

3320

Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date : 06/05/2024

Certificate No. G0F2024E4594

GRN No. 116201159

Stamp Duty Paid : ₹ 4073200
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Tejinder kaur
H.No/Floor : D12
City/Village: New delhi
Phone: 95*****90

Sector/Ward : Na
District : New delhi
Others : Harpreet singh

LandMark : Maharani bagh sriniwasपुरी
State : Delhi

Buyer / Second Party Detail

Name : Galaxy magnum Projects Private limited
H.No/Floor : 151a
City/Village: New delhi
Phone : 95*****90

Sector/Ward : Na
District : New delhi

LandMark : Basement club road sainik farms
State : Delhi

Purpose : SALE DEED

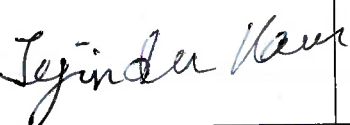
The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://egrashry.nic.in>

SALE DEED

This **SALE DEED** is made and executed on this 07th day of ~~June~~ 2024 at Gurugram, Haryana (hereinafter referred to as "**Sale Deed**");

BY

(1) **Mr. Harpreet Singh**, Aadhar Card No. 7444-4833-9563 and PAN Card No. - AIDPS1124L, son of Shri Inderjit Singh, resident of 5 Southern Avenue, Maharani Bagh, New Delhi, Srinivasपुरी, South Delhi-110065; and (2) **Smt. Tejinder Kaur**, Aadhar Card No. 3558-5903-8814 and PAN Card No. - AJKPK2448M, wife of Shri Harpreet Singh, resident of D-12, Maharani Bagh, New Delhi, Srinivasपुरी, South Delhi, 110065; (hereinafter collectively referred to as "**the VENDORS**", which term and expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include, each of their respective successors, legal successors, liquidators, nominees, executors and permitted assigns, being party of the **FIRST PART**;

Mr. Harpreet Singh	Smt. Tejinder Kaur	Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.
		

प्रलेख क्र.:3320

मुद्रण दिनांक 07/06/2024 03:20 PM

पंजीकरण दिनांक:07-06-2024

वसीका संबंधी विवरण		
वसीका का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- कादीपुर	गांव/शहर- बेगमपुर खटोला	स्थित- Begampur Khatola
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : 16//34, 16//34,Sector 74, GURGAON , 122004,		
धन संबंधी विवरण		
राशि- 58187500 रुपये	कुल स्टाम्प शुल्क- 4073125 रुपये	
स्टाम्प नं- G0F2024E4594	स्टाम्प का मूल्य- 4073200 रुपये	
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:116201689	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- SHAILENDER BAHL ADV		सेवा शुल्क- 200
भूमि का विवरण		
कृषि चाही		2964 Sq. Yards
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- 1C4RW693	प्रॉपर्टी नं- 16//34	मालिक- TEJINDER KAUR, HARPREET SINGH
पता- 16//34, 16//34,Sector 74, GURGAON , 122004,		

यह प्रलेख आज दिनांक 07-06-2024 दिन शुक्रवार समय 3:20:00 PM बजे श्री/श्रीमती/कुमारी श्रीमती तेजिन्द्र कौर पत्नी हरप्रीत सिंह हरप्रीत सिंह पुत्र इन्द्रजीत सिंह निवास MAHARANI BAGH NEW DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता

Tejinder Kaur MS
श्रीमती तेजिन्द्र कौर हरप्रीत सिंह

संयुक्त उप पंजीयन अधिकारी NT Kadipur

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 ।

Tejinder Kaur MS
श्रीमती तेजिन्द्र कौर हरप्रीत सिंह

दिनांक 07-06-2024

संयुक्त उप पंजीयन अधिकारी NT Kadipur

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी MS GALAXY MAGNUM PROJECTS PRIVATE LIMITED thru INDER CHAND PRAJAPATOTHER 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 NAVEEN पिता . निवासी ADV GGM व श्री/श्रीमती/कुमारी HEMRAJ पिता NANA CHAND निवासी SEC 57 GGM ने की । साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है ।

दिनांक 07-06-2024

संयुक्त उप पंजीयन अधिकारी NT Kadipur

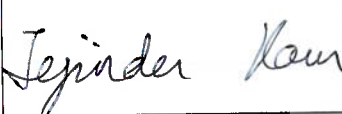
IN FAVOUR OF

M/s Galaxy Magnum Projects Private Limited (CIN U45201DL2020PTC373362, PAN-AAICG6737F) a company validly existing under the provisions of the Companies Act, 2013, having its registered office at 151A, Basement, Club Road, Sainik Farms, Western Avenue, New Delhi –110068 **acting through its Authorized Signatory Mr. Inder Chand Prajapat (Aadhar No. 4446 5997 4607) s/o Sh. Ganga Vishan Prajapat**, duly authorized vide board resolution dated 20.03.2024; (hereinafter referred to as **"VENDEE"**, which term and expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-interest, executors, nominees and permitted assigns), being part of the **OTHER PART**.

The terms **"VENDORS"** and **"VENDEE"** are individually referred to as such or as **"Party"** and collectively referred to as **"Parties"**.

