Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 16/06/2023

Certificate No. : G0P2023F193

GRN No. 103941702

Stamp Duty Paid : ₹ 23310000
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Dimpal guglani

H.No/Floor : D258 Sector/Ward : 43 LandMark : Sushant lok phase 1 galleria dlf 4

City/Village : Gurugram District : Gurugram State : Haryana

Phone: 88******70

Buyer / Second Party Detail

Name : Adore propmart llp

H.No/Floor : A43 Sector/Ward : 0 LandMark : Ff front side shera mohalla garhi

City/Village: New delhi District : New delhi State : Delhi

Phone : 88******70

Purpose : SALE DEED

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

SALE DEED

Consideration	:	Rs. 33,30,00,000/-
Stamp Duty	:	Rs. 2,33,10,000/-
Stamp Paper Serial No. & Date	:	G0P2023F193 Dated 16-06-2023
Issued by	:	Govt. of Haryana
Kind of Land	:	Agricultural
Location	:	Manesar, Gurugram, Haryana
Village	:	Shikohpur
City	:	Gurugram

For ADORE PROPMART LLP

Authorized Signatory

For ADORE PROPMART LLP

Authorized 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 : shikohpur

धन संबंधी विवरण

राशि- 333000000 रुपये | कुल स्टाम्प शुल्क- 23310000 रुपये

स्टाम्प नं- G0P2023F193 | स्टाम्प का मूल्य- 23310000 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये | EChallan:103946462 | पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- SHRINIWAS ADV | सेवा शुल्क- 200

भूमि का विवरण

कृषि चाही | 2 Bigha22 Biswa0 Biswansi

यह प्रलेख आज दिनांक 16-06-2023 दिन शुक्रवार समय 4:43:00 PM बजे श्री/श्रीमती/कुमारी श्रीमती डिम्पल पत्नी प्रेमप्रकाश निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

उप/सयुंक्त पंजीयन अधिकारी (Manesar)

हस्ताक्षर प्रस्तुतकर्ता
श्रीमती डिम्पल

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 |

उप/सयुंक्त पंजीयन अधिकारी
(Manesar)

दिनांक 16-06-2023

श्रीमती डिम्पल

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी MS ADORE PROPMART LLP thru JETAISH KUMAR GUPTAOTHER हाजिर है | प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों से 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 ADV GGM व श्री/श्रीमती/कुमारी RAJEEV RANJAN KUMAR पिता . निवासी FARIDABAD ने की |
साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है |

उप/सयुंक्त पंजीयन अधिकारी
(Manesar)

दिनांक 16-06-2023

For ADORE PROPMART LLP

Authorized Signatory

This Sale Deed ("**Deed**") is made and executed at Faridabad on this the 16th day of June 2023.

BY

Mrs. Dimpal Guglani (Adhaar No. 397877622436) W/o Shri Prem Prakash R/o D-258, Sushant Lok, Phase – 1, Sector 43, Galleria DLF- IV, Gurgaon Haryana - 122009

hereinafter referred to as the "**Vendor**", which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include his successors, legal heirs, administrators, assignees, nominees, representatives and authority holders, of the **ONE PART.**

AND

M/s Adore Propmart LLP, a limited liability partnership firm, Duly incorporated and validly existing under the limited liability partnership act, 2008 having its registered office at A-43, 1st floor, front side, Shera Mohalla, Garhi, Near East of Kailash, New Delhi – 65 acting through its designated partner, Sh. Jetaish Kumar Gupta duly authorized by Board Resolution (hereinafter referred to as the "**Vendee**", which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include its successors, administrators, assignees, nominees, representatives and authority holders, of the **OTHER PART.**

The Vendor and the Vendee are hereinafter individually referred to as the "**Party**" and collectively referred to as the "**Parties**".

WHEREAS:

A. The Vendor was the actual and absolute owner and was in exclusive physical possession and otherwise well and fully entitled to all legal, valid and marketable rights, interests, title and benefits in and to the agricultural land admeasuring 3 Bigha 2 Biswa 13.5 Biswansi (1.95859375 Acres) situated in in revenue estate of village Shikohpur, Tehsil Manesar and District Gurugram (herein after referred to as "**Scheduled Property**") and which has been duly mutated in the name of the Vendor in the revenue records as per Jamabandi, more particularly described as per details mentioned below:

For ADORE PROPMART LLP

Authorized Signatory

For ADORE PROPMART LLP

Authorized Signatory

D Guglani

Reg. No.	Reg. Year	Book No.
3628	2023-2024	1



विक्रेता



क्रेता



गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- श्रीमती डिम्पन

क्रेता :- thru JETAISH KUMAR GUPTAOTHERMS ADORE PROPMART LLP

गवाह 1 :- SHRINIVAS ADV

गवाह 2 :- RAJEEV RANJAN KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3628 आज दिनांक 16-06-2023 को बही नं 1 जिल्द नं 313 के पृष्ठ नं 35 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2152 के पृष्ठ संख्या 95 से 97 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 16-06-2023

उप/सयुंक्त पंजीयन अधिकारी(Manesar)

