Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 25/04/2022

Certificate No. G0Y2022D863

GRN No. 89708975

Stamp Duty Paid : ₹ 13343000
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Haben Developers Privatelimited

H.No/Floor : 621a Sector/Ward : 6th LandMark : Devika towers

City/Village : Nehru place District : New delhi State : New delhi

Phone: 98******18 Others : Bioko developers private limited salton developers private limited

Buyer / Second Party Detail

Name : GCC Infra

H.No/Floor : P903 Sector/Ward : 48 LandMark : Jmd megapolis sector 48

City/Village: Sohna road District : Gurugram State : Haryana

Phone : 98******18

Purpose : FOR THE PURPOSE OF SALE DEED

THE SEAL OF THE SUB REGISTRAR

872
26/04/2022

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

TRANSACTION VALUE	:	**Rs. 21,00,41,000/-**
STAMP DUTY	:	**Rs. 1,47,03,000/-**
E-STAMP NO. & DATE	:	**G0Y2022K3316 Dated 25/04/2022 Amount 1360000/- and G0Y2022D863 Dated 25.04.2022 Amount 1,33,43,000/- Dated 25-04-2022**
VILLAGE/CITY NAME	:	**Harsaru**
UNIT LAND	:	**24 Kanal 14 Marla**
ISSUED BY	:	**HARYANA GOVERNMENT**
NATURE OF LAND	:	**CHAHI**

Authorised Signatory

THIS SALE DEED is executed at Harsaru, District Gurugram on this 25th day of April, 2022 by (1) **M/s Salton Developers Pvt. Ltd** a company

For Bioko Developers

For GCC INFRA

प्रवेश न:872 दिनांक:26-04-2022

डीड सबंधी विवरण

डीड का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील हरसरू गांव/शहर हरसरू स्थित Harsaru

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर अन्य क्षेत्र

पता : Gurugram

भवन का विवरण

कृषि भाही 24 Kanal 14 Marla

धन सबंधी विवरण

राशि 210040992 रुपये कुल स्टाम्प ड्यूटी की राशि 14702870 रुपये

स्टाम्प नं : g0y2022d863 स्टाम्प की राशि 13349000 रुपये

रजिस्ट्रेशन फीस की राशि 50000 रुपये EChallan:89721269 पेस्टिंग शुल्क 3 रुपये

DeficiencyStampno: g0y2022d3316 DeficiencGrnno: 89733246 DeficiencyAmt: 1360000

Drafted By: C P Batheja Adv Service Charge:200

यह प्रवेश आज दिनांक 26-04-2022 दिन मंगलवार समय 2:53:00 PM बजे श्री/श्रीमती/कुमारी इबन इबनपर्स प्रालिthru Surendra Mohan JoshiOTHER मै0 बीओको इबनपर्स प्रा लि पै 20 लाजपतनगर II नई दिल्ली सैलटन इबनपर्स प्रा लि पै20 लाजपत नगर II नई दिल्ली निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

उप/संयुक्त पंजीयन अधिकारी (हरसरू)

हस्ताक्षर प्रस्तुतकर्ता

इबन इबनपर्स प्रालि मै0 बीओको इबनपर्स प्रा लि पै 20 लाजपतनगर II नई दिल्ली सैलटन इबनपर्स प्रा लि पै20 लाजपत नगर II नई दिल्ली

प्रवेश 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 सबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है |

या

प्रवेश में वर्णित क्षेत्र नगर एंव ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व सबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है|

दिनांक 26-04-2022 उप/संयुक्त पंजीयन अधिकारी (हरसरू)

इबन इबनपर्स प्रालि मै0 बीओको इबनपर्स प्रा लि पै 20 लाजपतनगर II नई दिल्ली सैलटन इबनपर्स प्रा लि पै20 लाजपत नगर II नई दिल्ली

उपरोक्त क्रेताम श्री/श्रीमती/कुमारी GCC INFRA thru Kuldeep YadavOTHER हाजिर है | प्रस्तुत प्रवेश के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया | प्रवेश के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रवेश मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Yogesh Kumar पिता --- निवासी Adv Gurugram व श्री/श्रीमती/कुमारी Manoj Pathak पिता --- निवासी Adv Gurugram ने की |

साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा यह साक्षी नं:2 की पहचान करता है |

दिनांक 26-04-2022 उप/संयुक्त पंजीयन अधिकारी(हरसरू)

THE SEAL OF THE SUB REGISTRAR HARSARU

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 25/04/2022

Certificate No. G0Y2022D3316 [redacted]

GRN No. 89733246 [redacted]

Stamp Duty Paid : ₹ 1360000
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Haben Developers Privatelimited

H.No/Floor : 621a Sector/Ward : 6th LandMark : Devika towers

City/Village : Nehru place District : New delhi State : New delhi

Phone: 98******18 Others : Bioko developers private limited salton developers private limited

Buyer / Second Party Detail

H.No/Floor : P903 Sector/Ward : 48 LandMark : Jmd megapolis

City/Village: Sohna road District : Gurugram State : Haryana

Phone : 98******18

Purpose : FOR THE PURPOSE OF SALE DEED

THE SEAL OF THE SUB REGISTRAR HASSARU

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

incorporated under the provisions of the Companies Act, 1956 vide Corporate Identification Number U70100DL2010PTC210620 & PAN No. AAECG0196L and validly existing under the Companies Act, 2013, and having its registered office at A20, Lajpat Nagar-II, New Delhi (1/2 share) through its authorised representative Mr. Surendra Mohan Joshi (Aadhaar No. 2497-1895-5227) (authorised to enter upon the present Sale Deed with a resolution passed by the board of directors of the company on 08-04-2022 (Hereinafter referred to as Owner/Vendor No.1).

AND

(2) M/s Bioko Developers Pvt. Ltd, a company incorporated under the provisions of the Companies Act, 1956 vide Corporate Identification Number U45400DL2008PTC175043 & PAN No. AACCD8835D and validly existing under the Companies Act, 2013, and having its registered office at A20, Lajpat Nagar-II, New Delhi (1/4 share) through its authorised representative Mr. Surendra Mohan Joshi (Aadhaar No. 2497-1895-5227) (authorised to enter upon the

For Haben Developers Pvt. Ltd.
Authorised Signatory

For Bioko Developers Private Limited
Authorised Signatory

For GCC INFRA
Authorised Signatory

Reg. No.	Reg. Year	Book No.
872	2022-2023	1

विक्रेता

क्रेता

गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- thru Surendra Mohan JoshiOTHER हबन डवलपर्स प्रालि मै0 बीओको डवलपर्स प्रा लि ऐ 20 लाजपतनगर II नई दिल्ली सैलटन डवलपर्स प्रा लि ऐ20 लाजपत नगर II नई दिल्ली

क्रेता :- thru Kuldeep YadavOTHERGCC INFRA

गवाह 1 :- Yogesh Kumar

गवाह 2 :- Manoj Pathak

THE SEAL OF THE SUB REGISTRAR HARSARU

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 872 आज दिनांक 26-04-2022 को बही नं 1 जिल्द नं 44 के पृष्ठ नं 124 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 950 के पृष्ठ संख्या 81 से 82 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 26-04-2022

उप/सयुंक्त पंजीयन अधिकारी(हरसरू)

For GCC INFRA

Authorised Signatory

present Sale Deed with a resolution passed by the board of directors of the company on 08-04-2022 (Hereinafter referred to as Owner/Vendor No.2).

AND

(3) M/s Haben Developers Pvt. Ltd, a company incorporated under the provisions of the Companies Act, 1956 vide Corporate Identification Number U70101DL2012PTC245611 & PAN No. AADCH0708A and validly existing under the Companies Act, 2013, and having its registered office at A20, Lajpat Nagar-II, New Delhi (1/4 share) through its authorised representative Mr. Surendra Mohan Joshi (Aadhaar No. 2497-1895-5227) (authorised to enter upon the present Sale Deed with a resolution passed by the board of directors of the company on 08-04-2022 (Hereinafter referred to as Owner/Vendor No.3).

The above mentioned land owners/Vendors No. 1, 2 & 3 are hereinafter collectively referred to as the said "Vendors", which expression shall unless repugnant to the context thereof, be deemed to mean and include his/their successors, legal heirs, executors, administrators, representatives, transferees and permitted assigns.

IN FAVOUR OF

M/s GCC INFRA ,having it's registered office at P-903-905, 9th floor wing C JMD Megapolis Sector 48 Sohna Road Gurugram, a Partnership Firm incorporated under Section 59 of Indian Partnership Act 1932 having PAN No. AAPFG4216R through its authorised representative Mr. Kuldeep Yadav (Aadhaar No. 6358-6047-6130) (authorised to enter upon the present Sale Deed) (hereinafter referred to as "Vendee") which expression shall unless repugnant to the context thereof, be deemed to mean and include his/their successors, legal heirs, executors, administrators, representatives, transferees and permitted assigns.

For Haben Developers Pvt. Ltd.

Authorised Signatory

WHEREAS the Owners/Vendor No. 1 to 3 are lawful owners in joint possession of land comprising in **Khewat No. 1038, Khatoni No. 1112,** Rect. No. 55 Killa No. 10/1(6-12), 11/2(5-14), 12(8-0), 20/1(4-8) kita 4 area 24 Kanal 14 Marla **(3.0875 Acres)** situated with in the revenue estate of Village Harsaru, Sector-

For Dioko Developers Limited

For GCC INFRA

THE SEAL OF
THE SUB REGISTRAR
HARSARU

88A, Sub-Tehsil Harsaru, and District Gurugram (hereinafter called "the Land"), Having fard badar no 6 Mutation no – 5219, Jamabandi Year – 2020-2021.

AND WHEREAS after acquiring the Land the Vendors are seized and possessed of the Land as absolute owners hereof and has been utilising the Land for their own use and benefits and the Vendors have absolute and unfettered right and authority to sell, dispose off and transfer the Land.

