



Certificate No. G0B2021C2307

GRN No. 74096127

Stamp Duty Paid : ₹ 851000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Best Techno parks Private limited
H.No/Floor : M18a6 Sector/Ward : Na LandMark : M block
City/Village : Dilshad garden District : East delhi State : Delhi
Phone: 93*****10

**Buyer / Second Party Detail**

Name : Arvinder Singh
H.No/Floor : 253 Sector/Ward : Na LandMark : Ps prem nagar
City/Village: Janakpuri District : Bareilly State : Up
Phone : 93*****10

Purpose : SALE DEED



6124

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

- | | | |
|----------------------------|---|---|
| 1. Type of Deed | : | Sale Deed |
| 2. Village/City Name | : | Dhrampur, Sub Tehsil- Kadipur |
| 3. Land | : | 4 Kanal 1 Marla |
| 4. Transaction Value | : | Rs. 1,10,00,000/- |
| 5. Stamp Duty | : | Rs. 8,51,000/- |
| 6. Stamp Certificate No/dt | : | G0B2021C2307/02.03.2021 |
| 7. Stamp GRN No. | : | 74096127 |
| 8. Reg. & Pasting Fees | : | 50010/- |
| 9. Reg. Challan GRN No. | : | 74096328 |
| 10. Stamp Issued By | : | Indian Non Judicial Stamp
Haryana Government |

For Agrante Realty Ltd.

Authorized Signatory

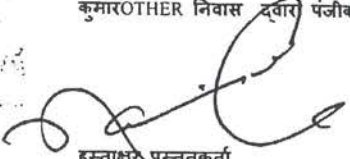
प्रलेख नः:6124

दिनांक:08-03-2021

डीड का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील कादीपुर	गांव/शहर धर्मपुर	स्थित Dharmpur
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : धर्मपुर		
भवन का विवरण		
भूमि का विवरण		
कृषि षाही		4 Kanal 1 Marla
धन संबंधी विवरण		
राशि 12150000 रुपये		कुल स्टाम्प ड्यूटी की राशि 850500 रुपये
स्टाम्प नं : G0B2021C2307		स्टाम्प की राशि 851000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:74096328	पेस्टिंग शुल्क 3 रुपये
Drafted By: RAM NIWAS ADV		
Service Charge:200		

यह प्रलेख आज दिनांक 08-03-2021 दिन सोमवार समय 11:56:00 AM बजे श्री/श्रीमती/कुमारी मै वेस्ट टकनोपार्क प्रा लि thru नरेंद्र कुमार OTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

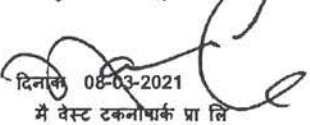

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)


हस्ताक्षर प्रस्तुतकर्ता
मै वेस्ट टकनोपार्क प्रा लि

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 08-03-2021
मै वेस्ट टकनोपार्क प्रा लि


उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी अरविन्दर सिंह पुत्र रघुबीर सिंह 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 अधिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी देवेश शर्मा-पिता राजा बाबु शर्मा निवासी आगरा व श्री/श्रीमती/कुमारी अमित गर्ग पिता नरेंद्र कुमार गुप्ता निवासी सेक्टर 14 करनाल ने की।
साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं, तथा यह साक्षी नं:2 की पहचान करता है।

दिनांक 08-03-2021


उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

For Agrante Realty Ltd.

Authorized Signatory

This SALE DEED is made at Gurugram on this 08th day of March, 2021 by M/s Best Techno Parks Private Limited through its Director/ Authorized signatory Mr. Narender Kumar (Aadhar No.- 3620 3459 5389 & Pan No. of the Company- AHSPS3348C) S/o Sh. Dhanpat Rai R/o H. No. 114, Urban Estate, Sector-14, Karnal, Haryana, duly authorized through the Board Resolution dated 05.03.2021 hereinafter called the "VENDOR" which expression shall unless opposed to the context hereof include all his heirs, successors, survivors, administrators, executors, legal representatives and assigns of the ONE PART:

IN FAVOUR OF

Mr. Arvinder Singh (Aadhaar No. 3446 3016 5686 & Pan No. AHSPS3348C) S/o Sh. Raghubeer Singh R/o House No. 253, Janakpuri, PS Prem Nagar, Braeilly, UP, hereinafter called the "VENDEE" which expression shall unless opposed to the context hereof include all his heirs, successors, survivors, administrators, executors, legal representatives and assigns of the OTHER PART:

WHEREAS the above said VENDOR is the sole owner and in possession of agricultural Land of Khewat/Khata No. 16/14 Mustil No. 28, KilaNo. 17/1/1(4-1), Kita 01 land measuring **04 Kanal 01 Marla** situated at Village Dhrampur, Sub-Tehsil- Kadipur, Distt. Gurugram (Haryana) by way of purchase vide registered sale deed having registration No. 5015 dated 30.05.2007, Book No. 1, Zild No. 9753, Page No. 141 and additional Book No. 1, Zild No. 832, Page No. 54 to 55 and recorded their name in Jamabandi 2018-2019 (hereinafter called the **PROPERTY.**)

WHEREAS the above said VENDOR acquired the above said property from R. K. Associate a proprietorship firm of M/s Alliance Nirman Ltd. having its office at D-602, Steller Kings Court, Sector-50, Noida (UP) vide duly Registered Sale Deed having Registration No. 6471 dated 20.06.2006, Book No. 1, Zild No. 482, Page No. 23 and additional Book No. 1, Zild No. 1200, Page No. 3 to 4.

AND WHEREAS the VENDOR due to some urgent need and commitments has decided to sell the above said PROPERTY and the VENDEE herein agreed to purchase the same.

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 above said PROPERTY and the VENDEE has agreed to purchase the same for a sum of Rs. 1,10,00,000/-

For Agrante Realty Ltd.

Authorized Signatory

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Reg. No.

Reg. Year

Book No.

6124

2020-2021

1



विक्रेता

क्रेता

गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru नरेंद्र कुमार OTHER मै वेस्ट टकनोपार्क प्रा लि

क्रेता :- अरविन्दर सिंह

गवाह 1 :- देवेश शर्मा

गवाह 2 :- अमित गर्ग

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6124 आज दिनांक 08-03-2021 को बही नं 1 जिल्द नं 229 के पृष्ठ नं 169 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1012 के पृष्ठ संख्या 94 से 95 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 08-03-2021

उप/सयुक्त पंजीयन अधिकारी(कादीपुर)



For Agrante Realty Ltd.

Authorized Signatory

(Rupees One Crore Ten Lacs Only) which is paid by the VENDEE to the VENDOR as the cost of the above said PROPERTY as under :-

Amount (Rs.)	Cheque/DD/ RTGS No. /Challan No.	Dated	Bank
20,00,000/-	CORPR22019112100610 356	21.11.2019	Corporation Bank
25,00,000/-	CORPR22019112700566 438	27.11.2019	Corporation Bank
50,00,000	CORPR22020021400758 105	14.02.2020	Corporation Bank
5,00,000/-	CORPR22020031700595 693	17.03.2020	Corporation Bank
9,17,500/-	Cheque No. 130840	05.03.2021	Corporation Bank
82,500/-	TDS (BRS Code – 0510308), Challan Sr. No – 99643,	05.03.2021	HDFC Bank

2. That the VENDOR being of sound mind by free WILL without any pressure do herein grants, conveys and transfer all rights, titles and interests in the said agricultural Land Khewat/Khata No. 16/14 Mustil No. 28, KilaNo. 17/1/1(4-1), Kita 01 land measuring 04 Kanal 01 Marla situated at Village Dhrampur, Sub- Tehsil- Kadipur, Distt. Gurugram (Haryana) situated at Village Dhrampur, Sub- Tehsil- Kadipur, Distt. Gurugram (Haryana) unto the VENDEE herein.
3. That the said PROPERTY transferred herein is free hold and free from all encumbrances, claims, demands, liens, mortgages, decrees, litigations, prior sales, agreement to sell, gift, court attachments, etc.
4. That the actual physical vacant possession of the said PROPERTY hereby conveyed has been already delivered to the VENDEE at the spot and now after execution of present Sale Deed the Vendee become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc. and absolute ownership in the said PROPERTY without any hindrance, claims, demands by the VENDOR or VENDOR'S heirs etc.

For Agrante Realty Ltd.

