



Certificate No. GOL2022I3716



GRN No. 94378953



Stamp Duty Paid : ₹ 3997100

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Abhey Ram Yadav

H.No/Floor : 851

Sector/Ward : 0

LandMark : Sector 17a gurugram

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 95*****53

**Buyer / Second Party Detail**

Name : Boxacres Developers Pvt Ltd

H.No/Floor : 315/2

Sector/Ward : 0

LandMark : Gf rd no7 block f shahbad daulatpur

City/Village: Prahlad vihar

District : New delhi

State : Delhi

Phone : 95*****53

Purpose : Sale Deed

5816

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 PROPERTY	: AGRICULTURAL LAND
VILLAGE/CITY NAME	: NAURANGPUR, GURUGRAM
SEGMENT/BLOCK NAME	: NAURANGPUR, GURUGRAM
UNITS LAND	: 6 KANAL 6 MARLA
TRANSACTION VALUE	: Rs. 5,71,00,000/-
STAMP DUTY	: Rs. 39,97,100/-
STAMP NO. / DATE	: GOL2022I3716/12-09-2022
REGISTRATION FEES GRN NO.	: 0094379202
STAMP ISSUED BY	: ONLINE

NOTE: NOC Memo No. NOC7A-32728A/GN/DTP-E/9581/2022 dated 07.09.2022.

For BOXACRES DEVELOPERS PRIVATE LIMITED

Authorized Signatory

THIS SALE DEED IS MADE AT MANESAR, DISTT. GURUGRAM ON THIS 14th day of September, 2022 by Mr. Abhey Ram Yadav (Aadhaar No. 9761 0281 1098 & PAN No. AAHPY7677C) son of Shri Harnaryan Singh resident of H. No. 851, Sector - 17, Gurugram, Haryana hereinafter called the **VENDOR which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the **ONE PART**:**

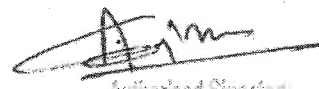
IN FAVOUR OF

M/S Boxacres Developers Pvt. Ltd. (PAN No. AAJCB2583R) a company incorporated under the Provisions of Companies Act 2013, having its registered office at Khasra No. 315/2, Ground Floor, Road No. 7, Block F, Shahbad Daulatpur, Prahlad Vihar, New Delhi - 110042 and corporate office at Plot No. 86-P, First Floor, Sector - 44, Gurugram, Haryana through its authorized Signatory Mr. Ashwani Kumar Singh (Aadhaar No. 7237 0686 9346) son of Shri Ramjee Singh vide board resolution dated 20-07-2022 hereinafter called the **VENDEE which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the **OTHER PART**:**

WHEREAS the above said Vendor is owner and in possession of agricultural land bearing **Khewat/Khata No. 572/587, Mustil No. 51, Killa No. 25/2(6-12) Kita 1** measuring 6 Kanal 12 Marla to be extent of 98/132 share which becomes 4 Kanal 18 Marla min south & South West and Mustil No. 52, Killa No. 21/2(4-17) Kita 1 measuring 4 Kanal 17 Marla to be extent of 28/97 share which becomes 1 Kanal 8 Marla min south & South West total land measuring 6 Kanal 6 Marla situated in the revenue estate of Village Naurangpur, tehsil Manesar, Distt. Gurugram, Haryana vide Fard Jamabandi year 2019-2020, hereinafter called "**LAND**" [Sazra Plan annexed as Annexure - A].

AND WHEREAS the Vendor herein due to some bonafide needs and commitments decided to sell the said Land and the Vendee herein agreed to purchase the same.

For BOXACRES DEVELOPERS PRIVATE LIMITED



Authorized Signatory
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Reg. No.

Reg. Year

Book No.

5816

2022-2023

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विक्रेता



क्रेता



गवाह



उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- अभयराम यादव

क्रेता :- thru ASHWANI KUMAR SINGH OTHER BOX ACRES DEVELOPERS PVT LTD

LTD

गवाह 1 :- ASHOK KUMAR SHARMA

गवाह 2 :- M K CHAUHAN

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5816 आज दिनांक 14-09-2022 को बही नं 1 जिल्द नं 299 के पृष्ठ नं 87 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1821 के पृष्ठ संख्या 25 से 27 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 14-09-2022

उप/संयुक्त पंजीयन अधिकारी(Manesar)

THEREFORE IT IS HEREBY AGREED DECLARED COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That the Vendor has agreed to sell the said Land and the Vendee have agreed to purchase the same for a sum of **Rs.5,71,00,000/- (Rupees Five Crore Seventy One Lakh Only)** which is paid by the Vendee to the Vendor as the cost of the above said Land as under :