WHEREAS:

- A.** The VENDORS represent, unequivocally declare, assure, covenant, warrant and confirm to the VENDEE that:
- a. Vide sale deed dated 08.05.2005, the VENDORS acquired land parcels admeasuring 2 Kanal 13 Marla 3 Sirsai i.e., 1/3rd share in the land parcel comprised in Rectangle No. 34 Killa No. 16 cumulatively admeasuring 8 Kanal 0, situated in the revenue estate of Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, State of Haryana from Shri Ratiram s/o Shri Shivcharan (hereinafter referred to as "Land Parcel 1"). The said sale deed dated 08.05.2005 is duly registered at serial number 3509 in Book No. 1, Vol No. 9753 at Page 141 and an additional copy of which is pasted in Book No. 1, Vol No. 832 at Page 54-55, at the office of Sub-Registrar, Gurugram on 11.05.2007. Further, vide sale deed dated 12.12.2006, the VENDORS acquired land parcels admeasuring 5 Kanal 6 Marla 7 Sirsai i.e., 2/3rd share in the land parcel comprised in Rectangle No. 34 Killa No. 16 cumulatively admeasuring 8 Kanal 0, situated in the revenue estate of Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, State of Haryana from Shri Ramlal and Shri Phool Singh, both s/o Shivcharan (hereinafter referred to as "Land Parcel 2"). The said sale deed dated 12.12.2006 is duly registered at serial number 19342 in Book No. 1, Vol No. 8490 at Page 1 and an additional copy of which is pasted in Book No. 1, Vol No. 1325 at Page 25-26, at the office of Sub-Registrar, Gurugram on 14.12.2006. The 'Land Parcel 1' and 'Land Parcel 2', cumulatively admeasuring 8 Kanal 0 Marla are hereinafter cumulatively referred to as the **"Total Land"**).

Mr. Harpreet Singh 	Smt. Tejinder Kaur 	Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd. 
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Reg. No.

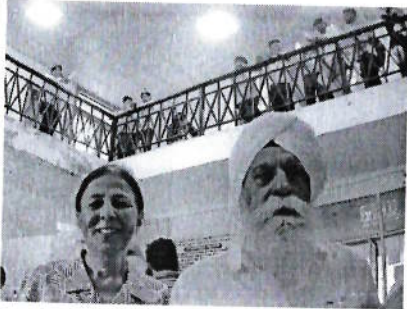
Reg. Year

Book No.

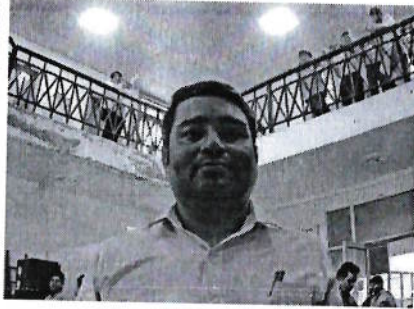
3320

2024-2025

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- श्रीमती तेजिन्द्र कौर हरप्रीत सिंह Tejinder Kaur

क्रेता :- thru INDER CHAND PRAJAPATOTHERMS GALAXY MAGNUM PROJECTS
PRIVATE LIMITED MS

गवाह 1 :- NAVEEN Naveen

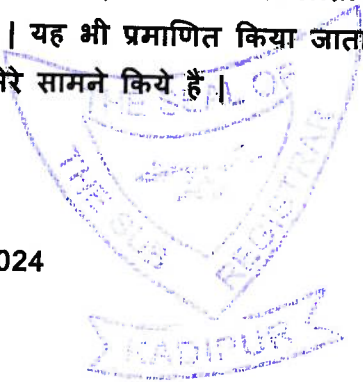
गवाह 2 :- HEMRAJ Hemraj Sharma

प्रमाण पत्र

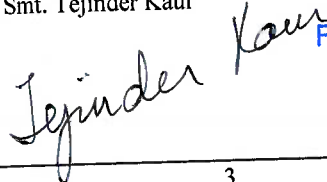
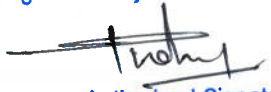
प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3320 आज दिनांक 07-06-2024 को बही नं 1 जिल्द नं 289 के पृष्ठ नं 51 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2295 के पृष्ठ संख्या 87 से 91 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 07-06-2024

उप/संयुक्त पंजीयन अधिकारी कादीपुर

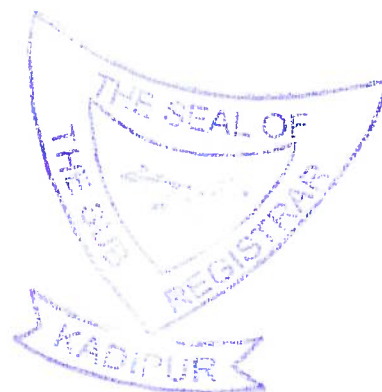


- b. In the manner above and as per Fard Jamabandi for the year 2018-19 of the revenue estate of Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, in Khewat No. 517//448 and Khatauni No. 567, the VENDORS became the sole and absolute, legal and rightful owners and otherwise well and sufficiently entitled to the Total Land i.e., all that piece and parcel of contiguous land admeasuring approximately 8 Kanal 0 Marla, situated in the revenue estate of Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, State of Haryana, India.
- c. Out of the Total Land, land parcels admeasuring 3 Kanal 2 Marla forming part of Rectangle No. 34 Killa No. 16, situated in the revenue estate of Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, State of Haryana have been acquired for construction of 60-meter-wide sector road.
- B. The VENDORS and the VENDEE along with other land owners entered into a Collaboration Agreement dated 27.03.2024 for development of an IT Project or any other development as the Developer (the VENDEE herein) may in its sole discretion deem fit (hereinafter referred to as the **"Collaboration Agreement"**).
- C. In terms of the said Collaboration Agreement, it was agreed that the Developer (the VENDEE herein) has the sole and absolute option to purchase the land parcels admeasuring approximately 4 Kanal 18 Marla forming part of Rectangle No. 34 Killa No. 16, situated in the revenue estate of Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, State of Haryana, India, as more particularly described in the **'Schedule-I'** to this Deed and marked in red in the site plan annexed hereto as **"Annexure - I"**, along with irrevocable, non-terminable, non-cancellable and exclusive development rights in respect thereof including but not, limited to ground coverage, density, FAR, FSI, permissible on the Said Land including Green FSI, TDR, TOD FSI etc. along with all rights, entitlements, benefits, interests, easements, title, privileges appurtenant thereto, and the acquired land, free from any and all Encumbrances (hereinafter collectively referred to as the **"Said Land"**). It was further agreed that as and when the Developer (the VENDEE herein) proceeds to purchase/acquire the Said Land, the VENDORS herein shall be obligated to immediately execute and register the sale deed in respect of the Said Land in favour of the VENDEE (Developer therein).