MANESAR

For ADORE PROPMART LLP

Authorized Signatory

Khewat No.	Khatauni No	Khasra No	Total Area			Share	Owner share Area		
			Bigha	Bishwa	Bishwani		Bigha	Bishwa	Bishwani
137//44	137//57	791/1/1	4	10	3	1/2	2	5	1.5
144//44	144//57	792	1	6	0	143/520	0	7	3
148//44	148//57	793/1	1	4	0	140/480	0	7	0
145//44	145//57	793/2	1	3	0	69/460	0	3	9
							3	2	13.5

B. The Vendor represents that the Vendor is fully competent to sell, transfer and convey all the legal, valid and marketable rights, title and interests in the Scheduled Property free from all encumbrances whatsoever and the Scheduled Property is held by the Vendor and no other person or entity has any claims, rights, title or interests of any kind whatsoever to the Scheduled Property.

C. Now, the Vendor is desirous of selling / transferring all their rights, title and interests in the Scheduled Property in favour of the Vendee free from all encumbrances, charges, liens, litigations, third party rights, agreements, power of attorneys, notices, acquisitions, notifications, etc. on payment of agreed sale consideration and upon receipt of which the Vendee shall become the absolute owner thereof having absolute legal and valid marketable rights, title and interests in the Scheduled Property free from all encumbrances, and the Vendee shall be able to enjoy the peaceful and unencumbered physical possession, as per agreed terms and conditions mentioned hereinafter.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In consideration of the payment of the Sale Consideration as defined in clause 2 below, the Vendor hereby sells, grants, conveys, transfers, assigns and assures unto the Vendee, by way of sale of the Scheduled Property together with all legal, valid and marketable rights, title and interests into and upon the same and every part thereof what-so-ever appertaining to the Scheduled Property belonging to or in any way usually held, enjoyed or reputed to be known as part and parcel thereof, and its entire right, title and interest whatsoever therein unto and upon the Scheduled Property absolutely and forever without any reservation whatsoever free from all encumbrances, charges, liens, lis-pendens, injunctions, mortgages, attachments, notices and prior agreement / arrangement.

For ADORE PROPMART LLP

Authorized Signatory

For ADORE PROPMART LLP

Authorized Signatory

For ADORE PROPMART LLP

Authorized Signatory

2. The Parties have agreed that the entire sale consideration towards the sale of the Scheduled Property has been paid by the Vendee to the Vendor and the Vendor is hereby executing and registering this sale deed of the Scheduled Property in favour of the Vendee upon receipt of the entire agreed sale consideration. The Vendee has paid the entire amount of the agreed sale consideration of INR 33,30,00,000/- (Rupees Thirty Three Crore Thirty Lakh Only) ("**Sale Consideration**") to the Vendor as agreed between the Parties as per details given below:

S.NO.	CHEQUE / CASH / DD	DRAWN ON	Date	AMOUNT (IN RUPEES)
1	Cash		08-05-2023	1,00,000/-
2	026032	IDBI Bank Faridabad	08-05-2023	15,50,00,000/-
3	013743	IDBI Bank Faridabad	16-06-2023	17,45,70,000/-
4	TDS			33,30,000/-
	Total			33,30,00,000/-

3. The Vendor doth hereby acknowledges to have received the entire Sale Consideration from the Vendee in full and final settlement between the Parties.

4. The Vendor has already handed over the actual, vacant and peaceful physical possession of the Scheduled Property to the Vendee actually at site, without any objection or interference from the Vendor.

5. The Vendor hereby represents and warrants to the Vendee that:

   (a) the Vendor has full and absolute rights and authority to sell, convey and transfer all legal, valid and marketable rights, title and interests in the Scheduled Property to the Vendee.

   (b) the Vendor has paid all taxes and other dues to the government authorities or otherwise in relation to the Schedule Property up to the date of this Deed and have represented that no money or any sum is due to any person or authority or any other government department in respect of the Scheduled Property and that the Vendor shall be jointly or severally liable to pay or clear all or any such amount that will fall due upto the date of the execution of this Sale Deed and that the Vendee shall remain indemnified by the Vendor on this account.

For ADORE PROPMART LLP

Authorized Signatory

For ADORE PROPMART LLP

Authorized Signatory



(c) the Scheduled Property is free from all encumbrances, charges, liens, lis pendens, attachments, injunctions, mortgages, gifts, trusts, encroachments, notices, acquisition notification and the Vendor has clear, absolute, marketable title and indefeasible ownership rights to the Scheduled Property.

(d) except the Vendor nobody else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the Scheduled Property and the Vendor has sold, conveyed and transferred all their rights, title and interests without any residuary rights to the Vendee vide this Deed.

(e) there is no legal impediment or bar whereby the Vendor can be prevented from selling, transferring and vesting the absolute rights, title and interests in the said Scheduled Property in favour of the Vendee and the Vendor has got full power and authority to execute this Deed and to perform its obligations and to make the representations and warranties as contained in this Deed, and that by entering into this Deed and performing its obligations hereunder, the Vendor will not be in breach of any law, regulation, statutory or other provisions, and of any other agreement or arrangement by which the Vendor may be bound.

