold or conveyed herein, does not fall within any forest/reserved area/wakf board/ government land.
- A.7 The Said Land exclusively belongs to the Seller and the same does not vest in any manner in any Hindu Undivided Family (HUF), nor the same at any time has been declared/recorded as property of HUF in the income tax /revenue department.
- A.8 The Said Land has not been notified, either for planned development or for any other purposes, nor the Seller has received any notice of such acquisition, nor any proceeding under provisions of any law are pending in any Court or Tribunal in respect of the Said Land.
- A.9 The Seller has full power, absolute authority, unrestricted and unencumbered rights to alienate, sell, transfer and convey the Said Land in favour of the Purchaser.
- A.10 Consequent upon execution and registration of the present sale deed, all easmentary rights, benefits, privileges, right, title, motor, rasta, khal, bhor, kotha, interest and claim therein,

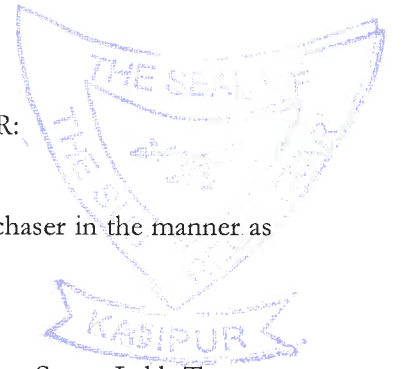


together with all liberties, advantages and appurtenances attached to the Said Land and standing crop(s), if any, would stand transferred to the Purchaser as on the date of execution of this sale deed.

- A.11 With respect to the Said Land, the Seller is not in non-compliance of any applicable statutes, laws (including the applicable land ceiling laws and provisions), regulation, ordinance, rule, judgment, notification, rule of common law, order, decree, bye-law, government approval, directive, guideline, requirement or other governmental restriction, or any similar form of decision of, or determination by, or any interpretation, policy or administration, having the force of law of any of the foregoing, by any authority having jurisdiction over the matter in question as of the date of this Sale Deed, which may adversely affect the title of the Seller or the power, authority and rights of the Seller to alienate, sell, transfer and convey the Said Land in favour of the Purchaser.
- A.12 The Seller is competent and capable of executing this Sale Deed and does not require any special or additional sanction or permission to sell, transfer and convey the Said Land to the Purchaser.
- A.13 The Seller, for its bonafide legal needs, wishes to sell, transfer, and convey the Said Land along with all appurtenances thereto, to the Purchaser.
- B. Relying on the aforesaid assurances, declarations and representations of the Seller, the Purchaser has agreed to purchase the Said Land and the Seller has agreed to sell, transfer, convey and assign all its rights, interests and titles of the Said Land together with all estate, title, easements, rights, privileges, appurtenances thereto, free from all Encumbrances, to the Purchaser for an aggregate and agreed **consideration of Rs. 35,02,26,247/-** (Rupees Thirty Five Crore Two Lakh Twenty Six Thousand Two Hundred and Forty Seven Only) (the "Total Sale Consideration") which is paid by the Purchaser vide cheques (details given below) to the Seller and to that extent the execution of this Sale Deed is subject to realization of the cheques and receipt of the amount in the bank account of the Seller. The Purchaser shall stand discharged from its liability towards the payment of Total Sale Consideration to the Seller, once the cheques for the Total Sale Consideration are realized and the amount is received by the Seller in its bank account and with effect from the date of realization, no amount of sale consideration of any nature whatsoever shall remain pending, unpaid or to be paid by the Purchaser to the Seller in respect of sale of Said Land.



NOW, THEREFORE, THIS SALE DEED WITNESSETH AS UNDER:



1. In consideration of the Total Sale Consideration paid by the Purchaser in the manner as stated herein below:

A. An amount of Rs. **34,67,23,984/-** (Rupees Thirty Four Crore Sixty Seven Lakh Twenty Three Thousand Nine Hundred and Eighty Four Only) paid by the Purchaser, as per details below:

