

5691

Indian-Non Judicial Stamp
Haryana Government

Date : 27/07/2022

Certificate No. G0272022G4139
GRN No. 92829701



Stamp Duty Paid : ₹ 3081000
(Rs. Only)
Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Meenakshi Sharma
H.No/Floor: Q2/10b Sector/Ward: Na LandMark: Vashist dif city phase 2
City/Village: Gurugram District: Gurugram State: Haryana
Phone: 88*****61

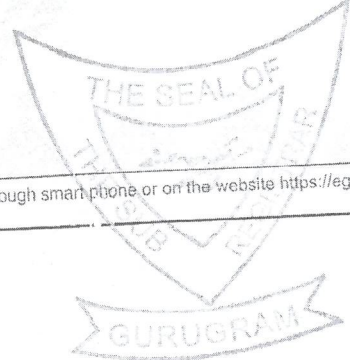


Buyer / Second Party Detail

Name: Agrante Realty Ltd
H.No/Floor: 122 Sector/Ward: 21 LandMark: Suncity trade tower
City/Village: Gurugram District: Gurugram State: Haryana
Phone: 88*****61

Purpose: 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

TYPE OF PROPERTY : Agriculture Land
VILLAGE/CITY NAME : Babupur, GURUGRAM
UNITS LAND : 1 Kanal 10 Marla
TRANSACTION VALUE : RS. 4,40,13,750/-
STAMP DUTTY : RS 30,81,000/-
STAMP CR. NO. /DATE : G0272022G4139 /27-07-2022
STAMP GRN NO. : 92829701
REGISTRATION FEES GRN NO : 92778921

For Agrante Realty Ltd.

Authorized Signatory

Meenakshi Sharma

For Agrante Realty Ltd.

Authorized Signatory

THIS Deed of SALE IS MADE AT GURUGRAM ON THIS 1st DAY OF August 2022, by Smt. MEENAKSHI SHARMA (Aadhar No.2143 9947 1861) W/o Anil Dutt Sharma S/o Sh. Om Prakash Resident of H. No. Q-2/10 B, Vashist Kunj, DLF City Phase-2, 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 AGRANTE REALTY LTD.(PAN AALCA3688G) having its Regd. Office Unit No 122, Suncity Trade Tower, Gurugram, Haryana through its authorized signatory Mr. Satish Kumar (Aadhar No.6141 6993 9515) authorized vide Board Resolution dated 01.08.2022, (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 Agriculture Land bearing Khewat No. 168 Khata No. 174 Rect. No. 19//16/2 (1-10) Field 1 Area 1 Kanal 10 Marla Salam Situated in Village Babupur, Tehsil & Distt. Gurugram, Haryana, by way of Sale Deed no. 15123 dated 11.01.2019 which endorsed on Book no.1 Volume no. 18, page no. 152 and copy of the same is pasted on additional book no.1 volume no 504 page no 67-69. The above said land is duly mutated in favor of Vendor and in possession through Fard Jamabandi Year 2018-19, (hereinafter called the Property).

AND WHEREAS the VENDOR herein due to some legal needs and commitments decided to sell the said Land 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 have agreed to sell the said Land and the Vendee has agreed to purchase the same for a total sum of **Rs. 4,40,13,750/-**

Meenakshi Sharma
For Agrante Realty Ltd.
Authorized Signatory

For Agrante Realty Ltd.
Authorized Signatory

(Rupees Four Crore Forty Lac Thirteen Thousand Seven Hundred Fifty only) which is being paid by the Vendee after deduction of applicable TDS of Rs. 4,40,138/- to the VENDOR as the cost of the above said Land is being paid through the following manner: -

Amount	Cheque/DD No.	Date	Drawn on
66,00,000/-	031422	31-01-2022	Axis Bank
3,69,73,612/-	448969	17-07-2022	Union Bank of India
4,40,138/- as 1%TDS of the total amount, paid to the Income Tax Department by the VENDEE on behalf of the VENDOR vide Challan Sr. No. 18410 BSR Code 0510308 dated 01-08-2022.			

- 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 bearing Khewat No. 168 Khata No. 174 Rect. No. 19//16/2 (1-10) Field 1 Area 1 Kanal 10 Marla Salam Situated in Village Babupur, Tehsil & Distt. Gurugram, Haryana**, by way of Fard Jamabandi Year 2018-19, unto the Vendee herein.
- That the said land transferred herein is free from all sorts of encumbrances, mortgages, litigations, prior sales, agreement to sell, gift, court attachment etc.
- 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.
- That all the expenses for the stamping, engrossing and other incidental charges for this sale deed have been borne and paid by the Vendee.
- That the taxes, ceases or dues or demands in respect of this Land 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.

Meenakshi Sharma

For Agrante Realty Ltd.

Authorized Signatory

For Agrante Realty Ltd.

Authorized Signatory

7. That all the original relevant papers including the Sale Deed no. 15123 dated 11.01.2019 in respect of this Land have been handed over by the VENDOR to the VENDEE at the time of execution of this sale deed.

THE VENDOR HEREBY DECLARES AND ASSURES THE VENDEE:


- a) That the land hereby conveyed is inherited Land by virtue Jamabandi and that no one else except the VENDOR have rights, claims, interest and concern whatsoever in the land hereby conveyed.
- 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 and Vendors have no objection on it.


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:


WITNESSES:

DRAFTED BY

RAMNIWAS MALIK ADVOCATE
DISTT. COURT, GURUGRAM, HR.

1. 
S/o Sh. Bhagat Ram


VENDOR

2. 
DEVEESH SHARMA
S/O Mr. R. B. Sharma

For Agrante Realty Ltd.