AND WHEREAS now for their business needs and requirements, the Vendors have agreed to sell the Land voluntarily without any pressure and in their good sense for a total sale consideration of Rs. **21,00,41,000/-**(Rupees Twenty One Crores, Forty One Thousand only) to the Vendee by representing :

a) That the Land is free from all liens, mortgages, charges, lispendens, tenancies, encumbrances or any restrictions and there is no notices of attachment, acquisition or requisition or notices thereto, relating to the Land;

b) That the Vendors are the exclusive & absolute owners and in possession of the Land and has good and marketable title thereto and no one else other than the Vendors has any interest, share, right, title thereto;

c) That there are no outstanding government dues, or dues of any local authority or any other person of whatsoever nature including the attachment by the Income Tax Authorities or under any law in force, in respect of the Land;

d) That the Vendors have not entered into any Agreement with any other person(s) or with any bank(s) or financial institution for the Sale of the Land or any part thereof;

e) That there is no legal impediment or bar whereby the Vendors can be prevented from selling, transferring and vesting the absolute title in the Land in favour of the Vendee; and

For Haben Developers Pvt. Ltd.
Authorised Signatory

For Bloko Developers Pvt. Ltd.
Authorised Signatory

For Salon Developers Pvt. Ltd.
Authorised Signatory

For GCC INFRA
Authorised Signatory

SEAL OF
SUB REGISTRAR
HARSARU

f) That no prior permission is required from any authority/body or any other person for the sale and transfer of the Land to the Vendee.

The Vendee relying upon the aforesaid representations and assurances and believing them to be true and correct, has accepted the offer of the Vendors and has agreed to purchase the Land from the Vendor on the terms and conditions mentioned in this Sale Deed.

AND WHEREAS the Vendors has agreed to sell, convey, transfer and assign to the vendee and the vendee has agreed to purchase the Land with all rights of easements, patent or latent, including rights of way and access, enjoyed and deemed to be enjoyed in respect of the Land with all rights of ownership and possession, for a total sale consideration of Rs. **21,00,41,000/-** (Rupees Twenty One Crores, Forty One Thousand only)

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

That the Vendor has received the total sale consideration of Rs. **21,00,41,000/-** (Rupees Twenty One Crores, Forty One Thousand only) including TDS 1% in the following manner :-

Party Name	Date	Bank Name	Cheque No	Amount	TDS	Total
Bioko Developers Private Limited	2020-11-25	HDFC Bank Limited	4196	1700000	12847	1712847
Bioko Developers Private Limited	2021-06-11	HDFC Bank Limited	3225	210375	2125	212500
Bioko Developers Private Limited	2021-10-25	HDFC Bank Limited	4559	12818629	129481	12948110
Bioko Developers Private Limited	2022-04-25	HDFC Bank Limited	RTGS	40838350	412509	41250859
Total (A)						56124316
Salton Developers Private Limited	2020-11-25	HDFC Bank Limited	4198	1700000	12847	1712847
Salton Developers Private Limited	2021-06-11	HDFC Bank Limited	3219	210375	2125	212500
Salton Developers Private Limited	2021-10-25	HDFC Bank Limited	4560	10810712	109199	10919911
Salton Developers Private	2022-04-25	HDFC Bank	RTGS	35269485	356257	35625742

For Bioko Dev... For Salton Developers Pvt. Ltd. For GCC INFRA


THE SEAL OF
THE SUB REGISTRAR
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Limited		Limited				
Total (B)						48471000
Haben Developers Private Limited	2020-11-25	HDFC Bank Limited	4199	1600000	12091	1612091
Haben Developers Private Limited	2021-06-11	HDFC Bank Limited	3223	198000	2000	200000
Haben Developers Private Limited	2021-10-25	HDFC Bank Limited	4561	25870659	261320	26131979
Haben Developers Private Limited	2022-04-25	HDFC Bank Limited	RTGS	76726598	775016	77501614
Total (C)						105445684
Grand Total (D=A+B+C)						21,00,41,000

The receipt of which the Vendors doth hereby admits and acknowledges as full and final settlement. Hence, in consideration of the above said amount the Vendors do hereby fully convey, transfer, sell, and assign the Land with all its rights and titles thereto unto the Vendee, who shall be the absolute owner of the same and shall enjoy all the rights attached to the Land without any hindrance, claim or title of any other person.

That the Vendors has handed over the vacant and actual physical possession of the Land to the Vendee at the spot and also handed over all original/Certified copies of documents concerning the Land to the Vendee at the spot.

That the Vendors hereby assures the Vendee that the Vendor has neither done any act nor been party to any act whereby the Vendor's right and title to the Land may in any way be impaired or whereby the Vendor may be prevented from selling and transferring the Land in favour of the Vendee.

That the Vendee will be fully entitled and empowered to have the Land mutated in its own name and entered in all revenue records and offices on the basis of this Sale Deed and the Vendors shall co-operate in getting the mutation effected in favour of the Vendee.

That the Vendors shall from time to time and at all times hereafter at the cost and request of the Vendee do and execute or cause to be done or executed all such further or other lawful acts, deeds and things and assurances in law for

For Haben Developers Pvt. Ltd.
Authorised Signatory

For Haben Developers Private Limited

For Salton Developers Pvt. Ltd.

For GCC INFRA

THE SEAL OF
THE SUB REGISTRAR
HARSARU

further better or more perfectly, assuring in law whatsoever and for further better assuring, transferring, granting, assigning and conveying the Land unto and to the use of the Vendee.

That all the land revenue, taxes, cesses, dues, demand and other charges etc. in respect of the Land up to the date of registration of the Sale Deed are to be borne by the Vendor and thereafter the Vendee shall be liable for the same.

That the Vendors have been left with no claim, title, interest whatsoever in the Land and now the Vendee has become absolute and exclusive owner thereof to enjoy all privileges and profits of the Land.

That the Land has not been notified under section 4 or 6 of the Land Acquisition Act, 1894, either for the planned development or for any other purpose.

That the Vendors fully assures to the Vendee that the Vendors are the absolute, actual and real owner of the Land and the same is free from all kinds of encumbrances such as prior sale, mortgage, gifts, will and inheritance disputes/claims, litigation, disputes, acquisition, requisition, attachment, decree of any court, notices, lien, court injunction, lease, agreements, or any other defects into the title and if it is proved otherwise or the whole or any part of the Land hereby conveyed/transferred is taken away or goes out of the possession of the Vendee on account of any reason whatsoever then the Vendors shall be liable to make good the loss thus sustained by the Vendee and keep the Vendee indemnified against all such losses, costs, charges and expenses etc. thereby occurred to the vendee in this connection.

That all costs and expenses of stamp duty and registration fee of this Sale Deed has been borne and paid by the Vendee.

For Haben Developers Pvt. Ltd.

Authorised Signatory

For Bioko Developers Private Limited

Authorised Signatory

For Sutton Developers Pvt. Ltd.

Authorised Signatory

For GCC INFRA

Authorised Signatory

THE SEAL OF
THE SUB REGISTRAR

IN WITNESS WHEREOF the parties above named have affixed their signatures on this Sale Deed on the day, month and year written above in the presence of the witnesses given below.

For Ballon Developers Pvt. Ltd.

For Haben Developers Pvt. Ltd.

Authorised Signatory

WITNESSES :-

VENDORS

For Bioko Developers Private Lim

Authorised Sign

1.

Advocate
Distt. Court, Gurugram

For GCC INFRA

Authorised Signatory

2. Manoj Pathak
Advocate
Distt. Courts,Gurugram

VENDEE

THE SEAL OF

THE SEAL REGISTRAR

SARU

भारतीय गैर न्यायिक

भारत

दस रुपये

रु.10

TEN RUPEES

Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

हरियाणा HARYANA

51AA 206944

विस्तृत वसीका — S-D

वसीका संख्या — 1719

दिनांक — 06-07-2021

Attested

संयुक्त सब रजिस्ट्रार
हरसरू, गुरुग्राम

18 NOV 2021

cial

Indian-Non Judicial Stamp
Haryana Government

Date : 02/07/2021

cate No. G0B2021G2020

No. 78875339

Stamp Duty Paid : ₹ 21931070
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Vatikainxttwo Private Limited

loor : 224a Sector/Ward : T6 LandMark : 2nd floor devika tower 6

illage : Nehru place District : New delhi State : New delhi

: 98*******18 Others : Feldon developers private limited vatika limited [illegible]n developers private limited

Buyer / Second Party Detail

: Gcc Infra

Floor : P903 Sector/Ward : 48 LandMark : Jmd megapolis sohna road

illage: Gurugram District : Gurugram State : Haryana

: 98*******18

se : FOR THE PURPOSE OF SALE DEED

1719

79/22/179

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

6/7

SALE DEED

TRANSACTION VALUE	:	**Rs. 31,33,00,562/-**
STAMP DUTY	:	**Rs. 2,19,31,070/-**
e-STAMP NO. & DATE	:	**G0B2021G2020 Dated 02/07/2021**
VILLAGE/CITY NAME	:	**Harsaru**
UNIT LAND	:	**40 Kanal 8 Marla**
ISSUED BY	:	**HARYANA GOVERNMENT**
NATURE OF LAND	:	**CHAHI**

For Zabrina Developers Pvt. Ltd.

Authorised Signatory

For Feldon Developers Pvt. Ltd.

Authorised Signatory

For GCC INFRA

Authorized Signatory

संयुक्त सब रजिस्ट्रार
हरसारू, गुरुग्राम

18 NOV 2021

For VATIKA LIMITED

Authorized Signatory

For Yapen Developers Pvt. Ltd.

