

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 08/03/2025

Certificate No. G0H2025C682

GRN No. 129176249

Stamp Duty Paid : ₹ 6300000

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ployritz Infrastructure Private Limited

H.No/Floor 86p/ff

Sector/Ward : 44

LandMark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 96*****22



Buyer / Second Party Detail

Name : Dvok Buildcon Lip

H.No/Floor : 224/sf

Sector/Ward : 54

LandMark : Suncity business tower

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 96*****22

Others : Na

Purpose : Sale Deed

16336
10-3-25



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

SALE DEED

- | | |
|-------------------------------|--|
| 1. Type of Deed | : Sale Deed |
| 2. Village | : Shikohpur, Distt Gurugram |
| 3. Tehsil/District | : Manesar, Gurugram |
| 3. Land | : 0 Bigha 16 Biswa |
| 4. Type of Property | : Agriculture |
| 5. Transaction Value | : Rs. 9,09,09,091/- |
| 6. Stamp duty | : Rs. 63,64,000/- |
| 7. Stamp Certificate No./Date | : G0H2025C682 & G0H2025C1587 /
08.03.2025 |
| 8. Stamp GRN No. | : 129176249 & 129182354 |
| 9. Registration Fees | : Rs. 50,010/- |
| 10. GRN No. | : 129176722 |

This Deed of Sale (hereinafter referred to as the "Sale Deed") is made and executed at Tehsil Manesar, District Gurugram, on this 10th day of March 2025;

BY & BETWEEN



For DVOK BUILDCON LLP

Page 1 of 8

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

R. K. Kumar
Designated Partner/Auth. Signatory

वसीका संबंधी विवरण		
वसीका का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- Manesar	गांव/शहर- शिकोहपुर	स्थित- Shikohpur
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : KHEWAT NO 229, KHASRA NO 1315, 122004, ,Shikohpur		
धन संबंधी विवरण		
राशि- 90909088 रुपये	कुल स्टाम्प शुल्क- 8363636 रुपये	
स्टाम्प नं- G0H12025C682	स्टाम्प का मूल्य- 6300000 रुपये	
रजिस्ट्रेशन फीस- 50000 रुपये	HCChallan:129176722	पेस्टिंग शुल्क- 3 रुपये
डेफिशियेंसी स्टाम्प: G0H12025C1587	डेफिशियेंसी Grno: 129182354	डेफिशियेंसी शुल्क: 64000
द्वारा तैयार किया गया- MK CHAUHAN ADV.,	सेवा शुल्क- 200	
भूमि का विवरण		
कृषि चाही	Bigha16 Biswa0 Biswansi	
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- H.QGUT76	प्रॉपर्टी नं- KHEWAT NO 229	मालिक- PLOYRITZ INFRASTRUCTURE PRIVATE LIM
पता- KHEWAT NO 229, KHASRA NO 1315, 122004, ,Shikohpur		

यह प्रलेख आज दिनांक 10-03-2025 दिन सोमवार समय 3:51:00 PM बजे श्री/श्रीमती/कुमारी M/S Ployritz Infrastructure Pvt. Ltd. Officep- 86,1st Floor Sector-44 Gurugramthru PRAVEEN KUMAR SHUKLAOTHER निवास , द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

[Signature]

M/S Ployritz Infrastructure Pvt. Ltd. Officep-86,1st Floor Sector-44 Gurugram

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।

[Signature]

दिनांक 10-03-2025

M/S Ployritz Infrastructure Pvt. Ltd. Officep-86,1st Floor Sector-44 Gurugram

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी DVOK BUILDCON LLP thru NAVNEET KUMAROTHER हाजिर है Manesar (Gurgaon)

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 MK CHAUHAN पिता . निवासी ADV GGM व श्री/श्रीमती/कुमारी SHIV KUMAR 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 10-03-2025

संयुक्त उप पंजीयन अधिकारी Manesar
Sub Registrar
Manesar (Gurgaon)

For DVOK BUILDCON LLP

[Signature]
Designated Partner/Auth. Signatory

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 08/03/2025

Certificate No. G0H2025C1587

GRN No. 129182354



Stamp Duty Paid : ₹ 64000

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ployritz Infrastructure Private limited

H.No/Floor 86p/ff

Sector/Ward : 44

LandMark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 96*****22



Buyer / Second Party Detail

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H.No/Floor : 224/sf

Sector/Ward : 54

LandMark : Suncity business tower

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 96*****22

Purpose : 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>

M/s PLOYRITZ INFRASTRUCTURE PRIVATE LIMITED (PAN No.- AALCP2900L) (CIN: U70100DL2020PTC367088), a private limited company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 and having its registered office at Unit No. A/GF-03, Ground Floor, Kh No. 369-379, 371/1, Village Sultanpur, MG Centrum, Gadaipur, South West Delhi, New Delhi, Delhi, India, 110030 through its authorised signatory Mr. Praveen Kumar Shukla S/o Late Sh. P. N. Shukla (Aadhar No 2656-9566-0551), who is authorized to sign and execute this Sale Deed vide Resolution passed by the Board of Directors of the Company in the meeting held on 29.11.2024 hereinafter called the "VENDOR" (which expression shall unless repugnant to the context and meaning hereof means and includes its heirs, legal representatives, administrators, executors and assignees etc.) of the ONE PART.

AND

M/s DVOK BUILDCON LLP, (LLPIN: ABB-0915) a firm incorporated under the Limited Liability Partnership Act 2008 having its registered office at Unit No. 224, Suncity Business Tower, Second Floor, Sector-54, Golf Course Road, Gurugram (HR), hereinafter referred to as the "VENDEE", through its authorized signatory Mr. Navneet Kumar S/o Shri S. S. Singh (Aadhaar No. 3009-8031-0274) authorized vide Resolution dated 20.02.2025 (which expression

For DVOK BUILDCON LLP



Page 2 of 8

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

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Reg. No.

Reg. Year

Book No.

16336

2024-2025

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru PRAVEEN KUMAR SHUKLAOTHER M/S Ployritz Infrastructure Pvt. Ltd.
Officep-86,1st Floor Sector-44 Gurugram

क्रेता :- thru NAVNEET KUMAROTHERDVOK BUILDCON
LLP

गवाह 1 :- MK CHAUHAN

गवाह 2 :- SHIV KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 16336 आज दिनांक 10-03-2025 को बही नं 1 जिल्द नं 386 के पृष्ठ नं 172 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3768 के पृष्ठ संख्या 29 से 33 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 10-03-2025

उप/संयुक्त पंजीयन अधिकारी Manesar
Sub Registrar
Manesar (Gurgaon)



For DVOK BUILDCON LLP

R. Kumar
Designated Partner/Auth. Signatory

shall, unless it be repugnant to the context or meaning thereof, be deemed to mean & include its successors and assigns) of the Other Part.

The VENDOR and VENDEE shall collectively be referred as "parties" and individually as "party" as the context may require.

Whereas:

A. The VENDOR hereby *inter-alia* represents to the VENDEE as under:

- a). That the VENDOR is absolute / lawful owner and in possession of agriculture land admeasuring 0 Bigha 16 Biswa (0.50 acres) comprised in Khewat No. 229/2, Khata No. 229/2, Khasra No. 1315 (0 Bigha -16 Biswa) situated within the vicinity of revenue estate of Village Shikohpur, Tehsil Manesar, District Gurugram as per Jamabandi for the year 2021-2022 and Vasika No. 9088 dated 27.09.2024, 7330 dated 20.08.2024, 841 dated 24.04.2024 and 19399 dated 07.03.2024 and Mutation No. 5786, 5787, 5788 and 5789(hereinafter referred as 'said land') and their title thereto is good, marketable and subsisting and no third party has any right, title, interest or share therein. The Aks sizra and Jamabandi of the said land is annexed herewith and marked as Annexure-I.
- c). That the said land is not subject to any encumbrances, attachments, court or acquisition proceedings or charges of any kind and is thus free from any type of encumbrance.
- d). That there are no tax attachments with regards to the said land or any part thereof under the Income-tax Act 1961 or any other state or central taxing statutes.
- e). That there is no bar or prohibition to acquire, hold or to sell the said land.
- f). That the VENDOR has paid the land revenue, taxes, cess and other statutory charges with regard to the said land up to the date of this deed.
- g). That the VENDOR has not done any act, matter or thing in respect of said land which would or might constitute a breach of any laws, orders, regulations, bye-laws (statutory or otherwise) made by the government or statutory authorities from time to time.
- h). That the VENDOR will fulfill any and all legal requirements leaving behind no impediments in law or otherwise for the conveyance of the said land in favour of the VENDEE.



Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

(61)

i) That no legal heirs of the VENDOR will claim any legal right, initiate proceedings or lay any claim with malafide intentions against Vendee for the said land and thus any claim / proceeding against Vendee will be unlawful and VENDOR will be solely responsible / liable for their legal heirs' claims, if any.

B. Relying on the representations, warranties, covenants and undertakings made by VENDOR, the VENDOR has agreed to sell the said land to the VENDEE and the VENDEE has agreed to purchase the said land from the VENDOR, on & subject to the terms & conditions set forth hereinafter.

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER AND THE PARTIES HERETO AGREE AS FOLLOWS:

1. **Conveyance:**

The VENDOR do hereby absolutely sell, transfer, convey and assign all their rights, title, interest and claims in and to the said land along with all the fixtures, tube well, structures, rights appurtenant thereto including in shamlat in favour of the VENDEE free from all encumbrances, irrevocably and forever against the Total Sale Consideration of Rs. 9,09,09,091/- (Rupees Nine Crore Nine Lakh Nine Thousand Ninety One Only). The entire amount of sale consideration after deducting applicable TDS has been paid by the VENDEE to the VENDOR in the following manner, the receipt of which the VENDOR acknowledge and the amount of Rs. 9,09,091/- (Rupees Nine Lakh Nine Thousand Ninety One Only) deducted towards TDS has been deposited by the VENDEE vide challan and copy of said challan has been provided to the VENDOR:

Sl. No.	Name	Amount	Dated	Instrument type (Cheque) No.	Bank
	FLOYRITZ INFRASTRUCTURE PRIVATE LIMITED	5,00,00,000/-	24.07.2024	000784	ICICI
		4,00,00,000/-	26.07.2024	000783	ICICI
		9,09,091/-	10.03.2025	Challan No. 01207	TDS Payment
	GRAND TOTAL	9,09,09,901/-			



For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

R. K. Kumar
Designated Partner/Auth. Signatory

2. **Essence of this Sale Deed:**

The following assurances, representations and warranties on the part of the VENDOR is the essence of this Sale Deed as the VENDEE has parted with valuable consideration to obtain clean and clear title, rights and interest over the said land:

- (a) There is no claim, right, title or interest therein by any third party and that the VENDOR is lawfully seized of the said land free from any hindrance, restriction, disturbance, encumbrance, attachment, liability or defect whatsoever and that the VENDOR has a clear legal, valid and marketable title, right and interest in and is absolutely entitled to the said land;
- (b) The VENDOR has absolute power & authority to convey the said land and have not been party or privy to any act, deed or thing by which the rights of the VENDOR to deal with the said land have been affected, abridged or curtailed in any manner;
- (c) The said land is free from all sort of encumbrances, litigations, mortgages, bank loans, claims, charges, sale, transfer, lien or third-party interest of any nature etc.;
- (d) The VENDOR has the necessary title / competency / entitlements in respect of said land and that they have not entered into any agreement in respect of the said land or any part thereof nor have the VENDOR created any charge, mortgage, lien or any arrangement, in respect of the said land in any manner whatsoever;

3. **Indemnities by the VENDOR:**

The VENDOR hereby agree to keep the VENDEE indemnified for all losses & damages which the VENDEE may suffer due to any defect in the title or right of the VENDOR in the said land or in the event any of the representations of the VENDOR contained herein proved to be materially incorrect or breach of any covenants of the VENDOR contained in this sale deed.

4. **Possession:**

The VENDOR at the time of execution of this sale deed have handed-over the physical vacant possession of the said land to the VENDEE. The physical possession of the said land is and shall continue to remain with the VENDEE to the exclusion of the VENDOR or any other third party. The VENDEE shall be at liberty to undertake development of the said land as per its own convenience.



For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

5. **Absolute Ownership:**

From the date of execution and registration of this sale deed, the VENDEE shall be the absolute owner in possession of the said land together with all the buildings / structures / tubewell and all other rights attached thereto and will be entitled to use & utilize the said land in any manner as it may desire to which the VENDOR shall have no objection in any manner whatsoever. The VENDOR do hereby further agree with the Vendee at all-time hereinafter at the cost of the Vendee to do & execute all such lawful acts which are necessary for the transfer & mutation of the said land.

6. **No Pending Litigation:**

The VENDOR hereby assure, declare and affirm that there is no pending suits and / or proceedings lis-pendent and / or writs in any court and / or tribunal and / or any other judicial and / or quasi-judicial bodies and / or against them or against their predecessors in any way connected with the said land.

7. **Dues till the date of this Sale Deed:**

All outgoing, taxes, dues and demands including the land revenue and other dues, if any, in respect of the said land up to this date shall be borne & paid by the VENDOR and thereafter it shall be the liability of the VENDEE to pay & discharge the same.

8. **No Other Easemenatary Rights:**

The VENDOR hereby also assure, declare and affirm to the VENDEE that no other persons have any easement or other rights in respect of the said land.

