

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 24/10/2018

Certificate No. G0X2018J160

GRN No. 41717192



Stamp Duty Paid : ₹ 5275375

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Emerald softech Private Limited

H.No/Floor: 9/2398

Sector/Ward: St-12

LandMark: Main road

City/Village: Kailash nagar

District: Delhi

State: Delhi

Phone: 9582486011



Buyer / Second Party Detail

Name: Dlf utilities limited

H.No/Floor: 3rd

Sector/Ward: Na

LandMark: Shopping mall arjun marg

City/Village: Dlf city ph i

District: Gurgaon

State: Haryana

Phone: 9654264044

Purpose: Stamp paper for execution of sale deed



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

SALE DEED

- | | |
|--------------------------|---|
| 1. Nature of document- | Sale Deed |
| 2. Village/District - | Village Kherki Daula, Tehsil Manesar, District Gurugram |
| 3. Area - | 1.2125 Acres |
| 4. Covered area - | Nil |
| 5. Total consideration - | Rs. 7,53,62,500/- |
| 6. Stamp Duty - | Rs. 52,75,375/- |
| 7. Stamp No. /date - | G0X2018J160 / 24.10.2018 |
| 8. GRN No. - | 41717192 |

THIS SALE DEED is executed at Manesar on this 26th day of October 2018;

By & Between

M/s Emerald Softech Private Limited (PAN No.AABCE6027B), a company registered under the Companies Act, 1956, having registered Office at 9/2398, Street No. 12, Main Road, Kailash Nagar, Delhi-110031 and Corporate Office at 106, Aspen Greens, Nirvana Country, Sector 50, Gurugram (hereinafter referred to as the "Vendor" which expression shall, unless repugnant to the context or meaning thereof, mean and include its legal representatives, nominees, successors and permitted assigns), acting through its authorized signatories Mr. Ajay Katewa, authorised vide Board Resolution dated 21.09.2018 of the One Part;

ms

Katewa

Ajaya

प्रलेख नं:3120

दिनांक:26-10-2018

डीड संबंधी विवरण	
डीड का नाम SALE WITH IN MC AREA	
तहसील/सब-तहसील Manesar	गांव/शहर खेड़की दौला
स्थित खेड़की दौला	
भवन का विवरण	
भूमि का विवरण	
निवासीय	9 Kanal 14 Marla
धन संबंधी विवरण	
राशि 75362496 रुपये	कुल स्टाम्प ड्यूटी की राशि 5275375 रुपये
स्टाम्प न : g0x2018j160	स्टाम्प की राशि 5275375 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	पेस्टिंग शुल्क 3 रुपये
Drafted By: Self	Service Charge:200

यह प्रलेख आज दिनांक 26-10-2018 दिन शुक्रवार समय 2:05:00 PM बजे श्री/श्रीमती/कुमारी ऐमरलैण्ड सोफ्टटैक प्रा.लि. कोपरेटिव आफिस-106एस.चैन ग्रीनस, मिरवाणा कालोनी गुडगांवा Ajay KatewaOTHER निवास 9/2398, Street No. 12, Main Road, Kailash Nagar, Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Signature

उप/संयुक्त पंजीयन अधिकारी (Manesar)

हस्ताक्षर परस्तकर्ता

ऐमरलैण्ड सोफ्टटैक प्रा.लि. कोपरेटिव आफिस-106एस.चैन ग्रीनस, मिरवाणा कालोनी गुडगांवा

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

या

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

Signature

दिनांक 26-10-2018

उप/संयुक्त पंजीयन अधिकारी (Manesar)

ऐमरलैण्ड सोफ्टटैक प्रा.लि. कोपरेटिव आफिस-106एस.चैन ग्रीनस, मिरवाणा कालोनी गुडगांवा

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी DIF Utilities Ltd thru Jasmer SinghOTHER thru Devender HoodaOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि विक्रेताने मेरे समक्ष क्रेता को अदा की तथा प्रलेख मे वर्णित अंतिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Jitender पिता Ramphal निवासी Sheetla Colony Gurugram व श्री/श्रीमती/कुमारी Om Parkash Ram पिता S Ram निवासी DIF Gateway Gurugram ने की। साक्षी नं:1 को हम नम्बरदार/अधिकृत के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 26-10-2018

उप/संयुक्त पंजीयन अधिकारी (Manesar)



AND

M/s DLF Utilities Limited (PAN No. AAACN3199A), a company registered under the Companies Act, 1956, having its registered office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-1, Gurugram-122002 (hereinafter referred to as the "Vendee" which expression shall, unless repugnant to the context or meaning thereof, mean and include its legal representatives, nominees, successors and permitted assigns), acting through its authorized signatories Ms. Neelu Goel and Mr. K K Sheera, jointly authorised vide Board Resolution dated 09.08.2017 of the **Other Part**.