Authorised Signatory

प्रवेश सं:1719 दिनांक:06-07-2021

डीड सबंधी विवरण

डीड का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील हरसरु गांव/शहर हरसरु हरसरु हरसरु हरसरु हरसरु स्थित Harsaru

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर अन्य क्षेत्र

पता : HARSARU GURUGRAM

भवन का विवरण

भूमि का विवरण

भूमि का ही 39 Kanal 28 Marla

धन सबंधी विवरण

राशि 313300576 रुपये कुल स्टाम्प ड्यूटी की राशि 21931040 रुपये

स्टाम्प सं : g0b2021g2020 स्टाम्प सं. राशि 21931070 रुपये

रजिस्ट्रेशन फीस की राशि 50000 रुपये EChallan:79122179 पेस्टिंग शुल्क 3 रुपये

Drafted By: YOGESH KUMAR ADV Service Charge:200

यह प्रवेश आज दिनांक 06-07-2021 दिन मंगलवार समय 4:13:00 PM बजे श्री/श्रीमती/कुमारी मै0 फेड्रोन इवलपर्स प्रा0 लि0 कम्पनी मैसर्ज यापन इवलपर्स प्रालिपजीकृत कार्यालय 95 ग्राउंड फ्लोर मंगु मोहल्ला धीटोरनी नई दिल्ली मैसर्ज यापन इवलपर्स प्रा लि पंजीकृत कार्यालय फ्लेट न 621 ऐ 6वी मंजिल वाटिका लिमिटेड रजिआफिस वाटिका ट्रैन्गल 4th फ्लोर सुशान्त लोकफेस1 गुरुग्राम मैसर्ज जबरीना इवलपर्स प्रा लि रजिआफिस 95 नियास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/सयुंक्त पंजीयन अधिकारी (हरसरु)

हस्ताक्षर प्रस्तुतकर्ता

मै0 फेड्रोन इवलपर्स प्रा0 लि0 मैसर्ज यापन इवलपर्स प्रालिपजीकृत कार्यालय 95 ग्राउंड फ्लोर मंगु मोहल्ला धीटोरनी नई दिल्ली मैसर्ज यापन इवलपर्स प्रा लि पंजीकृत कार्यालय फ्लेट न 621 ऐ 6वी मंजिल वाटिका लिमिटेड रजिआफिस वाटिका ट्रैन्गल 4th फ्लोर सुशान्त लोकफेस1 गुरुग्राम मैसर्ज जबरीना इवलपर्स प्रा लि रजिआफिस 95

प्रवेश 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 सबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

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

दिनांक 06-07-2021 उप/सयुंक्त पंजीयन अधिकारी (हरसरु)

मै0 फेड्रोन इवलपर्स प्रा0 लि0 मैसर्ज यापन इवलपर्स प्रालिपजीकृत कार्यालय 95 ग्राउंड फ्लोर मंगु मोहल्ला धीटोरनी नई दिल्ली मैसर्ज यापन इवलपर्स प्रा लि पंजीकृत कार्यालय फ्लेट न 621 ऐ 6वी मंजिल वाटिका लिमिटेड रजिआफिस वाटिका ट्रैन्गल 4th फ्लोर सुशान्त लोकफेस1 गुरुग्राम मैसर्ज जबरीना इवलपर्स प्रा लि रजिआफिस 95

उपरोक्त फेताव श्री/श्रीमती/कुमारी GCC INFRA A PARTNERSHIP FIRM thru JITENDER JANGHUOTHER हाजिर है। प्रस्तुत प्रवेश के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रवेश के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रवेश मे

THIS SALE DEED is executed at Harsaru, District Gurugram on this 6th day of July, 2021 by (1) **M/s Zabrina Developers Pvt. Ltd** (now known as Vatika INXT 2 Pvt. Ltd.), a company incorporated under the provisions of the Companies Act, 1956 vide Corporate Identification Number U70100DL2013PTC261950 & PAN No. AAACZ7195E and validly existing under the Companies Act, 2013, and having its registered office at Flat No. 224A, 2nd Floor, Devika Tower, 6, Nehru Place, New Delhi-110019 through its authorised representative Mr. Gautam Bhalla (Aadhaar No. 2544 7679 0903)/ Mr. Surender Mohan Joshi (Aadhaar No. 2497 1895 5227), (authorised to enter upon the present Sale Deed with a resolution passed by the board of directors of the company on Friday,July 02, 2021) (Hereinafter referred to as Owner/Vendor No.1).

AND

(2) M/s Feldon Developers Pvt. Ltd., a company incorporated under the provisions of the Companies Act, 1956, vide Corporate Identification Number U70200DL2010PTC209950 & PAN-AABCF6205C and validly existing under the Companies Act, 2013, and having its registered office at Flat No. 224A, 2nd Floor, Devika Tower, 6, Nehru Place, New Delhi-110019 through its authorised representative Mr. Gautam Bhalla (Aadhaar No. 2544 7679 0903)/ Mr. S. M. Joshi (Aadhaar No. 2497 1895 5227) (authorised to enter upon the present Sale Deed with a resolution passed by the board of directors of the company on Friday,July 02, 2021) (Hereinafter referred to as Owner/Vendor No.2).

AND

(3) M/s Vatika Limited, a company incorporated under the provisions of the Companies Act, 1956 vide Corporate Identification Number U74899HR1998PLC054821 & PAN No. AABCV5647G and validly existing under the Companies Act, 2013, and having its registered office at Unit No. - A-002,

Zabrina Developers Pvt. Ltd.
Authorised Signatory

For Feldon Developers Pvt. Ltd.
Authorised Signatory

For GCC INFRA
Authorized Signatory

For VATIKA LIMITED
Authorized Signatory

For Yapen Developers Pvt. Ltd.

उपमंडल मजिस्ट्रेट
हरसारू, गुरुग्राम
18 NOV 2021

Reg. No.	Reg. Year	Book No.
1719	2021-2022	1

विक्रेता

क्रेता

गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- मै0 फेड्रोन डवलपर्स प्रा0 लि0 मैसर्ज यापन डवलपर्स प्रालिपजीकृत कार्यालय 95 ग्राऊड फ्लोर मंगु मोहल्ला धीटोरनी नई दिल्ली मैसर्ज यापन डवलपर्स प्रा लि पंजीकृत कार्यालय फ्लेट न 621 ऐ 6वी मंजिल वाटिका लिमिटेड रजिआफिस वाटिका ट्रैन्गल 4th फ्लोर सुसान्त लोकफेस1 गुरूग्राम मैसर्ज जबरीला डवलपर्स प्रा लि रजिआफिस 95_____

क्रेता :- thru JITENDER JAKHUOTHERGCC INFRA A PARTNERSHIP FIRM_____

गवाह 1 :- YOGESH KUMAR_____

गवाह 2 :- MANOJ PATHAK_____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1719 आज दिनांक 06-07-2021 को बही नं 1 जिल्द नं 32 के पृष्ठ नं 41.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 748 के पृष्ठ संख्या 27 से 28 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 06-07-2021

उप/सयुंक्त पंजीयन अधिकारी(हरसरू)

INXT City Centre, Ground Floor, Block-A, Sector-83, Vatika India Next, Gurugram-122012 through its authorised representative Mr. Gautam Bhalla (Aadhaar No. 2544 7679 0903)/ Mr. S. M. Joshi (Aadhaar No. 2497 1895 5227) (authorised to enter upon the present Sale Deed with a resolution passed by the board of directors of the company on Friday,July 02, 2021) (Hereinafter referred to as Owner/Vendor No.3).

AND

(4) M/s Yapen Developers Pvt Ltd., a company incorporated under the provisions of the Companies Act,1956 vide Corporate Identification Number U70101DL2014PTC263026 & PAN No. AAACY6625N and validly existing under the Companies Act, 2013, and having its registered office at Flat No. 621-A,6th Floor, Devika Tower, 6, Nehru Place, New Delhi-110019 through its authorised representative Mr. Gautam Bhalla (Aadhaar No. 2544 7679 0903)/ Mr. S. M. Joshi (Aadhaar No. 2497 1895 5227) (authorised to enter upon the present Sale Deed with a resolution passed by the board of directors of the company on Friday, July 02,2021) (Hereinafter referred to as Owner/Vendor No.4).

AND

The abovementioned land owners/Vendors No. 1, 2 & 4 are hereinafter collectively referred to as the said "Vendors", which expression shall unless repugnant to the context thereof, be deemed to mean and include his/their successors, legal heirs, executors, administrators, representatives, transferees and permitted assigns.

IN FAVOUR OF

GCC Infra, a partnership firm (PAN-AAPFG4216R) having its office at P-903-905, 9th Floor, C Wing, JMD Megapolis, Sector-48, Sohna Road, Gurugram-122018 acting through its Partner Shri Jitender Janghu (Aadhar No. 638157415466) duly authorized signatory on behalf of GCC Infra authorised vide Resolution dated 03.07.2021 (hereinafter referred to as "Vendee") which

Vabrina Developers Pvt. Ltd.
Authorised Signatory
For VATIKA LIMITED
Authorized Signatory

For Feldon Developers Pvt. Ltd.
Authorised Signatory
For Yapen Developers Pvt. Ltd.

For GCC INFRA
Authorized Signatory

मंजुला राव रजिस्ट्रार
सरकार, गुरुग्राम
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expression shall unless repugnant to the context thereof, be deemed to mean and include his/their successors, legal heirs, executors, administrators, representatives, transferees and permitted assigns.

WHEREAS the Owner/Vendor No. 1 is lawful owner in possession of land comprising in **Khewat No. 93, Khatoni No. 95,** Rect. No. 55 Killa No. 8/2/1 (2-4), 9/1(4-0), kita 2 area 6 Kanal 4 Marla and **Khewat No. 92, Khatoni No.94,** Rect No. 55 Killa No. 8/2/2(2-4), 9/2(4-0) kita 2 area 6 Kanal 4 Marla total area of both khewat 12 Kanal 8 Marla (1.55 Acres) situated in revenue estate of village Harsaru, SubTehsil and District Gurugram vide Jamabandi for the year 2015-16 .

The Owner/Vendor No. 2 is lawful owner in possession of land comprising in **Khewat No. 101, Khatoni No. 103,** Rect. No. 55 Killa No. 7/2(4-1), 8/1(3-12) kita 2 area 7 Kanal 13 Marla (0.96 Acres) situated in revenue estate of Village Harsaru, Sub-Tehsil Harsaru, and District Gurugram vide Jamabandi for the year 2015-16

The Owner/Vendor No. 3 is lawful owner in possession of land comprising in **Khewat No. 461, Khatoni No. 487,** Rect. No. 56 Killa No. 1/2min (1-4) kita 1 area 1 Kanal 4 Marla (0.15 Acre) situated in revenue estate of Village Harsaru, Sub-Tehsil Harsaru, and District Gurugram vide Jamabandi for the year 2015-16 and mutation no – 4729 dated 22.06.2017.

The Owner/Vendor No. 4 is lawful owner in possession of land comprising in **Khewat No. 102, Khatoni No. 104,** Rect. No. 55 Killa No. 5(7-12), 6(7-12), 7/1(3-19) kita 3 area 19 Kanal 3 Marla (2.39 Acre) situated in revenue estate of Village Harsaru, Sub-Tehsil Harsaru, and District Gurugram vide Jamabandi for the year 2015-16 and mutation No- 4648 dated – 20.09.2016.

