



Certificate No. G0E2024C5609



Stamp Duty Paid : ₹ 3150000

(Rs. Only)

GRN No. 113763451



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Revital Reality Pvt Ltd

H.No/Floor : 1114

Sector/Ward : 0

LandMark : 11th floor hemkund chamber 89

City/Village : Nehru place

District : New delhi

State : Delhi

Phone: 99*****78

**Buyer / Second Party Detail**

Name : Boxacres Developers Pvt Ltd

H.No/Floor : 86

Sector/Ward : 0

LandMark : 1st floor sector 44

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 99*****78

Purpose : Sale Deed

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

Sale Deed

- | | | |
|--------------------------|---|---|
| 1. Village / City Name | : | Naurangpur, Tehsil- Manesar and District Gurugram |
| 2. Transaction value | : | Rs. 4,50,00,000/- |
| 3. Stamp Duty | : | Rs. 31,50,000/- |
| 4. Stamp Number and Date | : | G0E2024C5609/05-03-2024 |
| 5. Total Area | : | 3 Kanal 16 Marla (0.475Acres) |
| 6. Stamp Dispatchers | : | Online |

NOTE: NOC Memo No. NOC7A-62478A/GN/DTP-E/1159/2024 dated 15.01.2024

This Sale Deed is executed at Manesar, Distt. Gurugram, Haryana on this 6th day of March, 2024

By

M/s Revital Reality (P) Ltd (PAN No. AAFCR2304C) having its Registered office 1114, 11th Floor Hemkund Chamber- 89, Nehru Place, Delhi - 110019 through its

For Revital Reality Pvt. Ltd.

Authorised Signatory

प्रलेख क्र.:19202

मुद्रण दिनांक 06/03/2024 03:54 PM

पंजीकरण दिनांक:06-03-2024

वसीका संबंधी विवरण		
वसीका का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- Manesar	गांव/शहर- नौरांगपुर	स्थित- Nurangpur
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : 54//1/2, rect 479/492, 122004,		
धन संबंधी विवरण		
राशि- 45000000 रुपये	कुल स्टाम्प शुल्क- 3150000 रुपये	
स्टाम्प नं- G0E2024C5609	स्टाम्प का मूल्य- 3150000 रुपये	
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:113764524	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- RAM NIWAS ADV		सेवा शुल्क- 200
भूमि का विवरण		
कृषि चाही		2299 Sq. Yards
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- 1LV57UV3	प्रॉपर्टी नं- 54//1/2	मालिक- M S Revital Reality Pvt Ltd
पता- 54//1/2, rect 479/492, 122004,		

यह प्रलेख आज दिनांक 06-03-2024 दिन बुधवार समय 3:54:00 PM बजे श्री/श्रीमती/कुमारी मैसर्स रिवाइटल रियलिटी प्रा.लि. 1114,11वीं मंजिल हेमकुण्ड चै.89 नेहरू प्लेस दिल्ली thru DHARAM PALOTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

संयुक्त उप पंजीयन अधिकारी Manesa

मैसर्स रिवाइटल रियलिटी प्रा.लि. 1114,11वीं मंजिल हेमकुण्ड चै.89 नेहरू प्लेस दिल्ली

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 06-03-2024

संयुक्त उप पंजीयन अधिकारी Manesa

मैसर्स रिवाइटल रियलिटी प्रा.लि. 1114,11वीं मंजिल हेमकुण्ड चै.89 नेहरू प्लेस दिल्ली

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी BOXACRES DEVELOPERS PVT LTD thru SAURABH MISHRA OTHER 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 ASHOK KUMAR SHARMA ADV पिता, निवासी GGM व श्री/श्रीमती/कुमारी REMANT पिता SHYAM KISHOR MANDAL निवासी BIHAR ने की।

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



संयुक्त उप पंजीयन अधिकारी Manesa

authorized Signatory **Sh. Dharam Pal** (Aadhaar No. 271292908244) son of Sh. Hunta Ram authorized vide Board Resolution dated 20-12-2023 hereinafter called the Vendor, which expression shall also mean and include all his heirs, successors, administrators, executors and assigns of **ONE PART.**

IN FAVOUR OF

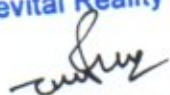
M/S Boxacres Developers Pvt. Ltd., [CIN NO. U70200DL2020PTC369545; PAN NO AAJCB2583R] a Company incorporated under the Companies Act, 1956, having its office at Plot No. 86, 1st Floor, Sector - 44, Gurugram, Haryana through authorized Signatory **Sh. Saurabh Mishra** (Aadhaar No. 204729871984) Son of Sh. Vishnu Datta authorized vide Board Resolution dated 05-03-2024, hereinafter called the **Vendee**, which expression shall also mean and include all his heirs, successors, administrators, executors and assigns of **SECOND PART.**

WHEREAS the said vendor is the owner and in possession of land measuring **3 Kanal, 16 Marla (0.475 acres) in Khewat / Khasra No. 479/492 Rect no. 54, Killa No. 1/2 (3-16) in the revenue estate of village Naurangpur, Sector 79B, Tehsil Manesar, District Gurugram, Haryana** by way Jamabandi of 2019-2020 Year (hereinafter called the Said Property).