Mr. Harpreet Singh 	Smt. Tejinder Kaur 	Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorised Signatory
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DDO Code: 0369		E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto: 09-05-2024 (Cash) *0116201689*				
03-05-2024 (Chq./DD)				
GRN No.: 0116201689		Date: 02 May 2024 11:14:32		
Office Name: 0369-NIAB TEHSILDAR KADIPUR				
Treasury: Gurgaon				
Period: (2024-25) One Time				
Head of Account		Amount ₹		
0030-03-104-97-51 Pasting Fees		10		
0030-03-104-99-51 Fees for Registration		50000		
PD AcNo 0				
Deduction Amount: ₹		0		
Total/Net Amount: ₹		50010		
₹ Fifty Thousands Ten Rupees				
Tenderer's Detail				
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-				
PAN No:				
Tenderer's Name: GALAXY MAGNUM PRIVATE LIMITED				
Address: NEW DELHI -				
Particulars: REGISTRATION FEE AND PASTING FEE				
Cheque-DD- Detail:				
Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No:		CPADTSGKG5		
Payment Date:		02/05/2024		
Bank:		SBI Aggregator		
Status:		Account Prepared		

DDO Code: 0369		E - CHALLAN Government of Haryana		AG/ Dept Copy
Valid Upto: 09-05-2024 (Cash) *0116201689*				
03-05-2024 (Chq./DD)				
GRN No.: 0116201689		Date: 02 May 2024 11:14:32		
Office Name: 0369-NIAB TEHSILDAR KADIPUR				
Treasury: Gurgaon				
Period: (2024-25) One Time				
Head of Account		Amount ₹		
0030-03-104-97-51 Pasting Fees		10		
0030-03-104-99-51 Fees for Registration		50000		
PD AcNo 0				
Deduction Amount: ₹		0		
Total/Net Amount: ₹		50010		
₹ Fifty Thousands Ten only				
Tenderer's Detail				
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-				
PAN No:				
Tenderer's Name: GALAXY MAGNUM PRIVATE LIMITED				
Address: NEW DELHI -				
Particulars: REGISTRATION FEE AND PASTING FEE				
Cheque-DD- Detail:				
Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No:		CPADTSGKG5		
Payment Date:		02/05/2024		
Bank:		SBI Aggregator		
Status:		Account Prepared		



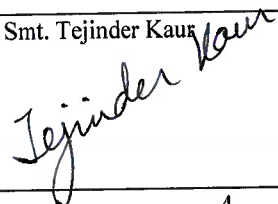
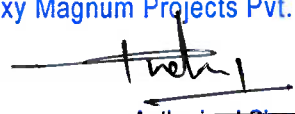
* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

- D.** It was also agreed under the said Collaboration Agreement that in the event that the Developer (the VENDEE herein) decides to purchase the Said Land, the VENDORS herein shall not be entitled to receive any area towards Land Owner's Allocation (as defined in the said Collaboration Agreement) and the entire amount paid by the Developer (the VENDEE herein) to the VENDORS towards non-refundable security deposit shall be adjusted against the Total Sale Consideration (as defined hereinafter) as mutually agreed between the Parties herein.
- E.** The VENDORS for their bona-fide needs and requirements have agreed to irrevocably sell, convey, transfer and assign the Said Land in favour of the VENDEE, absolutely free and clear from any sort of Encumbrance (as defined hereinafter) of any nature whatsoever, and the VENDEE has agreed to purchase the same for a total sale consideration of sum of Rs. 5,81,87,500/- (Rupees Fiver Crore Eighty One Lakh Eighty Seven Thousand and Five Hundred only) subject to the tax deductible at source (TDS) as per the provisions of Income Tax Act, 1961 as applicable for the time being in force (hereinafter referred to as the "**Total Sale Consideration**").
- F.** The VENDEE, relying on the representations and warranties of the VENDORS, have agreed to purchase the Said Land and the Parties are hereby executing this Sale Deed in terms of these presents to reduce the terms and conditions for sale / purchase of the Said Land in writing.

NOW IN TERMS THEREOF THIS SALE DEED WITNESSETH AS FOLLOWS: -

1. That in consideration of irrevocable and absolute sale, conveyance, transfer and assignment of the Said Land by the VENDORS in favour of the VENDEE, an all-inclusive amount of Rs.5,81,87,500/- (Rupees Fiver Crore Eighty One Lakh Eighty Seven Thousand Five Hundred only) has been fixed and agreed upon by and between the Parties hereto as full and final sale consideration for the Said Land, which has been paid by the VENDEE to the VENDORS as under:

Name of Vendors	Amount (In Rs.)	Cheque/RTGS/D D No.	Date	Drawn On
Smt. Tejinder Kaur	84,00,000/-	000534	31/08/2023	HDFC Bank
Smt. Tejinder Kaur	10,00,000/-	000035	26/03/2024	HDFC Bank
Mr. Harpreet Singh	84,00,000/-	000535	31/08/2023	HDFC Bank
Mr. Harpreet Singh	1,70,00,000/-	000034	26/03/2024	HDFC Bank