Authorized Signatory
VENDEE

For Agrante Realty Ltd.


Authorized Signatory

प्रलेख क्र.:5691

मुद्रण दिनांक 01/08/2022 04:17 PM

पंजीकरण दिनांक:01-08-2022

वसीका संबंधी विवरण		
वसीका का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- गुरुग्राम शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर पता : बाबूपुर	गांव/शहर- बाबूपुर	स्थित- Babupur अन्य क्षेत्र
धन संबंधी विवरण		
राशि- 44013752 रुपये स्टाम्प नं- G0272022G4139 रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:92778921	कुल स्टाम्प शुल्क- 3080962 रुपये स्टाम्प का मूल्य- 3081000 रुपये पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- RAM NIWAS ADV		सेवा शुल्क- 200
भूमि का विवरण		
कृषि चाही		1 Kanal 10 Marla

यह प्रलेख आज दिनांक 01-08-2022 दिन सोमवार समय 4:17:00 PM बजे श्री/श्रीमती/कुमारी श्रीमती मीनाक्षी शर्मा पत्नी अनित दत्त शर्मा निवास ब्यू 2/10 डी एल फ सिटी गुरुग्राम द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Meenakshi Sharma
हस्ताक्षर प्रस्तुतकर्ता

श्रीमती मीनाक्षी शर्मा

उप/संयुक्त पंजीयन अधिकारी (गुरुग्राम)

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 01-08-2022

Meenakshi Sharma
श्रीमती मीनाक्षी शर्मा

उप/संयुक्त पंजीयन अधिकारी
(गुरुग्राम)

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी MS AGRANTE REALTY LTD thru SATISH KUMAR 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 SURENDER पिता BHAGAT RAM निवासी GURUGRAM व श्री/श्रीमती/कुमारी DEVESH SHARMA पिता — निवासी GURUGRAM ने की। साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 01-08-2022

For Agrante Realty Ltd.

Authorized Signatory



उप/संयुक्त पंजीयन अधिकारी
(गुरुग्राम)

Reg. No.

Reg. Year

Book No.

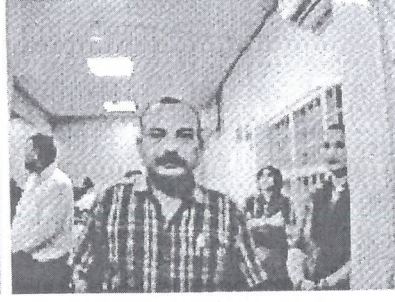
5691

2022-2023

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- श्रीमती मीनाक्षी शर्मा Meenakshi Sharma

क्रेता :- thru SATISH KUMAR OTHERMS AGRANTE REALTY LTD Satish Kumar Realty Ltd.

गवाह 1 :- SURENDER Authorized Signatory

गवाह 2 :- DEVESH SHARMA Authorized Signatory

प्रमाण पत्र


प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5691 आज दिनांक 01-08-2022 को बही नं 1 जिल्द नं 72 के पृष्ठ नं 56.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2024 के पृष्ठ संख्या 8 से 10 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 01-08-2022

For Agrante Realty Ltd.

Authorized Signatory

उप/सयुक्त पंजीयन अधिकारी(गुरुग्राम)

DDO Code: 0362		E - CHALLAN Government of Haryana		Candidate Copy	
Valid Upto: 29-07-2022 (Cash) 23-07-2022 (Chq./DD)				* 0 0 9 2 7 7 8 9 2 1 *	
GRN No.: 0092778921		Date: 22 Jul 2022 12:58:36			
Office Name: 0362-TEHSILDAR GURGAON		Treasury: Gurgaon		Period: (2022-23) One Time	
Head of Account		Amount		₹	
0030-03-104-99-51 Fees for Registration		50000			
0030-03-104-97-51 Pasting Fees		3			
PD AcNo 0					
Deduction Amount: ₹		0			
Total/Net Amount: ₹		50003			
₹ Fifty Thousands Three Rupees					
Tenderer's Detail					
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-					
PAN No:					
Tenderer's Name: Agrante realty ltd					
Address: Delhi -					
Particulars: REGISTRATION AND PASTING FEES					
Cheque-DD- Detail:					
				Depositor's Signature	
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		CPABWTTU4			
Payment Date:		22/07/2022			
Bank:		SBI Aggregator			
Status:		Account Prepared			

DDO Code: 0362		E - CHALLAN Government of Haryana		AG/ Dept Copy	
Valid Upto: 29-07-2022 (Cash) 23-07-2022 (Chq./DD)				* 0 0 9 2 7 7 8 9 2 1 *	
GRN No.: 0092778921		Date: 22 Jul 2022 12:58:36			
Office Name: 0362-TEHSILDAR GURGAON		Treasury: Gurgaon		Period: (2022-23) One Time	
Head of Account		Amount		₹	
0030-03-104-99-51 Fees for Registration		50000			
0030-03-104-97-51 Pasting Fees		3			
PD AcNo 0					
Deduction Amount: ₹		0			
Total/Net Amount: ₹		50003			
₹ Fifty Thousands Three only					
Tenderer's Detail					
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-					
PAN No:					
Tenderer's Name: Agrante realty ltd					
Address: Delhi -					
Particulars: REGISTRATION AND PASTING FEES					
Cheque-DD- Detail:					
				Depositor's Signature	
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		CPABWTTU4			
Payment Date:		22/07/2022			
Bank:		SBI Aggregator			
Status:		Account Prepared			

For Agrante Realty Ltd.


Authorized Signatory



* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.