Authorized Signatory

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DDO Code: 0369 E - CHALLAN Candidate Copy
Government of Haryana

Valid Upto: 08-03-2021 (Cash)
02-03-2021 (Chq./DD)

GRN No.: 0074096328 Date: 01 Mar 2021 18:45:58

Office Name: 0369-NIAB TEHSILDAR KADIPUR
Treasury: Gurgaon
Period: (2020-21) One Time

Head of Account	Amount ₹
0030-03-104-99-51 Fees for Registration	50000
0030-03-104-97-51 Pasting Fees	10

PD AcNo 0

Deduction Amount: ₹ 0
Total/Net Amount: ₹ 50010

₹ Fifty Thousands Ten Rupees

Tenderer's Detail

GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:-
PAN No:
Tenderer's Name: ARVINDER SINGH
Address: Son of Shri Raghubeer Singh Resident of Bareilly UP
Particulars: Registration and Pasting Fees

Cheque-DD-
Detail: Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150960913301032021
Payment Date: 01/03/2021
Bank: SBI Aggregator
Status: Success

DDO Code: 0369 E - CHALLAN AG/ Dept Copy
Government of Haryana

Valid Upto: 08-03-2021 (Cash)
02-03-2021 (Chq./DD)

GRN No.: 0074096328 Date: 01 Mar 2021 18:45:58

Office Name: 0369-NIAB TEHSILDAR KADIPUR
Treasury: Gurgaon
Period: (2020-21) One Time

Head of Account	Amount ₹
0030-03-104-99-51 Fees for Registration	50000
0030-03-104-97-51 Pasting Fees	10

PD AcNo 0

Deduction Amount: ₹ 0
Total/Net Amount: ₹ 50010

₹ Fifty Thousands Ten only

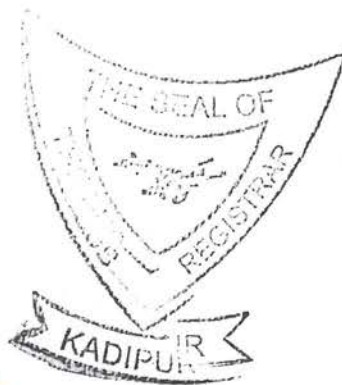
Tenderer's Detail

GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:-
PAN No:
Tenderer's Name: ARVINDER SINGH
Address: Son of Shri Raghubeer Singh Resident of Bareilly UP
Particulars: Registration and Pasting Fees

Cheque-DD-
Detail: Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150960913301032021
Payment Date: 01/03/2021
Bank: SBI Aggregator
Status: Success



For Agrante Realty Ltd.

Authorized Signatory

* Note :- Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared.

5. That all the expenses for the Registration, Stamping, Engrossing and other incidental charges for this SALE DEED has been borne and paid by the VENDEE.
6. That the taxes, cesses, dues or demands in respect of this PROPERTY has 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.
7. That the present part of land Khewat/Khata No. 16/14 Mustil No. 28, KilaNo. 17/1/1(4-1), Kita 01 land measuring 04 Kanal 01 Marla situated at Village Dhrampur, Sub- Tehsil- Kadipur, Distt. Gurugram (Haryana) is a integral part of other land also which is owned by Best Techno Parks Private Limited through the same Registered Sale Deed having Registration No. 5015 dated 30.05.2007, Book No. 1, Zild No. 9753, Page No. 141 and additional Book No. 1, Zild No. 832, Page No. 54 to 55, therefore the Vendor possess the above said original Sale Deed and the Vendee shall possess the Certified Copy of above said Registered Sale Deed along with duly issued certificate as issued by the Vendor to Vendee for clarifying the reason for holding the original Sale Deed despite transfer of part land.
8. That the Vendor further undertake, acknowledge and confirm to the Vendee that as and when required the Original Registered Sale Deed having Registration No. 5015 dated 30.05.2007, Book No. 1, Zild No. 9753; Page No. 141 and additional Book No. 1, Zild No. 832, Page No. 54 to 55 to the Vendee for Banking purpose, or demanded by any department or any other official/Business purpose the Vendor shall provide the original Sale Deed for verification or any other purpose as required time to time.

THE VENDOR DECLARES AND ASSURES THE VENDEE

- a) That the PROPERTY hereby conveyed was self purchased/ acquired PROPERTY by virtue of the SALE DEED mentioned herein-above and that no one else except the VENDOR has rights, claims, interest and concern whatsoever in the PROPERTY hereby conveyed or any part thereof.
- b) That the PROPERTY hereby conveyed is free from all sorts of encumbrances, charges, legal flaws, liens, taxes, dues, demands, liabilities, 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 or VENDOR'S rights to sell the PROPERTY 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,

For Agrante Realty Ltd.

Authorized Signatory



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harmless and indemnified through VENDOR'S property movable and immovable against all losses, costs, damages and expenses occurring thereby to the VENDEE.

- d) That the VENDEE can get the said property mutated/transferred in his name as owner in the records of the concerned authorities on the basis of this sale deed or its certified true copy.