Mr. Harpreet Singh 	Smt. Tejinder Kaur 	Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorised Signatory
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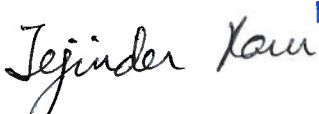
Smt. Tejinder Kaur	1,94,02,813/--	116254 (DD No.)	06/06/2024	HDFC Bank
Mr. Harpreet Singh	34,02,813/-	116253 (DD No.)	06/06/2024	HDFC Bank
TDS Deposited	5,81,874			
Total	5,81,87,500/-			

2. The Total Sale Consideration has been paid by the VENDEE to the VENDORS on or before the execution and presentation of this Sale Deed for registration before the Sub / Joint-Registrar, Gurgaon, Haryana, the receipt of which the VENDORS hereby admit and acknowledge, and such payment is good, valid and binding consideration for the sale of the Said Land and now nothing remains to be paid to the VENDORS.
3. In consideration of the Total Sale Consideration, the VENDORS doth hereby sell, transfer, convey, assign and release the Said Land, absolutely free and clear from any sort of Encumbrance of any nature whatsoever, and to have and to hold unto the VENDEE as absolute owner. The VENDEE shall henceforth be entitled to enjoy all rights of ownership, possession, privileges, easements and appurtenances whatsoever of the Said Land, absolutely and forever.
4. The VENDORS hereby confirm and acknowledge that, notwithstanding anything to the contrary herein or under the Collaboration Agreement, the VENDORS have been left with no rights, interest, entitlement etc. of any nature whatsoever under the said Collaboration Agreement including but not limited to the Land Owner's Allocation, non-refundable security deposit and, or, any other amounts receivables and, or, refundable to the VENDORS herein. The VENDORS hereby further confirm and acknowledge that all the duties, obligations, responsibilities of the Developer (VENDEE herein) under the said Collaboration Agreement shall stand fully discharges and completed to the compete satisfaction of the VENDORS, and the VENDORS hereby affirm that they have no claim or demand of any nature whatsoever against the Developer (VENDEE herein) or the project under the Collaboration Agreement, or any part thereof. The VENDORS also agree and acknowledge that the sale and transfer of the Said Land under this Sale Deed is absolute and irrevocable, and the VENDORS shall not make any claim or demand etc. of any nature whatsoever on the Developer (VENDEE herein) in any manner including due to or arising out of any dispute under the said Collaboration Agreement with other land owners therein. The VENDORS shall indemnify and keep harmless the VENDEE herein in respect thereof.

Mr. Harpreet Singh 	Smt. Tejinder Kaur 	Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorised Signatory
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5. That the VENDORS represent, declare, warrant and assure that, except for claims disclosed to the VENDEE, the Said Land is free from all sorts of encumbrance i.e. prior sale, mortgage, gift, Will, trust, lien, litigation, disputes, decrees, charges, claims, attachments, lease, loan, surety, HUF, security, Income tax or Wealth tax demands, acquisition, requisition, or attachments etc., family or religious disputes, injunction, hypothecation, lien, easementary rights, attachment in the decree of any court, attachment (of the Income Tax Department or any other or any other Government or Authority or of any other Person or entity), court injunction, stay order, exchange, lease, legal flaws, title defect, title retention agreement, claims, partition, and, or, any other registered or unregistered encumbrances etc. (hereinafter referred to as "**Encumbrance**").
6. That the actual physical vacant possession of the Said Land, hereby sold, transferred, conveyed, assigned, assured and released, has been delivered and handed over to the VENDEE at the spot, who has become the sole and absolute owner thereof and in possession of the same. The permanent legal possession thereof has also been handed over by the VENDORS to the VENDEE, and the VENDEE has taken over and accepted the legal possession of the Said Land. The VENDEE shall henceforth be entitled to enjoy all the rights, title, benefits, interests, privileges, passages, appurtenances and possession etc. and absolute ownership in the Said Land, without any hindrance, claims, demands by the VENDORS or any of their respective legal heirs, successors, representatives etc.
7. That the VENDORS undertake, admit and confirm that they (including their respective heirs, executors, administrators, representatives, agents, successors, and assigns) have been left with no rights, title, interest, claim, lien or concern of any nature whatsoever in the Said Land and the VENDEE has become the absolute owner of the Said Land with full rights to use, peacefully enter, quietly possess, enjoy, sell, assign, alienate, transfer, lease, encumber and otherwise deal with or dispose of the same or any part thereof to anyone and to receive any benefits therefrom and deal with receivables, to derive economic benefit thereon, receive rents, sale consideration and profits thereof and of every part thereof, to and for its own use and benefit, in the manner it deems fit, to the complete exclusion of the VENDORS or any of their respective legal heirs, successors, representatives, etc. or any person claiming under or through them.