Sl. No.	Cheque No.	Name	Amount
1	000059	Desert Moon Realtors Pvt. Ltd	40,17,519.00
2	000060	Desert Moon Realtors Pvt. Ltd	2,30,00,000.00
3	000061	Desert Moon Realtors Pvt. Ltd	20,00,000.00
4	000062	Desert Moon Realtors Pvt. Ltd	2,50,00,000.00
5	000063	Desert Moon Realtors Pvt. Ltd	2,50,00,000.00
6	000064	Desert Moon Realtors Pvt. Ltd	2,50,00,000.00
7	000065	Desert Moon Realtors Pvt. Ltd	2,50,00,000.00
8	000066	Desert Moon Realtors Pvt. Ltd	2,50,00,000.00
9	000067	Desert Moon Realtors Pvt. Ltd	2,50,00,000.00
10	000068	Desert Moon Realtors Pvt. Ltd	2,50,00,000.00
11	000069	Desert Moon Realtors Pvt. Ltd	2,50,00,000.00
12	000070	Desert Moon Realtors Pvt. Ltd	2,50,00,000.00
13	000071	Desert Moon Realtors Pvt. Ltd	2,50,00,000.00
14	000072	Desert Moon Realtors Pvt. Ltd	2,50,00,000.00
15	000073	Desert Moon Realtors Pvt. Ltd	2,52,26,247.00
16	000074	Nuray Realtech Pvt Ltd	1,74,80,218.00
			34,67,23,984.00

B. An amount of Rs. 35,02,263/- (Rupees Thirty Five Lakh Two Thousand Two Hundred and Sixty Three only) has been deducted by the Purchaser as Tax Deduction at Source @ 1% under section 194IA of Indian Income Tax Act, 1961.

For Desert Moon Realtors Pvt. Ltd.


Authorized Signatory

For NURAY REALTECH PVT. LTD.


Authorized Signatory

For Babbler Projects Private Limited


Authorized Signatory



The Seller doth hereby admits and acknowledges, before the Sub – Registrar, Tehsil: Kadipur, District: Gurugram, Haryana, the Seller doth hereby sell, convey and transfer, alienate and assign all its entire rights, title, interest, claim, estate, easements, privileges, appurtenances in the Said Land, free from all Encumbrances, charges, prior agreement whatsoever, and mortgage etc. in any manner whatsoever, in favour of the Purchaser, who shall hereafter be the sole and absolute owner of the same and shall enjoy all rights of ownership, possession, privileges, easements, all rights of ways/passages/water, appurtenant or any other things hidden in the earth belonging to or appurtenant thereto.

2. That the aforesaid Sale Consideration has been discharged by the Purchaser as full and final payment (Subject to the realization and receipt of Total Sale Consideration) for purchase of the Said Land which includes all/entire cost of Said Land along with all things, standings, fittings, fixtures, connections, structure, tubewell, trees, rights attached to the Said Land and other common facilities and amenities etc. related thereto and on handing over the actual vacant peaceful physical possession of whole of the Said Land to the Purchaser, and now nothing is left to be paid to the Seller(s) or anybody claiming through the Seller for the sale of Said Land.
3. The actual, peaceful physical possession of the Said Land has been handed over by the Seller to the Purchaser simultaneously with the execution and registration of this Sale Deed.
4. Subject to the realization and receipt of Total Sale Consideration, , the Seller has been left with no right, title, interest, claim or concern of any nature whatsoever on the Said Land and the Purchaser has become the absolute owner in possession of the same and shall be entitled to deal with and dispose of the Said Land as it deems fit without any interference, obstruction or hindrance from the Seller or anyone claiming under, through or in trust of the Seller.
5. The Seller has paid all the taxes, rates and other outgoings due to local bodies, revenue, other authorities and Government Offices/ Departments in respect of the Said Land up to the date of execution of this Sale Deed and the Purchaser shall bear and pay the same hereafter from the date of the execution of this Sale Deed. However, in case if any arrears are found due for the earlier period (prior to the date of execution of this Sale Deed), the same shall be discharged by the Seller as and when the same are due.



6. The Seller in addition to the representations made by it in the recitals of this Sale Deed, further, represents, assures and covenants with the Purchaser as follows:

- (a) the Said Land is free from all Encumbrances and if it is ever proved otherwise, and if the Purchaser is not able to utilize the Said Land for its intended use as permitted under the law or whole or any portion of the Said Land is taken away or goes from the possession of the Purchaser on account of any defect in the ownership and title of the Seller on account of the above, then, the Seller (without prejudice to the other rights and remedies available with the Purchaser) shall be liable to make good the losses suffered by the Purchaser. The Seller undertakes to keep the Purchaser indemnified and harmless against all consequences that may follow including but not limited to all losses, damages, cost, market price, expenses, attorney fee, proceedings, contingent liabilities known or unknown that the Purchaser may suffer or incur because of any act of misrepresentation or defect in the title of the Seller;
- (b) The Seller has actual, exclusive, physical, and peaceful possession of the Said Land and the same is free of any third-party possession or adverse possession, and no part of the Said Land is a place of worship i.e. Temple, Mosque, Church etc. nor the same is earmarked/ used as a crematorium, cemetery, burial ground;
- (c) The said Land is not used or earmarked as a common road;
- (d) That there is no impediment, prohibition, restriction, or any kind of bar imposed under the law or otherwise against the Seller for sale and transfer of the Said Land by the Seller.
- (e) That the title of the Said Land is clear and marketable, and the Said Land is free from all sorts of mortgages, encumbrances, charges, tenancy, lease, patta, liens, attachments, trusts, acquisitions, prior agreements to sell, disputes whatsoever or howsoever and there is/are no notices of attachment, acquisition or requisition or notices thereto and further there is no litigation, injunction, or any other proceedings, claims or demands pending in relation to the Said Land.



(f) That there is no prior or subsisting agreement to sell/ Development Agreement/ Collaboration Agreement/ any other agreement whatsoever, Power of attorney in respect of the Said Land or part thereof nor has the Said Land been disposed of or transferred or agreed to be transferred to any other person or persons under any gift, will, exchange, lease or any other arrangement whatsoever;

(g) That the Seller is the legal and rightful owner of the Said Land and has acquired the Said Land through its own funds and the Seller is the beneficial owner of the Said Land and the provisions of the Prohibition of Benami Property Transactions Act, 1988 and the Benami Transaction (Prohibition) Amendment Act, 2016, in no way apply to the Said Land. The Seller shall indemnify and keep the Purchaser indemnified from all the losses incurred by the Purchaser in case this representation is found to be untrue or false; and

(h) That there is no loan amount outstanding against the Said Land.

(i) That there is no order of attachment by the Income Tax Authorities or by any other authorities nor any notice of acquisition/requisition has been received or pending in respect of the Said Land.

(j) That no minor under the provisions of The Hindu Succession Act, 1976 or Hindu Undivided Family ("HUF") has any right, title, interest, claim or demand whatsoever or howsoever in respect of the Said Land or any part thereof.

7. Relying on the aforesaid representations of the Seller and believing the same to be true and acting on the faith thereof the Purchaser has purchased the Said Land and accordingly the Seller hereby agrees and undertakes that they shall, at all times, keep and hold the Purchaser fully indemnified, saved, defended and harmless, from and against all claims, suits, actions, proceedings, and all costs, charges, expenses, fines, penalties, prosecutions, losses, damages, liabilities and demands which the Purchaser may bear, incur or suffer, and, or, which may be made, levied or imposed on the Purchaser, and/or claimed from the Purchaser and paid by the Purchaser, due to or by reason or virtue of: (i) any defect or deficiency in or want of title of the Said Land; (ii) any legal, quasi-legal, administrative, claims, actions, notices, litigations, arbitrations, mediation, conciliation, garnishee or other proceedings pending against or with respect to the Said Land or any portion thereof that may arise due to actions of the Seller upto the date of registration of this Sale Deed; (iii)

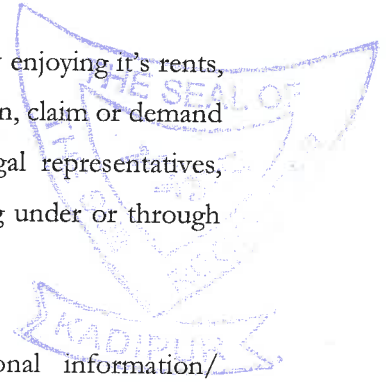


any of the representations, warranties, covenants, assurances and other terms and conditions of this Sale Deed being found to be false, untrue and, or, misleading in any manner whatsoever having adverse effect on this Sale Deed or which will affect the valid and marketable title and peaceful possession of the Seller over the Said Land; (iv) the Seller having suppressed or concealed any facts, documents or information from the Purchaser relating to the title of the Seller over the Said Land or having any adverse effect on this Sale Deed. All documents of title and conveyance of the Land in favour of the Seller are genuine, authentic and effectual.