9. **Stamp Duty and Registration:**

This sale deed is executed upon the payment of the appropriate stamp duty and is registered in accordance with the terms of the Registration Act 1908 as applicable in the State of Haryana. The entire incidence of the stamp duty and the registration fee, along with any other cess or surcharge payable thereon, has been borne by the VENDEE. Immediately upon the registration of this sale deed in terms of the Registration Act 1908, the parties shall cause the mutation effected for reflecting the change of ownership of the said land to be registered in the appropriate register maintained by the relevant government authority in the State of Haryana.

For DVOK BUILDCON LLP


Designated Partner/Auth. Signatory



For DVOK BUILDCON LLP


Designated Partner/Auth. Signatory

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10. **Original Title Documents:**

Upon execution of this sale deed the VENDOR has handed-over to the VENDEE all the original title documents in respect of the said land. The VENDOR affirm that there is no other documents in original existing other than the documents handed-over to the VENDEE.

11. **No pending land acquisition proceedings:**

The VENDOR has represented to and assured the VENDEE that the said land has not been notified under Section-4 or 6 of the Land Acquisition Act 1894 and / or under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 and there is no bar, prohibition or restriction regarding sale and transfer of the said land.

12. **Parties have reviewed this Sale Deed:**

The parties further warrant & represent that each of them has reviewed this sale deed independently, has had the opportunity to consult counsel, are fully informed of the terms & effect of this sale deed and that the sale of said land is without any force, fraud and undue influence.

13. **Governing Law:**

This Sale deed shall be governed and interpreted by and construed in accordance with the Laws of India. All disputes arising out of this present sale deed whether related to any interpretation of the terms herein or otherwise, would refer to the sole arbitrator to be mutually appointed by both parties and the decision of the arbitrator to be mutually appointed by both Parties and the decision of the arbitrator would be final and binding between the parties. The seat of Arbitration shall be Gurugram, and for all purposes courts at Gurugram would have exclusive jurisdictions over the rights of the parties.

For DVOK BUILDCON LLP





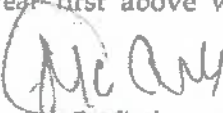
For DVOK BUILDCON LLP



Designated Partner/Auth. Signatory

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IN WITNESS WHEREOF the parties hereto have signed this sale deed on the day, month and year first above written in the presence of the following witnesses:


Drafted
M. K. CHAUHAN
Advocate
DISTT. COURTS, GURUGRAM

For DVOK BUILDCON LLP


Designated Partner/Auth. Signatory


VENDOR
M/s PLOYRITZ INFRASTRUCTURE
PRIVATE LIMITED
Through its authorised person
Praveen Kumar Shukla

VENDEE
M/s DVOK BUILDCON LLP
through its authorised person
Navneet Kumar

Witnesses:
1. 
M. K. CHAUHAN
Advocate
DISTT. COURTS, GURUGRAM
Aadhar No.

2. 
Shiv Kumar 810 Shiv Narayan
Aadhar No. 3732 5837 356

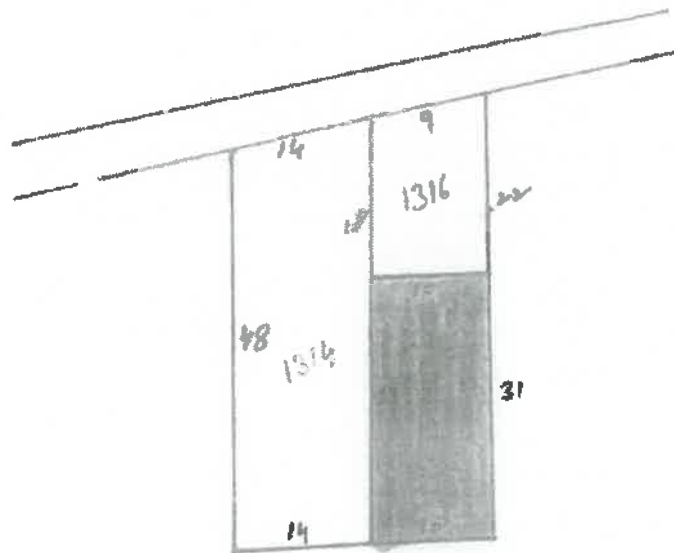

For DVOK BUILDCON LLP


Designated Partner/Auth. Signatory

नकली अमरा शिजरा मौजा. शिकोदपुर
 इ.छ.न. तहसील मोनर पिला - गुजरात

उत्तर

पश्चिम



पूर्व

4/3/01



श्रीमान श्री
 राजेश कुमार शर्मा
 अमरा शिजरा मौजा
 तहसील मोनर पिला
 जिला शिकोदपुर

19/02/2025

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

R.K. Kumar
 Designated Partner/Auth. Signatory

67

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 14/06/2024

Certificate No. GON2024F758

GRN No. 117761821



Stamp Duty Paid : ₹ 19185000

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Tarun Vadehra

H.No/Floor : W8

Sector/Ward : 00

LandMark : - Greater kailash 1 police station

City/Village : Delhi

District : Delhi

State : Delhi

Phone: 98*****48

Others : Mrs neelam vadehra wo tarun vadehra



Buyer / Second Party Detail

Name : Dvok Buildcon Llp

H.No/Floor : 224/st

Sector/Ward : 54

LandMark : Suncity business tower

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 96*****30

Purpose : Sale Deed

3158
14/6/24



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

SALE DEED

- | | | |
|-------------------------------|---|-----------------------------------|
| 1. Type of Deed | : | Sale Deed |
| 2. Village | : | Shikohpur |
| 3. Tehsil | : | Manesar, Gurugram |
| 3. Unit Land | : | 60 BISWA 0 BISWANSI (1.875 Acres) |
| 4. Type of Property | : | Agriculture |
| 5. Transaction Value | : | Rs. 27,40,62,500/- |
| 6. Stamp duty | : | Rs. 1,91,85,000/- |
| 7. Stamp Certificate No./Date | : | GON2024F758/Dated 14.06.2024 |
| 8. Stamp GRN No. | : | 117761821 |
| 9. Reg. Fees GRN No. & Date | : | 117773927/Dated 14.06.2024 |

Tarun Vadehra

Neelam Vadehra

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

R. K. Kaur

Designated Partner/Auth. Signatory

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प्रलेख क्र.:3158

मुद्रण दिनांक 14/06/2024 04:49 PM

पंजीकरण दिनांक:14-06-2024

वसीका संबंधी विवरण

वसीका का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील- Manesar

गांव/शहर- शिकोहपुर

स्थित- Shikohpur

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

अन्य क्षेत्र

पता : 568/1,960/1,2489/569, KHASRA NO-568/1,960/1,2489/569, 122004,

धन संबंधी विवरण

राशि- 274062496 रुपये

कुल स्टाम्प शुल्क- 19184376 रुपये

स्टाम्प नं- G0N2024F758

स्टाम्प का मूल्य- 19185000 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये

EChallan:117773927

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- SELF

सेवा शुल्क- 200

भूमि का विवरण

कृषि चाही

3 Bigha0 Biswa0 Biswasai

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- 11DQMU93

प्रॉपर्टी नं-

568/1,960/1,2489/569



पता- 568/1,960/1,2489/569, KHASRA NO-568/1,960/1,2489/569, 122004

ARUN VADEHRA, NEELAM VADEHRA

यह प्रलेख आज दिनांक 14-06-2024 दिन शुक्रवार समय 4:48:00 PM बजे श्री/श्रीमती/कुमारी तरुण वडेरा पुत्र आई सी वडेरा नीलम वडेरा पत्नी तरुण वडेरा निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Arundhadevra
तरुण वडेरा नीलम वडेरा

Neelam Vadehra
Neelam Vadehra



संयुक्त उप पंजीयन अधिकारी Manesar
Joint Sub Registrar
Manesar

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।

Arundhadevra
तरुण वडेरा नीलम वडेरा

Neelam Vadehra
Neelam Vadehra

दिनांक 14-06-2024

संयुक्त उप पंजीयन अधिकारी Manesar
Joint Sub Registrar
Manesar

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी DVOK BUILDCON LLP thru NAVNEET 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 SHRINIWAS ADV पिता . निवासी GGM व श्री/श्रीमती/कुमारी DEEPAK पिता DEVENDER SINGH निवासी SONIPAT ने की।

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

दिनांक 14-06-2024

संयुक्त उप पंजीयन अधिकारी Manesar

Joint Sub Registrar
Manesar

For DVOK BUILDCON LLP

R.K. Kumar
R.K. Kumar

Designated Partner/Auth. Signatory

69

This Deed of Sale (hereinafter referred to as the "Sale Deed") is made and executed at Manesar, District Gurugram, on this 14th day of June 2024;

BY & BETWEEN

(1) Tarun Vadehra S/o Sh. Inder Chand Vadehra (Adhaar No. 8160 4468 8110) (PAN No. AADPV4770D) (2) Neelam Vadehra W/o Tarun Vadehra (Adhaar No. 5923 6230 0330) (PAN No. AAFPV2126H) both residents of W-8, Greater Kailash-I, Near Police Station, New Delhi-110048, hereinafter collectively referred to as the "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean & include their legal heirs, successors and assigns) of the **One Part**;

AND

M/s DVOK BUILDCON LLP, (LLPIN: ABB-0915) a firm incorporated under the Limited Liability Partnership Act 2008 having its registered office at Unit No. 224, Suncity Business Tower, Second Floor, Sector-54, Golf Course Road, Gurugram (HR), hereinafter referred to as the "VENDEE", through its authorized signatory Mr. Navneet Kumar S/o Shri S. S. Singh (Aadhaar No. 3009-8031-0274) authorized vide Resolution dated 06.05.2024 (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean & include its successors and assigns) of the **Other Part**.

The VENDORS and VENDEE shall collectively be referred as "parties" and individually as "party" as the context may require.

Whereas:

A. Subject to the terms of the Gas Pipeline Arrangement and Electricity Pole Understanding, the VENDORS hereby *inter-alia* represent to the VENDEE, as under:

a). That the VENDORS namely (1) Tarun Vadehra S/o Sh. Inder Chand Vadehra (Adhaar No. 8160 4468 8110) (PAN No. AADPV4770D),

Tarun Vadehra
Neelam Vadehra

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

70

Reg. No.

Reg. Year

Book No.

3158

2024-2025

1



विक्रेता



क्रेता



गवाह



Tulsi Dada

Neelam Dada

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- तरुण वडेरा नीलम वडेरा

क्रेता :- thru NAVNEET KUMAROTHERDVOK BUILDCON LLP

गवाह 1 :- SHRINIWAS ADV

गवाह 2 :- DEEPAK

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3158 आज दिनांक 14-06-2024 को बही नं 1 जिल्द नं 370 के पृष्ठ नं 77.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3006 के पृष्ठ संख्या 97 से 99 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 14-06-2024

उप/संयुक्त पंजीयन अधिकारी Manesar

[Signature]

Mini Sub Registrar
Manesar

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

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and (2) Neelam Vadehra W/o Tarun Vadehra (Adhaar No. 5923 6230 0330) (PAN No. AAFFV2126H) both residents of W-8, Greater Kailash-I, Near Police Station, New Delhi-110048,, are the lawful, absolute and recorded owner in possession of the agriculture land admeasuring **60 Biswa 0 Biswansi equivalent to 1.875 Acres** comprised in Kehwat No. 168 Khata No. 168 Khasra No. 568/1(14-0), 960/1(34-0), 2489/569(12-0), situated within revenue estate of the Village Shikohpur, Tehsil Manesar, District Gurugram, State of Haryana as per Jamabandi for the year 2021-2022 to the extent of half share each (hereinafter referred to be as the "**Said Land**"). Copy of Afs Sajra of said land is annexed hereto as "**Annexure-I**".

b). That the VENDORS are the absolute owners in possession of the said land and that their title thereto is good, marketable and subsisting and no third party has any right, title, interest or share therein.

c). That the said land is not subject to any encumbrances, attachments, court or acquisition proceedings or charges of any kind and is thus free from any type of encumbrance.

d). That the VENDORS will fulfill any and all legal requirements for the conveyance of the said land in favour of the VENDEE.

e). That no legal heirs of the Vendors will claim any legal right, initiate proceedings or lay any claim with malafide intentions against Vendee for the said land and thus any claim / proceeding against Vendee will be unlawful and Vendors will be solely responsible / liable for their legal heirs' claims, if any.

B. Relying on the representations, warranties, covenants and undertakings made by VENDORS, the VENDORS have agreed to sell the said land to the VENDEE and the VENDEE has agreed to purchase the said land from the VENDORS, on & subject to the terms & conditions set forth hereinafter.

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

Neelam Vadehra
Neelam Vadehra

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER AND THE PARTIES HERETO AGREE AS FOLLOWS:

1. **Conveyance:**

The VENDORS do hereby absolutely sell, transfer, convey and assign all their rights, title, interest and claims in and to the said land alongwith all the fixtures, tubewell, structures, rights appurtenant thereto including in shamlat in favour of the VENDEE free from all encumbrances, irrevocably and forever, on an "AS-IS WHERE IS" basis, against the total sale consideration of **Rs.27,40,62,500/- (Rupees Twenty Seven Crore Forty Lacs Sixty Two Thousand Five Hundred Only)**. It is understood that the term "AS-IS WHERE IS" basis does not absolves the VENDORS from any sort of defect in title and measurement of said land (Subject to Gas Pipeline Arrangement and Electricity Pole Understanding as mentioned herein above and after). The entire amount of sale consideration after deducting applicable TDS has been paid by the VENDEE to the VENDORS in the following manner, the receipt of which the VENDORS acknowledge and the amount of Rs.27,40,625/- (Rupees Twenty Seven Lacs Forty Thousand Six Hundred Twenty Five only) deducted towards TDS has been deposited by the VENDEE vide various challans and copy of said challans have been provided to the VENDORS.