(f) the Vendor hereby assures and warrants to the Vendee that there is no subsisting agreement for sale, attorney, collaboration agreement or transfer of any rights or interests including any development rights agreement in respect of the Scheduled Property.

(g) That the said Scheduled Property is not the subject matter of any acquisition proceedings, court attachment or any adverse claim, demand or actions of any person whomsoever or subject of any minor interests, charges, liens or other encumbrances and that the Scheduled Property is free of any demand, will, trust, settlement.

(h) The Vendor has till the date of execution of this Sale Deed, observed and performed the rules, regulations and bye-laws for the time being and from time to time of the local municipality and all other authorities as applicable and has paid and discharged all dues, rates, taxes, outgoings, rents, other charges and all other liabilities to the government, municipality and all other authorities in respect of the Scheduled Property.

For ADORE PROPMART LLP

Authorized Signatory


MANESAR

6. Possession

(a) On the date of execution of this Deed, the Vendor has handed over to the Vendee all original title deeds and documents relating to the Scheduled Property.

(b) The Vendee is in vacant, peaceful and physical possession of the Scheduled Property.

(c) The Vendor hereby admits and declares that the Vendor has been left with no right, title or interest of any nature whatsoever in the Scheduled Property or part thereof and the Vendee has become the absolute owner of the Schedule Property and Vendee shall have all rights to derive all benefits and profits in any manner as may be decided by the Vendee and to deal with the Scheduled Property in any manner whatsoever in the sole and absolute discretion of the Vendee.

7. The stamp duty and registration fees on this Deed shall be solely borne by the Vendee.

8. This Deed shall be governed by and interpreted in accordance with the laws of India and the courts of Gurugram shall have exclusive jurisdiction in relation to all matters arising out of this Deed.

For ADORE PROPMART

Authorized Signatory

For ADORE PROPMART LLP

Authorized Signatory



IN WITNESS WHEREOF the Parties have executed these presents at the place, day, month and year as first above written in the presence of the undernoted witnesses:

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

For ADORE PROPMART LLP

16/06/23

Authorized Signatory

VENDOR
DIMPAL GUGLANI

VENDEE
Authorized Signatory
M/s Adore Propmart LLP.

WITNESSES

1.
Name:
Address:

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

2.
Name: Rajeev Ranjan Kumar
Address: S/o Sh. Siddheshwar Pd
E-103 Pricon Park
Sec 86 Pkd.

For ADORE PROPMART LLP

Authorized Signatory



Sale of Immovable Properties

Indian-Non Judicial Stamp
Haryana Government

Date : 07/11/2023

Certificate No. G0G2023K2331

GRN No. 109244700

Stamp Duty Paid : ₹ 6497000
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Flymore constructions pvt ltd
H.No/Floor : 54 Sector/Ward : Na LandMark : Plot no 54 gf vishnu vihar sec a
City/Village : Uttam nagar District : New delhi State : Delhi
Phone: 88******70 Others : Rajender singh dharambir prem prakash

Buyer / Second Party Detail

Name : Adore propmart llp
H.No/Floor : 1f22 Sector/Ward : 12 LandMark : Ozone centre sector 12 faridabad
City/Village: Faridabad District : Faridabad State : Haryana
Phone : 88******70

Purpose : sale deed

THE SEAL OF THE SUB REGISTRAR MANESAR

The authenticity of this document can be verified by scanning this QrCode Through smart phone or online website https://egrashry.nic.in

SALE DEED

Consideration	:	**Rs. 9,28,12,500/-**
Stamp Duty	:	**Rs. 64,97,000/-**
Stamp Paper Serial No. & Date	:	**G0G2023K2331 dated 07 – 11 - 2023**
Issued by	:	**Haryana Government**
Kind of Land	:	**Agricultural**
Location	:	**Manesar, Gurugram, Haryana**
Village	:	**Shikhopur**
Area	:	**01 Bigha 13 Bishwa 0 Bishwansi**
City	:	**Gurugram**

This Sale Deed ("**Deed**") is made and executed at Gurugram on this the ____ day of _____ 2023.

BY

1. **Mr. Prem Prakash (Aadhar No. 9567 2072 9860, PAN No. AFHPP7254F)** son of Sh. Kanwar Bhan resident of D-258, Sushant Lok-1, sector – 43, DLF

For Flymore Construction Pvt Ltd

Director/Authorised Signatory

For ADORE PROPMART LLP

Authorized Signatory

प्रलेख क्र.:12565 मुद्रण दिनांक 01/12/2023 04:07 PM पंजीकरण दिनांक:01-12-2023

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 : SHIKOHPUR

धन संबंधी विवरण

राशि- 92812496 रुपये कुल स्टाम्प शुल्क- 6496875 रुपये

स्टाम्प नं- GGG2023K2331 स्टाम्प का मूल्य- 6497000 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये ECIallan:109245021 पेस्टिंग शुल्क- 3 रुपये