8. The Seller represents that the Said Land has not been notified under section 4 or 6 of The Land Acquisition Act, 1894 or the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or The National Highways Authority of India Act, 1988 or such similar law for the time being in force either for planned development or for any other purposes, nor they have received any notice of such acquisition nor any proceeding under provisions of any law are pending in any court or tribunal in respect of the Said Land.
9. The Seller do hereby represents and warrants that it has not done, committed, omitted, knowingly or willingly suffered or been party or privy to any act, deed, matter or thing which may have an adverse effect on validity or marketability of the title of the Seller over the Said Land or whereby the Seller is prevented from transferring/ selling/ conveying the Said Land or any part thereof or whereby the same or any part of the Said Land, is, can or may be subject to any Encumbrances or prejudicially affects the estate, title or otherwise howsoever and there is no construction and / or misuse on or in the Said Land.
10. Upon registration of the sale deed, the Purchaser is entitled to get the Said Land mutated in its own name in revenue records and other concerned authorities on the basis of this Sale Deed or its certified true copy in the absence of Seller to which it shall have no objection and the Seller shall, at the request and cost of the Purchaser, provide full assistance/cooperation and do and execute all and such other or further acts, deeds, things and sign all such documents as may be necessary for effecting the mutation of the Said Land in the name of the Purchaser with the relevant authorities.
11. The Purchaser from this day shall have unlimited and unrestricted ownership and proprietary rights to either dispose off the Said Land or any portion thereof, to put the




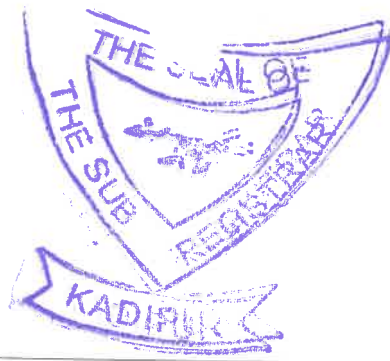




same to any use, it likes by using the same in any way or otherwise by enjoying it's rents, profits, Income etc., as absolute owner thereof without any interruption, claim or demand whatsoever by or on behalf of the Seller and their respective legal representatives, nominees, executers, successors etc., or any other person (s) claiming under or through them.



12. That the Seller shall fully cooperate and furnish any additional information/documentation that will be available with them in case the Seller's absolute ownership and/or marketable title rights to the Said Land are challenged. The Seller shall make themselves available before any competent court or courts and/or authority or authorities for establishing their absolute ownership and/or marketable title to the Said Land.
13. From this day, the Purchaser shall have all rights in the Said Land, latent or patent, which the Seller had in the same.
14. The Seller has handed over the original title documents and chain documents of the Said Land to the Purchaser simultaneously with the execution of this Sale Deed.
15. All the expenses of the sale deed viz. Stamp duty, registration fee etc, have been borne and paid by the Purchaser and the Purchaser alone shall be entitled to retain the original thereof.
16. The object or consideration for the transfer of the Said Land is lawful.
17. The Seller and Purchaser have full knowledge of section 82 of Registration Act, 1908 and this deed is being executed and registered in compliance of the same without mentioning any false fact. Both the parties hereto are responsible for all the contents of present Sale Deed.
18. That this transaction has taken place in Gurugram, Haryana and as such the District Courts in Gurugram, Haryana and Hon'ble High Court of Punjab and Haryana at Chandigarh and Hon'ble Supreme Court of India shall have jurisdiction to entertain any disputes between the Seller and the Purchaser.



IN WITNESS WHEREOF, the Seller and the Purchaser have hereunto set their hands, the day, month, and the year first above written and on the presence of following witnesses:

<p>For M/s Desert Moon Realtors Pvt. Ltd.</p> <p style="text-align: center;">For Desert Moon Realtors Pvt. Ltd.</p> <p style="text-align: center;"> Authorised Signatory</p> <p>(Mr. Pawan Kumar) (Authorised Signatory) Seller</p>	
<p>M/s Nuray Realtech Pvt. Ltd.</p> <p style="text-align: center;">For NURAY REALTECH PVT. LTD.</p> <p style="text-align: center;"> Authorised Signatory</p> <p>(Mr. Pawan Kumar) (Authorised Signatory) Seller</p>	
<p>Babbler Projects Private Limited</p> <p style="text-align: center;">For Babbler Projects Private Limited</p> <p style="text-align: center;"> Authorised Signatory</p> <p>(Mr. Manish Dahiya) (Authorised Signatory) Purchaser</p>	
<p>Witnesses:</p>	
<p>1.  Sandeep Raveh P-465 SGMHager Sector 21 D Faridkot.</p>	<p>2.  Naseem Ahmad H-16/73, Third floor, Sangam Vihar, A. Belli</p>