For Zabrina Developers Pvt. Ltd.

Authorised Signatory

For Feldon Developers Pvt. Ltd.

Authorised Signatory

For GCC INFRA

Authorized Signatory

For VATIKA LIMITED

Authorized Signatory

For Yapen Developers Pvt. Ltd.

उपायुक्त एवं जिला मजिस्ट्रेट
गुरुग्राम, हरियाणा
18 NOV 2021

(Total land admeasuring 40 Kanal 8 Marla (5.05 Acres) situated with in the revenue estate of Village Harsaru, Sector-88A, Sub-Tehsil Harsaru, and District Gurugram (hereinafter called "the Land").

AND WHEREAS after acquiring the Land the Vendors are seized and possessed of the Land as absolute owners hereof and has been utilising the Land for their own use and benefits and the Vendors have absolute and unfettered right and authority to sell, dispose off and transfer the Land.

AND WHEREAS now for their business needs and requirements, the Vendors have agreed to sell the Land voluntarily without any pressure and in their good sense for a total sale consideration of Rs. 31,33,00,562/- (Rupees Thirty One Crore Thirty Three Lakh Five Hundred Sixty Two Only) to the Vendee by representing :

a) That the Land is free from all liens, mortgages, charges, lispendens, tenancies, encumbrances or any restrictions and there is no notices of attachment, acquisition or requisition or notices thereto, relating to the Land;

b) That the Vendors are the exclusive & absolute owners and in possession of the Land and has good and marketable title thereto and no one else other than the Vendors has any interest, share, right, title thereto;

c) That there are no outstanding government dues, or dues of any local authority or any other person of whatsoever nature including the attachment by the Income Tax Authorities or under any law in force, in respect of the Land;

d) That the Vendors have not entered into any Agreement with any other person(s) or with any bank(s) or financial institution for the Sale of the Land or any part thereof;

For Zabrina Developers Pvt. Ltd.
Authorised Signatory

For Feldon Developers Pvt. Ltd.
Authorised Signatory

For GCC NIRA
Authorized Signatory

For VATIKA LIMITED
Authorized Signatory

For Yapen Developers Pvt. Ltd.

उपायुक्त एवं जिला दण्डाधिकारी
गुरुग्राम

18 NOV 2021

e) That there is no legal impediment or bar whereby the Vendors can be prevented from selling, transferring and vesting the absolute title in the Land in favour of the Vendee; and

f) That no prior permission is required from any authority/body or any other person for the sale and transfer of the Land to the Vendee.

The Vendee relying upon the aforesaid representations and assurances and believing them to be true and correct, has accepted the offer of the Vendors and has agreed to purchase the Land from the Vendor on the terms and conditions mentioned in this Sale Deed.

AND WHEREAS the Vendors has agreed to sell, convey, transfer and assign to the Vendee and the Vendee has agreed to purchase the Land with all rights of easements, patent or latent, including rights of way and access, enjoyed and deemed to be enjoyed in respect of the Land with all rights of ownership and possession, for a total sale consideration of Rs. 31,33,00,562/- (Rupees Thirty One Crore Thirty Three Lakh Five Hundred Sixty Two Only)

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

That the Vendor has received the total sale consideration of Rs. 31,33,00,562/- (Rupees Thirty One Crore Thirty Three Lakh Five Hundred Sixty Two Only) including TDS 0.75% / 1% in the following manner :-

Party Name	Date	Bank Name	Cheque No/RTGS	Amount	TDS	Total
VATIKA INXT 2 PRIVATE LIMITED	25-11-2020	HDFC Bank Ltd	004197	12,50,000	9,446	12,59,446
VATIKA INXT 2 PRIVATE LIMITED	25-11-2020	HDFC Bank Ltd	004200	1,75,00,000	1,32,242	1,76,32,242
VATIKA INXT 2 PRIVATE LIMITED	30-11-2020	HDFC Bank Ltd	004183	1,00,00,000	75,567	1,00,75,567
VATIKA INXT 2 PRIVATE LIMITED	11-06-2021	HDFC Bank Ltd	003221	35,57,812	35,938	35,93,750
VATIKA INXT 2 PRIVATE LIMITED	06-07-2021	HDFC Bank Ltd	HDFCR52 0210706512 88848	6,29,64,548	6,36,006	6,36,00,554
FELDON DEVELOPERS PRIVATE LIMITED	25-11-2020	HDFC Bank Ltd	004192	12,50,000	9,446	12,59,446
FELDON DEVELOPERS PRIVATE LIMITED	25-11-2020	HDFC Bank Ltd	004201	1,10,00,000	83,123	1,10,83,123

For Zabrina Developers Pvt. Ltd.

Authorised Signatory

For VATIKA LIMITED

Authorised Signatory

For Feldon Developers Pvt. Ltd.

Authorised Signatory

For Yapen Developers Pvt. Ltd.

For GCC INFRA

Authorized Signatory

गुरुग्राम सब रजिस्ट्रार
हरसरु, गुरुग्राम
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FELDON DEVELOPERS PRIVATE LIMITED	30-11-2020	HDFC Bank Ltd	004184	60,00,000	45,340	60,45,340
FELDON DEVELOPERS PRIVATE LIMITED	06-07-2021	HDFC Bank Ltd	HDFCR52021 070651289003	4,07,58,516	4,11,702	4,11,70,218
VATIKA LIMITED	25-11-2020	HDFC Bank Ltd	004208	12,50,000	9,446	12,59,446
VATIKA LIMITED	25-11-2020	HDFC Bank Ltd	004202	50,00,000	37,783	50,37,783
VATIKA LIMITED	02-12-2020	HDFC Bank Ltd	004186	5,00,000	3,778	5,03,778
VATIKA LIMITED	06-07-2021	HDFC Bank Ltd	004528	24,79,900	25,049	25,04,949
YAPEN DEVELOPERS PRIVATE LIMITED	25-11-2020	HDFC Bank Ltd	004193	12,50,000	9,446	12,59,446
YAPEN DEVELOPERS PRIVATE LIMITED	25-11-2020	HDFC Bank Ltd	004203	2,00,00,000	1,51,134	2,01,51,134
YAPEN DEVELOPERS PRIVATE LIMITED	30-11-2020	HDFC Bank Ltd	004187	2,50,00,000	1,88,917	2,51,88,917
YAPEN DEVELOPERS PRIVATE LIMITED	11-06-2021	HDFC Bank Ltd	003224	57,23,437	57,813	57,81,250
YAPEN DEVELOPERS PRIVATE LIMITED	06-07-2021	HDFC Bank Ltd	HDFCR52021 070651297964	9,49,35,231	9,58,942	9,58,94,173
TOTAL				81,04,19,444	28,81,118	81,33,00,562

The receipt of which the Vendors doth hereby admits and acknowledges as full and final settlement. Hence, in consideration of the above said amount the Vendors do hereby fully convey, transfer, sell, and assign the Land with all its rights and titles thereto unto the Vendee, who shall be the absolute owner of the same and shall enjoy all the rights attached to the Land without any hindrance, claim or title of any other person.

That the Vendors has handed over the vacant and actual physical possession of the Land to the Vendee at the spot and also handed over all original/Certified copies of documents concerning the Land to the Vendee at the spot.

That the Vendors hereby assures the Vendee that the Vendor has neither done any act nor been party to any act whereby the Vendor's right and title to the Land may in any way be impaired or whereby the Vendor may be prevented from selling and transferring the Land in favour of the Vendee.

That the Vendee will be fully entitled and empowered to have the Land mutated in its own name and entered in all revenue records and offices on the basis of this Sale Deed and the Vendors shall co-operate in getting the mutation effected in favour of the Vendee.

For VATIKA LIMITED
Authorized Signatory

For Feldon Developers Pvt. Ltd.
Authorised Signatory

For BCC INFRA
Authorized Signatory

For Zabrina Developers Pvt. Ltd.
Authorised Signatory

For Yapen Developers Pvt. Ltd.

संयुक्त सब रजिस्ट्रार
हरसारू, गुरुग्राम
18 NOV 2021

That the Vendors shall from time to time and at all times hereafter at the cost and request of the Vendee do and execute or cause to be done or executed all such further or other lawful acts, deeds and things and assurances in law for further better or more perfectly, assuring in law whatsoever and for further better assuring, transferring, granting, assigning and conveying the Land unto and to the use of the Vendee.

That all the land revenue, taxes, cesses, dues, demand and other charges etc. in respect of the Land up to the date of registration of the Sale Deed are to be borne by the Vendor and thereafter the Vendee shall be liable for the same.

That the Vendors have been left with no claim, title, interest whatsoever in the Land and now the Vendee has become absolute and exclusive owner thereof to enjoy all privileges and profits of the Land.

That the Land has not been notified under section 4 or 6 of the Land Acquisition Act, 1894, either for the planned development or for any other purpose.

That the Vendors fully assures to the Vendee that the Vendors are the absolute, actual and real owner of the Land and the same is free from all kinds of encumbrances such as prior sale, mortgage, gifts, will and inheritance disputes/claims, litigation, disputes, acquisition, requisition, attachment, decree of any court, notices, lien, court injunction, lease, agreements, or any other defects into the title and if it is proved otherwise or the whole or any part of the Land hereby conveyed/transferred is taken away or goes out of the possession of the Vendee on account of any reason whatsoever then the Vendors shall be liable to make good the loss thus sustained by the Vendee and keep the Vendee indemnified against all such losses, costs, charges and expenses etc. thereby occurred to the vendee in this connection.

That all costs and expenses of stamp duty and registration fee of this Sale Deed has been borne and paid by the Vendee.

For Zabrina Developers Pvt. Ltd.

Authorised Signatory

For Feldon Developers Pvt. Ltd.

Authorised Signatory

For GCC INFRA

Authorized Signatory

For VATIKA LIMITED

Authorised Signatory

For Yapen Developers Pvt. Ltd.

18 NOV 2021

IN WITNESS WHEREOF the parties above named have affixed their signatures on this Sale Deed on the day, month and year written above in the presence of the witnesses given below.

For Zabrina Developers Pvt. Ltd.

Authorised Signatory

For Yapen Developers Pvt. Ltd.

Authorised Signatory

WITNESSES :-

VENDORS

1.