(The 'Vendor' and the 'Vendee' shall hereinafter be collectively referred to as the "**Parties**" and individually as a "**Party**")

Whereas the Vendor is the sole and absolute owner in possession of agricultural land comprised in Khewat/ Khata No 7/7, Rectangle No. 64, Killa No. 8/1(6-6), 13/1/2(4-4), 14(8-0), Kitta 3 measuring 18 Kanals 10 Marlas to the extent of 97/185 share which comes to be 9 Kanals 14 Marlas equivalent to 1.2125 situated in the revenue estate of village Kherki Daula, Tehsil Manesar District Gurugram vide Jamabandi year 2014-2015 along with attachments and appurtenance attached thereto (hereinafter referred to as the '**Said Land**').

And Whereas the Vendor represents that the Said Land does not have any warehouse, cattle live stock, rising of grass and the Said Land is purely an agricultural land.

And Whereas the Vendor represents that the Said Land is free from any charge, gift, lien, litigation, mortgage, sale, exchange, lease, notice, acquisition, requisition, will, loan, security, court decrees, court injunctions/stay orders, attachment, litigation/dispute in court(s), joint venture, assignment, any dues, outstanding claims, demands penalties, etc. for any service provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority and encumbrance of any other kind and the Said Land is having a good, clear and legally valid and marketable title.

And Whereas in terms of Collaboration Agreement dated 04.01.2011 executed with the Vendor and Vendee and Supplementary Agreement dated 01.10.2018 executed with the Vendor, the Vendee and DLF Home Developers Limited (hereinafter collectively referred to as "**Said Agreements**"), the Vendor is executing this sale deed in favour of the Vendee for a total consideration of Rs. 7,53,62,500/- (Rupees Seven Crores Fifty Three Lakhs Sixty Two Thousand Five Hundred only) (hereinafter referred to as the "**Total Sale Price**").

And Whereas the Vendor represents that the Vendor has full right to transfer, sell, convey and/or deal with the Said Land in any manner whatsoever. The Vendor further represents that he is competent to sell the Said Land to the Vendee.

Ms
K K Sheera
2

Neelu Goel

Reg. No.

Reg. Year

Book No.

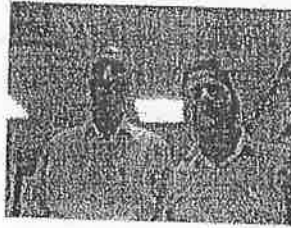
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2018-2019

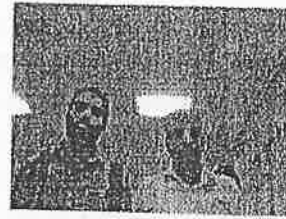
1



विक्रेता



क्रेता



गवाह

Ajanta

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru Ajay Katewa OTHER ऐमरलैण्ड सोफ्टटैक प्रा.लि. कोपरेटिव
आफिस-106 ऐस.चैन ग्रीनस, मिरवाणा कालोनी गुडगावा *Ajanta*

क्रेता :- thru Jasmer Singh OTHER Hooda OTHER Utilities Ltd thru Devender
Devender Hooda Jasmer Singh

गवाह 1 :- Jitender *Jitender*

गवाह 2 :- Om Parkash Ram *Om Parkash Ram*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3120 आज दिनांक 26-10-2018 को बही नं 1 जिल्द नं 247 के पृष्ठ नं 16 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 584 के पृष्ठ संख्या 34 से 37 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 26-10-2018



[Signature]
उप/सयुक्त पंजीयन अधिकारी (Manesar)

AND WHEREAS the Parties have decided that the Said Land together with all the rights, title and interests, benefits, advantages, concessions, easement rights, equities, claims, demands, privileges, appurtenances, be conveyed/sold to the Vendee for the Total Sale Price and accordingly the Parties are now executing these presents, being a Deed of Sale, thereby the Vendor is conveying the Said Land in favour of the Vendee.