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Schedule I

Desert Moon Realtors Private Limited :-

Khwat/ Khatoni No.	Mustati I No.	Kila No.	Total Area			Share	Area Purchased		
			Kanal	Marla	Sarsai		Kanal	Marla	Sarsai
106/113	40	14/2	4	8	-	1/1	7	11	-
	40	15/1	1	16	-				
	40	17/1/1	1	7	-				
107/114	40	16/1/2	-	19	-	1/1	7	15	-
	40	16/2/2	2	18	-				
	41	20/2	3	18	-				
692/774	41	22/1/1	1	4	-	1/1	2	7	-
	41	22/1/2	1	3	-				
Total		Kita 8	17	13	-	As Above	17	13	-
			2.21				2.21		

Nuray Realtech Private Limited :-

Khwat/ Khatoni No.	Mustati I No.	Kila No.	Total Area			Share	Area Purchased		
			Kanal	Marla	Sarsai		Kanal	Marla	Sarsai
198/208	51	3/1	2	17	-	122/3393	-	13	5
	51	7	8	-	-				
	51	8	8	-	-				
200/210	51	14/1	7	1	-	259/7050	-	5	2
195/205	51	28/1	-	2	7	1/525	-	-	0
Total		Kita 5	26	-	7	As Above	-	18	7
			3.25				0.12		
Gross Total		Kita 13	43	13	7	As Above	18	11	7
			5.46				2.32		



For NURAY REALTECH PVT. LTD.

Authorised Signatory

For Desert Moon Realtors Pvt. Ltd.

Authorised Signatory

For Babler Projects Private Limited

Authorised Signatory



Schedule II

S. No.	Village	Rect. No.	Kila No./ Khasra No.	Area (acres)	Company Name	Sale Deed No.	Sale Deed Date
1	Daulatabad	40	14/2	0.55	M/s Desert Moon Realtors	31835	11-Feb-11
2	Daulatabad	40	15/1	0.23	M/s Desert Moon Realtors	31835	11-Feb-11
3	Daulatabad	40	16/1	0.12	M/s Desert Moon Realtors	31835	11-Feb-11
4	Daulatabad	40	16/2	0.36	M/s Desert Moon Realtors	31835	11-Feb-11
5	Daulatabad	40	17/1/1	0.17	M/s Desert Moon Realtors	31835	11-Feb-11
6	Daulatabad	41	20	0.48	M/s Desert Moon Realtors	31835	11-Feb-11
7	Daulatabad	41	22/1/1	0.15	M/s Desert Moon Realtors	32463	07-Feb-11
8	Daulatabad	41	22/1/2	0.15	M/s Desert Moon Realtors	32463	07-Feb-11
9	Daulatabad	51	3/1	0.01	Nuray Realtech Pvt Ltd	10743 dated 04-08-2014 & 20407 dated 13-10-2011	
10	Daulatabad	51	7	0.04	Nuray Realtech Pvt Ltd		
11	Daulatabad	51	8	0.04	Nuray Realtech Pvt Ltd		
12	Daulatabad	51	14	0.03	Nuray Realtech Pvt Ltd		
13	Daulatabad	51	28	0.00	Nuray Realtech Pvt Ltd		
	TOTAL			2.32338			



For Desert Moon Realtors Pvt. Ltd.

For NURAY REALTECH PVT. LTD.

For Babler Projects Private Limited


Authorise


Authorised Signatory


Authorised Signatory



DESERT MOON REALTORS PRIVATE LIMITED

Reg. Office: B 292, Chandra Kanta Complex, Shop No. 8, Near Metro Pillar No. 161, New Ashok Nagar, Delhi, New Delhi, India, 110096

CIN NO. : U45400DL2007PTC16237

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S DESERT MOON REALTORS PVT. LTD. ("COMPANY") AT ITS BOARD MEETING HELD ON THURSDAY 29th AUGUST, 2024 AT 10:30 AT B 292, CHANDRA COMPLEX, SHOP NO. 8, NEAR METRO PILLAR NO. 161, NEW ASHOK NAGAR, DELHI, - 110 096

Authorisation for signing and execution of Transaction documents for transfer of Land Parcel approximately to 2.21 Acres (17 Kanal 13 Marla 0 Sarsai), situated in Villages Daulatabad, Tehsil-Kadipur, District- Gurugram, Sector -103, Gurugram, Haryana

The Chairman informed the Board that the Company, is the sole and exclusive owners of the land parcels admeasuring aggregating approximately 2.21 Acres (17 Kanal 13 Marla 0 Sarsai), situated in Village Daulatabad, Tehsil-Kadipur, District- Gurugram, Sector -103, Gurugram, Haryana ("Company Land").