YOGESH KUMAR
Adv.
Distt. Court, Gurugram

For VATIKA LIMITED

Authorized Signatory

For Feldon Developers Pvt. Ltd.

Authorised Signatory

For GGC INFRA

Authorized Signatory

VENDEE

2.

MANOJ PATHAK ADV
GGM.

सांकुला सब रजिस्ट्रार
हरसारू, गुरुग्राम

18 NOV 2021

4778 Kuldeep M. Shri Narayan

NEERAJ SHARMA

17 NOV 2021

STAMP VENDOR, GURGAON

3756
10
Vikram
S/O

SUDHIR KUMAR
17 AUG 2022
STAMP VENDOR
District Court Gurugram

किस्म बसीका - S.D

बसीका संख्या - 2990

दिनांक - 16-06-2022

Attested

कृते: संयुक्त सब रजिस्ट्रार
हरसारू, गुरुग्राम

Indian-Non Judicial Stamp
Haryana Government

Date : 13/06/2022

Certificate No. G0M2022F313
GRN No. 91390568

Stamp Duty Paid : ₹ 6267000
Penalty : ₹ 0

Seller / First Party Detail

Name: Kamlesh Sharma
H.No/Floor : Harsaru
Sector/Ward : 88a
LandMark : Gurugram
City/Village : Gurugram
District : Gurugram
State : Haryana
Phone: 98******18

Buyer / Second Party Detail

Name : Gcc Infra
H.No/Floor : 903
Sector/Ward : 48
LandMark : Sohna road
City/Village: Gurugram
District : Gurugram
State : Haryana
Phone : 98******18

Purpose : FOR THE PURPOSE OF 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

TRANSACTION VALUE	:	**Rs. 8,95,15,625/-**
STAMP DUTY	:	**Rs. 62,67,000/-**
E-STAMP NO. & DATE	:	**G0M2022F313 dt.13.06.2022**
Registration Fee G	:	**91395868**
VILLAGE/CITY NAME	:	**Harsaru**
UNIT LAND	:	**8 Kanal 8 Marla 4 Sarsai**
ISSUED BY	:	**HARYANA GOVERNMENT**
NATURE OF LAND	:	**CHAHI**

THIS SALE DEED is executed at Sub Teshil Harsaru on this ___day of June 2022.

BY
Kailash alias major K.C. Sharma
Smt Kamlesh Sharma wife of Kailash Chand Sharma(Aadhaar 2453 0916 9836 & PAN BRYPK5296G) R/o of Village Harsaru Sub Tehsil Harsaru

कमलेश

For GCC INFRA
Authorised Signatory

कृते: संयुक्त सब रजिस्ट्रार
हरसरु, गुरुग्राम

18 AUG 2022

प्रलेख क्र.:2990 मुद्रण दिनांक 16/06/2022 05:04 PM पंजीकरण दिनांक:16-06-2022

बसीका संबंधी विवरण

बसीका का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील- हरसारू गांव/शहर- हरसारू स्थित- R Zone Com Ind Ins

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर अन्य क्षे

पता : GURUGRAM

धन संबंधी विवरण

राशि- 89515624 रुपये कुल स्टाम्प शुल्क- 626 रुप

स्टाम्प नं- G0M2022F313 स्टाम्प का मूल्य- 6267000 रुप

रजिस्ट्रेशन फीस- 50000 रुपये EChallan:91395868 पेस्टिंग शुल्क- 3 रुप

द्वारा तैयार किया गया- C P Batheja Adv. सेवा शुल्क- 20

भूमि का विवरण

कृषि बाही 8 Kanal 8 Marla

यह प्रलेख आज दिनांक 16-06-2022 दिन गुरूवार समय 4:53:00 PM बजे श्री/श्रीमती/कुमारी श्रीमती कमलेश पत्नी मेजर के.सी. शर्मा निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

हस्ताक्षर प्रस्तुतकर्ता
श्रीमती कमलेश

उप/संयुक्त पंजीयक अधिकारी (हरसारू)

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 16-06-2022

श्रीमती कमलेश

उप/संयुक्त पंजीयक अधिकारी (हरसारू)

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी GCC INFRA thru VIPIN DABASOTHER 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 Yogesh Kumar पिता --- निवासी Adv Gurugram ने श्री/श्रीमती/कुमारी T C Khatana पिता --- निवासी Adv Gurugram ने की |
साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी सं. 2 की पहचान करता है |

दिनांक 16-06-2022

उप/संयुक्त पंजीयक अधिकारी (हरसारू)

Distt. Gurugram Haryana which expression shall mean and include their legal heirs, successors, executors, nominees and assigns) of the **ONE PART.**

IN FAVOUR OF

M/s GCC INFRA ,having it's registered office at P-903-905, 9th floor wing C JMD Megapolis Sector 48 Sohna Road Gurugram, a Partnership Firm incorporated under Section 59 of Indian Partnership Act 1932 having PAN No. AAPFG4216R through its authorised representative Mr. Vipin Dabas (Aadhaar No. 7927 6135 0971) (authorised to enter upon the present Sale Deed) (hereinafter referred to as "Vendee") which expression shall unless repugnant to the context thereof, be deemed to mean and include his/their successors, legal heirs, executors, administrators, representatives, transferees and permitted assigns.

WHEREAS the Vendor is lawful owner in possession of land comprising in **Khewat No. 1057, Khatoni No. 1131,** Rect. No. 55 Killa No. 13(8-0), kita 1 area 8 Kanal 0 Marla and **Khewat No. 100, Khatoni No. 104,** Rect. No. 55 Killa No. 14/1(0-9), 15/1(0-8), kita 2 area 0 Kanal 17 Marla to the extent of 1/2 share i.e. 0 kanal 8 Marla 4 sarsai situated with in the revenue estate of Village Harsaru, Sector-88A, Sub-Tehsil Harsaru, and District Gurugram (hereinafter called "the Land"), vide Mutation no. 5286 sanctioned on dated 14.03.2022 and Jamabandi Year – 2020-2021.

AND WHEREAS after acquiring the Land the Vendor is seized and possessed of the Land as absolute owner hereof and has been utilising the Land for their own use and benefits and the Vendor have absolute and unfettered right and authority to sell, dispose off and transfer the Land.

AND WHEREAS now for her business needs and requirements, the Vendor has agreed to sell the Land voluntarily without any pressure and in their good sense for a total sale consideration of Rs. **8,95,15,625/-** (Rupees Eight Crore Ninety Five Lacs Fifteen Thousand Six Hundred Twenty Five only) to the Vendee by representing :

कमलेश

For GCC INFRA

Authorised Signatory

कार्यालय संयुक्त उप पंजीकार
हरसारू गुरुग्राम

18 AUG 2022

Reg. No.	Reg. Year	Book No.
2990	2022-2023	1

विक्रेता

क्रेता

गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- श्रीमती कमलेश कमलेश

क्रेता - thru VIPIN DABASOTHERGCC

INH. . .

गवाह 1 :- Yogesh Kumar

गवाह 2 :- T C Khatana

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2990 आज दिनांक 16-06-2022 को बही नं 1 जिल्द नं 47 के पृष्ठ - 53.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 993 के पृष्ठ संख्या 19 से 20 — चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

उप/सयुंक्त पंजीयन अधिकारी(हरसरू)

दिनांक 16-06-2022

A/1 . . .

a) That the Land is free from all liens, mortgages, charges, lispendens, tenancies, encumbrances or any restrictions and there is no notices of attachment, acquisition or requisition or notices thereto, relating to the Land;

b) That the Vendor is the exclusive & absolute owner and in possession of the Land and has good and marketable title thereto and no one else other than the Vendor has any interest, share, right, title thereto;

c) That there are no outstanding government dues, or dues of any local authority or any other person of whatsoever nature including the attachment by the Income Tax Authorities or under any law in force, in respect of the Land;

d) That the Vendor has not entered into any Agreement with any other person(s) or with any bank(s) or financial institution for the Sale of the Land or any part thereof;

e) That there is no legal impediment or bar whereby the Vendor can be prevented from selling, transferring and vesting the absolute title in the Land in favour of the Vendee; and

f) That no prior permission is required from any authority/body or any other person for the sale and transfer of the Land to the Vendee.

g) Vendee will allow the 11Ft. access to Rect. No. 55,Killa no. 14/3,14/1,15/1 from 24 metre road.

The Vendee relying upon the aforesaid representations and assurances and believing them to be true and correct, has accepted the offer of the Vendor and has agreed to purchase the Land from the Vendor on the terms and conditions mentioned in this Sale Deed.

कृते संयुक्त सब रजिस्ट्रार
हरसरु, गुरुग्राम

For GOC INFRA
Authorised Signatory

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AND WHEREAS the Vendor has agreed to sell, convey, transfer and assign to the Vendee and the Vendee has agreed to purchase the Land with all rights of easements, patent or latent, including rights of way and access, enjoyed and deemed to be enjoyed in respect of the Land with all rights of ownerhip and possession, for a total sale consideration of Rs. **8,95,15,625/-** (Rupees Eight Crore Ninety Five Lacs Fifteen Thousand Six Hundred Twenty Five only)

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

That the Vendor has received the total sale consideration of Rs. **8,95,15,625/-** (Rupees Eight Crore Ninety Five Lacs Fifteen Thousand Six Hundred Twenty Five only) including TDS 1% in the following manner :-

Cheque No./DD	Dated	Amount	Bank Name
000075	28.04.2022	1,00,00,000/-	HDFC BANK
001882	14.06.2022	7,86,20,469/-	HDFC BANK
		8,95,156/-	TDS
Grand Total		**8,95,15,625/-**	

The receipt of which the Vendor doth hereby admits and acknowledges as full and final settlement. Hence, in consideration of the above said amount the Vendor do hereby fully convey, transfer, sell, and assign the Land with all its rights and titles thereto unto the Vendee, who shall be the absolute owner of the same and shall enjoy all the rights attached to the Land without any hindrance, claim or title of any other person.

That the Vendor has handed over the vacant and actual physical possession of the Land to the Vendee at the spot and also handed over all original/Certified copies of documents concerning the Land to the Vendee at the spot.

For GCC INFRA

Authorised Signatory

That the Vendor hereby assures the Vendee that the Vendor has neither done any act nor been party to any act whereby the Vendor's right and title to the Land may in any way be impaired or whereby the Vendor may be prevented from selling and transferring the Land in favour of the Vendee.