Tamuladehra
Neelam Vasudehra

For DVOK BUILDCON LLP
[Signature]
Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

R. K. Kumar
Designated Partner/Auth. Signatory

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Sl. No.	Name	Amount	Dated	Instrument type (Cheque / RTGS) with No.	Bank
1.	Tarun Vadehra	13,56,60,937	14.06.2024	Transaction ID - M3527840	ICICI BANK
		13,70,313	14.06.2024	Challan No , 27795	TDS Payment- ICICI Bank
2.	Neelam Vadehra	13,56,60,937	14.06.2024	Transaction ID - M3526602	ICICI BANK
		13,70,313	14.06.2024	Challan No 27883	TDS Payment- ICICI Bank
	GRAND TOTAL	27,40,62,500			

2. **Essence of this Sale Deed:**

2.1. The following assurances, representations and warranties on the part of the VENDORS are the essence of this Sale Deed as the VENDEE has parted with valuable consideration to obtain clean and clear title, rights and interest over the said land. The VENDEE understands and agrees that the below representations and warranties are subject to the terms of Gas Pipeline Arrangement and Electricity Pole Understanding:

- (a) There is no claim, right, title or interest therein by any third party and that the VENDORS are lawfully seized of the said land free from any hindrance, restriction, disturbance, encumbrance, attachment, liability or defect whatsoever and that the VENDORS have a clear legal, valid and marketable title, right and interest in and are absolutely entitled to the said land;
- (b) The VENDORS have absolute power & authority to convey the said land and have not been party or privy to any act, deed or thing by which the rights of the VENDORS to deal with the said land have been affected, abridged or curtailed in any manner;

Neelam Vadehra
Neelam Vadehra

For DVOK BUILDCON LLP
[Signature]
Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

R. K. Kumar
Designated Partner/Auth. Signatory

- (c) The said land is free from all sort of encumbrances, litigations, mortgages, bank loans, claims, charges, sale, transfer, lien or third-party interest of any nature etc.;
- (d) The VENDORS have the necessary title / competency / entitlements in respect of said land and that they have not entered into any agreement in respect of the said land or any part thereof nor have the VENDORS created any charge, mortgage, lien or any arrangement, in respect of the said land in any manner whatsoever.

3. **Indemnities by the VENDORS:**

The VENDORS hereby agree to keep the VENDEE indemnified for all losses & damages which the VENDEE may suffer due to any defect in the title or right of the VENDORS in the said land or in the event any of the representations of the VENDORS contained herein proved to be materially incorrect or breach of any covenants of the VENDORS contained in this sale deed.

3.1. Similarly, the following assurances, representations, warranties and covenants on the part of the VENDEE are the essence of this Sale Deed as the VENDORS have parted with the said land basis the below representations, warranties and covenants:

- (a) The VENDEE is duly formed, registered, validly existing and in good standing under the laws of India and has been duly authorized to execute and deliver this Sale Deed;
- (b) The VENDEE has agreed to purchase the said land on an "AS-IS WHERE IS" basis, and it is understood that the term "AS-IS WHERE IS" basis does not absolves the VENDORS from its representation regarding any sort of defect in title and measurement of said land(Subject to Gas Pipeline Arrangement and Electricity Pole Understanding as mentioned herein above and after)

Paula delwa
neelen rodelwa

For DVOK BUILDCON LLP

[Signature]
Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

R. K. Kumar
Designated Partner/Auth. Signatory

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- (c) The source of proceeds of the total sale consideration is legal, and the proceeds were held and transferred as per applicable laws including without limitation, the extant anti-money laundering and anti-financial crime laws.

4. **Possession:**

The VENDORS at the time of execution of this sale deed have handed-over the physical vacant possession of the said land to the VENDEE. The physical possession of the said land is and shall continue to remain with the VENDEE to the exclusion of the VENDORS or any other third party. The VENDEE shall be at liberty to undertake development of the said plot as per its own convenience subject to the terms of the applicable laws and other rules and regulations of the local authorities applicable to the said land.

5. **Absolute Ownership:**

Subject to the terms of the Gas Pipeline Arrangement and Electricity Pole Understanding, from the date of execution and registration of this Sale Deed, the VENDEE shall be the absolute owner in possession of the said land together with all the buildings / structures / tubewell and all other rights attached thereto and will be entitled to use & utilize the said land in any manner as it may desire to which the VENDORS shall have no objection in any manner whatsoever. The Vendors do hereby further agree with the Vendee at all time hereinafter at the cost of the Vendee to do & execute all such lawful acts which are necessary for the transfer & mutation of the said land.

6. **No Pending Litigation:**

The VENDORS hereby assure, declare and affirm that there are no pending suits and / or proceedings lis-pendent and / or writs in any court and / or tribunal and / or any other judicial and / or quasi-judicial bodies and / or against them or against their predecessors in any way connected with the said land.

Taulladehra
Neelam Vaddehra

For DVOK BUILDCON LLP

[Signature]
Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

R. K. Kumar
Designated Partner/Auth. Signatory

7. **Dues till the date of this Sale Deed:**

All outgoings, taxes, dues and demands including the land revenue and other dues, if any, in respect of the said land up to this date shall be borne & paid by the VENDORS and thereafter it shall be the liability of the VENDEE to pay & discharge the same.

8. **No Other Easementary Rights:**

Except in the terms of the Gas Pipeline Arrangement and Electricity Pole Understanding, the VENDORS hereby also assure, declare and affirm to the VENDEE that no other persons have any easement or other rights in respect of the said land.

9. **Stamp Duty and Registration:**

This sale deed is executed upon the payment of the appropriate stamp duty and is registered in accordance with the terms of the Registration Act 1908 as applicable in the State of Haryana. The entire incidence of the stamp duty and the registration fee, along with any other cess or surcharge payable thereon, has been borne by the VENDEE. Immediately upon the registration of this Sale Deed in terms of the Registration Act 1908, the VENDEE shall cause the mutation effected for reflecting the change of ownership of the said land to be registered in the appropriate register maintained by the relevant government authority in the State of Haryana.

10. **Original Title Documents:**

Upon execution of this sale deed the VENDORS have handed-over to the VENDEE, all the original title documents in respect of the said land. The VENDORS affirm that there are no other documents in original existing other than the documents handed-over to the VENDEE.

11. **No pending land acquisition proceedings:**

Tamuladehna
Neelam Vasudehna

For DVOK BUILDCON LLP
[Signature]
Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP
R. K. Kumar
Designated Partner/Auth. Signatory

The VENDORS have represented to and assured the VENDEE that the VENDORS have not received any notice for acquisition of the said land under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013.

12. Parties have reviewed this Sale Deed:

The parties further warrant & represent that each of them has reviewed this sale deed independently, has had the opportunity to consult counsel, are fully informed of the terms & effect of this sale deed and that the sale of said land is without any force, fraud and undue influence.

13. Supersession

This Sale Deed supersedes all prior agreements, understandings, negotiations and discussions, whether oral or written, among the VENDORS and the VENDEE relating to the subject matter hereof and as of the date hereof constitute the entire understanding of the VENDORS and the VENDEE with respect to the subject matter.

14. Governing Law:

This Sale deed shall be governed and interpreted by and construed in accordance with the Laws of India. All disputes arising out of this present sale deed whether related to any interpretation of the terms herein or otherwise, shall be submitted to the courts at Gurugram and such Courts would have exclusive jurisdiction to try the disputes between the parties hereunder.

Tulladhsa
Neelam vadhsa

For DVOK BUILDCON LLP
[Signature]
Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP
R. K. Kumar
Designated Partner/Auth. Signatory

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IN WITNESS WHEREOF the parties hereto have signed this sale deed on the day, month and year first above written in the presence of the following witnesses:

Drafted by
SHRI NIWAS (Advocate)
Distt. Court Gurugram
As per both parties instructions
14/06/24

VENDORS

Tarun Vadehra

Tarun Vadehra

Neelam Vadehra

Neelam Vadehra

VENDEE

Navneet Kumar

M/s DVOK BUILDCON LLP
through authorized signatory
Mr. Navneet Kumar

Witnesses:

1.

SHRI NIWAS
SHRI NIWAS (Advocate)
Distt. Court Gurugram
Reg. No. P/1143/2008

2.

Deepak
Deepak S/o Sh. Davender
Singh R/o Village Nangal
Kalan Sonipat Haryana

For DVOK BUILDCON LLP

R. K. Kumar
Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP
R. K. Kumar
Designated Partner/Auth. Signatory

प्रलेख क्र.: 145

मुद्रण दिनांक 05/04/2024 01:19 PM

पंजीकरण दिनांक: 05-04-2024

(81)

वसीका संबंधी विवरण

वसीका का नाम SALE URBAN AREA WITHIN MC

स्थित- Shikohpur

गांव/शहर- शिकोहपुर

अन्य क्षेत्र

तहसील/सब-तहसील- Manesar

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

प्लॉट : 205,329,340, khewat no 205,329,340 khata no 205,329,340, KHASRA NO 954,955,957,959,964,965,1314,2499/972/2,1313, SHIKOHPUR, 122004, 122004, Unapproved Area Shikohpur

धन संबंधी विवरण

कुल स्टाम्प शुल्क- 217218752 रुपये

स्टाम्प का भुगतान- 217218750 रुपये

रेस्टिंग शुल्क- 3 रुपये

आवेद- 3103124992 रुपये

स्टाम्प नं- G0282024038

EChallan: 114633702

रजिस्ट्रेशन फीस- 50000 रुपये

सेवा शुल्क- 200

द्वारा तैयार किया गया- SURENDER YADAV ADV

भूमि का विवरण

80935 Sq. Yards

कृषि चाही

स्थानीय शहरी निकाय संबंधी विवरण

पॉपर्टी आईडी- 1LLPH8G7

प्लॉट नं- 205,329,340

मालिक- lokesh, ajit singh, sunita, surash devi, anwar sika

प्लॉट : 205,329,340, khewat no 205,329,340 khata no 205,329,340, KHASRA NO 954,955,957,959,964,965,1314,2499/972/2, SHIKOHPUR, 122004, 122004, Unapproved Area Shikohpur

Sandeep

R.K. Santra

Anita

सुनीता

ईश्वर

मनीष

LOKESH

राजेश

सुरेश

Hitesh

अनार

पिनू

विक्रम

Harishman

N. S. R. K.

For DVOK BUILDCON LLP

R. K. K.

Designated Partner/Auth. Signatory

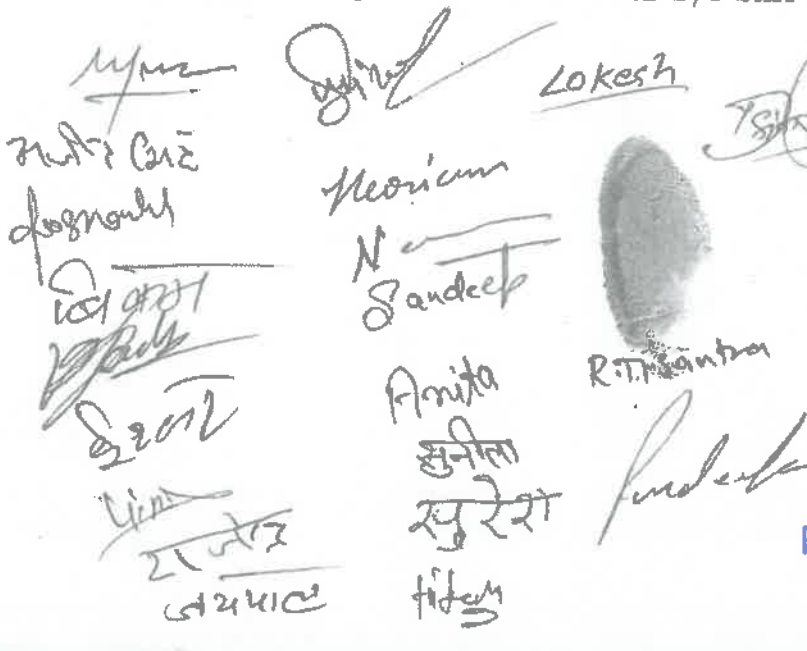
This Deed of Sale (hereinafter referred to as the "Sale Deed") is made and executed at Manesar, District Gurugram, on this 4th day of April 2024;

BY & BETWEEN

1. Smt. Santra W/o Dhani Ram (Aadhaar No. 2766-8084-5739),
 2. Smt. Sunita Devi W/o Sonu Yadav (Aadhaar No. 5086-5534-0585),
 3. Pardeep Yadav S/o Rangraj Yadav (Aadhaar No. 6288-1845-3992),
 4. Sandeep S/o Rangraj Yadav (Aadhaar No. 9239-7358-6369),
 5. Devinder Singh S/o Dhani Ram Yadav (Aadhaar No. 5577-5671-7397),
 6. Vikram S/o Dhaniram (Aadhaar No. 4071-1396-3313),
 7. Hitesh S/o Narender Yadav (Aadhaar No. 7901-7066-2098),
 8. Lokesh S/o Narender Yadav (Aadhaar No. 3513-3553-0341),
 9. Anita Yadav D/o Narender Yadav (Aadhaar No. 3109-4214-0394),
 10. Suresh Devi Wd/o Narender Yadav (Aadhaar No. 2124-0534-7269),
 11. Satish Kumar S/o Sh. Udey Singh (Aadhaar No. 8991-1279-8274),
 12. Naresh Kumar S/o Sh. Udey Singh (Aadhaar No. 7612-5721-7222),
 13. Hari Om S/o Sh. Udey Singh (Aadhaar No. 4349-3029-1774),
 14. Virender Singh S/o Rati Ram (Aadhaar No. 5878-1198-7196),
 15. Jai Pal S/o Rati Ram (Aadhaar No. 3821-4687-4519),
 16. Roshan Lal S/o Rati Ram (Aadhaar No. 6786-7994-9915),
 17. Mahavir Singh S/o Rati Ram (Aadhaar No. 7639-7112-8271),
 18. Vinod Kumar S/o Rati Ram (Aadhaar No. 2873-8525-1379),
 19. Ajit Singh S/o Ramphal (Aadhaar No. 6672-8117-0924),
 20. Rajender Singh S/o Ramphal (Aadhaar No. 2609-3847-6058),
 21. Ishwar Singh S/o Ramphal (Aadhaar No. 7474-8348-9728)
- all residents of village Shikohpur, Tehsil Manesar, District Gurugram, hereinafter collectively referred to as the "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean & include their legal heirs, successors and assigns) of the **One Part**;

AND

M/s DVOK BUILDCON LLP, (LLPIN: ABB-0915) a firm incorporated under the Limited Liability Partnership Act 2008 having its registered office at Unit No. 224, Suncity Business Tower, Second Floor, Sector-54, Golf Course Road, Gurugram (HR), hereinafter referred to as the "VENDEE", through its authorized signatory Mr. Navneet Kumar S/o Shri S. S. Singh (Aadhaar No.