NOW THIS DEED WITNESSTH AS UNDER:-

1. In pursuance of the Said Agreements and in lieu of stipulations, covenants agreed herein and receipt of the Total Sale Price of Rs.7,53,62,063 /- (Rupees Seven Crores Fifty Three Lakhs Sixty Two Thousand Sixty Three only) paid by the Vendee to the Vendor, as detailed herein below, the receipt whereof is hereby reaffirmed, the Vendor do hereby grant, convey, transfer, assign and assure unto the Vendee the Said Land comprised in Khewat/ Khata No 7/7, Rectangle No. 64, Killa No. 8/1(6-6), 13/1/2(4-4), 14(8-0), Kitte 3 measuring 18 Kanals 10 Marlas to the extent of 97/185 share which comes to be 9 Kanals 14 Marlas equivalent to 1.2125 situated in the revenue estate of village Kherki Daula, Tehsil Manesar District Gurugram vide Jamabandi year 2014-2015, more particularly described in Schedule-"A" hereunder written together with all ways, paths, passages, rights, liberties, privileges, easements, benefits and advantages of lights appendages and appurtenance whatsoever attached to the Said Land or in any way appertaining thereto unto the Vendee and to hold the same unto the use of the Vendee, his successors, assignees, executors, administrators absolutely and forever free from all encumbrances subject to the conditions and covenants hereinafter contained and now it shall be lawful for the Vendee for all times hereafter to enter upon the Said Land and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendor subject to the terms and conditions of this Sale Deed and Said Agreement. The Vendor covenants that this Sale Deed is executed in its entirety and that the Vendor has received full sale consideration of the Said Land.
2. The details of the payment of the Total Sale Price of Rs.7,53,62,500/- (Rupees Seven Crores Fifty Three Lakhs Sixty Two Thousand Five Hundred only) are given hereunder.

Sl. No	Total Sale Price (in Rs)	TDS Deducted (in Rs)	Amount Paid after deduction of TDS (in Rs)	Cheque No.	Cheque Dated	Drawn on
1	7,53,62,500	7,53,625	7,46,08,875	001856	23.10.18	Kotak Mahindra Bank



The Vendor hereby acknowledges the receipt of the Total Sale Price of Rs.7,53,62,500/- (Rupees Seven Crores Fifty Three Lakhs Sixty Two Thousand Five Hundred only) subject to TDS as mentioned above from the Vendee. The Vendor hereby confirms that nothing is due from the Vendee on account of the Total Sale Price in respect of the Said Land.

3. The Vendor has handed over the actual, physical and peaceful possession of the Said Land on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Land.
4. That the Vendor represents, assures and confirms to the Vendee that the Said Land is not subjected to any encumbrances, agreements, General or Special Power of Attorney, mortgages, charges, lien, attachments, and claim, demand of any kind whatsoever and in case any encumbrance is found after the execution of this Deed, the Vendor shall get the same cleared and discharged at its own responsibilities and out of its own funds and shall keep the Vendee fully indemnified in respect thereof. That the Vendor hereby declares to the Vendee that the Vendor has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the Said Land up to the date of execution of this Sale Deed and the Vendee shall bear and pay the same hereafter. If any arrears are found due for the period prior to the date of execution of this Sale Deed and communicated / levied after the date of execution of this Sale Deed, the Vendor shall be solely liable to pay the same.
5. That in the event the Said Land gets acquired, then the Vendee shall have absolute and sole right to claim compensation in respect of the Said Land and to do all the deeds to secure the same and the Vendor or its nominees shall have no right or interest whatsoever, in respect of the same. The Vendor hereby unequivocally and unconditionally surrenders all its rights in favour of the Vendee in respect of the same.
6. That the Vendor is hereafter left with no right, interest, title of any nature whatsoever over the Said Land and the Vendee shall be entitled to deal with the Said Land in any manner whatsoever as it may deem fit and proper.
7. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Land mutated in its own name in the revenue record of the concerned authorities to which the Vendor shall have no objection and shall not raise any objection. The Vendor hereby confirms to assist and participate in the said mutation process.
8. That the Vendor has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the Said Land which may, at any time, be required by the Vendee and/or any office or authority concerned for necessary transfer and mutation of the Said Land in favour of the Vendee.