Mr. Harpreet Singh 	Smt. Tejinder Kaur 	Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorised Signatory
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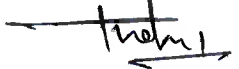


8. The VENDEE shall also have the unhindered and unobstructed right to ingress and egress from Said Land at all times to come, without any hindrances, interruption, objection, eviction, claim or demand from or by the VENDORS or any of their respective heirs / successors of the VENDORS or from any person or persons claiming through or under or in trust to the VENDORS and the VENDORS hereby undertake to keep the VENDEE fully indemnified from and against such claim(s) and, or Losses (*as defined hereinafter*), if any, and against the consequences of any events that may follow, if any undertakings or assurances made by the VENDORS in these presents turn out to be false or incorrect.
9. The VENDORS have represented, unequivocally declared, assured, confirmed and warranted to the VENDEE that:
- they have a good, valid and marketable title over the Said Land and are lawfully and sufficiently competent to sell, transfer and deal with the Said Land and fully entitled to hand over possession thereof to the VENDEE in the manner contemplated in this Sale Deed, without any interference from previous land owners and/ or family members, legal heirs and/ or *any* third person/ party and there is no impediment in law or otherwise that may have the effect of preventing the execution of this Sale Deed in favour of the VENDEE;
 - the Said Land is the exclusive property of the VENDORS and has also been accurately and properly mutated in the name of the VENDORS in the revenue records as owner, and no other family member/ person whatsoever has any type of right, share, interest or relation of maintenance, residence etc. in Said Land or part thereof;
 - there are no boundary disputes in respect of the Said Land with any adjoining landowners and there is no encroachment on the Said Land or part thereof and there is no dispute or difference in easement rights attached to the Said Land including for access;
 - there are no underground storage tanks, drains, sewers, cables, pathways, canals, high tension wires, low tension wires, HT / LT line, sub-surface utilities such as Gas / Petro Pipeline & Water Pipeline, water body, pond, tubewell, well, tubewell pit, etc. passing through the Said Land or that may adversely impact the develop-ability of the Said Land. There is no well, nallah running currently through any part of Said Land;

Mr. Harpreet Singh 	Smt. Tejinder Kaur 	Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorised Signatory
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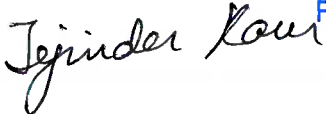
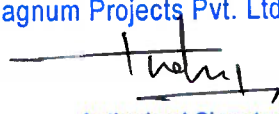


- e. there is no scheme of requisition and/ or acquisition which affects the Said Land or any part thereof and/ or no notice has been served and/ or no proceedings are pending with regard to requisition and/ or acquisition in respect of the Said Land or any part thereof;
- f. there are no restricting conditions applicable on account of the provisions of the Ancient Monuments and Archaeological Sites and Remains Act, 1958 or any rules/ regulations/ notifications issued thereunder preventing or restricting the undertaking of any development on the Said Land or any part thereof;
- g. neither the Said Land nor any part thereof is reserved for any public use or purpose and / or included in any public scheme of any governmental authority or any other public body;
- h. Except for claims disclosed to VENDEE, no Government/statutory Authority has any pending claims, sanctions or notices against the Said Land;
- i. the Said Land is not affected by and is not subject to any of the land ceiling laws and there is no restriction or other legal impediment on transfer of the Said Land by the VENDORS to the VENDEE, whereby the VENDORS can be prevented from obtaining any permission or clearance or consent of any authority as may be required under law to vest the absolute title in the Said Land in favour of the VENDEE;
- j. the Said Land is not the subject matter of any HUF, schedule tribe, schedule caste, etc. and that no part or portion of the Said Land is owned by any minor and/or any minor has any right, title, interest and claim or concern of any nature with the Said Land and that there is no claim of whatsoever nature or charges such as maintenance from minors or other claims and the like against the Said Land and further none else other than the VENDORS have any right, title or interest of any kind whatsoever in the whole or any part or portion of the Said Land;
- k. the Said Land or any part or portion of the Said Land does not comprise of any place of worship, adoration, reverence or devotion of any deity, god, religion, sect, mutt, seer, hermit, mendicant, etc. or any temple, gurdwara, mosque, church, shrine, samadhi, mausoleum, mazaar, tomb, catacomb, crypt etc. or any monument, memorial etc. and no religious establishment or religious trust or religious body has any interest whatsoever in the Said Land or any part or portion of the Said Land;

Mr. Harpreet Singh 	Smt. Tejinder Kaur 	Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorised Signatory
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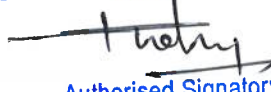


- l. the VENDORS have not entered into and are not party to any agreement for sale, estate contract, option, or transfer or development of the Said Land or agreement or arrangement of any nature whatsoever, with any third party, regarding the Said Land or any portion thereof and has not executed any registered or unregistered agreement, deed(s), instruments, power of attorney, MoUs, etc. in favour of any person other than the VENDEE and/or its nominees to deal with the Said Land or any portion thereof;
- m. there are no outstanding actions, claims or demands between the VENDORS and previous land owners, their legal heirs and/or any third party affecting or relating to the Said Land or part thereof, whereunder any previous land owners, their respective legal heirs and/or any third party has a contractual right or obligation to acquire an estate or interest in the Said Land or part thereof which may hinder the sale of Said Land and consummation of the transaction contemplated herein;
- n. Except as disclosed to VENDEE, no stay order has ever been issued, pronounced or passed by any court or Office restraining the sale of the Said Land and that no such stay order has ever been served upon the VENDORS by any Court or office and there is no notice of default or breach or violation of any law, rules, regulations etc. under applicable laws and, or, from any competent authority and, or, any third party or person in respect of the Said Land;
- o. Except as disclosed to VENDEE, there are no subsisting litigations, disputes, legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions or governmental investigations of any nature pending or, threatened against or with respect to the Said Land;
- p. no income tax demand / assessment order / notice, and, or proceedings are pending in respect of in respect of the Said Land, or any part thereof and the VENDORS are not required to take permission under Section 281 of the Income Tax Act;
- q. as per the Master Plan for Gurgaon-Manesar Urban Complex 2031 and as on the date of this Sale Deed, the Said Land or any portion thereof does not fall in the 'No Construction Zone';