IN WITNESS WHEREOF THE PARTIS 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:


WITNESSES

1. Devesh Sharma
S/o Sh. Raja Babu Sharma
R/o 4/205, Unt Gali,
Kachahari Ghat, Agra

2. Amit Garg
S/o Sh. Narender Kumar Gupta
R/o H.No. 114, Urban Estate,
Sec. 14, Karnal, Haryana

DRAFTED BY
RAM NIWAS ADVOCATE
Distt. Court, Gurgaon (Hr.)


VENDOR
M/s Best Techno Parks Private Limited


VENDEE
Mr. Arvinder Singh

For Agrante Realty Ltd.

Authorized Secretary

Tax Invoice

Original for Recipient



Mailing Address

Jitendra Kumar
AGRANTE DEVELOPERS PRIVATE LIMITED
Beethoven s 8. Sect-107, Village Dharampur, Gurugram - -
Gurgaon - 122001
HARYANA



21-100202580 BAA062608B008635

Account Details

LSI NO	241211100096609
Account no	31-21019492
Internal id	21-100202580
Bill no	BAA062608B008635
Bill date	23-AUG-2025
Bill period	01-Jul-2025 to 31-Jul-2025
Pay By date	13-SEP-2025
Customer PO No	ADPL/2024-25/011
Customer PO date	27-NOV-2024

Billing Address

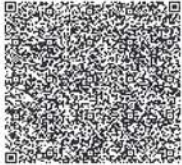
AGRANTE DEVELOPERS PRIVATE LIMITED
Beethoven s 8. Sect-107, Village Dharampur, Gurugram - -
Gurgaon - 122001
HARYANA
PAN No. : AACDR8012M Ship to State Code : 06
Ship to State : HARYANA
Ship to GST No. : 06AACDR8012M1Z9
POS : HARYANA

Summary Of Charges

	Amount(INR)
Platform Rental	500.00
One time charges	0.00
Platform Usage	0.00
Adjustments	0.00
Sub-Total	500.00
CGST	45.00
SGST/UTGST	45.00
Total Taxes	90.00

Total (INR) 590.00

Amount in Words: INR Five Hundred Ninety Rupees and Zero Paise Only



XTELIFY LIMITED
(Formerly Airtel Digital Limited)

Signature valid
Authorized Signatory

Digitally signed by: Sumeet Chaudhary
Date: 2025.08.23 18:06:08 IST

IRN Code: 6cd506842a8895feb2ef397ddcd9b36aeb36366052ebcb1cac5dcea8d9b2600d

GST portal has introduced new functionality called IMS wherein Recipient has to act on records. If no action is taken, the records would be auto accepted. Please note that documents issued by Airtel are as per the agreement / mutual discussion and thus may be accepted. Further note that there is no functionality to change/correct the actions once taken, hence for any disconnect, reach out to relevant Airtel SPOC before rejecting any records.

YOUR PAYMENT OPTIONS

- 1) We request to not make any payments through Cheque in VAN account as this account is aligned only for online mode of payments (NEFT/RTGS) Internal Id: 21-100202580
Account No. 31-21019492 Bill No. BAA062608B008635 Amount Due: INR 590.00 LoB: Data Business
- 2) EFT/RTGS Bank Name: **HDFC Bank** Bank A/c No: **AIDLSH1000699687** Beneficiary A/c Name: **XTELIFY LIMITED**
PAN: **AABCW6047M** IFSC: **HDFC0000240** GST Registration No: **06AABCW6047M1ZZ**
- 3) To account your payments, Please share invoice and UTR details on : Collection.data@airtel.com

No tax payable on reverse charge basis

For Agrante Realty Ltd.

Authorized Signatory

XTELIFY LIMITED - Formerly Airtel Digital Limited

Plot No. 16, Udyog Vihar Phase IV, Gurgaon-122015, Haryana

STATE: Haryana, STATE CODE: 06, GST Number: 06AABCW6047M1ZZ

Regd Office : Airtel Centre, Plot No. 16, Udyog Vihar, Phase IV, Gurgaon - 122015, Haryana, India.

Phone-0124-4222222; Fax-0124-4243252; Corporate Identity Number- U74140HR2015PLC096027; www.airtel.in

HSN CODE: 998316

Qty/UQM : 1/Others

Current Charges

Detail of Current Charges	Amount	Total
Platform Rental	500.00	500.00
Total Current Charges		500.00

Tax Details

Description	HSN	Taxable Value	Rate	Amount	Total
CGST	998316	500.00	9%	45.00	90.00
UTGST/SGST	998316	500.00	9%	45.00	
Total					90.00

For Agranta Realty Ltd.

Authorized Signatory