The Chairman further informed the Board that, the Company proposes to transfer a land parcel of 2.21 Acres (17 Kanal 13 Marla 0 Sarsai), out of the Company Land along with other land owning Company i.e. M/s Nuray Realtech Pvt. Ltd., in favour of **Babblers Projects Private Limited** having its registered office at AIPL Business Club, Fifth Floor, Golf Course Extension Road, Sector-62, Gurugram - 122101 (hereinafter referred to as the "**Babblers**").

The Board of Directors discussed the matter and passed the following Resolution unanimously:-

"RESOLVED THAT the consent of the Board be and is hereby unanimously and irrevocably accorded for transfer of land parcel of 2.21 Acres (17 Kanal 13 Marla 0 Sarsai), out of the Company Land i.e. approximately to 2.21 Acres (17 Kanal 13 Marla 0 Sarsai), located at Village Daulatabad, Tehsil-Kadipur, District- Gurugram, Sector -103, Gurugram, Haryana, the details of which are provided in **Schedule A** hereunder, in favour of **Babblers**.

RESOLVED FURTHER THAT the consent of the Board be and is hereby unanimously accorded for execution and registration of the Sale Deed and any other document to be executed in relation the Sale Deed (hereinafter collectively referred to as "**Transaction Documents**").

RESOLVED FURTHER THAT Pawan KUMar ("**Authorised Signatories**") be and are hereby severally authorized to do all such acts/deeds, including but not limited to negotiation, execution and to carry out registration of the Transaction Documents including any other ancillary documents to be executed pursuant to the Transaction Documents, including presenting the said Transaction Documents for registration before the concerned Sub-Registrar Office or any other government offices, authorities, etc.

RESOLVED FURTHER THAT the Authorised Signatories be and are hereby also severally authorized to do all such acts/deeds, including but not limited to negotiation, execution and registration of the Transaction Documents and other documents as may be considered necessary or deemed consequential/ expedient for the purpose of giving effect to this resolution including any other ancillary documents to be executed pursuant to the Transaction Documents and do and execute all acts, deeds, documents, undertakings and agreements as may be required in connection with the aforesaid.

RESOLVED FURTHER THAT a certified copy of this resolution be furnished, as may be required, under the signatures of all the Directors of the Company."

CERTIFIED TRUE COPY

For DESERT MOON REALTORS PVT. LTD.



VIKAS SINGH

Director

Din No.- 09575797

DESERT MOON REALTORS PRIVATE LIMITED

Reg. Office: B 292, Chandra Kanta Complex, Shop No. 8, Near Metro Pillar No. 161, New Ashok Nagar, Delhi, New Delhi, India, 110096

CIN NO. : U45400DL2007PTC16237

SCHEDULE A Details of the Company Land

Desert Moon Realtors Private Limited :-

Khewat / Khatoni No.	Musta til No.	Kila No.	Total Area			Share		Area Purchased		
			Kanal	Marla	Sarsai			Kanal	Marla	Sarsai
106/113	40	14/2	4	8	-	1/1	1.00	7	11	-
	40	15/1	1	16	-					
	40	17/1/1	1	7	-					
107/114	40	16/1/2	-	19	-	1/1	1.00	7	15	-
	40	16/2/2	2	18	-					
	41	20/2	3	18	-					
692/774	41	22/1/1	1	4	-	1/1	1.00	2	7	-
	41	22/1/2	1	3	-					
Total	Kita 8		17	13	-	As Above		17	13	-
			2.21					2.21		

Vikas

NURAY REALTECH PRIVATE LIMITED

Reg. Office: B-156, Shukra Bazar, Main Road New Ashok Nagar, East Delhi, East Delhi, East Delhi, Delhi, India, 110096

CIN NO. : U70200DL2010PTC205444

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S NURAY REALTECH PVT. LTD. ("COMPANY") AT ITS BOARD MEETING HELD ON THURSDAY 29th AUGUST, 2024 AT 10:30 AT B-156, SHUKRA BAZAR, MAIN ROAD, NEW ASHOK NAGAR, EAST DELHI, INDIA, 110096

Authorisation for signing and execution of Transaction documents for transfer of Land Parcel approximately to 0.12 Acres (0 Kanal 18 Marla 7 Sarsai), situated in Village Daulatabad, Tehsil-Kadipur, District- Gurugram, Sector -103, Gurugram, Haryana

The Chairman informed the Board that the Company, is the sole and exclusive owners of the land parcels admeasuring aggregating approximately 3.25 Acres, situated in Village Daulatabad, Tehsil-Kadipur, District- Gurugram, Sector -103, Gurugram, Haryana ("Company Land").