Mr. Harpreet Singh 	Smt. Tejinder Kaur 	Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorised Signatory
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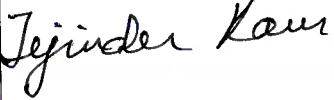
- r. the VENDORS or any person(s) lawfully claiming under or in trust for them, from the date of execution of this Sale Deed, will not be left with any rights, title or interest in the Said Land and shall not hereafter, have any right to deal with the same in any manner whatsoever;
- s. the VENDORS have confirmed that they have not offered the Said Land as security for any loan/financial assistance or any other purpose whatsoever and the VENDORS have not registered any charge in respect of the Said Land or any part thereof;
- t. the VENDORS have not done, executed, performed or suffered to the contrary, any act, deed or thing in respect of the Said Land whereby or by reason or means whereof the Said Land may be, in any way, prejudiced or the VENDORS herein be prevented from alienating the same in any way in the manner hereinafter indicated;
- u. the VENDORS hereby confirm and assure the VENDEE that the VENDORS are not barred or prevented by any judgment, decree, award, order of any Court, competent authority, judicial or quasi-judicial body or arbitrator or any administrative/ statutory attachment order or notification from entering into the present sale transaction with the VENDEE;
- v. the VENDORS shall not act in any manner that may either prejudicially affect or have any material adverse effect on the rights, title and interests of the VENDEE with respect to the Said Land or any part or portion thereof;
- w. There are no facts, matters or circumstances which have not been disclosed in writing to the VENDEE, the disclosure of which might reasonably affect the willingness of the VENDEE to enter into this Sale Deed and to take any action to consummate the transactions contemplated therein. This Sale Deed does not contravene the provisions of any applicable laws;
- x. All payments, amounts towards the land revenue, property tax (if any), electricity charges, water charges, other utility charges, or any and all other liabilities, penalties, duties, levies, taxes, cesses, charges, rents, revenue, payments, fine, costs, expenses, dues, demands, claims and any other charges, amounts, outgoings, of any nature whatsoever (hereinafter referred to as "**Taxes, Charges etc.**") with respect to the Said Land or any part or portion thereof as payable to any statutory authorities, departments of Government of India and / or Government of Haryana, offices and entities (whether government, local body or others) having jurisdiction over the Said Land and, or, any other third party /

Mr. Harpreet Singh 	Smt. Tejinder Kaur 	Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorised Signatory
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entity / person, and also including but not limited to the use, occupation and possession thereof related to the period upto the date of this Sale Deed have already been fully cleared, satisfied, made, paid by the VENDORS and shall remain to be the sole liability of the VENDORS and shall be borne and paid by the VENDORS, even if imposed/ demanded/ levied post the execution of this Sale Deed if such Taxes, Charges etc. are related to the period preceding the date of execution of this Sale Deed. Save and except as agreed under the Collaboration Agreement dated 27.03.2024, all the liabilities arising for the period prior to the transfer of Said Land shall remain with the VENDORS; and

- y. That the Parties hereby agree that with effect from the date of execution and registration of this Sale Deed, the VENDEE shall be liable and pay such dues and demands for the Taxes, Charges etc. in respect of the Said Land.
10. That the VENDEE shall at its liberty be entitled to get the Said Land recorded/ mutated in its own name in the revenue records of the Village Begumpur Khatola, Tehsil Kadipur, Distt. Gurugram or other competent authorities on the basis of this Sale Deed or its certified true copy.
11. That the VENDORS hereby agree, covenant and undertake to provide all assistance and cooperation, sign and provide all requisite documents, agreements and papers including but not limited to authorizations, no objection letters, power of attorney, affidavits, undertaking, applications and be present before the concerned sub-registrar for registration of this Sale Deed in favour of the VENDEE and to do all such other acts, deeds and things which may be necessary, without any delay or demur, for further and more perfectly assuring the rights, title and interest of the VENDEE in or with respect to the Said Land, for transfer/ mutation of its title to the VENDEE, as may be required by the VENDEE, at no extra cost to the VENDEE.
12. That the VENDORS confirm and acknowledge that the Total Sale Consideration is inclusive of all the deposits, security deposits, fees etc., towards electricity, water and other utilities etc. made with any governmental authority and/ or other concerned/ competent authorities, and development rights in respect of the same and all the rights, interests, title, entitlements, easements, benefits, liberties, privileges, advantages appurtenances whatsoever pertaining thereto and all structures and trees thereon and all other rights of ownership, inherited rights, possession, claims for compensation, privileges, easements, amendments, appurtenant thereto as well as all the estate, rights, title and interests of the VENDORS into or upon the Said Land.

Mr. Harpreet Singh 	Smt. Tejinder Kaur 	Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd. 
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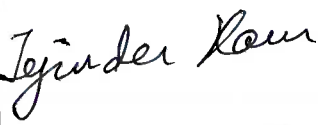
The VENDEE shall be entitled to get the existing electricity connections, water connections and other utility connections transferred in its favour and the VENDORS undertake to provide all requisite co-operation and assistance for the same.