सेवा शुल्क- 200

द्वारा तैयार किया गया- SHRINIWAS ADV

भूमि का विवरण

कृषि चाही 1 Bigha13 Biswa0 Biswansi

यह प्रलेख आज दिनांक 01-12-2023 दिन शुक्रवार समय 4:07:00 PM बजे श्री/श्रीमती/कुमारी राजेन्द्र सिहOthe RAJENDER SINGHOTHER पुत्र रामकिशन धर्मवीरसिंह पुत्र रामकिशन प्रेमप्रकाश पुत्र कँवर भान मैसर्ज फलाई मोर कन्स्ट्रक्शन प्रा० लि० निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

हस्ताक्षर प्रस्तुतकर्ता

संयुक्त उप पंजीयन अधिकारी Manesar

राजेन्द्र सिह धर्मवीरसिंह प्रेमप्रकाश मैसर्ज फलाई मोर कन्स्ट्रक्शन प्रा० लि०

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 एंव ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है |

दिनांक 01-12-2023

संयुक्त उप पंजीयन अधिकारी Manesar

राजेन्द्र सिह धर्मवीरसिंह प्रेमप्रकाश मैसर्ज फलाई मोर कन्स्ट्रक्शन प्रा० लि०

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी ADORE PROPMART LLP thro RAJEEV RANJAN 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 SHRINIWAS ADV पिता --- निवासी ADVOCATE श्री/श्रीमती/कुमारी पिता निवासी ने की |

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

दिनांक 01-12-2023

संयुक्त उप पंजीयन अधिकारी Manesar

MANESAR

For ADORE PROPMART LLP

Authorized Signatory

phase – 4, Gurugram, Haryana – 122001, hereinafter referred to as the **"Vendor No. 1"**;

2. **Mr. Rajender Singh (Aadhar No. 6365 9577 6829, PAN No. ADZPS4538B)** S/o Shri Ram Kishan Yadav R/o House No. 110, Village Shikohpur, Gurgaon, Haryana, hereinafter referred to as the **"Vendor No. 2"**;

3. **Mr. Dharambir (Aadhar No. 2436 2209 3910, PAN No. AANPD3611R)** S/o Shri Ram Kishan Yadav R/o 1046, Sector – 46, Gurgaon, Haryana – 122001, hereinafter referred to as the **"Vendor No. 3"**;

Vendor No. 1, Vendor No. 2 and Vendor No. 3 expressions shall, unless repugnant or contrary to the context hereof, be deemed to mean and include their successors, legal heirs, administrators, assignees, nominees, representatives and authority holders.

4. M/s **Flymore Constructions Private Limited (CIN: U45200DL2006PTC154515/ PAN: AABCF0436H)**, a company incorporated under Companies Act, 1956, having registered office at Shop no. 3, Plot No. 54, G/F Vishnu Vihar, Block – V, Sector – A, Uttam Nagar, New Delhi – 110059, acting through its Authorized Representative/ Director Mr. Rajinder Singh, duly authorized by Board Resolution dated 03-05-2023, hereinafter referred to as the **"Vendor No. 4"**, which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include its successors – in – interests, administrators, assignees, nominees, representatives and authority holders

Vendor No. 1, Vendor No. 2, Vendor No. 3 and Vendor No. 4 are jointly parties of the **ONE PART and** are hereinafter jointly referred to as the **"Vendors"**.

AND

5. **M/S ADORE PROPMART LLP**, a limited liability partnership firm, duly incorporated and validly existing under the Limited Liability Partnership Act, 2008 having its registered office at A-43, 1st Floor, Front Side, Shera Mohalla, Garhi, Near East of Kailash, New Delhi – 110065 acting through its Authorized Signatory, Sh. Rajeev Ranjan Kumar duly authorized by Board Resolution (hereinafter referred to as the **"Vendee"**, which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include its successors, administrators, assignees, nominees, representatives and authority holders, of the **OTHER PART**.

For Flymore Construction Pvt. Ltd.

Director/Authorised Signatory

For ADORE PROPMART LLP

Authorized Signatory

For ADORE PROPMART LLP

Reg. No.	Reg. Year	Book No.
12565	2023-2024	1



विक्रेता क्रेता गवाह

उप/सयुंक्त पंजीयन अधिकारी
Manesar

विक्रेता :- thru RAJENDER SINGHOTHER राजेन्द्र सिह धर्मवीरसिंह प्रेमप्रकाश मैसर्ज फलाई मोर कन्स्ट्रकशन प्रा० लि०

क्रेता :- thru RAJEEV RANJAN KUMAROTHERADORE PROPMART LLP

गवाह 1 :- SHRI NIWAS ADV

गवाह 2 :-

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12565 आज दिनांक 01-12-2023 को बही नं 1 जिल्द नं 324 के पृष्ठ नं 64.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2656 के पृष्ठ संख्या 53 से 55 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 01-12-2023

Sub-Registrar
उप/सयुंक्त पंजीयन अधिकारी Manesar
Manesar (Gurgaon)

For ADORE PROPMART LLP

Authorized Signatory

The Vendors and the Vendee are hereinafter individually referred to as the "**Party**" and collectively referred to as the "**Parties**".