 For DVOK BUILDCON LLP

 Designated Partner/Auth. Signatory

 R. K. Kumar

 Designated Partner/Auth. Signatory

83

प्रलेख क्र.:145

मुद्रण दिनांक 05/04/2024 01:19 PM

पंजीकरण दिनांक:05-04-2024

यह प्रलेख आज दिनांक 05-04-2024 दिन शुक्रवार समय 1:19:00 PM बजे श्री/श्रीमती/कुमारी प्रदीप पुत्र रंगराज सन्दीप पुत्र रंगराज श्रीमती सुनीता पुत्री रंगराज सन्तरा देवी माता रंगराज देवेन्द्र पुत्र धनीराम विक्रम सिंह पुत्र धनीराम श्रीमती सन्तरा देवी विधवा धनीराम हितेश पुत्र नरेन्द्र सिंह लोकेश पुत्र नरेन्द्र सिंह कुमारी अनीता पुत्री नरेन्द्र सिंह श्रीमती सुरेश देवी विधवा नरेन्द्र सिंह सतीश कुमार पुत्र उदयसिंह नरेश कुमार पुत्र उदयसिंह हरिओम पुत्र उदयसिंह विरेन्द्र पुत्र रतिराम जयपाल पुत्र रतिराम रोशनलाल पुत्र रतिराम महावीर पुत्र रतिराम विनोद पुत्र रतिराम अजीत सिंह पुत्र रामफल राजेन्द्र पुत्र रामफल ईश्वर पुत्र रामफल विरेन्द्र पुत्र रतीराम जयपाल पुत्र रतीराम रोशनलाल पुत्र रतीराम विनोद पुत्र रतीराम महावीर पुत्र रतीराम देविन्द्र सिंह पुत्र धनीराम श्रीमती सन्तरा विधवा धनीराम प्रदीप यादव पुत्र रंगराज सन्दीप पुत्र रंगराज सुनीता यादव पुत्री रंगराज श्रीमती सन्तरा देवी माता रंगराज श्रीमती अनीता पुत्री नरेन्द्र श्रीमती सुरेश विधवा नरेन्द्र श्रीमती सुनीता यादव पुत्री रंगराज श्रीमती सन्तरा देवी माता रंगराज विक्रम पुत्र धनीराम देवेन्द्र सिंह पुत्र धनीराम विरेन्द्र पुत्र रतीराम अजीत पुत्र रामफल निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
Sandeep
Hitesh
Anita
R. I. Santra
सुनीता
सुरेश
नरेश कुमार
विरेन्द्र
जयपाल
रोशनलाल
महावीर
विनोद
अजीत
सिंह
राजेन्द्र
ईश्वर
विरेन्द्र
जयपाल
रोशनलाल
विनोद
महावीर
देविन्द्र
सिंह
श्रीमती सन्तरा प्रदीप यादव सन्दीप सुनीता यादव श्रीमती सन्तरा देवी श्रीमती अनीता श्रीमती सुरेश श्रीमती सुनीता यादव श्रीमती सन्तरा देवी विक्रम देवेन्द्र सिंह विरेन्द्र अजीत

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 05-04-2024

संयुक्त उप पंजीयन अधिकारी
Manesar
Registrar
Manesar (Gurgaon)

प्रदीप सन्दीप श्रीमती सुनीता सन्तरा देवी देवेन्द्र विक्रम सिंह श्रीमती सन्तरा देवी हितेश लोकेश कुमारी अनीता पुत्री नरेन्द्र सिंह सुरेश देवी सतीश कुमार नरेश कुमार हरिओम विरेन्द्र जयपाल रोशनलाल महावीर विनोद अजीत सिंह राजेन्द्र ईश्वर विरेन्द्र जयपाल रोशनलाल विनोद महावीर देविन्द्र सिंह श्रीमती सन्तरा प्रदीप यादव सन्दीप सुनीता यादव श्रीमती सन्तरा देवी श्रीमती अनीता श्रीमती सुरेश श्रीमती सुनीता यादव श्रीमती सन्तरा देवी विक्रम देवेन्द्र सिंह विरेन्द्र अजीत

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी DVOK BUILDCON LLP thru NAVNEET KUMAROTHER 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 YADAV ADV पिता -- निवासी ADV GCM व श्री/श्रीमती/कुमारी DEVINDER SINGH पिता KANWAR SINGH निवासी SIJKOHPUR ने की। साक्षी सं. 1 को हम नम्बरदार/अधिकृतता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 05-04-2024

संयुक्त उप पंजीयन अधिकारी
Manesar
Registrar
Manesar (Gurgaon)

Ref: Santra
Sandeep
Hitesh
Lokesh
Anita
सुनीता
ईश्वर
राजेन्द्र
सुरेश
जयपाल
विनोद
विक्रम
नरेश
विरेन्द्र
जयपाल
विनोद
अजीत
सिंह
राजेन्द्र
ईश्वर
विरेन्द्र
जयपाल
विनोद
महावीर
देविन्द्र
सिंह
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For DVOK BUILDCON LLP
R. K. Kumar
Designated Partner/Auth. Signatory

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3009-8031-0274) authorized vide Resolution dated 27.03.2024(which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean & include its successors and assigns) of the **Other Part**.

The VENDORS and VENDEE shall collectively be referred as "**parties**" and individually as "**party**" as the context may require.

Whereas:

A. The VENDORS hereby *inter-alia* present to the VENDEE as under:

- a). That the VENDORS namely (i). Smt. Santra W/o Dhani Ram (Aadhaar No.2766-8084-5739) (PAN KTHPS1853K) ,(ii). Smt. Sunita Devi W/o Sonu Yadav (Aadhaar No.5086-5534-0585) (PAN BXNPD3002N), (iii).Pardeep Yadav S/o Rangraj Yadav (Aadhaar No.6288-1845-3992) (PAN AFLPY8719A) (iv) Sandeep S/o Rangraj Yadav (Aadhaar No.9239-7358-6369) (PAN EUOPS4771Q) (v). Devinder Singh S/o Dhani Ram Yadav (Aadhaar No.5577-5671-7397) (PAN BJDPS2925P) (vi). Vikram S/o Dhaniram (Aadhaar No. 3009-8031-0274) (PAN AMAPV1238M) (vii). Hitesh S/o Narender Yadav(Aadhaar No.7901-7066-2098) (PAN AWYPY8763A) (viii). Lokesh S/o Narender Yadav (Aadhaar No.3513-3553-0341) (PAN BGQPL2867P) (ix). Anita Yadav D/o Narender Yadav (Aadhaar No.3109-4214-0394) (PAN AXFPY7560D) (x). Suresh Devi Wd/o Narender Yadav (Aadhaar No. 2124-0534-7269) (PAN AZNPD3871C) (xi). Satish Kumar S/o Sh. Udey Singh (Aadhaar No. 8991-1279-8274) (PAN BENPK5941Q) (xii). Naresh Kumar S/o Sh. Udey Singh (Aadhaar No. 7612-5721-7222) (PAN BCCPK6287Q), (xiii). Hari Om S/o Sh. Udey Singh (Aadhaar No. 4349-3029-1774) (PAN AECPH5955H), (xiv). Virender Singh S/o Rati Ram (Aadhaar No.5878-1198-7196) (PAN AVWPS5238B) (xv). Jai Pal S/o Rati Ram (Aadhaar No. 3821-4687-4519) (PAN EAUPP5666M), (xvi). Roshan Lal S/o Rati Ram (Aadhaar No. 6786-7994-9915) (PAN AETPL5654E), (xvii). Mahavir Singh S/o Rati Ram (Aadhaar No. 7639-7112-8271) (PAN BAYPM9927M), (xviii). Vinod Kumar S/o Rati Ram

[Handwritten signatures and names in Hindi]
मनीष
पारमेश्वर
सुनील
सुरेश
हितेश

[Handwritten signatures and names in Hindi]
Sandeep
Anita
सुनील
सुरेश
Hitesh

Lokesh

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

Page 3 of 25

For DVOK BUILDCON LLP

[Handwritten signature]

Designated Partner/Auth. Signatory

Reg. No.

Reg. Year

Book No.

145

2024-2025

1



विक्रेता



क्रेता



गवाह



उप/संयुक्त पंजीयन अधिकारी
Manesar

विक्रेता :- प्रदीप सन्दीप श्रीमती सुनीता सन्तरा देवी देवेन्द्र विक्रम सिंह श्रीमती सन्तरा देवी हितेश लोकेश कुमारी अनीता श्रीमती सुरेश देवी सतीश कुमार नरेश कुमार हरिओम विरेन्द्र जयपाल रोशनलाल महावीर विनोद अजीत सिंह राजेन्द्र ईश्वर विरेन्द्र जयपाल रोशनलाल विनोद महावीर देविन्द्र सिंह श्रीमती सन्तरा प्रदीप यादव संदीप सुनीता यादव श्रीमती संतरा देवी श्रीमती अनीता श्रीमती सुरेश श्रीमती सुनीता यादव श्रीमती सन्तरा देवी विक्रम देवेन्द्र सिंह वीरेन्द्र अजीत Sandeep

Lokesh

क्रेता :- thru NAVNEET KUMAR OTHER DVOK BUILDCON LLP

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- DEVINDER SINGH

प्रमाण पत्र

Anita सुनीता Palred
ईश्वर राजेश
सुरेश Hitesh
विक्रम Manish
N
Sandeep

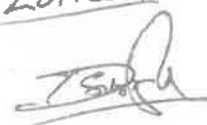
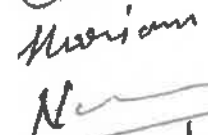
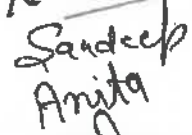
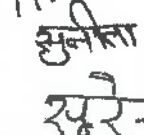
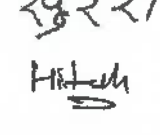
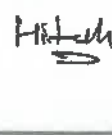
For DVOK BUILDCON LLP

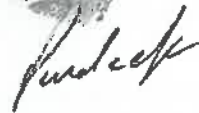
R. K. Kumar

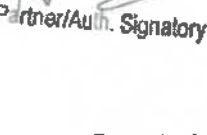
Designated Partner/Auth. Signatory

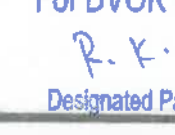
(Aadhaar No.2873-8525-1379) (PAN BXGPK4828J), (xix). Ajit Singh S/o Ramphal (Aadhaar No. 6672-8117-0924) (PAN BTEPS4002G), (xx). Rajender Singh S/o Ramphal (Aadhaar No.2609-3847-6058) (PAN GPJPR3060H), (xxi). Ishwar Singh S/o Ramphal (Aadhaar No.7474-8348-9728) (PAN AEXPI1863G) all residents of village Shikohpur, Tehsil Manesar, District Gurugram, are the lawful, absolute and recorded owner in possession of the agriculture land admeasuring **575 Biswa 0 Biswansi equivalent to 17.96875 Acres** comprised in Kehwat No. 205 Khata No. 205 Khasra No. 954 (68 Biswa 0 Biswansi) 955 (23 Biswa 0 Biswansi) 957(38 Biswa 0 Biswansi) 959(80 Biswa 0 Biswansi), Kehwat No. 329 Khata No. 329 Khasra No 964(133 Biswa 0 Biswansi) 965 (44 Biswa 0 Biswansi) 1314(34 Biswa 0 Biswansi) and Kehwat No. 340 Khata No. 340, Khasra No. 2499/972/2(22 Biswa 0 Biswansi) 1313(133 Biswa 0 Biswansi), situated within revenue estate of the Village Shikohpur, Tehsil Manesar, District Gurugram, State of Haryana as per Jamabandi for the year 2021-2022 and Badar No. 71 & 82 and detailed in **"Schedule-I"** annexed hereto (hereinafter referred to be as the **"Said Land"**).

- b). That the VENDORS are the absolute owners in possession of the said land and that their title thereto is good, marketable and subsisting and no third party has any right, title, interest or share therein.
- c). That the said land is not subject to any encumbrances, attachments, court or acquisition proceedings or charges of any kind and is thus free from any type of encumbrance.
- d). That there are no tax attachments with regards to the said land or any part thereof under the Income-tax Act 1961 or any other state or central taxing statutes.
- e). That there is no bar or prohibition to acquire, hold or to sell the said land.