The Chairman further informed the Board that, the Company proposes to transfer a land parcel of 0.12 Acres (0 Kanal 18 Marla 7 Sarsai), out of the Company Land along with other land owning Company i.e. M/s Desert Moon Realtors Pvt. Ltd., in favour of **Babbler Projects Private Limited** having its registered office at AIPL Business Club, Fifth Floor, Golf Course Extension Road, Sector-62, Gurugram – 122101 (hereinafter referred to as the "Babbler").

The Board of Directors discussed the matter and passed the following Resolution unanimously:-

"RESOLVED THAT the consent of the Board be and is hereby unanimously and irrevocably accorded for transfer of land parcel of 0.12 Acres (0 Kanal 18 Marla 7 Sarsai), out of the Company Land i.e. approximately to 3.25 Acres, located at Village Daulatabad, Tehsil-Kadipur, District- Gurugram, Sector - 103, Gurugram, Haryana, the details of which are provided in **Schedule A** hereunder, in favour of **Babbler**.

RESOLVED FURTHER THAT the consent of the Board be and is hereby unanimously accorded for execution and registration of the Sale Deed and any other document to be executed in relation the Sale Deed (hereinafter collectively referred to as "**Transaction Documents**").

RESOLVED FURTHER THAT Pawan Kumar ("**Authorised Signatories**") be and are hereby severally authorized to do all such acts/deeds, including but not limited to negotiation, execution and to carry out registration of the Transaction Documents including any other ancillary documents to be executed pursuant to the Transaction Documents, including presenting the said Transaction Documents for registration before the concerned Sub-Registrar Office or any other government offices, authorities, etc.

RESOLVED FURTHER THAT the Authorised Signatories be and are hereby also severally authorized to do all such acts/deeds, including but not limited to negotiation, execution and registration of the Transaction Documents and other documents as may be considered necessary or deemed consequential/ expedient for the purpose of giving effect to this resolution including any other ancillary documents to be executed pursuant to the Transaction Documents and do and execute all acts, deeds, documents, undertakings and agreements as may be required in connection with the aforesaid.

RESOLVED FURTHER THAT a certified copy of this resolution be furnished, as may be required, under the signatures of all the Directors of the Company."

CERTIFIED TRUE COPY

For NURAY REALTECH PVT. LTD.


SANJAY KUMAR SHARMA

Director

Din No.- 03036731

NURAY REALTECH PRIVATE LIMITED

Reg. Office: B-156, Shukra Bazar, Main Road New Ashok Nagar, East Delhi, East Delhi, East Delhi, Delhi, India, 110096

CIN NO. : U70200DL2010PTC205444

SCHEDULE A Details of the Company Land

Nuray Realtech Private Limited :-

Khewat / Khatoni No.	Musta til No.	Kila No.	Total Area			Share		Area Purchased		
			Kanal	Marla	Sarsai			Kanal	Marla	Sarsai
198/208	51	3/1	2	17	-	122/3393	0.04	-	13	5
	51	7	8	-	-					
	51	8	8	-	-					
200/214	51	14/1	7	1	-	259/7050	0.04	-	5	2
195/205	51	28/1	-	2	7	1/525	0.00	-	-	0
Total		Kita 5	26	-	7	As Above		-	18	7
			3.25					0.12		

BABBLER PROJECTS PRIVATE LIMITED

CIN: U45400HR2008PTC080248

Regd. Office: AIPL Business Club, Fifth Floor, Golf Course Extension Road, Sector – 62, Gurugram – 122101
Tel. No.: +91 92111 60000, Email: babblers@aipl.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS (“THE BOARD”) OF BABBLER PROJECTS PRIVATE LIMITED (“THE COMPANY”) HELD ON THURSDAY, 29TH DAY OF AUGUST, 2024 AT 02:00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT AIPL BUSINESS CLUB, FIFTH FLOOR, GOLF COURSE EXTENSION ROAD, SECTOR - 62, GURGAON - 122 101, HARYANA.

Authorisation for signing and execution of Transaction documents for purchase of Land Parcel approximately to 2.324 Acres (18 Kanal 11 Marla 7 Sarsai) situated in Village: Daultabad, Tehsil-Kadipur, District- Gurugram, Sector -103, Gurugram, Haryana.