WHEREAS:

A. The Vendor No.1 was the actual and absolute owner and was in exclusive physical possession and otherwise well and fully entitled to all legal, valid and marketable rights, interests, title and benefits in and to the agricultural land admeasuring 0 Bigha 04 Biswa 0 Biswansi situated in the revenue estate of village Shikohpur, Tehsil Manesar and District Gurugram vide Khewat no. 141 Khatauni no. 141 bearing Khasra no. 791/2 (0 B – 18 B – 15 B) total admeasuring 0 Bigha 18 Biswas 15 Biswansi out of which the Vendor No. 1 is having 80/375 share i.e. 0 Bigha 4 Biswa 0 Biswasi (hereinafter referred to as "**Land Parcel – I**") and which has been duly mutated in the name of the Vendor No.1 in the revenue records as per Jamabandi for the year 2021-22.

B. The Vendor No. 2 and Vendor No. 3 were the actual and absolute owners and were in exclusive physical possession and otherwise well and fully entitled to all legal, valid and marketable rights, interests, title and benefits in and to the agricultural land admeasuring 0 Bigha 7 Biswa 0 Biswansi situated in the revenue estate of village Shikohpur, Tehsil Manesar and District Gurugram vide Khewat no. 140 Khatauni no. 140 Khasra no. 791/1/2 (0 B – 0 B – 18 B), 791/3 (0 B – 2 B – 4 B), 794/2 (0 B - 1 B – 18 B) and 797/2 (0 B – 2 B – 0 B) total admeasuring 0 Bigha 7 Biswas 0 Biswansi (hereinafter referred to as "**Land Parcel – II**") and which has been duly mutated in the names of the Vendor No. 2 and Vendor No. 3 in the revenue records as per Jamabandi 2021-22.

C. The Vendor No. 4 was the actual and absolute owner and was in exclusive physical possession and otherwise well and fully entitled to all legal, valid and marketable rights, interests, title and benefits in and to the agricultural land comprising total admeasuring 1 Bigha 2 Biswa 0 Biswansi vide Khewat no. 142 Khatauni no. 142 Khasra no. 797/3/2 (1 B – 14 B – 12 B) out of which Vendor No. 4 is having the 295/692 share i.e. 0 Bigha 14 Biswas 15 Biswansi and Khasra no. 797/1 (0 B – 14 B – 0 B) out of which the Vendor No. 4 is having 145/280 share i.e. 0 Bigha 7 Biswa 5 Biswasi total admeasuring 1 Bigha 2 Biswa 0 Biswansi situated in in revenue estate of village Shikohpur, Tehsil Manesar and District Gurugram (hereinafter referred to as "**Land Parcel – III**") and which has been duly mutated in the name of the Vendor No. 4 in the revenue records as per Jamabandi for the year 2021 -22.

The Land Parcel – I, Land Parcel – II and Land Parcel – III are hereinafter collectively referred to as "**Scheduled Property**".

For Flymore Construction Pvt. Ltd.

Director/Authorised Signatory

For ADORE PROPMART LLP

Authorized Signatory

For ADORE PROPMART LLP

Authorized Signatory



For ADORE PROPMART LLP

Authorized Signatory

D. The Vendors represents that the Vendors are fully competent to sell, transfer and convey all the legal, valid and marketable rights, title and interests in the Scheduled Property free from all encumbrances whatsoever and the Scheduled Property are held by the Vendors and no other person or entity has any claims, rights, title or interests of any kind whatsoever to the Scheduled Property.

E. The Vendor No. 1 had earlier entered into a collaboration agreement dated 16.06.2023 in respect to the Land Parcel – I vide registered document no. 3634 dated 16.06.2023 duly registered with Sub-Registrar, Manesar. The Vendor No. 2 and Vendor No. 3 had jointly entered into a collaboration agreement dated 26.06.2023 in respect to the Land Parcel – II vide registered document no. 4075 dated 26.06.2023 duly registered with Sub-Registrar, Manesar. Similarly, Vendor No. 4 had also entered into a collaboration agreement dated 15.06.2023 in respect to the Land Parcel – III vide document no. 3556 dated 15.06.2023, with the Vendee, for the joint development of the Scheduled Property in accordance with the terms and conditions of the respective collaboration agreements. However, since the development and construction of the intended project will take a long time and the Vendors are not willing to wait for such a long time therefore the Vendors have agreed to sell, transfer and convey all their rights, title and interests in the Scheduled Property in favour of the Vendee including the rights and entitlements in the share out of the built-up FAR over the Scheduled Property in terms of the Collaboration Agreements. The Vendors are receiving the sale consideration for the sale, transfer and conveyance of Vendors' share which was agreed to be allotted to the Vendors in terms of the Collaboration Agreements along with the sale consideration for selling and transferring all the rights, title and interests in the Scheduled Property free from all encumbrances, liens and charges in favour of the Vendee as agreed herein in accordance with this Deed.