 Lokesh














प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 145 आज दिनांक 05-04-2024 को बही नं 1 जिल्द नं 366 के पृष्ठ नं 124.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2911 के पृष्ठ संख्या 43 से 45 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 05-04-2024


उप/संयुक्त पंजीयन अधिकारी Manesar
Sub Registrar
Manesar (Gurgaon)



Sandeep
Amita
सुनीता
Lokesh
Vina
ईश्वर
Renukam
अजीत
N
राजेश
सुरेश
Hitesh
अनिल
विजय
Sandeep

- f). That the VENDORS have paid the land revenue, taxes, cess and other statutory charges with regard to the said land up to the date of this deed.
- g). That the VENDORS have not done any act, matter or thing which would or might constitute a breach of any laws, orders, regulations, bye-laws (statutory or otherwise) made by the government or statutory authorities from time to time.
- h). That the VENDORS will fulfill any and all legal requirements leaving behind no impediments in law or otherwise for the conveyance of the said land in favour of the VENDEE.
- i) That no legal heirs of the Vendors will claim any legal right, initiate proceedings or lay any claim with malafide intentions against Vendee for the said land and thus any claim / proceeding against Vendee will be unlawful and Vendors will be solely responsible / liable for their legal heirs' claims; if any.

B. Relying on the representations, warranties, covenants and undertakings made by VENDORS, the VENDORS have agreed to sell the said land to the VENDEE and the VENDEE has agreed to purchase the said land from the VENDORS, on & subject to the terms & conditions set forth hereinafter.

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER AND THE PARTIES HERETO AGREE AS FOLLOWS:

1. **Conveyance:**

Anita
 Lokesh
 N. Sandeep
 R. K. Kumar
 For DVOK BUILDCON LLP
 Designated Partner/Auth. Signatory
 Page 5 of 25

The VENDORS do hereby absolutely sell, transfer, convey and assign all their rights, title, interest and claims in and to the said land along with all the fixtures, tubewells (5 in number), structures, rights appurtenant thereto including in shamlat in favour of the VENDEE free from all encumbrances, irrevocably and forever against the Total Sale Consideration of Rs 3,10,31,25,000/- (Rupees Three Hundred Ten Crores Thirty One Lacs Twenty Five Thousands only). The entire amount of sale consideration after deducting applicable TDS has been paid by the VENDEE to the VENDORS in the following manner, the receipt of which the VENDORS acknowledge and the amount of Rs. 3,10,31,274/- (Rupees Three Crore Ten Lac Thirty One Thousand Two Hundred Seventy Four only) deducted towards TDS has been deposited by the VENDEE vide various challans and copy of said challans has been provided to the VENDORS:

Sl. No.	Name	Amount	Dated	Instrument type (Cheque / RTGS) with No.	Bank
1.	Smt. Santra	1,44,15,625	01.03.2024	000524	ICICI BANK
		72,91,667	07.03.2024	RTGS:ICICR5202 4030700424476	ICICI BANK
		71,23,958	08.03.2024	000571	ICICI BANK
		1,44,15,625	08.03.2024	000594	ICICI BANK
		1,44,15,625	14.03.2024	RTGS:ICICR5202 4031400754767	ICICI BANK
		10,15,77,072	03.04.2024	RTGS:ICICR5202 4040300511631	ICICI BANK
		5,66,86,199	03.09.2024	000680	ICICI BANK

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2nd B.E.
forwards
[Handwritten scribble]
229L
Vina

Signature: Lokesh
Name: 78151

New
Sandeep
Anita

शुनीला ०
सुरेरा
Hahny

For DVOK BUILDCON LLP
Designated Partner/Auth. Signatory

Page 6 of 25

For DVOK BUILDCON LLP
R. L. Kumar
Designated Partner/Auth. Signatory

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		5,82,450	30.03.2024	Challan No. 19894	TDS Payment
		16,80,246	01.04.2024	Challan No. 3772	TDS Payment
2.	Smt. Sunita Devi	10,00,000	23.02.2024	000502	ICICI BANK
		24,32,292	01.03.2024	000516	ICICI BANK
		17,36,111	07.03.2024	RTGS:ICICR5202 4030700425787	ICICI BANK
		16,96,181	08.03.2024	000566	ICICI BANK
		34,32,292	08.03.2024	000589	ICICI BANK
		34,32,292	14.03.2024	RTGS:ICICR5202 4031400754459	ICICI BANK
		4,01,44,531	03.09.2024	000681	ICICI BANK
		1,38,679	30.03.2024	Challan No. 22332	TDS Payment
		4,00,059	01.04.2024	Challan No. 3578	TDS Payment
3	Sh. Sandeep	34,32,292	01.03.2024	000521	ICICI BANK
		17,36,111	07.03.2024	RTGS:ICICR5202 4030700425248	ICICI BANK
		16,96,181	08.03.2024	000568	ICICI BANK
		34,32,292	08.03.2024	000591	ICICI BANK
		34,32,292	14.03.2024	RTGS:ICICR5202 4031400755371	ICICI BANK
		4,01,44,531	03.09.2024	000683	ICICI BANK
		1,38,679	30.03.2024	Challan No.	TDS Payment

Amrita
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मिना
21/03/24
चलान

Lokesh
Nandke
सुनीता
सुरेश
Hitesh

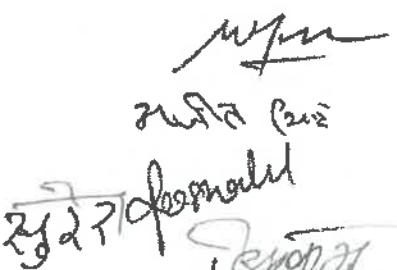
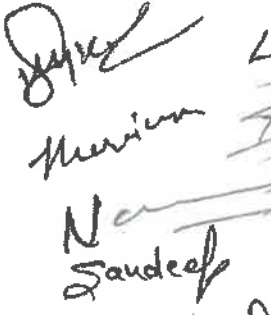
For DVOK BUILDCON LLP
Designated Partner/Auth. Signatory

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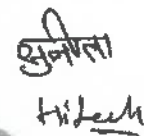
For DVOK BUILDCON LLP
R.K. Kumar
Designated Partner/Auth. Signatory

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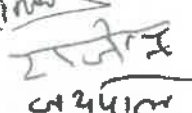
		5,54,714	30.03.2024	Challan No. 17719	TDS Payment
		16,00,235	01.04.2024	Challan No. 4026	TDS Payment
6.	Sh. Vikram	10,00,000	23.02.2024	000504	ICICI BANK
		1,27,29,167	01.03.2024	000523	ICICI BANK
		69,44,444	07.03.2024	RTGS:ICICR5202 4030700419117	ICICI BANK
		67,84,722	08.03.2024	000570	ICICI BANK
		1,37,29,167	08.03.2024	000593	ICICI BANK
		1,37,29,167	14.03.2024	RTGS:ICICR5202 4031400757265	ICICI BANK
		16,05,78,125	03.09.2024	000685	ICICI BANK
		5,54,714	30.03.2024	Challan No. 17083	TDS Payment
		16,00,235	01.04.2024	Challan No. 4061	TDS Payment
7.	Smt. Suresh Devi	10,00,000	23.02.2024	000508	ICICI BANK
		17,45,833	01.03.2024	000528	ICICI BANK
		13,88,889	07.03.2024	RTGS:ICICR5202 4030700423363	ICICI BANK
		13,56,944	08.03.2024	000575	ICICI BANK
		27,45,833	08.03.2024	000598	ICICI BANK
		27,45,833	14.03.2024	RTGS:ICICR5202 4031400754181	ICICI BANK
		3,21,15,625	03.09.2024	000690	ICICI BANK


 Anurag

 Sandeep

 Lokesh

 Rishi

 Hitesh

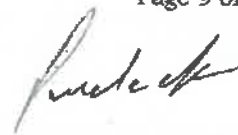
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 Anurag

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or DVOK BUILDCON LLP

 Designated Partner/Author. Signatory

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 R.K. Kumar
 Designated Partner/Author. Signa

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		1,10,943	30.03.2024	Challan No. 16018	TDS Payment
		3,20,047	01.04.2024	Challan No. 4152	TDS Payment
8.	Smt. Anita Yadav	10,00,000	23.02.2024	000507	ICICI BANK
		17,45,833	01.03.2024	000527	ICICI BANK
		13,88,889	07.03.2024	RTGS:ICICR5202 4030700423639	ICICI BANK
		13,56,944	08.03.2024	000574	ICICI BANK
		27,45,833	08.03.2024	000597	ICICI BANK
		27,45,833	14.03.2024	RTGS:ICICR5202 4031400754301	ICICI BANK
		3,21,15,625	03.09.2024	000689	ICICI BANK
		1,10,943	30.03.2024	Challan No. 21661	TDS Payment
		3,20,047	01.04.2024	Challan No. 3648	TDS Payment
		10,00,000	23.02.2024	000506	ICICI BANK
9.	Sh. Lokesh	31,18,750	01.03.2024	000526	ICICI BANK
		20,83,333	07.03.2024	RTGS:ICICR5202 4030700423848	ICICI BANK
		20,35,417	08.03.2024	000573	ICICI BANK
		41,18,750	08.03.2024	000596	ICICI BANK
		41,18,750	14.03.2024	RTGS:ICICR5202 4031400754453	ICICI BANK
		4,81,73,437	03.09.2024	000688	ICICI BANK
		1,66,415	30.03.2024	Challan No. 21027	TDS Payment

मनीष बिंदु
सुरेश
Anita
Rajesh
Sandeep

Lokesh
Sandeep
Rajesh
Sandeep

For DVOK BUILDCON LLP
R. K. Kumar
Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP
Designated Partner/Auth. Signatory

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		4,80,071	01.04.2024	Challan No. 3726	TDS Payment
10.	Sh. Hitesh	10,00,000	23.02.2024	000505	ICICI BANK
		31,18,750	01.03.2024	000525	ICICI BANK
		20,83,333	07.03.2024	RTGS:ICICR5202 4030700424169	ICICI BANK
		20,35,417	08.03.2024	000572	ICICI BANK
		41,18,750	08.03.2024	000595	ICICI BANK
		41,18,750	14.03.2024	RTGS:ICICR5202 4031400754631	ICICI BANK
		4,81,73,437	03.09.2024	000687	ICICI BANK
		1,66,415	30.03.2024	Challan No 16462	TDS Payment
		4,80,071	01.04.2024	Challan No. 4107	TDS Payment
11.	Sh. Satish Kumar	12,50,000	23.02.2024	000509	ICICI BANK
		97,33,333	01.03.2024	000530	ICICI BANK
		55,55,556	07.03.2024	RTGS:ICICR5202 4030700423057	ICICI BANK
		54,27,778	08.03.2024	000577	ICICI BANK
		1,09,83,333	08.03.2024	000599	ICICI BANK
		1,09,83,333	14.03.2024	RTGS:ICICR5202 4031400754000	ICICI BANK
		1,69,29,512	03.04.2024	RTGS:ICICR5202 4040300511158	ICICI BANK
		10,98,09,028	03.09.2024	000692	ICICI BANK

सुरेश
 अनिता
 मनीष कान्हे
 प्रमोद
 22/02/2024
 21/02/2024
 Lokesh
 Murli
 Sandeep
 सुनील
 Hitesh
 R. K. Kumar
 For DVOK BUILDCON LLP
 Designated Partner/Auth. Signatory
 For DVOK BUILDCON LLP
 Designated Partner/Auth. Signatory
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		4,43,772	30.03.2024	Challan No. 15441	TDS Payment
		12,80,188	01.04.2024	Challan No. 4208	TDS Payment
12.	Sh. Naresh Kumar	12,50,000	23.02.2024	000510	ICICI BANK
		97,33,333	01.03.2024	000531	ICICI BANK
		55,55,556	07.03.2024	RTGS:ICICR5202 4030700422782	ICICI BANK
		54,27,778	08.03.2024	000578	ICICI BANK
		1,09,83,333	08.03.2024	000600	ICICI BANK
		1,09,83,333	14.03.2024	RTGS:ICICR5202 4031400753838	ICICI BANK
		1,69,29,512	03.04.2024	RTGS:ICICR5202 4040300510752	ICICI BANK
		10,98,09,028	03.09.2024	000693	ICICI BANK
		4,43,772	30.03.2024	Challan No. 14870	TDS Payment
		12,80,188	01.04.2024	Challan No. 4245	TDS Payment
13.	Sh. Hari Om	1,09,83,333	01.03.2024	000532	ICICI BANK
		55,55,556	07.03.2024	RTGS:ICICR5202 4030700422416	ICICI BANK
		54,27,778	08.03.2024	000579	ICICI BANK
		1,09,83,333	08.03.2024	000601	ICICI BANK
		1,09,83,333	14.03.2024	RTGS:ICICR5202 4031400754373	ICICI BANK
		1,69,29,512	03.04.2024	RTGS:ICICR5202 4040300510881	ICICI BANK
		10,98,09,028	03.09.2024	000694	ICICI BANK

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Designated
For DVOK BUILD
Designated Partner/Auth.
Page 12