The Chairman informed the Board that **M/s Desert Moon Realtors Pvt. Ltd.**, a company incorporated, existing and governed under the provisions of the Companies Act, 2013, having (CIN: U45400DL2007PTC162372) and having its registered address at B-292, Chandra Kanta Complex, Shop No. 8, Near Metro Pillar No. 161, New Ashok Nagar, New Delhi And **M/s Nuray Realtech Pvt. Ltd.**, a company incorporated, existing and governed under the provisions of the Companies Act, 2013, having (CIN: U70200DL2010PTC205444) and having its registered address at B-156, Shukra Bazar, Main Road, New Ashok Nagar, East Delhi, India, 110096 (“**Seller**”), are the sole and exclusive owner of the land parcels admeasuring aggregating approximately 2.324 Acres (18 Kanal 11 Marla 7 Sarsai) situated in Village: Daultabad, Tehsil-Kadipur, District- Gurugram, Sector -103, Gurugram, Haryana. (“**Said Land**”), the details of which are provided in **Schedule A** hereunder.

The Chairman further informed the Board that, the Seller proposes to transfer the Said Land, in favour of the Company.

The Board of Directors discussed the matter and passed the following Resolution unanimously: -

“RESOLVED THAT the consent of the Board be and is hereby unanimously and irrevocably accorded for acquisition of the Said Land, i.e. admeasuring aggregating approximately 2.324 Acres (18 Kanal 11 Marla 7 Sarsai) situated in Village: Daultabad, Tehsil-Kadipur, District- Gurugram, Sector -103, Gurugram, Haryana.

RESOLVED FURTHER THAT the consent of the Board be and is hereby unanimously accorded for execution and registration of the Sale Deed and any other document to be executed in relation the Sale Deed (hereinafter collectively referred to as “**Transaction Documents**”).

RESOLVED FURTHER THAT Mr. Manish Dahiya and/or Mr. Nitish Kumar Pathak (“**Authorised Signatories**”) be and are hereby severally authorized to do all such acts/deeds, including but not limited to negotiation, execution and to carry out registration of the Transaction Documents including any other ancillary documents to be executed pursuant to the Transaction Documents, including presenting the said Transaction Documents for registration before the concerned Sub-Registrar Office or any other government offices, authorities, etc.



RESOLVED FURTHER THAT the Authorised Signatories be and are hereby also severally authorized to do all such acts/deeds, including but not limited to negotiation, execution and registration of the Transaction Documents and other documents as may be considered necessary or deemed consequential/ expedient for the purpose of giving effect to this resolution including any other ancillary documents to be executed pursuant to the Transaction Documents and do and execute all acts, deeds, documents, undertakings and agreements as may be required in connection with the aforesaid.

RESOLVED FURTHER THAT a certified copy of this resolution be furnished, as may be required, under the signatures of all the Directors of the Company.”

Certified True Copy

BABBLER PROJECTS PRIVATE LIMITED



Gurdeep Singh
Director

DIN : 00013776

Address : J-210 B, Lane-W-15A, Western Avenue,
Sainik Farm, New Delhi - 110 062.

SCHEDULE A
Details of the Said Land

Desert Moon Realtors Private Limited :-

Khewat / Khatoni No.	Musta til No.	Kila No.	Total Area			Share		Area Purchased		
			Kanal	Marla	Sarsai			Kanal	Marla	Sarsai
106/113	40	14/2	4	8	-	1/1	1.00	7	11	-
	40	15/1	1	16	-					
	40	17/1/1	1	7	-					
107/114	40	16/1/2	-	19	-	1/1	1.00	7	15	-
	40	16/2/2	2	18	-					
	41	20/2	3	18	-					
692/774	41	22/1/1	1	4	-	1/1	1.00	2	7	-
	41	22/1/2	1	3	-					
Total		Kita 8	17	13	-	As Above		17	13	-
			2.21					2.21		

Nuray Realtech Private Limited :-

Khewat / Khatoni No.	Musta til No.	Kila No.	Total Area			Share		Area Purchased		
			Kanal	Marla	Sarsai			Kanal	Marla	Sarsai
198/208	51	3/1	2	17	-	122/3393	0.04	-	13	5
	51	7	8	-	-					
	51	8	8	-	-					
200/214	51	14/1	7	1	-	259/7050	0.04	-	5	2
195/205	51	28/1	-	2	7	1/525	0.00	-	-	0
Total		Kita 5	26	-	7	As Above		-	18	7
			3.25					0.12		

Gross Total	Kita 13	43	13	7	As Above		18	11	7
		5.46					2.3234		