13. Without prejudice to any other rights available to the VENDEE in law or under equity, the VENDORS hereby irrevocably and unconditionally agree to indemnify, defend and hold harmless the VENDEE from and against any and all direct and indirect losses, costs, damages, dues, taxes, liabilities, any direct or indirect claims, penalties, demands, expenses, actions proceedings, suits, actions, settlements, judgments and the like (collectively referred to as "**Losses**") that may be suffered by or incurred by or caused to any of the VENDEE due to or arising out of or in relation to arising out of or resulting from any of the following:
- a. any defect in the ownership and/ or title of the VENDORS or their predecessors in respect of the Said Land or any part thereof;
 - b. peaceful possession of the Said Land of the VENDEE is disturbed, adversely affected and/or if the whole or any part of the Said Land is ever taken away or goes out of possession of the VENDEE due to any act, omission or events occurred during the period prior to the transfer of Said Land in favour of the VENDEE/ its' nominee;
 - c. Save and except agreed under the Collaboration Agreement dated 27.03.2024, any claim against or affecting the Said Land, pending on or filed after the execution and registration of the Sale Deed of the Said Land that arises out of acts, omissions or events occurred in the period prior to the transfer of Said Land in favour of the VENDEE;
 - d. any misrepresentation, inaccuracy in or breach of any obligations, representations and warranties under this Sale Deed; and, or
 - e. Save and except as agreed under the Collaboration Agreement dated 27.03.2024, any Losses arising out of or in relation to non-payment in relation to tax/ governmental dues and/ or breach of any other statutory liability, non-compliance with the provisions of any applicable laws and any liability in respect of the Said Land for the period prior to date of execution and registration of this Sale Deed.

Mr. Harpreet Singh 	Smt. Tejinder Kaur 	Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorised Signatory
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14. That all title documents in original/ certified copies in respect of the Said Land and all other relevant documents in respect thereof as specifically set out in **Schedule II** hereto have been handed over by the VENDORS to the VENDEE.
15. That all the expenses for the registration, stamping, engrossing and other incidental charges for this Sale Deed have been borne and paid by the VENDEE. The VENDEE shall have the right to collect and retain the original Sale Deed from the office of the Sub-Registrar.
16. That if any error, omission or mis-description of the property under sale is found and/ or any omission in references of registration number etc. of the previous documents are noticed, the same will not annul this Sale Deed and at the request of the VENDEE, the VENDORS shall always be bound and prepared to execute the rectification deed and/ or supplementary deed or such other documents as may be required by the VENDEE, without any additional consideration. The recitals, schedules and annexures to this Sale Deed shall form an integral part of this Sale Deed.
17. If any provision of this Sale Deed is determined to be void or unenforceable under any law, such provision shall be deemed amended or deleted to the extent necessary to conform to applicable laws and the remaining provisions of this Sale Deed shall remain valid and enforceable.
18. The VENDORS hereby acknowledge that the contents of this Sale Deed have been explained to them in their respective vernacular language and they have understood the same to their complete satisfaction.
19. This Sale Deed has been executed by and between the Parties of their own free will, accord and understanding after reading and understanding the contents hereof in their present state of mind, without any intoxication or without any sort of pressure, threat, enticement or coercion of any kind which is and shall remain acceptable and binding to both the Parties hereinabove and all their legal heirs, successors, assignees, transferees, legal representatives, agents, attorneys etc.
20. As the Said Land is situated in Gurgaon and this transaction has taken place at Gurgaon, the courts at Gurgaon Courts shall have exclusive jurisdiction to entertain any dispute arising out of or in any way touching or concerning this Sale Deed.

Mr. Harpreet Singh 	Smt. Tejinder Kaur 	Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorised Signatory
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IN WITNESS WHEREOF the Parties hereto have set their respective hands on these presents at the place and on the date, month and year herein above first mentioned in the presence of the following witnesses:

Drafted as per instructions of parties hereto by :

Shailender Bahl, Advocate
District Courts, Gurugram

SIGNED & DELIVERED

by the within named **VENDORS**


(1) Mr. Harpreet Singh


(2) Smt. Tejinder Kaur

Witnesses:

1.


NAVEEN KUMAR
Advocate
Distt. Court Gurugram

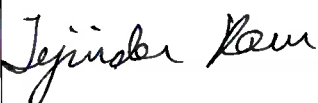
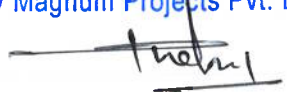
2.


Sh. Hemraj (Aadhar No. 4765 5260 8044)
s/o Sh. Nanak Chand
R/o 214, Sector 57, Gurugram - 122003

SIGNED & DELIVERED Galaxy Magnum Projects Pvt. Ltd.

by the within named **VENDEE**


Name: Sh. Inder Chand Prajapat
Authorized Signatory, Galaxy
Magnum Projects Pvt. Ltd

Mr. Harpreet Singh 	Smt. Tejinder Kaur 	Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorized Signatory
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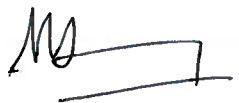


SCHEDULE- I
DETAILS OF SAID LAND

Land situated in the revenue estate of Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, State of Haryana, as follows:

Name of Recorded Owners/Khatedar	Khewat No.	Khatuni No.	Rectangle No.	Khasra No.	Kanal	Marla
(i) Smt. Tejinder Kaur wife of Shri Harpreet Singh – having ½ undivided share, and (ii) Shri Harpreet Singh son of Shri Inderjit Singh – having ½ undivided share.	517// 448	567	34	16 2	4	18

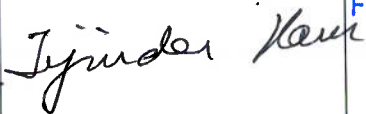
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Mr. Harpreet Singh 	Smt. Tejinder Kaur 	Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorised Signatory
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SCHEDULE II
LIST OF ORIGINAL TITLE DOCUMENTS