14.	Sh. Virender Singh Yadav	4,43,772	30.03.2024	Challan No. 14084	TDS Payment
		12,80,188	01.04.2024	Challan No. 4281	TDS Payment
		12,50,000	23.02.2024	000511	ICICI BANK
		53,40,000	01.03.2024	000533	ICICI BANK
		33,33,333	07.03.2024	RTGS:ICICR5202 4030700422097	ICICI BANK
		32,56,667	08.03.2024	000580	ICICI BANK
		65,90,000	08.03.2024	000610	ICICI BANK
		65,90,000	14.03.2024	RTGS:ICICR5202 4031400754095	ICICI BANK
		1,01,57,707	03.04.2024	RTGS:ICICR5202 4040300511418	ICICI BANK
		6,58,85,417	03.09.2024	000695	ICICI BANK
		2,66,263	30.03.2024	Challan No. 13152	TDS Payment
		7,68,113	01.04.2024	Challan No. 4329	TDS Payment
15.	Sh. Jaipal	12,50,000	23.02.2024	000512	ICICI BANK
		53,40,000	01.03.2024	000534	ICICI BANK
		33,33,333	07.03.2024	RTGS:ICICR5202 4030700426461	ICICI BANK
		32,56,667	08.03.2024	000581	ICICI BANK
		65,90,000	08.03.2024	000603	ICICI BANK
		65,90,000	14.03.2024	RTGS:ICICR5202 4031400753754	ICICI BANK
		1,01,57,707	03.04.2024	RTGS:ICICR5202 4040300511076	ICICI BANK
		6,58,85,417	03.09.2024	000696	ICICI BANK

For DVOK BUILDCON LLP

R.K. Kumar
Designated Partner/Auth. Signatory

OF DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

सुरेश

Anita

अमित कुमार

family
Rajendra
Rajendra

सुरेश

मिना

27/09/2024
CHYUIC

Lokesh

Murugan

N/A

Sandeep

सुनील

Hitesh

Raj. J. Sangra

Rudra

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16.	Sh. Roshan Lal	2,66,263	30.03.2024	Challan No. 24597	TDS Payment
		7,68,113	01.04.2024	Challan No. 3311	TDS Payment
		12,50,000	23.02.2024	000513	ICICI BANK
		53,40,000	01.03.2024	000535	ICICI BANK
		33,33,333	07.03.2024	RTGS:ICICR5202 4030700421684	ICICI BANK
		32,56,667	08.03.2024	000582	ICICI BANK
		65,90,000	08.03.2024	000604	ICICI BANK
		65,90,000	14.03.2024	RTGS:ICICR5202 4031400756865	ICICI BANK
		1,01,57,707	03.04.2024	RTGS:ICICR5202 4040300511494	ICICI BANK
		6,58,85,417	03.09.2024	000697	ICICI BANK
		2,66,263	30.03.2024	Challan No. 12508	TDS Payment
		7,68,113	01.04.2024	Challan No. 4383	TDS Payment
		65,90,000	01.03.2024	000536	ICICI BANK
		33,33,333	07.03.2024	RTGS:ICICR5202 4030700421390	ICICI BANK
17.	Sh. Mahavir Singh	32,56,667	08.03.2024	000583	ICICI BANK
		65,90,000	08.03.2024	000605	ICICI BANK
		65,90,000	14.03.2024	RTGS:ICICR5202 4031400756514	ICICI BANK
		1,01,57,707	03.04.2024	RTGS:ICICR5202 4040300511153	ICICI BANK
		6,58,85,417	03.09.2024	000698	ICICI BANK
		2,66,263	30.03.2024	Challan No. 24090	TDS Payment
		7,68,113	01.04.2024	Challan No. 3354	TDS Payment
		65,90,000	01.03.2024	000540	ICICI BANK
18.	Sh. Vinod Kumar				

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

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		33,33,333	07.03.2024	RTGS:ICICR5202 4030700419466	ICICI BANK
		32,56,667	08.03.2024	000587	ICICI BANK
		65,90,000	08.03.2024	000609	ICICI BANK
		65,90,000	14.03.2024	RTGS:ICICR5202 4031400754946	ICICI BANK
		1,01,57,707	03.04.2024	RTGS:ICICR5202 4040300511264	ICICI BANK
		6,58,85,417	03.09.2024	000699	ICICI BANK
		2,66,263	30.03.2024	Challan No. 23588	TDS Payment
		7,68,113	01.04.2024	Challan No. 3401	TDS Payment
19.	Sh. Ajit Singh	33,34,000	23.02.2024	000514	ICICI BANK
		1,86,32,667	01.03.2024	000537	ICICI BANK
		1,11,11,111	07.03.2024	RTGS:ICICR5202 4030700420979	ICICI BANK
		1,08,55,556	08.03.2024	000584	ICICI BANK
		2,19,66,667	08.03.2024	000606	ICICI BANK
		2,19,66,667	14.03.2024	RTGS:ICICR5202 4031400756275	ICICI BANK
		3,38,59,026	03.04.2024	RTGS:ICICR5202 4040300511378	ICICI BANK
		21,96,18,055	03.09.2024	000700	ICICI BANK
		25,60,375	01.04.2024	Challan No. 4422	TDS Payment
		8,87,543	30.03.2024	Challan No. 9226	TDS Payment
20.	Sh. Rajender Singh	2,19,66,667	01.03.2024	000538	ICICI BANK
		1,11,11,111	07.03.2024	RTGS:ICICR5202 4030700420532	ICICI BANK
		1,08,55,556	08.03.2024	000585	ICICI BANK
		2,19,66,667	08.03.2024	000607	ICICI BANK

For DVOK BUILDCON LLP

R. K. Kumar
Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

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		2,19,66,667	14.03.2024	RTGS:ICICR5202 4031400755876	ICICI BANK
		3,38,59,026	03.04.2024	RTGS:ICICR5202 4040300511477	ICICI BANK
		21,96,18,055	03.09.2024	000701	ICICI BANK
		25,60,375	01.04.2024	Challan No. 3445	TDS Payment
		8,87,543	30.03.2024	Challan No. 23010	TDS Payment
21.	Sh. Ishwar Singh	33,34,000	23.02.2024	000515	ICICI BANK
		1,86,32,667	01.03.2024	000539	ICICI BANK
		1,11,11,111	07.03.2024	RTGS:ICICR5202 4030700420177	ICICI BANK
		1,08,55,556	08.03.2024	000586	ICICI BANK
		2,19,66,667	08.03.2024	000608	ICICI BANK
		2,19,66,667	14.03.2024	RTGS:ICICR5202 4031400755294	ICICI BANK
		3,38,59,026	03.04.2024	RTGS:ICICR5202 4040300510609	ICICI BANK
		21,96,18,055	03.09.2024	000702	ICICI BANK
		25,60,375	01.04.2024	Challan No. 4516	TDS Payment
		8,87,543	30.03.2024	Challan No. 8226	TDS Payment
	GRAND TOTAL	3,10,31,25,000			

2. Essence of this Sale Deed:

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

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The following assurances, representations and warranties on the part of the VENDORS are the essence of this Sale Deed as the VENDEE has parted with valuable consideration to obtain clean and clear title, rights and interest over the said land:

- (a) There is no claim, right, title or interest therein by any third party and that the VENDORS are lawfully seized of the said land free from any hindrance, restriction, disturbance, encumbrance, attachment, liability or defect whatsoever and that the VENDORS have a clear legal, valid and marketable title, right and interest in and are absolutely entitled to the said land;
- (b) The VENDORS have absolute power & authority to convey the said land and have not been party or privy to any act, deed or thing by which the rights of the VENDORS to deal with the said land have been affected, abridged or curtailed in any manner;
- (c) The said land is free from all sort of encumbrances, litigations, mortgages, bank loans, claims, charges, sale, transfer, lien or third-party interest of any nature etc.;
- (d) The VENDORS have the necessary title / competency / entitlements in respect of said land and that they have not entered into any agreement in respect of the said land or any part thereof nor have the VENDORS created any charge, mortgage, lien or any arrangement, in respect of the said land in any manner whatsoever; and
- (e) The VENDORS own other land parcels also in Khewatno. 205 of which said land is part. After the execution of the sale deed, the VENDORS undertake to get the mutation of the said land sanctioned in favour of the VENDEE not as a co-sharer in said



 For DVOK BUILDCON LLP

 Designated Partner/Auth. Signatory

 For DVOK BUILDCON LLP

 Designated Partner/Auth. Signatory

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3. **Indemnities by the VENDORS:**
The VENDORS hereby agree to keep the VENDEE indemnified for all losses & damages which the VENDEE may suffer due to any defect in the title or right of the VENDORS in the said land or in the event any of the representations of the VENDORS contained herein proved to be materially incorrect or breach of any covenants of the VENDORS contained in this sale deed.

4. **Possession:**
The VENDORS at the time of execution of this sale deed have handed-over the physical vacant possession of the said land to the VENDEE. The physical possession of the said land is and shall continue to remain with the VENDEE to the exclusion of the VENDORS or any other third party. The VENDEE shall be at liberty to undertake development of the said plot as per its own convenience.

From the date of execution and registration of this sale deed, the VENDEE shall be the absolute owner in possession of the said land together with all the buildings / structures / tubewells and all other rights attached thereto and will be entitled to use & utilize the said land in any manner as it may desire to which the VENDORS shall have no objection in any manner whatsoever. The Vendors do hereby further agree with the Vendee at all time hereinafter at the cost of the Vendee to do & execute all such lawful acts which are necessary for the transfer & mutation of the said land.

For DVOK BUILDCON LLP
R. Kumar
Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP
Designated Partner/Auth. Signatory

Page 18 of 25

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The VENDORS hereby assure, declare and affirm that there are no pending suits and / or proceedings lis-pendent and / or writs in any court and / or tribunal and / or any other judicial and / or quasi-judicial bodies and / or against them or against their predecessors in any way connected with the said land.

7. **Dues till the date of this Sale Deed:**

All outgoing, taxes, dues and demands including the land revenue and other dues, if any, in respect of the said land up to this date shall be borne & paid by the VENDORS and thereafter it shall be the liability of the VENDEE to pay & discharge the same.

8. **No Other Easementary Rights:**

The VENDORS hereby also assure, declare and affirm to the VENDEE that no other persons have any easement or other rights in respect of the said land.

9. **Stamp Duty and Registration:**

The Stamp Duty and Registration Charges on this sale deed shall be Borne by the Vendee.

10. **Original Title Documents:**

Upon execution of this sale deed the VENDORS have handed-over to the VENDEE all the original title documents in respect of the said land. The VENDORS affirm that there are no other documents in original existing other than the documents handed-over to the VENDEE.

11. **No pending land acquisition proceedings:**

The VENDORS have represented to and assured the VENDEE that the said land has not been notified under Section-4 or 6 of the Land

For DVOK BUILDCON LLP
 R. K. Kumar
 Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP
 Designated Partner/Auth. Signatory

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Acquisition Act 1894 and / or under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 and there is no bar, prohibition or restriction regarding sale and transfer of the said land.

12. **Parties have reviewed this Sale Deed:**

The parties further warrant & represent that each of them has reviewed this sale deed independently, has had the opportunity to consult counsel, are fully informed of the terms & effect of this sale deed and that the sale of said land is without any force, fraud and undue influence.

13. **Governing Law:**

This Sale deed shall be governed and interpreted by and construed in accordance with the Laws of India. All disputes arising out of this present sale deed whether related to any interpretation of the terms herein or otherwise, would refer to the sole arbitrator to be mutually appointed by both parties and the decision of the arbitrator to be mutually appointed by both Parties and the decision of the arbitrator would be final and binding between the parties. The seat of Arbitration shall be Gurugram, and for all purposes courts at Gurugram would have exclusive jurisdictions over the rights of the parties.

Note:- If the pdc cheques dated 03.09.2024 get bounce due to insufficient funds in the account of the vendee then payment already made by vendee to vendor shall be forfeited and Vendee shall have no right to go to any court

For DVOK BUILDCON LLP
R.K. kumar
Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP
Designated Partner/Auth. Signatory

[Handwritten signatures and names in Hindi/English:]
Anita
Suresh
Anita Pri
Sandeep
Sunita
Rajendra
Waman
Doke
Lokes
Santia

IN WITNESS WHEREOF the parties hereto have signed this sale deed on the day, month and year first above written in the presence of the following witnesses:

VENDORS

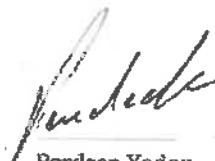
 R.F.1
Santosh
Sandeep
Sandeep
Devinder Singh