That the Vendee will be fully entitled and empowered to have the Land mutated in its own name and entered in all revenue records and offices on the basis of this Sale Deed and the Vendor shall co-operate in getting the mutation effected in favour of the Vendee.

That the Vendor shall from time to time and at all times hereafter at the cost and request of the Vendee do and execute or cause to be done or executed all such further or other lawful acts, deeds and things and assurances in law for further better or more perfectly, assuring in law whatsoever and for further better assuring, transferring, granting, assigning and conveying the Land unto and to the use of the Vendee.

That all the land revenue, taxes, cesses, dues, demand and other charges etc. in respect of the Land up to the date of registration of the Sale Deed are to be borne by the Vendor and thereafter the Vendee shall be liable for the same.

That the Vendor have been left with no claim, title, interest whatsoever in the Land and now the Vendee has become absolute and exclusive owner thereof to enjoy all privileges and profits of the Land.

That the Land has not been notified under section 4 or 6 of the Land Acquisition Act, 1894, either for the planned development or for any other purpose.

That the Vendor fully assures to the Vendee that the Vendor are the absolute, actual and real owner of the Land and the same is free from all kinds of encumbrances such as prior sale, mortgage, gifts, will and inheritance disputes/claims, litigation, disputes, acquisition,

कृते: संयुक्त सब रजिस्ट्रार
हरसरु, गुरुग्राम

For GCC INFRA
Authorised Signatory

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requisition, attachment, decree of any court, notices, lien, court injunction, lease, agreements, or any other defects into the title and if it is proved otherwise or the whole or any part of the Land hereby conveyed/transferred is taken away or goes out of the possession of the Vendee on account of any reason whatsoever then the Vendor shall be liable to make good the loss thus sustained by the Vendee and keep the Vendee indemnified against all such losses, costs, charges and expenses etc. thereby occurred to the vendee in this connection.

That all costs and expenses of stamp duty and registration fee of this Sale Deed has been borne and paid by the Vendee.

IN WITNESS WHEREOF the parties above named have affixed their signatures on this Sale Deed on the day, month and year written above in the presence of the witnesses given below.

Drafted By
C.P. Batheja
Adv.

Kamlesh Sharma W/o Sh. Kailash chand Sharma

VENDOR

WITNESSES :-

1.

YOGESH KUMAR
Advocate
Distt. Court, Gurugram

For GCC INFRA

Authorised Signatory

GCC Infra
Authorised Signatory
VENDEE

2. T.C. KHATANA
Advocate
Distt. Court, Gurgaon

कृते संयुक्त उप पंजीकार
हवेली, गुरुग्राम

8 AUG 2022

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 06/09/2022

Certificate No. G0F2022I2204

GRN No. 93962536

Stamp Duty Paid : ₹ 14120000
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Ajit Singh

H.No/Floor : Na Sector/Ward : 88a LandMark : Near brahman mohalla

City/Village : Harsaru District : Gurugram State : Haryana

Phone: 98******18 Others : Usha sharma bimla devi tarachand sharma [illegible] kumar prem chand

Buyer / Second Party Detail

Name : Gcc Infra

H.No/Floor : P903 Sector/Ward : 48 LandMark : Jmd megapolis sohna road

City/Village: Gurugram District : Gurugram State : Haryana

Phone : 98******18

Purpose : FOR THE PURPOSE OF 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

THE SEAL OF THE SUB REGISTRAR HARSARU

बयनामा

किस्म वसीका	:	बयनामा
मालियति	:	मु0–20,16,66,666 / –रूपये
स्टाम्प	:	मु0–1,41,20,000 / –रूपये
स्टाम्प सर्टीफिकेट नं0 / दिनांक	:	G0F2022I2204/06.09.2022
स्टाम्प जी0आर0एन0 नं0	:	93962536
रजिस्ट्रेशन फीस जी0आर0एन0 नं0	:	93963686 / 31.08.2022
मौजा	:	हरसरू
रकबा	:	16 कनाल 2 मरले 6 सरसाई

Received original
16-09-22

नोटः– बायान अपना सालम हिस्सा बय कर रहे हैं।

अजीत सिंह Ashok
प्रेमचन्द

Tarachand

Usha Sharma

Usha Sharma

RTI BIMLA DEVI

For GCC INFRA

Authorised Signatory

पेज नम्बर 2 पर जारी

प्रलेख क्र.:6985 मुद्रण दिनांक 07/09/2022 04:51 PM पंजीकरण दिनांक:07-09-2022

वसीका संबंधी विवरण		
वसीका का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- हरसरू	गांव/शहर- हरसरू	स्थित- R Zone Com Ind Inst.
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : Gurugram		
धन संबंधी विवरण		
राशि- 201666672 रुपये		कुल स्टाम्प शुल्क- 14116667 रुपये
स्टाम्प नं- G0F2022I2204		स्टाम्प का मूल्य- 14120000 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:93963686	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- Manoj Yadav Adv		सेवा शुल्क- 200
भूमि का विवरण		
कृषि चाही		15 Kanal 22 Marla

यह प्रलेख आज दिनांक 07-09-2022 दिन बुधवार समय 4:49:00 PM बजे श्री/श्रीमती/कुमारी अजीत सिंह पुत्र ओमप्रकाश अशोक कुमार पुत्र प्रहलाद सिंह ताराचन्द शर्मा पुत्र प्रहलाद सिंह श्रीमती उषा शर्मा पुत्री प्रहलाद सिंह श्रीमती बिमला देवी विधवा प्रहलाद सिंह श्रीमती उषा शर्मा पत्नी विनोद कुमार शर्मा प्रेमचन्द पुत्र छोटेलाल निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता उप/संयुक्त पंजीयन अधिकारी (हरसरू)

अजीत सिंह अशोक कुमार ताराचन्द शर्मा श्रीमती उषा शर्मा श्रीमती बिमला देवी श्रीमती उषा शर्मा प्रेमचन्द

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 सबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

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

दिनांक 07-09-2022 उप/संयुक्त पंजीयन अधिकारी (हरसरू)

अजीत सिंह अशोक कुमार ताराचन्द शर्मा श्रीमती उषा शर्मा श्रीमती बिमला देवी श्रीमती उषा शर्मा प्रेमचन्द

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी GCC INFRA thru Vipin DabasOTHER 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 मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Manoj Yadav पिता --- निवासी Adv Ggm व श्री/श्रीमती/कुमारी Pritam Kumar पिता --- निवासी Adv Ggm ने की।

साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप मे जानते है तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 07-09-2022 उप/संयुक्त पंजीयन अधिकारी (हरसरू)

SEAL OF SUB REGISTRAR HARSARU

हमके, **अजीत सिंह उर्फ अजीत कुमार** (आधार नम्बर 4602 3673 2167, पेन नम्बर **EIVPS0475L**) पुत्र श्री ओमप्रकाश पुत्र छोटेलाल (मिकर नं0 1), **श्रीमति उषा शर्मा** (आधार नम्बर 9427 4700 2943, पेन नम्बर **BBJPS5657Q**) पत्नी श्री विनोद कुमार शर्मा (मिकर नं0 2), **प्रेमचन्द** (आधार नम्बर 3055 7534 1885, पेन नम्बर **BAKPN4268G**) पुत्र छोटेलाल (मिकर नं0 3), व **ताराचन्द शर्मा** (आधार नम्बर 7431 3582 6491, पेन नम्बर **BVCPS7964R**) – **अशोक कुमार** (आधार नम्बर 6622 2743 1800, पेन नम्बर **BTDPK1143H**) पुत्रान व **श्रीमती उषा शर्मा** (आधार नम्बर 9427 4700 2943, पेन नम्बर BBJPS5657Q) पुत्री व **श्रीमति बिमला देवी** (आधार नम्बर 7250 2129 6476, पेन नम्बर **BBRPD7500D**) विधवा पहलाद सिंह पुत्र मोहनलाल (मिकर नं0 4) निवासीयान गांव हरसरू, सब–तहसील हरसरू, जिला गुरूग्राम, हरियाणा के हैं। जो कि हम अराजी जरई खेवट/खाता नम्बर 61, खतौनी नम्बर 65, मुस्ततील नं0 55, कीला नं0 18(8–0), 19/1(0–12), कुल किता 2 रकबा 8 कनाल 12 मरले सालम (मिकर नं0 1), खेवट/खाता नम्बर 62, खतौनी नम्बर 66, मुस्ततील नं0 55, कीला नं0 23/3(7–5), कुल किता 1 रकबा 7 कनाल 5 मरले सालम (मिकर नं0 1) का 2/29 भाग व मिकर नं0 2 का 16/29 भाग, मिकर नं0 4 का 11/29 भाग व खेवट/खाता नम्बर 64, खतौनी नम्बर 68, मुस्ततील नं0 55, कीला नं0 23/2(0–1), मु0 न0 73, कीला नम्बर 3/1(0–8), 8/2(0–8), कुल किता 3 रकबा 0 कनाल 17 मरले का (मिकर नं0 1) का 1/6 भाग व (मिकर नं0 3) का 1/6 भाग कुल भाग (मिकर नं0 1 व मिकर नं0 3) 1/3 भाग बकदर 0 कनाल 5 मरले 6 सरसाई कुल रकबा 16 कनाल 2 मरले 6 सरसाई वाका सिवाना मौजा हरसरू, सब–तहसील हरसरू, जिला गुरूग्राम के उपरोक्त हिस्सेनुसार मालिक व काबिज बरूवे फर्द जमाबन्दी साल 2020–2021, विरासत इन्तकाल नं0 5325 की रूह से हैं। उपरोक्त रकबा हर किस्म की जेरबारी, देनदारी, नुक्स मलकियत, कानूनी वाक्याति, डिक्री, कुर्की व जमानत आदि से पाक व साफ है। अब से पहले किसी अन्य को किसी दीगर तरीके से रहन, बय, पटटा, आदि

पेज नम्बर 3 पर जारी

अजीत सिंह Ashok

प्रेमचन्द Tarachand

Usha Sharma Usha Sharma

RTI BIMLA DEVI

For GCC INFRA

Authorised Signatory

Reg. No.	Reg. Year	Book No.
6985	2022-2023	1

विक्रेता

क्रेता

गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- अजीत सिंह अशोक कुमार ताराचन्द शर्मा श्रीमती उषा शर्मा, श्रीमती बिमला देवी श्रीमती उषा शर्मा प्रेमचन्द