F. Now, the Vendors are desirous of selling / transferring all their rights, title and interests in the Scheduled Property in favour of the Vendee free from all encumbrances, charges, liens, litigations, third party rights, agreements, power of attorneys, notices, acquisitions, notifications, etc. on payment of agreed sale consideration and upon receipt of which the Vendee shall become the absolute owner thereof having absolute legal and valid marketable rights, title and interests in the Scheduled Property free from all encumbrances, and the Vendee shall be able to enjoy the peaceful and unencumbered physical possession, as per agreed terms and conditions mentioned hereinafter.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In consideration of the payment of the Sale Consideration as defined in clause 2 below, the Vendors hereby sells, grants, conveys, transfers, assigns and assures unto the Vendee, by way of sale of the Scheduled Property together with all legal, valid and marketable rights, title and interests into and upon the same and every

For Flymore Construction

Director/Authorised Signatory

For ADORE PROPMART LLP

Authorized Signatory

For ADORE PROPMART LLP

Authorized Signatory


REGISTRAR
MANESAR

part thereof what-so-ever appertaining to the Scheduled Property including their respective shares in terms of the collaboration agreements, rights belonging to or in any way usually held, enjoyed or reputed to be known as part and parcel thereof, and its entire right, title and interest whatsoever therein unto and upon the Scheduled Property absolutely and forever without any reservation whatsoever free from all encumbrances, charges, liens, lis-pendens, injunctions, mortgages, attachments, notices and prior agreement / arrangement.

2. The Parties have agreed that the entire sale consideration towards the sale of the Scheduled Property as well as for selling and transferring the Vendors' share as per the terms of the Collaboration Agreements has been paid by the Vendee to the Vendors and the Vendors are hereby executing and registering this sale deed of the Scheduled Property in favour of the Vendee upon receipt of the entire agreed sale consideration. The Vendee has paid the entire amount of the agreed sale consideration of INR 9,28,12,500/- (Rupees Nine Crore Twenty Eight Lakh Twelve Lakh and Five Hundred Only) ("**Sale Consideration**") to the Vendors as agreed between the Parties as per details given below:

S.NO.	CHEQUE / CASH / DD	DRAWN ON	AMOUNT (IN RUPEES)	IN FAVOUR OF
1		TDS	1,12,500/-	VENDOR NO.1
2	628440	IDBI Bank Faridabad	1,11,37,500/-	VENDOR NO.1
3		TDS	98,438/-	VENDOR NO. 2
4		Cash	1,00,000/-	VENDOR NO. 2
5	544322	IDBI Bank	11,86,250/-	VENDOR NO. 2
6	026095	IDBI Bank	13,12,500/-	VENDOR NO. 2
7	026439	IDBI Bank	71,46,562/-	VENDOR NO. 2
8		TDS	98,438/-	VENDOR NO. 3
9		Cash	1,00,000/-	VENDOR NO. 3
10	544315	IDBI Bank	11,86,250/-	VENDOR NO. 3
11	026096	IDBI Bank	13,12,500/-	VENDOR NO. 3
12	026441	IDBI Bank	71,46,562/-	VENDOR NO. 3
13		TDS	6,18,750/-	VENDOR NO. 4
14		Cash	1,00,000/-	VENDOR NO. 4
15	026094	IDBI Bank	82,50,000/-	VENDOR NO. 4
16	013736	IDBI Bank	79,85,000/-	VENDOR NO. 4
17	IBKLR92023103000029747	IDBI Bank	2,00,00,000/-	VENDOR NO. 4
18	026438	IDBI Bank	2,49,21,250/-	VENDOR NO. 4
	Total			

The Vendors doth hereby acknowledges to have received the entire Sale Consideration from the Vendee in full and final settlement between the Parties and now nothing more is left due and payable by the Vendee to the Vendors. The

For Flymock Construction Pvt. Ltd.

Director/Authorised Signatory

For ADORE PROPMART LLP

Authorized Signatory


OF
REGISTRAR
MANGALORE

Vendors further acknowledges to have received the agreed consideration for and in lieu of the share agreed to be given to the Vendors as per the terms of the respective collaboration agreements executed between the Vendors and the Vendee and nothing is left due and payable by the Vendee to the Vendors in full and final settlement with the Vendee.

3. The Vendors have already handed over the actual, vacant and peaceful physical possession of the Scheduled Property to the Vendee actually at site, without any objection or interference from the Vendors.

4. The Vendors hereby represents and warrants to the Vendee that:

(a) the Vendors have full and absolute rights and authority to sell, convey and transfer all legal, valid and marketable rights, title and interests in the Scheduled Property to the Vendee.

(b) the Vendors have full and absolute rights and authority to sell, convey and transfer all legal, valid and marketable rights, title and interests in the Vendors' share as per agreed terms of the Collaboration Agreements.

(c) the Vendors have paid all taxes and other dues to the government authorities or otherwise in relation to the Schedule Property up to the date of this Deed and have represented that no money or any sum is due to any person or authority or any other government department in respect of the Scheduled Property and that the Vendors shall be jointly or severally liable to pay or clear all or any such amount that will fall due upto the date of the execution of this Sale Deed and that the Vendee shall remain indemnified by the Vendors on this account.