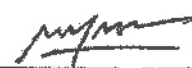
VENDEE



M/s DVOK BUILDCON LLP
through authorized signatory
Mr. Navneet Kumar

  
Vikram Sunita Devi Hitesh

  
Pardeep Yadav Lokesh Anita Yadav

  
Suresh Devi Satish Kumar Naresh Kumar

For DVOK BUILDCON LLP



Designated Partner/Auth. Signatory

Schedule-I

Khewat/ Khata	Name of Owners	As per Share	Khasra No.	Biswa	Biswansi
205/205	Santra Devi Mata Rangraj S/o Dhaniram	5/288	954	68	0
	Smt. Sunita D/o Rangraj S/o Dhaniram	5/288	955	23	0
	Pardeep S/o Rangraj Yadav S/o Dhaniram	5/288	957	38	0
	Sandeep S/o Rangraj Yadav S/o Dhaniram	5/288	959	80	0
	Devender S/o Dhaniram	5/72	Total	209	0
	Vikram S/o Dhaniram	5/72			
	Smt. Santra Devi W/d Dhaniram S/o Mangal	1/18			
	Hitesh S/o Narender S/o Dhaniram	1/48			
	Lokesh S/o Narender S/o Dhaniram	1/48			
	Kumari Anita D/o Narender S/o Dhaniram	1/72			
	Smt. Suresh Devi W/d Narender S/o Dhaniram	1/72			
	Satish Kumar S/o Uday Singh S/o Manphool	1/18			
	Naresh Kumar S/o Uday Singh S/o Manphool	1/18			
	Hari Om S/o Uday Singh S/o Manphool	1/18			
	Virender S/o Ratiram S/o Manphool	1/30			
	Jaipal S/o Ratiram S/o Manphool	1/30			
	Roshan Lal S/o Rati Ram S/o Manphool	1/30			
	Vinod S/o Rati Ram S/o Manphool	1/30			
	Mahaveer S/o Ratiram S/o Manphool	1/30			
	Ajit Singh S/o Ramphal S/o Bhagwana	1/9			
	Rajender S/o Ramphal S/o Bhagwana	1/9			
	Ishwar S/o Ramphal S/o Bhagwana	1/9			
Khewat/ Khata	Name of Owners	As per Share	Khasra No.	Biswa	Biswansi
329/329	Smt. Santra Devi Mata Rangraj	5/288	964	133	0
	Smt. Sunita Yadav D/o Rangraj S/o Dhaniram	5/288	965	44	0
	Pardeep Yadav S/o Rangraj Yadav S/o Dhaniram	5/288	1314	34	0
	Sandeep S/o Rangraj Yadav S/o Dhaniram	5/288	Total	211	0
	Devender Singh S/o Dhaniram	5/72			
	Vikram Singh S/o Dhaniram	5/72			
	Smt. Santra Devi W/d Dhaniram	1/18			

[Signature]
31/12/2018

[Signature]
Kumari

R.T. 1 Santra

For DVOK BUILDCON LLP

[Signature]
R. K. Kumar

Designated Partner/Auth. Signatory

[Signature]
10/12/2018

[Signature]
N
Sandeep
Anita
Sunita

Lokesh

For DVOK BUILDCON LLP

[Signature]
Designated Partner/Auth. Signatory

[Signature]
21/12/2018

[Signature]
21/12/2018

[Signature]

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	Hitesh S/o Narender S/o Dhaniram	1/48			
	Lokesh S/o Narender S/o Dhaniram	1/48			
	Anita D/o Narender S/o Dhaniram S/o Mangal	1/72			
	Suresh W/d Narender S/o Dhaniram S/o Mangal	1/72			
	Satish Kumar S/o Uday Singh S/o Manphool	1/18			
	Naresh Kumar S/o Uday Singh S/o Manphool	1/18			
	Hari Om S/o Uday Singh S/o Manphool	1/18			
	Ajit Singh S/o Ramphal S/o Bohra	1/9			
	Rajender S/o Ramphal S/o Bohra	1/9			
	Ishwar S/o Ramphal S/o Bohra	1/9			
	Virender S/o Ratiram S/o Manphool	1/30			
	Jaipal S/o Ratiram S/o Manphool	1/30			
	Roshanlal S/o Ratiram S/o Manphool	1/30			
	Vinod S/o Ratiram S/o Manphool	1/30			
	Mahaveer S/o Ratiram S/o Manphool	1/30			
Khewat/ Khata	Name of Owners	As per Share	Khasra No.	Biswa	Biswansi
340/340	Smt. Santra Devi Mata D/o Rangraj S/o Dhaniram	5/288	2499/972/2	22	0
	Smt. Sunita Yadav D/o Rangraj S/o Dhaniram	5/288	1313	133	0
	Pardeep Yadav S/o Rangraj Yadav S/o Dhaniram	5/288	Total	155	0
	Sandeep S/o Rangraj Yadav S/o Dhaniram	5/288			
	Devender Singh S/o Dhaniram	5/72			
	Vikram S/o Dhaniram	5/72			
	Smt. Santra Devi W/d Dhaniram	1/18			
	Hitesh S/o Narender S/o Dhaniram	1/48			
	Lokesh S/o Narender S/o Dhaniram	1/48			
	Anita D/o Narender S/o Dhaniram S/o Mangal	1/72			
	Suresh W/d Narender S/o Dhaniram S/o Mangal	1/72			
	Satish Kumar S/o Uday Singh S/o Manphool	1/18			
	Naresh Kumar S/o Uday Singh S/o Manphool	1/18			
	Hari Om S/o Uday Singh S/o Manphool	1/18			
	Ajit Singh S/o Ramphal S/o Bhagwana	1/9			
	Rajender S/o Ramphal S/o Bhagwana	1/9			
	Ishwar S/o Ramphal S/o Bhagwana	1/9			
	Virender S/o Ratiram S/o Manphool	1/30			
	Jaipal S/o Ratiram S/o Manphool	1/30			

[Handwritten signatures and notes in the bottom left corner, including "Hitesh" and "Suresh"]

[Handwritten signatures and notes in the bottom middle, including "Anita" and "Suresh"]



Rishi Santra

For DVOK BUILDCON LLP
R. K. Kumar
Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP
Designated Partner/Auth. Signatory

Roshanlal S/o Ratiram S/o Manphool	1/30			
Vinod S/o Rattiram S/o Manphool	1/30			
Mahaveer S/o Ratiram S/o Manphool	1/30			
			Biswa	Biswansi
			575	0
		G. Total	Acres	17.969


 R.T.I. Santora

 Lokesh

 Sandeep
 Anita
 सुनीला
 सुरेश
 Hitesh

For DVOK BUILDCON LLP

 Designated Partner/Author. Signatory

For DVOK BUILDCON LLP

 Designated Partner/Author. Signatory

109

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date: 04/11/2024

Certificate No. G0D2024K2388



Stamp Duty Paid : ₹ 2975000

GRN No. 123370062



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Shiv Narayan

H.No/Floor: Na

Sector/Ward: Na

LandMark: Manesar

City/Village: Shikohpur

District: Gurugram

State: Haryana

Phone: 96*****37

Others: Laxmi narayan, mamchand, devender singh, sukhbir, rajesh yadav



Buyer / Second Party Detail

Name: Ms Dvok Buldcon llp

H.No/Floor: 224/sf

Sector/Ward: 54

LandMark: Suncity business tower golf course

City/Village: Gurugram

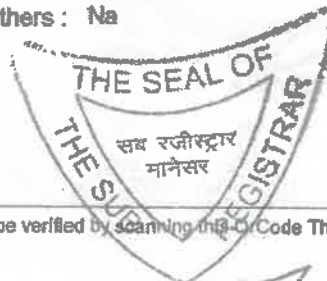
District: Gurugram

State: Haryana

Phone: 96*****37

Others: Na

Purpose: SALE DEED



10183
05-11-24

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

MANE ~~SALE DEED~~

- | | |
|-------------------------------|--------------------------------|
| 1. Type of Deed | : Sale Deed |
| 2. Village | : Shikohpur, Distt Gurugram |
| 3. Tehsil/District | : Manesar, Gurugram |
| 3. Land | : 0 Bigha 9 Biswa |
| 4. Type of Property | : Agriculture |
| 5. Transaction Value | : Rs.4,25,00,000/- |
| 6. Stamp duty | : Rs.29,75,000/- |
| 7. Stamp Certificate No./Date | : G0D2024K2388 date 04.11.2024 |
| 8. Stamp GRN No. | : 123370062 |
| 9. Registration Fee | : Rs. 50,000/- |
| 10. GRN No. | : 123370482 |

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

Satish Singh Laxminarayan

Maneet

Sukhbir

Rajesh

12/11/2024

Devender

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

प्रलेख क्र.:10183

मुद्रण दिनांक 05/11/2024 04:07 PM

पंजीकरण दिनांक:05-11-2024

वसीका संबंधी विवरण

वसीका का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील- Manesar

गांव/शहर- शिकोहपुर

स्थित- Shikohpur

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

अन्य क्षेत्र

पता : Khewat 190/190, Khasra No.570, 2488/569, 122004, ,Shikohpur

धन संबंधी विवरण

राशि- 42500000 रुपये

कुल स्टाम्प शुल्क- 2975000 रुपये

स्टाम्प नं- G0D2024K2388

स्टाम्प का मूल्य- 2975000 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये

I:Challan:123370482

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- SURENDER ADV

सेवा शुल्क- 200

भूमि का विवरण

कृषि चाही

1360 Sq. Yards

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- 1LEKFEW4

प्रॉपर्टी नं- Khewat 190/190

मालिक- Laxmi Narayan, Mamchand, Devender Singh, Satb

पता- Khewat 190/190, Khasra No.570, 2488/569, 122004, ,Shikohpur

यह प्रलेख आज दिनांक 05-11-2024 दिन मंगलवार समय 4:07:00 PM बजे श्री/श्रीमती/कुमारी शिवनारायण पुत्र गानगा देवेन्द्र सिंह पुत्र श्री चन्द सतबीर सिंह पुत्र श्री चन्द सुखबीर पुत्र मीर सिंह राजेश पुत्र मीरसिंह लक्ष्मीनारायण पुत्र कृष्ण मामचंद पुत्र कृष्ण निवास . द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

शिवनारायण देवेन्द्र सिंह सतबीर सिंह सुखबीर राजेश लक्ष्मीनारायण मामचंद

संयुक्त उप पंजीयन अधिकारी Manesar
Sub Registrar
Manesar (Gurgaon)

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।

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 05-11-2024

Sub Registrar
संयुक्त उप पंजीयन अधिकारी Manesar
Manesar (Gurgaon)

शिवनारायण देवेन्द्र सिंह सतबीर सिंह सुखबीर राजेश लक्ष्मीनारायण मामचंद

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी MS DVOK BUILDCON LLP thru RAVI KANT 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 ADV पिता . निवासी GURUGRAM व श्री/श्रीमती/कुमारी SHIV KUMAR पिता SHIV NARAYAN 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 05-11-2024

संयुक्त उप पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Gurgaon)
For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

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This Deed of Sale (hereinafter referred to as the "Sale Deed") is made and executed at Tehsil Manesar, District Gurugram, on this 5th day of November 2024;

BY & BETWEEN

(1) **Shiv Narayan** (Aadhar No. 6298 0227 9696, Pan No. BBOPN3056P) S/o Nanak Ram @ Nanga (1/4 share) (2) **Laxmi Narayan** (Aadhar No. 3443 7502 2850, Pan No. AKJPN1773A) S/o Krishan Kumar (1/8 share), (3) **Mamchand** (Aadhar No. 7071 6892 8276, Pan No. BPZPM5769P) S/o Shri Krishan (1/8 share) (4) **Devender Singh** (Aadhar No. 8266 0661 7744, Pan No. BDVPS1714G) S/o Shri Chand (1/8 share) (5) **Satbir Singh** (Aadhar No. 8391 9090 4991, Pan No. CEZPS1718C) S/o Shri Chand (1/8 share) (6) **Sukhbir @ Sukhbir Singh** (Aadhar No. 9807 0959 3614, Pan No. HLSPS4324B) S/o Mir Singh (1/9 share) (7) **Rajesh Yadav @ Rajesh** (Aadhar No. 9997 7556 9518, Pan No. AEKPY0675H) S/o Mir Singh (5/36 share), all Resident of Village Shikohpur, Tehsil Manesar, District Gurugram, Haryana, hereinafter called the "**VENDORS**" (which expression shall unless repugnant to the context and meaning hereof means and includes their legal heirs, legal representatives, administrators, executors and assignees etc.) of the ONE PART.

AND

M/s DVOK BUILDCON LLP, (LLPIN: ABB-0915, PAN No. AATFD8239K) a firm incorporated under the Limited Liability Partnership Act 2008 having its registered office at Unit No. 224, Suncity Business Tower, Second Floor, Sector-54, Golf Course Road, Gurugram (HR), hereinafter referred to as the "**VENDEE**", through its authorized signatory Mr. Ravi Kant Kumar S/o Sh. Parshuram Pandit (Aadhaar No. 3701-0791-5079) authorized vide Resolution dated 23.08.2024 (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean & include its successors and assigns) of the **Other Part**.

The VENDORS and VENDEE shall collectively be referred as "**parties**" and individually as "**party**" as the context may require.

Satbir Singh Laxmi Narayan

Mamchand Sukhbir

Rajesh Yadav

Shiv Narayan

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

Reg. No.

Reg. Year

Book No.