क्रेता :- thru Vipin DabasOTHERGCC INFRA

गवाह 1 :- Manoj Yadav

गवाह 2 :- Pritam Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6985 आज दिनांक 07-09-2022 को बही नं 1 जिल्द नं 52 के पृष्ठ नं 42.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1072 के पृष्ठ संख्या 85 से 86 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 |

SEAL OF THE SUB REGISTRAR HARSARU

दिनांक 07-09-2022

उप/सयुंक्त पंजीयन अधिकारी(हरसरू)

द्वारा मुन्तकिल ना किया हुआ है। ना ही दीगर के साथ सौदा मुहायदा बय इकरारनामा या रसीद आदि की हुई है। उपरोक्त रकबा सरकार द्वारा अधिग्रहण ना किया गया है और ना ही इसकी बाबत कोई नोटिस वगैरा प्राप्त हुआ है। इकरारनामा बय या रसीद आदि ना की हुई है। उपरोक्त रकबा पर कोई सरकारी या गैर सरकारी ऋण या भार नही है। रकबा बाला हर किस्म के भार से भारमुक्त है। मुन्तकिल करने का पूरा अधिकार हासिल है, मुन्तकिल करने में कोई कानूनी अडचन ना है। हमें बराए अखराजात खुद व दीगर सम्पति खरीद करने के लिए धन की आवश्यकता है। जिसका अन्य कोई मुनासिब इन्तजाम नही हो सकता है। इसलिए आज हमनें अपनी मर्जी व खुशी से बगैर किसी दबाव व लालच के अपने ठीक होश व हवास में उपरोक्त रकबा 16 कनाल 2 मरले 6 सरसाई को अपने सर्व अधिकार मय हकूक दाखिली व खारिजी सहित बदले **मु0–20,16,66,666/–रूपये (बीस करोड सोलह लाख छियासठ हजार छः सौ छियासठ रूपये)** कि आधे जिनके **मु0–10,08,33,333/–रूपये (दस करोड आठ लाख तैंतीस हजार तीन सौ तैंतीस रूपये)** होते है, बहकः– **GCC INFRA, (PAN NO.AAPFG4216R) REGISTERED OFFICE AT P-903-905, JMD MEGAPOLIS, SECTOR-48, SOHNA ROAD, GURUGRAM, HARYANA** को बजरिए **श्री विपिन डबास (आधार नं0 7927 6135 0971)** जिसको अथोरिटी लैटर दिनांक **06.09.2022** के द्वारा इस बयनामें को पंजीकृत कराने के लिए अधिकृत किया गया है, बय कतई फरोख्त कर दिया है, यानि बेच दिया है। कुल जरे बय **मु0–20,16,66,666/–रूपये (बीस करोड सोलह लाख छियासठ हजार छः सौ छियासठ रूपये)** खरीदारा से निम्न प्रकार वसूल पा लिए हैं:–

Sr.No.	NAME	AMOUNT	CHEQUE NO	DATED	DRAWN ON
1	Ajit Singh	55,00,000/-	005000	17.08.2022	HDFC BANK
2	Ajit Singh	4,36,54,115/-	005062	03.09.2022	HDFC BANK
3	Ajit Singh	6,52,11,509/-	005042	04.06.2023	HDFC BANK

अजीत सिंह Ashok

प्रेमचन्द

पेज नम्बर 4 पर जारी

Tara chand

Usha Sharma

Usha Sharma

RTI BIMLA DEVI

For GCC INFRA

Authorised Signatory

THE SEAL OF
THE SUB REGISTRAR
HARSARU

4	Usha Sharma	25,00,000/-	005004	17.08.2022	HDFC BANK
5	Usha Sharma	2,24,31,641/-	005037	03.09.2022	HDFC BANK
6	Usha Sharma	3,30,76,171/-	005043	04.06.2023	HDFC BANK
7	Tarachand Sharma	29,56,641/-	005038	03.09.2022	HDFC BANK
8	Tarachand Sharma	48,51,171/-	005044	04.06.2023	HDFC BANK
9	Tarachand Sharma	7,00,000/-	005001	17.08.2022	HDFC BANK
10	Ashok Kumar	7,00,000/-	005002	17.08.2022	HDFC BANK
11	Ashok Kumar	29,56,641/-	005039	03.09.2022	HDFC BANK
12	Ashok Kumar	48,51,171/-	005045	04.06.2023	HDFC BANK
13	Bimla Devi	7,00,000/-	005003	17.08.2022	HDFC BANK
14	Bimla Devi	29,56,641/-	005040	03.09.2022	HDFC BANK
15	Bimla Devi	48,51,171/-	005046	04.06.2023	HDFC BANK
16	Prem Chand	1,00,000/-	005005	17.08.2022.	HDFC BANK
17	Prem Chand	6,53,490/-	005050	03.09.2022	HDFC BANK
18	Prem Chand	9,99,634/-	005051	04.06.2023	HDFC BANK
	TDS @1%	20,16,670/-			
	TOTAL	20,16,66,666/-	Rupees Twenty Crore Sixteen Lakhs Sixty Six Thousand Six Hundred Sixty Six Only.		

इसके अलावा कुछ लेना बकाया बाजिम्मा खरीदारा कम्पनी के ना रहा है। कब्जा मौके पर खरीदारा को उपरोक्त रकबा 16 कनाल 2 मरले 6 सरसाई, पर हवाले खरीदारा को करा कर अपने जैसा मालिक व काबिज बना दिया है। खरीदारा कम्पनी को अधिकार होगा कि विक्रीत रकबा को जैसे चाहे इस्तेमाल करे, तामीर करे, मुन्तकिल करे, कोई उजर ना होगा। दाखिल खारिज कागजात माल में दर्ज व मन्जूर करा देंगें। वरना खरीदारा कम्पनी इस दस्तावेज की रूह से स्वयं करा लेवे कोई उजर ना होगा। विक्रीत

Ashok Singh Ashoka

Tarachand

पेज नम्बर 5 पर जारी

Usha Sharma

Usha Sharma

KTE BIMLA DEVI

For GCC INFRA

Authorised Signatory

THE SEAL OF
THE SUB REGISTRAR
HARSARU

रकबा हर किस्म के भार से भारमुक्त है। विक्रीत रकबा में किसी किस्म का कोई नुक्स निकलेगा तो हम बायान व हमारे वारसान जिम्मेवार व देनदार मय हर्जा–खर्चा के रहेंगे। खर्चा बयनामा तमाम खरीदारा कम्पनी ने स्वयं वहन किया है। अतः यह बयनामा सुन समझकर बारजामंदी खुद के तहरीर कर दिया कि सनद रहे वक्त जरूरत काम आवे।

तहरीर दिनांकः–

अलब्दः– **अजीत सिंह उर्फ अजीत कुमार – श्रीमति उषा शर्मा – प्रेमचन्द**

ताराचन्द शर्मा – अशोक कुमार – श्रीमती उषा शर्मा –

RTI BIMLA DEVI

श्रीमति बिमला देवी बायान

For GCC INFRA
GCC INFRA, बजरिए **श्री विपिन डबास**
Authorised Signatory
खरीदारा कम्पनी

गवाहः–
MANOJ YADAV
Advocate
Chamber No. 2, Gate No. 1
Distt. Court, Gurgaon
Mob: 9810751736

गवाहः–
PRITAM KUMAR
ADV.

THE SEAL OF
THE SUB REGISTRAR
HARSAUL

क्र० सं० 5353

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 20/06/2022

Certificate No. G0T2022F3285

GRN No. 91615263

Stamp Duty Paid : ₹ 630000
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Ganga Devi

H.No/Floor : Na Sector/Ward : Na LandMark : House no 592

City/Village : Harsaru District : Gurugram State : Haryana

Phone: 98******18

Buyer / Second Party Detail

Name : Gcc Infra

H.No/Floor : P903 Sector/Ward 46 LandMark : Sohna road

City/Village: Gurgaon District : Gurugram State : Haryana

Phone : 98******18

Purpose : FOR THE PURPOSE OF EXCHANGE DEED

3279
23/06/2022

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

EXCHANGE DEED

1.	**Name of Village**	:	**Harsaru**
2.	**Type of Deed**	:	**Exchange Deed**
3	**Stamp**	:	**90,00,000.00/-**
4.	**Stamp Duty**	:	**6,30,000.00/-**
5.	**e-Stamp No.**	:	**G0T2022F3285**
6.	**Date**	:	**20.06.2022**
7.	**Registration Fee**	:	**91616537**

This EXCHANGE DEED is executed at Harsaru, Distt. Gurugram on this 20th day of June 2022 between गंगादेई alias **Ganga Devi (Aadhaar No. 672340155342 PAN NO.FHEPD8508J) W/o VedPrakash S/o Shri Ram Pratap R/o Village Harsaru, Tehsil Harsaru, District Gurugram,** (hereinafter called the "**FIRST PARTY**" which expression shall unless opposed/repugnant of the context hereof include all its successors, survivors, legal representatives, nominees and assigns) on the **ONE PART.**

गंगा देवी

For GCC INFRA

Authorised Signatory

प्रलेख क्र.:3279 मुद्रण दिनांक 23/06/2022 12:17 PM पंजीकरण दिनांक:23-06-2022

वसीका संबंधी विवरण

वसीका का नाम EXCHANGE OF PROPERTY URBAN AREA WITHIN MC

तहसील/सब-तहसील- हरसरू गांव/शहर- हरसरू स्थिति- Harsaru

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर अन्य क्षेत्र

पता : Gurugram

धन संबंधी विवरण

राशि- 9000000 रुपये कुल स्टाम्प शुल्क- 630000 रुपये

स्टाम्प नं- g00202213285 स्टाम्प का मूल्य- 630000 रुपये

रजिस्ट्रेशन फीस- 45000 रुपये EChallan:91616537 पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- C P Batheja Adv सेवा शुल्क- 200

भूमि का विवरण

कृषि चाही 2 Kanal 0 Marla

यह प्रलेख आज दिनांक 23-06-2022 दिन गुरूवार समय 12:16:00 PM बजे श्री/श्रीमती/कुमारी श्रीमती गंगादेई पत्नी वेदप्रकाश निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