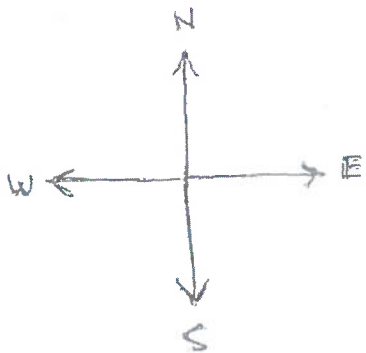
- a. Vide sale deed dated 08.05.2005, the VENDORS acquired land parcels admeasuring 2 Kanal 13 Marla 3 Sirsai i.e., 1/3rd share in the land parcel comprised in Rectangle No. 34 Killa No. 16 cumulatively admeasuring 8 Kanal 0, situated in the revenue estate of Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, State of Haryana from Shri Ratiram s/o Shri Shivcharan ("**Land Parcel 1**"). The said sale deed dated 08.05.2005 is duly registered at serial number 3509 in Book No. 1, Vol No. 9753 at Page 141 and an additional copy of which is pasted in Book No. 1, Vol No. 832 at Page 54-55, at the office of Sub-Registrar, Gurugram on 11.05.2007. Further, vide sale deed dated 12.12.2006, the VENDORS acquired land parcels admeasuring 5 Kanal 6 Marla 7 Sirsai i.e., 2/3rd share in the land parcel comprised in Rectangle No. 34 Killa No. 16 cumulatively admeasuring 8 Kanal 0, situated in the revenue estate of Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, State of Haryana from Shri Ramlal and Shri Phool Singh, both s/o Shivcharan ("**Land Parcel 2**"). The said sale deed dated 12.12.2006 is duly registered at serial number 19342 in Book No. 1, Vol No. 8490 at Page 1 and an additional copy of which is pasted in Book No. 1, Vol No. 1325 at Page 25-26, at the office of Sub-Registrar, Gurugram on 14.12.2006. The 'Land Parcel 1' and 'Land Parcel 2', cumulatively admeasuring 8 Kanal 0 Marla are hereinafter cumulatively referred to as the "**Total Land**").
- b. In the manner above and as per Fard Jamabandi for the year 2018-19 of the revenue estate of Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, in Khewat No. 517//448 and Khatauni No. 567.

Mr. Harpreet Singh 	Smt. Tejinder Kaur 	Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorised Signatory
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Annexure - L

नाम (), अंक (), शिक्षण, वेळापत्र, स्थान, तला, पुढागारा



Handwritten mathematical grid with various numbers and fractions. The grid is composed of several rectangular cells. Some cells contain numbers, some contain fractions, and some contain calculations. A pink shaded triangle is present in the lower right section of the grid.

Top left: A small diagram showing a vertical line with a downward arrow labeled 'S' and a horizontal line with a rightward arrow labeled 'E'.

Top right: A small calculation showing 30×17 with a horizontal line below it, and the result 510 written below the line.

Grid cells (from top to bottom, left to right):

- Row 1: $25 \frac{7}{1} 24$, 40 (with "Pinned" written above the 3), 36 , 4 , 36
- Row 2: $13 \frac{2}{2} 12$, 40 , 40
- Row 3: 36 , 9 , 30 , 8 , 36 , 7 , 36
- Row 4: $27\frac{1}{2} \frac{17}{1} 28$, 34 (with a horizontal line above the 13), 36 , 14 , 36
- Row 5: $8\frac{1}{2} \frac{12}{2} 8$, 40 , 40
- Row 6: 36 , 19 , 36 , 18 , 36 , 17 , 36
- Row 7: 36 , 23 , 36 , 24 , 36

A pink shaded triangle is located in the lower right, with vertices at the intersection of the 5th and 6th rows, the 6th and 7th columns, and the intersection of the 6th row and the 8th column. The triangle contains the number 40 at its top vertex, 36 at its bottom-left vertex, and 40 at its bottom-right vertex. The number 16 is written inside the triangle, with a horizontal line above it and the number 2 below it.

Tejinder Kaur

For Galaxy Magnum Projects Pvt. Ltd.

Authorised Signatory



HDFC BANK

AC PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

D 06062024

Pay

*** TEJINDER KAUR ***

Rupees

ONE CRORE NINETY FOUR LAKH TWO THOUSAND EIGHT
HUNDRED THIRTEEN ONLY.

₹

*1,94,02,813.00

FOR VALUE RECEIVED

Or Order
या उनके आदेश पर

AUTHORISED SIGNATORIES
Please sign above

GALAXY MAGNUM PROJECTS PVT LTD-74
GURGAON SEC 14 BRANCH
GURGAON - 122001
REF No. 000902508887

116254 110240012: 999989 12

HDFC BANK

AC PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

06062024

Or Order

या उनके आदेश पर

*** HARPREET SINGH ***

Pay

Rupees

THIRTY FOUR LAKH TWO THOUSAND EIGHT HUNDRED
THIRTEEN ONLY.

₹

*1,94,02,813.00

FOR VALUE RECEIVED

GALAXY MAGNUM PROJECTS PVT LTD-74

GURGAON SEC 14 BRANCH
GURGAON - 122001
REF No. 000902508888

AUTHORISED SIGNATORIES
Please sign above

116254 110240012: 999989 12



A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHECK
VALID FOR 3 MONTHS ONLY

0 6 0 6 2 0 2 4
D D M M Y Y Y Y

***** HEMKUNT COLONISERS PVT LTD *****

Pay

भुगत करने

Rupees THREE CRORE ONLY

रुपये

Or Order

या उतारे आदेश पर

₹ 3,00,00,000.00

FOR VALUE RECEIVED

GLO-TECH ENTERPRISES PVT LTD-MAIN A/C

SECTOR 58 GURGAON

GURGAON - 122002

REF. No. 092852508716

Adesh Kumar
76806

Pranab
R-826

AUTHORISED SIGNATORIES

Please sign above

⑈000206⑈ ⑈10240513⑈ 999989⑈ 12