Amount	DD/CH./RTGS No.	Date	Drawn on
Rs. 21,00,000/-	000802	19-04-2021	ICICI Bank
Rs. 25,00,000/-	ICICR42022011100539312	11-01-2022	ICICI Bank
Rs. 25,00,000/-	ICICR42022031600518553	16-03-2022	ICICI Bank
Rs. 25,00,000/-	ICICR42022032300523857	23-03-2022	ICICI Bank
Rs. 25,00,000/-	ICICR42022033100560900	31-03-2022	ICICI Bank
Rs. 25,00,000/-	ICICR42022041900516989	19-04-2022	ICICI Bank
Rs. 25,00,000/-	000002	29-06-2022	ICICI Bank
Rs. 25,00,000/-	517426	22-08-2022	ICICI Bank
Rs. 3,69,29,000/-	517425	22-08-2022	ICICI Bank
Rs. 5,71,000/-	(Adjusted against TDS to be Deposited on behalf of Vendor)		

2. That the VENDOR admits and acknowledges the receipt of the aforesaid sale consideration of **Rs. 5,71,00,000/- (Rupees Five Crore Seventy One Lakh Only)** in full and final settlement and now nothing remains to be paid towards sale consideration of the above said LAND, or on any other account and the VENDOR do hereby sells, conveys and transfers the aforesaid LAND with all rights of absolute ownership and other rights pertaining to the same free from all encumbrances unto the VENDEE absolutely forever.
3. That the Vendor being of sound mind and by free WILL without any pressure herein grants, conveys and transfer all their rights, titles and interests in the said Land unto the Vendee herein.
4. That the said land transferred herein is free from all sorts of encumbrances, mortgages, litigations, prior sales, agreement to sell, gift, court attachment etc.



For BOXACRES DEVELOPERS PRIVATE LIMITED


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5. That the actual physical possession of the said land hereby conveyed has been delivered to the Vendee at the spot who have become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc and absolute owner in the said Land without any hindrance, claims, demands by the Vendor or their heirs etc. etc.
6. That all the expenses for the stamping, engrossing and other incidental charges for this sale deed have been borne and paid by the Vendee.
7. That the taxes, ceases or dues or demands in respect of this Land have been paid and cleared by the Vendor upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the Vendee for future taxes etc.
8. That photocopies of all the relevant papers in respect of this Land have been handed over by the Vendor to the Vendee at the time of execution of this sale deed.
9. That the VENDOR declare and represent that the said LAND is not subject matter of any HUF and that no part of the said LAND is owned by any minor and no minor have any right, title, interest and claim or concern of any nature with the said LAND and further none else other than the VENDOR have any right, title, or interest of any kind whatsoever in the whole or any part of the said LAND and further there is no impediment in the VENDOR right to transfer the said LAND to the VENDEE.
10. That the VENDOR further assure the VENDEE that the said LAND is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, Court Injunction, Will, Trust, Exchange, Lease, Loan, Surety, Security, Stay Order, Legal Flaws, Claims, Prior Agreement to Sell etc. and if it is ever proved otherwise, or if the whole or any portion of the

For BOXACRES DEVELOPERS PRIVATE LIMITED

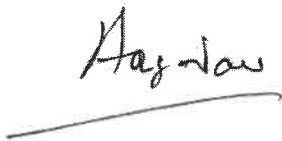
Anand

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Authorized Signatory

said LAND hereby conveyed to the VENDEE are ever taken away or goes out from the possession of the VENDEE on account of any legal defect in the ownership and title of the VENDOR, then the VENDOR shall be liable and responsible to make good the loss suffered by the VENDEE and shall keep the VENDEE indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the VENDEE.

THE VENDOR DECLARES AND ASSURES THE VENDEE

- a) That the land hereby conveyed was self purchased Land by virtue mentioned hereinabove and that no one else except the Vendor has rights, claims, interest and concern whatsoever in the land hereby conveyed or any part thereof.
- b) That the Land hereby conveyed is free from all sorts of encumbrances, legal flaws, notification, mortgages, court -decree and attachments etc.
- c) That the contents of these presents are true and correct, if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the Vendor of their rights to sell the land hereby conveyed or any part thereof and the Vendee suffers any loss then the Vendor shall be liable to make good the loss thus suffered by the Vendee and keep the Vendee saved, harmless and indemnified through their Property movable and immovable against all losses, costs, damages and expenses occurring thereby the Vendee.
- d) That the Vendee can get the said Land mutated/ transferred in their name as owner in the revenue records of the concerned revenue estate on the basis of this sale deed or its certified true copy.



For BOXACRES DEVELOPERS PRIVATE LIMITED


Authorized Signatory

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:

DRAFTED BY
RAM NIWAS ADVOCATE
DISTT. COURT GURUGRAM (HR)

WITNESSES

VENDOR

1.

M. K. Chauhan

ASHOK KUMAR SHARMA
Advocate
DISTT. COURTS, GURUGRAM
REG. NO. 3403

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VENDEE

For BOXACRES DEVELOPERS PRIVATE LIMITED

M. K. Chauhan
M. K. CHAUHAN
Advocate
DISTT. COURTS, GURUGRAM

A. K. Singh
Authorized Signatory

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