(d) the Scheduled Property and Vendors' share as per the Collaboration Agreements is free from all encumbrances, charges, liens, lis pendens, attachments, injunctions, mortgages, gifts, trusts, encroachments, notices, acquisition notification and the Vendors have clear, absolute, marketable title and indefeasible ownership rights to the Scheduled Property.

(e) except the Vendors nobody else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the Scheduled Property as well as in the Vendors' share as per the terms of the Collaboration Agreements and the Vendors have sold, conveyed and transferred all their rights, title and interests without any residuary rights to the Vendee vide this Deed.

(f) there is no legal impediment or bar whereby the Vendors can be prevented from selling, transferring and vesting the absolute rights, title and interests in the said Scheduled Property as well as in the Vendors' share as per the

For Flymore Construction Pvt. Ltd.

Director/Authorized Signatory

For ADORE PROPMART LLP

For ADORE PROPMART LLP

Authorized Signatory


REGISTRAR
MANESAR

terms of the Collaboration Agreements in favour of the Vendee and the Vendors have got full power and authority to execute this Deed and to perform its obligations and to make the representations and warranties as contained in this Deed, and that by entering into this Deed and performing its obligations hereunder, the Vendors will not be in breach of any law, regulation, statutory or other provisions, and of any other agreement or arrangement by which the Vendors may be bound.

(g) the Vendors hereby assures and warrants to the Vendee that there is no subsisting agreement for sale, attorney, collaboration agreement or transfer of any rights or interests including any development rights agreement in respect of the Scheduled Property and the Vendors' share as per the terms of the Collaboration Agreements hereby sold to the Vendee and the same have not been disposed off or transferred to in favour of any other person or entity under any exchange or any other arrangement etc., except with the Vendee.

(h) That the said Scheduled Property and the Vendors' share as per the terms of the Collaboration Agreements are not the subject matter of any acquisition proceedings, court attachment or any adverse claim, demand or actions of any person whomsoever or subject of any minor interests, charges, liens or other encumbrances and that the Scheduled Property is free of any demand, will, trust, settlement.

(i) The Vendors have till the date of execution of this Sale Deed, observed and performed the rules, regulations and bye-laws for the time being and from time to time of the local municipality and all other authorities as applicable and has paid and discharged all dues, rates, taxes, outgoings, rents, other charges and all other liabilities to the government, municipality and all other authorities in respect of the Scheduled Property.

5. Possession

(a) On the date of execution of this Deed, the Vendors have handed over all original title deeds and documents relating to the Scheduled Property to the Vendee.

(b) The Vendee is in vacant, peaceful and physical possession of the Scheduled Property.

(c) The Vendors hereby admit and declare that the Vendors have been left with no right, title or interest of any nature whatsoever in the Scheduled Property and the Vendors' share as per the terms of the Collaboration Agreements or part thereof and the Vendee has become the absolute owner of the Schedule Property and Vendee shall have all rights to derive all benefits and profits in

For Flyline Construction Pvt. Ltd.

Director/Authorised Signatory

For ADORE PROPMART LLP

Authorised Signatory

For ADORE PROPMART LLP

Authorized Signatory



any manner as may be decided by the Vendee and to deal with the Scheduled Property in any manner whatsoever in the sole and absolute discretion of the Vendee.

6. The stamp duty and registration fees on this Deed shall be solely borne by the Vendee.

7. This Deed shall be governed by and interpreted in accordance with the laws of India and the courts of Gurugram shall have exclusive jurisdiction in relation to all matters arising out of this Deed.

IN WITNESS WHEREOF the Parties have executed these presents at the place, day, month and year as first above written in the presence of the undernoted witnesses:

Drafted By
SHRI NIWAS (Advocate)
Distt. Court Gurugram
As per both parties instructions

VENDOR NO. 1 **Prem Prakash**	**VENDOR NO. 2** **Rajender Singh**
VENDOR NO. 3 **Dharambir**	For Flymore Construction Pvt. Ltd. Director/Authorised Signatory **VENDOR NO. 4** **Authorized Signatory** **M/s Flymore Constructions Private Limited**
For ADORE PROPMART LLP Authorized Signatory **VENDEE** **Authorized Signatory / Partner** **M/S ADORE PROPMART LLP**	
WITNESSES:	
1. Name: Address: SHRI NIWAS (Advocate) Distt. Court Gurugram Reg. No. P/1143/2008	2. Name: SURENDER YADAV Advocate Address: Distt. & Session Court Gurugram

For ADORE PROPMART LLP
Authorised Signatory


MANESAR

Sale of Immovable Properties

Indian-Non Judicial Stamp
Haryana Government

Date : 27/06/2024

Certificate No. G0272024F2186

GRN No. 118224530

Stamp Duty Paid : ₹ 32114000

Penalty : ₹ 0

Seller / First Party Detail

Name: Prem prakash

H.No/Floor : A89 Sector/Ward : 45 LandMark : Ground floor greenwood city sec 45

City/Village : Gurugram District : Gurugram State : Haryana

Phone: 88******70 Others : Roop rani sonia thareja usha devi sandeep kumar malhotra