It is hereby agreed declared covenanted and recorded by and between the parties hereto as follows:

That the vendor has agreed to sell the said immovable property measuring land 3 Kanal, 16 Marla (0.475 acres) in **Khewat / Khasra No. 479/492 Rect. no. 54, Killa No. 1/2 (3-16) full share in the revenue estate of village Naurangpur, Sector 79B, Tehsil Manesar, District Gurugram, Haryana** to the second Party mentioned above and the vendee has agreed to purchase the same for a sum of Rs. 4,50,00,000/- (Rupees-Four Crore Fifty Laces only) half of which comes to Rs. 2,25,00,000/- (Rupee Two Crore Twenty five laces only) paid by the vendee to the vendor as follows,

For Revital Reality Pvt. Ltd.



Authorised Signatory

Reg. No.

Reg. Year

Book No.

19202

2023-2024

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी
Manesar

विक्रेता :- thru DHARAM PALOTHE मैसर्स रिवाइटल रियलिटी प्रा.लि. 1114, 11वीं मंजिल
हेमकुण्ड चौ. 89 नेहरू प्लेस दिल्ली चौधरी

क्रेता :- thru SAURABH MISHRA OTHER BOX ACRES DEVELOPERS PVT
LTD साहू

गवाह 1 :- ASHOK KUMAR SHARMA ADV शर्मा

गवाह 2 :- REMANT रेमन्त

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 19202 आज दिनांक 06-03-2024 को बही नं 1 जिल्द नं 364 के पृष्ठ नं 173.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2865 के पृष्ठ संख्या 84 से 87 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 06-03-2024

उप/संयुक्त पंजीयन अधिकारी Manesar



Amount	Instrument No.	Drawn on	In Favour of
Rs. 20,79,000/-	INF/INFT/03453427940 1	30-11-2023	M/S REVITAL REALITY PRIVATE LIMITED
Rs. 49,50,000/-	001047	14-02-2024	
Rs. 46,21,000/-	001048	05-03-2024	
Rs. 75,00,000/-	001050	06-04-2024	
Rs. 75,00,000/-	001051	06-04-2024	
Rs. 75,00,000/-	001052	06-05-2024	
Rs. 75,00,000/-	001053	06-05-2024	
Rs. 29,00,000/-	001054	21-05-2024	
Rs.4,50,000/-	(Adjustment against TDS to be Deposited on behalf of vendor)		

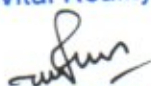
That banker's check/bank draft paid by the vendee to the vendor before the Sub Registrar at the time of presentation of the deed for registration.

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 property unto the Vendee herein.

That the vendor herein grants, conveys and transfers all his rights, titles interest in the above said property, unto the vendee herein that the said property transferred herein is free hold and free from all sorts of Encumbrances, claims, demands, dues, liens, gift, mortgages, decrees, litigations, prior sales, agreements to sell, notifications and attachments etc.

That the actual physical possession of the said property hereby conveyed has been delivered to the vendee at the spot who has become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, electricity meter, water connection and possession etc. and absolute owner in the said property without any hinderances, claims, demands by the vendor or his heirs etc.

For Revital Reality Pvt. Ltd.



Authorised Signatory

That all the expenses for the stamping, Registration fee and other incidental charges for the registration of this sale deed have been borne and paid by the vendee.

That the taxes, cesses, dues or demands in respect of this property have been paid and cleared by the vendor up to the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the vendee for future taxes etc.

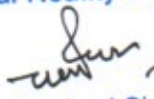
The Vendor declares and assures the vendee that the property hereby conveyed was his self-purchased property by virtue of the Conveyance Deed mentioned herein above and that no one else except the vendor has rights, claims, interests and concern whatsoever in the property hereby conveyed or any part thereof.

That the property hereby conveyed is free from all sorts of encumbrances, legal flaws, notification, mortgages, court -decree and attachments etc.

That the contents of these presents are true and correct, if at any time hereafter the assurance and contents contained herein above are found to be incorrect, due to any defect in the title of the vendor or his 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, harmless and indemnified through his property moveable and immovable against all losses costs, demand and expenses occurring thereby to the vendee.

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

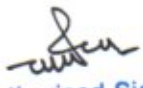
For Revital Reality Pvt. Ltd.


Authorised Signatory

Both the Parties mentioned above have affixed their signatures on this Deed of Sale on this 6th Day of March, 2024 in the presence of the witnesses given below:

VENDOR

For Revital Reality Pvt. Ltd.


Authorised Signatory

For Revital Reality (P) Ltd.

DRAFTED BY

RAM NIWAS ADVOCATE
DISTT COURT GURUGRAM (HR)

VENDEE

Boxacres Developers Private Limited


Authorised Signatory

For Boxacres Developers (P) Ltd.

Witnesses with ID proof:

1.


Ashok Kumar Sharma
Advocate
Distt. Courts, Gurugram

2. 

Mr. Remant

(Aadhaar No. 4911 5485 8097)
Son of Shri Shyam Kishor Mandal
Resident of Village Ratnasara
Madhubani, Bihar - 847452