ms
Kishore

Signature



9. That the Vendor confirms that the Said Land hereby conveyed and transferred by the Vendor to the Vendee is free from any kind of third party rights and/or interests in the Said Land
10. That the Parties agree that this Sale Deed supersedes all prior understandings/ MOU/ agreements/ ATS/ writings/ documents between the Parties with respect to the subject matter of this Sale Deed.
11. That the Vendee has agreed to purchase the Said Land on the basis of assurances and representations made herein by the Vendor in regard to the title of the Said Land, in case it is proved otherwise the Vendor shall indemnify the Vendee for all and/or any loss that may be caused, sustained by the Vendee, and shall also be liable to return the Total Sale Price paid to it. The Vendor further agrees to indemnify the Vendee in case of any legal proceedings initiated by any Governmental Authority or any other body/person for any violations relating to the Said Land till the date of execution of this Sale Deed.
12. That all charges and expenses towards stamp duty, registration charges for execution and registration of this Sale Deed have been borne and paid by the Vendee alone.
13. That this Sale Deed shall always be binding on the nominees, successors and legal representatives of the Vendor.

SCHEDULE 'A'

Description of the Said Land being conveyed to the Vendee

All that piece and parcel of Said Land comprised in Khewat/ Khata No 7/7, Rectangle No. 64, Killa No. 8/1(6-6), 13/1/2(4-4), 14(8-0), Kitta 3 measuring 18 Kanals 10 Marlas to the extent of 97/185 share which comes to be 9 Kanals 14 Marlas equivalent to 1.2125 situated in the revenue estate of village Kherki Daula, Tehsil Manesar District Gurugram vide Jamabandi year 2014-2015 along with all appurtenances and attachments, attached to the Said Land or any part thereto.

This Sale Deed shall be presented for registration before the Registering Authority and got registered by Mr. Devender Hooda and Mr. Jasmer Singh, who have also been authorized vide Resolution dated 09.08.2017 passed by the Vendee to appear before the registering authority and present for registration any deed or documents executed by or on behalf of Vendee and do all other acts, deeds and things to get them registered.

THE UNIVERSITY OF MANESAR
SCHOOL OF DISTANCE EDUCATION
BANGALORE

THE UNIVERSITY OF MANESAR
SCHOOL OF DISTANCE EDUCATION
BANGALORE

THE UNIVERSITY OF MANESAR
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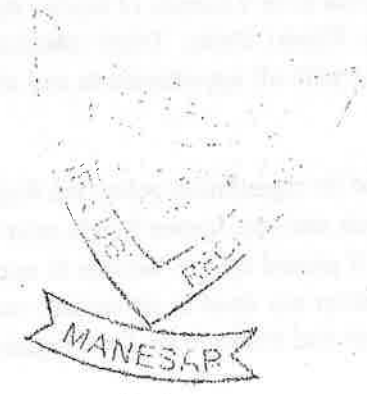
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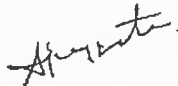
THE UNIVERSITY OF MANESAR
SCHOOL OF DISTANCE EDUCATION
BANGALORE



In Witness Whereof the Parties have set their respective hands and seal on these presents at the place and on the day, month and year first above written in the presence of the following witnesses.

Signed and Delivered by the Vendor

M/s Emerald Softech Private Limited



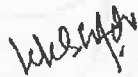
(Mr. Ajay Katewa)
Authorised Signatory

Signed and Delivered by the Vendee

M/s DLF Utilities Limited



(Ms. Neelu Goel)
Authorised Signatories



(Mr. K K Sheera)

WITNESSES:

1.



Jitender S. Sh. Ramphal
Sheetla Colony
GGN

2.



OM PRAKASH
S/o Sh. S. RAM
DLF Gateway Tower
Gurgaon (Hr.)