112

10183

2024-2025

1



विक्रेता



क्रेता



गवाह



उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- शिवनारायण देवेन्द्र सिंह सतबीर सिंह सुखबीर राजेश लक्ष्मीनारायण

मामचंद शिवनारायण देवेन्द्र सिंह Satbeer Singh Sukhbeer Rajesh Laxminarayana

क्रेता :- thru RAVI KANT KUMAR OTHERMS DVOK BUILDCON Laxminarayana

LLP R.K. Kumar

गवाह 1 :- SURENDER ADV

गवाह 2 :- SHIV KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10183 आज दिनांक 05-11-2024 को बही नं 1 जिल्द नं 379 के पृष्ठ नं 33.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3425 के पृष्ठ संख्या 6 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 05-11-2024



उप/संयुक्त पंजीयन अधिकारी Manesar
Sub Registrar
Manesar (Gurgaon)

For DVOK BUILDCON LLP

R.K. Kumar

Designated Partner/Auth. Signatory

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Whereas:

A. The VENDORS hereby *inter-alia* represents to the VENDEE as under:

- a). That the VENDORS namely (1) Shiv Narayan S/o Nanak Ram @ Nanga (1/4 share) (2) Laxmi Narayan S/o Krishan Kumar (1/8 share), (3) Mamchand S/o Krishan Kumar (1/8 share) (4) Devender Singh S/o Shri Chand (1/8 share) (5) Satbir Singh S/o Shri Chand (1/8 share) (6) Sukhbir S/o Mir Singh (1/9 share) (7) Rajesh Yadav @ Rajesh S/o Mir Singh (5/36 share) all residents of village Shikohpur, Tehsil Manesar, District Gurugram, are the lawful, absolute and recorded owner in possession of the agriculture land admeasuring **0 Bigha 9 Biswa equivalent to (0.28125 acres)** comprised in Khewat No. 190 Khata No. 190, Khasra No. 570(6-0), 2488/569(3-0) Kita 2 measuring 0 Bigha 9 Biswa situated within the vicinity of revenue estate of Village Shikohpur, Tehsil Manesar, District Gurugram as per Jamabandi for the year 2021-2022 and Mutation No. 5727, (hereinafter referred as '**said land**') and their title thereto is good, marketable and subsisting and no third party has any right, title, interest or share therein. The Aks sizra and details of the said land is annexed herewith and marked as **Annexure-I**.
- c). That the said land is not subject to any encumbrances, attachments, court or acquisition proceedings or charges of any kind and is thus free from any type of encumbrance.
- d). That there are no tax attachments with regards to the said land or any part thereof under the Income-tax Act 1961 or any other state or central taxing statutes.
- e). That there is no bar or prohibition to acquire, hold or to sell the said land.
- f). That the VENDORS have paid the land revenue, taxes, cess and other statutory charges with regard to the said land up to the date of this deed.
- g). That the VENDORS have not done any act, matter or thing in respect of said land which would or might constitute a breach of

Satbir Singh Laxmi Narayan
Mamchand S/o Sukhbir
Rajesh Yadav @ Rajesh S/o Mir Singh
Devender Singh

For DVOK BUILDCON LLP

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

Designated Partner/Auth. Signatory

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any laws, orders, regulations, bye-laws (statutory or otherwise) made by the government or statutory authorities from time to time.

- h). That the VENDORS will fulfill any and all legal requirements leaving behind no impediments in law or otherwise for the conveyance of the said land in favour of the VENDEE.
- i) That no legal heirs of the VENDORS will claim any legal right, initiate proceedings or lay any claim with malafide intentions against Vendee for the said land and thus any claim / proceeding against Vendee will be unlawful and VENDORS will be solely responsible / liable for their legal heirs' claims, if any.
- B. Relying on the representations, warranties, covenants and undertakings made by VENDORS, the VENDORS have agreed to sell the said land to the VENDEE and the VENDEE has agreed to purchase the said land from the VENDORS, on & subject to the terms & conditions set forth hereinafter.

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER AND THE PARTIES HERETO AGREE AS FOLLOWS:

1. Conveyance:

The VENDORS do hereby absolutely sell, transfer, convey and assign all their rights, title, interest and claims in and to the said land along with all the fixtures, tube well, structures, rights appurtenant thereto including in shamlat in favour of the VENDEE free from all encumbrances, irrevocably and forever against the Total Sale Consideration of **Rs. 4,25,00,000/- (Rupees Four Crore Twenty Five Lakh Only)**. The entire amount of sale consideration after deducting applicable TDS has been paid by the VENDEE to the VENDORS in the following manner, the receipt of which the VENDORS acknowledge and the amount of Rs.4,25,001/- (Rupees Four Lakh Twenty Five Thousand One Only) deducted towards TDS has been deposited by the VENDEE vide various challans and copy of said challans has been provided to the VENDORS:

19/11/2021
 Smt. Laxminarayana
 Mammul
 Rajin Yash
 Sekh
 Ghondar

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

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Sr. No.	Name	Amount	Dated	Instrument type (Cheque) No.	Bank
1.	Shiv Narayan	1,05,18,750	04.11.2024	000802	ICICI Bank
		1,06,250	05.11.2024	Challan No.05495	TDS Payment
2.	Laxmi Narayan	52,59,375	04.11.2024	000803	ICICI Bank
		53,125	05.11.2024	Challan No.06080	TDS Payment
3.	Mamchand	52,59,375	04.11.2024	000804	ICICI Bank
		53,125	05.11.2024	Challan No.06723	TDS Payment
4.	Devender Singh	52,59,375	04.11.2024	000805	ICICI Bank
		53,125	05.11.2024	Challan No.07138	TDS Payment
5.	Satbir Singh	52,59,375	04.11.2024	000806	ICICI Bank
		53,125	05.11.2024	Challan No.07534	TDS Payment
6.	Sukhbir @ Sukhbir Singh	46,74,999	04.11.2024	000807	ICICI Bank
		47,223	05.11.2024	Challan No.08771	TDS Payment
7.	Rajesh Yadav @ Rajesh	58,43,750	04.11.2024	000808	ICICI Bank
		59,028	05.11.2024	Challan No.09292	TDS Payment
	Grand Total	4,25,00,000			

For DVOK BUILDCON LLP

R.K. Kuman
Designated Partner/Auth. Signatory

2. Essence of this Sale Deed:

The following assurances, representations and warranties on the part of the VENDORS are the essence of this Sale Deed as the VENDEE has parted with valuable consideration to obtain clean and clear title, rights and interest over the said land:

- (a) There is no claim, right, title or interest therein by any third party and that the VENDORS are lawfully seized of the said land free from any hindrance, restriction, disturbance, encumbrance, attachment, liability or defect whatsoever and that the VENDORS have a clear legal, valid

Satbir Singh Laxmi Narayan
Mamchand Sukhbir
Rajesh Yadav @ Rajesh
Grand Total

For DVOK BUILDCON LLP

R.K. Kuman
Designated Partner/Auth. Signatory

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and marketable title, right and interest in and are absolutely entitled to the said land;

- (b) The VENDORS have absolute power & authority to convey the said land and have not been party or privy to any act, deed or thing by which the rights of the VENDORS to deal with the said land have been affected, abridged or curtailed in any manner;
- (c) The said land is free from all sort of encumbrances, litigations, mortgages, bank loans, claims, charges, sale, transfer, lien or third-party interest of any nature etc.;
- (d) The VENDORS have the necessary title / competency / entitlements in respect of said land and that they have not entered into any agreement in respect of the said land or any part thereof nor have the VENDORS created any charge, mortgage, lien or any arrangement, in respect of the said land in any manner whatsoever;

3. **Indemnities by the VENDORS:**

The VENDORS hereby agree to keep the VENDEE indemnified for all losses & damages which the VENDEE may suffer due to any defect in the title or right of the VENDORS in the said land or in the event any of the representations of the VENDORS contained herein proved to be materially incorrect or breach of any covenants of the VENDORS contained in this sale deed.

4. **Possession:**

The VENDORS at the time of execution of this sale deed have handed-over the physical vacant possession of the said land to the VENDEE. The physical possession of the said land is and shall continue to remain with the VENDEE to the exclusion of the VENDORS or any other third party. The VENDEE shall be at liberty to undertake development of the said plot as per its own convenience.

Satishsinh Laxmidarajay

Momchul

Rajmalya

G. Venkatesh

S. K. K.

12/11/2014

For DVOK BUILDCON LLP

R. K. K.

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

R. K. K.

Designated Partner/Auth. Signatory

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5. Absolute Ownership:

From the date of execution and registration of this sale deed, the VENDEE shall be the absolute owner in possession of the said land together with all the buildings / structures / Tubewell and all other rights attached thereto and will be entitled to use & utilize the said land in any manner as it may desire to which the VENDORS shall have no objection in any manner whatsoever. The VENDORS do hereby further agree with the Vendee at all time hereinafter at the cost of the Vendee to do & execute all such lawful acts which are necessary for the transfer & mutation of the said land.

6. No Pending Litigation:

The VENDORS hereby assure, declare and affirm that there are no pending suits and / or proceedings lis-pendent and / or writs in any court and / or tribunal and / or any other judicial and / or quasi-judicial bodies and / or against them or against their predecessors in any way connected with the said land.

7. Dues till the date of this Sale Deed:

All outgoings, taxes, dues and demands including the land revenue and other dues, if any, in respect of the said land up to this date shall be borne & paid by the VENDORS and thereafter it shall be the liability of the VENDEE to pay & discharge the same.

8. No Other Easemenatary Rights:

The VENDORS hereby also assure, declare and affirm to the VENDEE that no other persons have any easement or other rights in respect of the said land.

9. Stamp Duty and Registration:

This sale deed is executed upon the payment of the appropriate stamp duty and is registered in accordance with the terms of the

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

Sethirisingh Laxmi Narayan

Mamunul
KhanSukh
121901121401

Guerda - 24

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

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Registration Act 1908 as applicable in the State of Haryana. The entire incidence of the stamp duty and the registration fee, along with any other cess or surcharge payable thereon, has been borne by the VENDEE. Immediately upon the registration of this sale deed in terms of the Registration Act 1908, the parties shall cause the mutation effected for reflecting the change of ownership of the said land to be registered in the appropriate register maintained by the relevant government authority in the State of Haryana.

10. Original Title Documents:

Upon execution of this sale deed the VENDORS have handed-over to the VENDEE all the original title documents in respect of the said land. The VENDORS affirm that there are no other documents in original existing other than the documents handed-over to the VENDEE.

11. No pending land acquisition proceedings:

The VENDORS have represented to and assured the VENDEE that the said land has not been notified under Section-4 or 6 of the Land Acquisition Act 1894 and / or under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 and there is no bar, prohibition or restriction regarding sale and transfer of the said land.

12. Parties have reviewed this Sale Deed:

The parties further warrant & represent that each of them has reviewed this sale deed independently, has had the opportunity to consult counsel, are fully informed of the terms & effect of this sale deed and that the sale of said land is without any force, fraud and undue influence.

Satbir Singh Laxmi Narayan
Momen

Ram Singh
Sukh
A
12/11/21/401
G. K. K. K.

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP

R. K. Kumar

Designated Partner/Auth. Signatory

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13. Governing Law:

This Sale deed shall be governed and interpreted by and construed in accordance with the Laws of India. All disputes arising out of this present sale deed whether related to any interpretation of the terms herein or otherwise, would refer to the sole arbitrator to be mutually appointed by both parties and the decision of the arbitrator to be mutually appointed by both Parties and the decision of the arbitrator would be final and binding between the parties. The seat of Arbitration shall be Gurugram, and for all purposes courts at Gurugram would have exclusive jurisdictions over the rights of the parties.

IN WITNESS WHEREOF the parties hereto have signed this sale deed on the day, month and year first above written in the presence of the following witnesses:

VENDORS

- (1) Shiv Narayan *12/07/2018*
- (2) Laxmi Narayan *Laxmi Narayan*
- (3) Mamchand *Mamchand*
- (4) Devender Singh *Devender Singh*
- (5) Satbir Singh *Satbir Singh*
- (6) Sukhbir @ Sukhbir Singh *Sukhbir*
- (7) Rajesh Yadav @ Rajesh *Rajesh Yadav*

VENDEE

R. K. Kumar
M/s DVOK BUILDCON LLP
 For DVOK BUILDCON LLP
 through authorized signatory
Mr. Ravi Kant Kumar
 Designated Partner/Auth. Signatory
Authorised person

DRAFTED BY
 As per Instruction Given
 By Both Parties
SURENDER (ADVOCATE)
 Distt. & Session Court, Gurugram (Hr.)

Witnesses:

1.
 **SURENDER**
 R/o Advocate....
 Aadhar No.
 Identify as per Id.
 Distt. & Session Court,
 Gurugram (Hr.)

[Signature]
2. *Shiv Kumar Sr. Shiv Narayan*
 R/o *Gurgaon*
 Aadhar No. *373258373156*

For DVOK BUILDCON LLP

R. K. Kumar
 Designated Partner/Auth. Signatory

Annexure - 1

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नकल अवश शिजरा शिकोहपुर हदबस्त नम्बर 160 तहसील मानेसर जिला गुडगावां

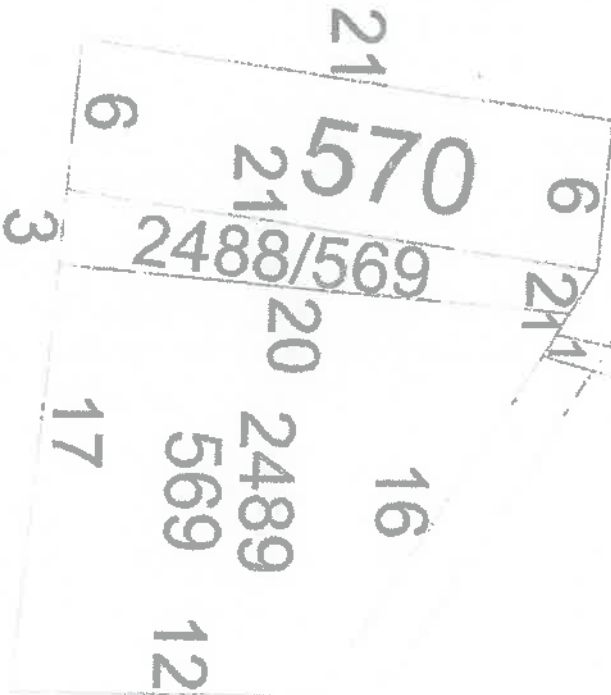
अमल शुदा इंतकाल 2219

पैमाना:- 1 इंच=40 गड्डा
40 गड्डा 8 फिट 3 इंच

उत्तर

पश्चिम

दक्षिण



पूर्व

25/10/2019

For DVOK BUILDCON LLP
R. K. Kumar
Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP
R. K. Kumar
Designated Partner/Auth. Signatory