हस्ताक्षर प्रस्तुतकर्ता गंगा देवी उप/संयुक्त पंजीयन अधिकारी (हरसरू)

श्रीमती गंगादेई

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 23-06-2022 गंगा देवी उप/संयुक्त पंजीयन अधिकारी (हरसरू)

श्रीमती गंगादेई

उपरोक्त द्वितीय पक्ष व श्री/श्रीमती/कुमारी GCC INFRA thru Vipin DabasOTHER हाजिर है | प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया | प्रलेख के अनुसार 0 रुपये की राशि द्वितीय पक्ष ने मेरे समक्ष प्रथम पक्ष को अदा की तथा प्रलेख में वर्णित शर्तों: अदा की गई राशि के लेन देन को स्वीकार किया | दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी T C Khanna पिता --- निवासी Ad. Gurugram व श्री/श्रीमती/कुमारी Manoj Pathak पिता --- निवासी Adv Gurugram ने की |

साक्षी सं. 1 को हम जानकार/अधिवक्ता के रूप में जानते है तथा वह साक्षी सं. 2 की पहचान करता है |

दिनांक 23-06-2022 उप/संयुक्त पंजीयन अधिकारी (हरसरू)

AND

M/s GCC INFRA ,having it's registered office at P-903-905, 9th floor wing C JMD Megapolis Sector 48 Sohna Road Gurugram, a Partnership Firm incorporated under Section 59 of Indian Partnership Act 1932 having PAN No. AAPFG4216R through its authorised representative Mr. Vipin Dabas (Aadhaar No. 7927 6135 0971) (authorised to enter upon the present Exchange Deed) (hereinafter referred to as "Vendee") which expression shall unless repugnant to the context thereof, be deemed to mean and include his/their successors, legal heirs, executors, administrators, representatives, transferees and permitted assigns on the **OTHER PART**.

WHEREAS:-

A. The First Party is lawful and full fledged owner and in possession of land bearing **Khewat No. 100/2** Khata No. 104/1, Rect. No. 55, Killa No. 14/1(0-9), 15/1(0-8), total fields 2 land measuring 0 Kanal 17 Marla to the extent of 1/2 share i.e. 0 Kanal 8 Marla 5 Sarsai and Khewat No. 100 Khata No.104 Rect. No. 55, Killa No. 14/3(1-9), total fields 1 and land measuring 1 Kanal 9 Marla Salam, total admeasuring 1 Kanal 17 Marla 5 Sarsai situated within the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram vide Jamabandi for the year 2020-2021(hereinafter referred to as the **"Land A"**).

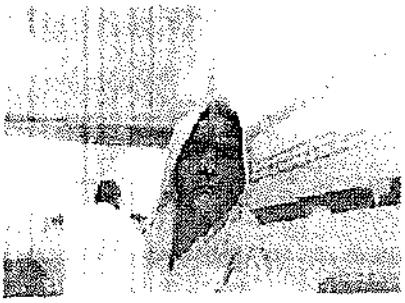
B. The Second Party is lawful and full fledged owner and in possession of land bearing Khewat no. 489/1,Khata No. 517/3 Rect No. 56, Killa No. 1/2/1(1-4), total fields 1 and land measuring 1 Kanal 4 Marla Salam situated with the revenue estate of Village Harsaru, Tehsil Harsaru Distt. Gurgaon, Haryana as per the Jamabandi for the year 2020-2021 (hereinafter referred to as the **"Land B"**).

C Both the parties are of the opinion that in case the properties referred to above are exchanged by them they would be able to sue and utilized the same in a much better manner and for their own benefit.

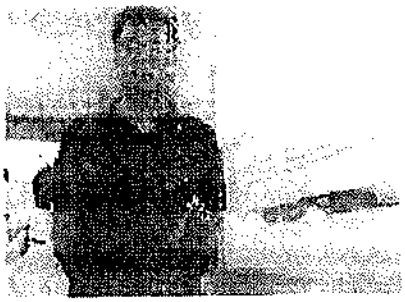
For GCC INFRA

Authorised Signatory

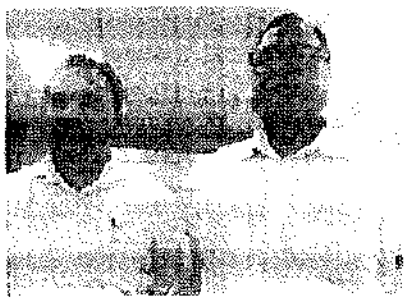
Reg. No.	Reg. Year	Book No.
3279	2022-2023	1



प्रथम पक्ष



द्वितीय पक्ष



गवाह

गंगा देवी

उप/सयुंक्त पंजीयन अधिकारी

प्रथम पक्ष :- श्रीमती गंगादेई

द्वितीय पक्ष :- Thru Vipin DabasOTHERGCC INFRA

गवाह 1 :- T C Khatana

गवाह 2 :- Manoj Pathak

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3279 आज दिनांक 23-06-2022 को बही नं 1 जिल्द नं 1. पृष्ठ नं 115.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 998 के पृष्ठ संख्या 9 से 10 पर चिपकाई गयी । यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है ।

दिनांक 23-06-2022

उप/सयुंक्त पंजीयन अधिकारी(हरारू)

NOW, THEREFORE, in consideration in consideration of the premises and mutual agreements and covenants contained in this Exchange Deed both the Parties have agreed to exchange the properties aforementioned on terms and conditions herein below mentioned :-

1. That the First Party hereby conveys and transfers by way of exchange its all rights, title and interests held by it in the **"Land A"** absolutely in favour of the Second Party and The Second Party has become full fledged and lawful owner in possession of **"Land A"** along with all rights and appurtenance thereto.

2. That in consideration of the First Party transferring its rights, title and interest in the **"Land A"** in favour of the Second Party, the Second Party hereby conveys and transfers it's all rights, title and interests in the **"Land B"** absolutely in favour of the First Party and the First Party has become full fledged and lawful owner in possession of **"Land B"**alongwith all rights and appurtenance thereto.

3. That hereafter the First Party and the Second Party have become the absolute owners of their respective land as exchanged above, details of which are as under :-

Name of the Party	**Particulars of Land under Ownership after exchange.**
First Party	Khewat No. 489/1Khata No. 517/3, Rect No. 56, Killa No. 1/2/1(1-4), total fields 1 and land measuring 1 Kanal 4 Marla Salam situated with the revenue estate of Village Harsaru, Tehsil HarsaruDistt. Gurgaon, Haryana
Name of the Party	**Particulars of Land under Ownership after exchange.**
Second Party	**Khewat No. 100/2,** Khata No. 104/1, Rect. No. 55, Killa No. 14/1(0-9), 15/1(0-8), total fields 2 land measuring 0 Kanal 17 Marla to the extent of 1/2 share i.e. 0 Kanal 8 Marla 5 Sarsai and Khewat No.100 Khata No. 104 Rect. No. 55, Killa No. 14/3(1-9), total fields 1 and land measuring 1 Kanal 9 Marla Salam, total admeasuring 1 Kanal 17 Marla 5 Sarsai situated within the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram

For GCC INFRA

Authorised Signatory

4. Thatapart from the above land measuring 1 Kanal 4 Marla, the second party has paid Rs. 90,00,000/-(Rupees Ninety Lakhs only) to the first in below manner

Cheque No.	**Dated**	**Amount**	**Drawn**
000271	15.06.2022	20,00,000.00	HDFC Bank
001888	20.06.2022	69,10,000.00	HDFC Bank
		90,000.00	TDS
Total		**90,00,000.00**	

5. That the actual physical possession of the said "**Land A**" land has been handed over to the Second Party by the first party and the actual physical possession of the said "**Land B**" land has been handed over to the first party by the second party on the spot.

6. That First Party shall be entitled to use and utilize "**Land B**" property in any manner deemed fit by it and the Second Party undertake not to raise any objection to the same.

7. That Second Party shall be entitled to use and utilize "**Land A**" property in any manner deemed fit by her and the First Party undertake not to raise any objection of the same.

8. That hereafter the First Party shall not have any rights, title and/or interest in the "**Land A**" which now stands transferred to and vested in favour of the Second Party absolutely to the exclusion of all person/s claiming any rights under or through the First Party. Similarly, the Second Party shall not have any right, title and/or interest in the "**Land B**" which now stands transferred to and vested in favour of the First Party absolutely to the exclusion of all person/s claiming any rights under or through the Second Party.

9. That the both parties have assured each other that they hold a clear, legal and marketable title in respect of Land detailed above given in exchange. Both parties have further assured each other that the properties referred to above are free from all types of encumbrances, acquisition proceedings, charges, taxes, liens, restraint order, attachments etc and no litigations or dispute whatsoever is pending in respect of the same before any court or authority. Both parties have also assured each other that they have not entered into any prior agreement in favour of any third party relating to the properties being given in exchange.

For GCC INFRA

Authorised Signatory

10. That both parties undertake that in case any outstanding amount or due, taxes, charges or liens etc. up to the date of execution of this exchange deed are discovered subsequently, in that even the concerned party who has given the property in exchange shall be liable to clear/pay off the same.

11. That in the event of any part of the aforesaid properties being lost by the party who has acquired the property in exchange on account of defective title of the party which has proceeded to give the property in exchange, in such event defaulting party shall indemnify and keep indemnified the other party for all such losses together with litigation expenses and all any other expenses etc. as may be suffered by the party which has proceeded to acquire the property in exchange.

12. That it is mutually agreed that this original exchange deed shall be retained by the first party involved in this exchange deed and certified true copy by the second party.

13. That both parties shall be entitled to get mutations sanctioned on the basis of this exchange deed and to get their names substituted in the revenue record as owners and in possession of the property acquired in exchange.

14. That the charges towards stamp duty, registration fee and other incidental expenses have been born by both the parties in equal proportion.

गंगा देवी

For GGC HPDA

Authorised Signatory

IN WITNESS WHEREOF the parties have executed this Deed on the date and place first mentioned above.

First Party.

Witnesses :-

1.

T.C. KHATANA
Advocate
Distt. Court, Gurgaon

For GCC INFRA

Authorised Signatory
Second Party

2.

Manoj Pathak
Adv. GM.