Buyer / Second Party Detail

Name : Adore propmart llp

H.No/Floor : A43 Sector/Ward : Ff LandMark : Front side shera mohalla garhi

City/Village: New delhi District : New delhi State : Delhi

Phone : 88******70

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

THE SEAL OF THE SUB REGISTRAR MANESAR

SALE DEED

Consideration	:	**Rs. 45,87,61,394/-**
Stamp Duty	:	**Rs. 3,21,14,000/-**
Stamp Paper Serial No. & Date	:	**No. G0272024F2186 / 27-06-2024**
Area	:	**3 Bigha 15 Bishwa 8.5 Biswanshi**
Kind of Land	:	**Agricultural**
Location	:	**Gurugram, Haryana**
Village	:	**Shikhopur**
City	:	**Gurugram**

This Sale Deed (**"Deed"**) is made and executed at Gurugram on this the [•] day of _____ 2024.

Roop Rani

For ADORE PROPMART LLP

Authorised Signatory

For ADORE PROPMART LLP

Authorised Signatory

प्रलेख क्र.:4548 मुद्रण दिनांक 02/07/2024 04:09 PM पंजीकरण दिनांक:02-07-2024

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		पुराना शहरी क्षेत्र
पता : 0//1669,Unapproved Area Shikohpur, 122004, , 122004		
धन संबंधी विवरण		
राशि- 458761408 रुपये		कुल स्टाम्प शुल्क- 32113298 रुपये
स्टाम्प नं- G0272024P2186		स्टाम्प का मूल्य- 32114000 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:118416652	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- MK SAINI ADV		सेवा शुल्क- 200
भूमि का विवरण		
निवासीय		11333.68 Sq. Yards
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- IL4OOJB2	प्रॉपर्टी नं- 0//1669	नालिक- NA
पता- 0//1669,Unapproved Area Shikohpur, 122004, , 122004		

यह प्रलेख आज दिनांक 02-07-2024 दिन मंगलवार समय 4:09:00 PM बजे श्री/श्रीमती/कुमारी ROOP RANI पत्नी KALYAN SINGH SANDHU SONIA THAREJA पत्नी SUNIL KUMAR USHA DEVI पत्नी SATBIR SINGH SINDHU SANDEEP KUMAR MALHOTRA पुत्र SHIV KUMAR MALHOTRA PREM PRAKASH पुत्र KANWAR BHAN निवासी GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Roop Rani

संयुक्त उप पंजीयन अधिकारी Manesar

ROOP RANI SONIA THAREJA USHA DEVI SANDEEP KUMAR MALHOTRA PREM PRAKASH 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

या

प्रलेख में वर्णित क्षेत्र नगर एंव 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 02-07-2024

संयुक्त उप पंजीयन अधिकारी Manesar

ROOP RANI SONIA THAREJA USHA DEVI SANDEEP KUMAR MALHOTRA PREM PRAKASH Sub Registrar

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी ADORE PROPMART LLP thru RITIKOTHER हाजिर है। प्रस्तुत प्रलेख को 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 GGM व श्री/श्रीमती/कुमारी SAGAR BAISOYA पिता . निवासी FARIDABAD ने की।

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

दिनांक 02-07-2024

संयुक्त उप पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Gurgaon)

Roop Rani

THE SEAL OF THE SUB REGISTRAR MANESAR

For ADORE PROPMART LLP

Authorized Signatory

BY

1. **MRS. ROOP RANI (Aadhar No. 3824 6815 1062)** W/o Shri Kalyan Singh Sandhu R/o 101, Railway Road, Opp. Sector 4 – 7 Chowk, Dayanand Complex, Gurgaon, Haryana – 122001, hereinafter referred to as the **"Vendor No. 1";**

2. **MRS. SONIA THAREJA (Aadhar No. 8945 8432 7789)** W/o Shri Sunil Kumar R/o 501, IRIS Tower, The Verandas, Golf Course Road, Sector – 54, Gurugram, Haryana – 122011, hereinafter referred to as the **"Vendor No. 2";**

3. **MRS. USHA DEVI (Aadhar No. 2027 6859 1402)** W/o Shri Satbir Singh Sindhu R/o 143P, Ground Floor, Near Amity International School, Sector – 51, South City – II, Gurgaon, Haryana – 122018, hereinafter referred to as the **"Vendor No. 3";**

4. **MR. SANDEEP KUMAR MALHOTRA (Aadhar No. 6620 9531 6581)** S/o Shri Shiv Kumar Malhotra R/o A-89, Ground Floor, Greenwood City, Sector – 45, Gurgaon, Haryana – 122001 hereinafter referred to as the **"Vendor No. 4";**

5. **MR. PREM PRAKASH (Aadhar No. Aadhar No. 9567 2072 9860)** S/o Shri Kanwar Bhan R/o D-258, Sushant Lok – I, Sector – 43, DLF Phase – 4, Gurugram, Haryana, hereinafter referred to as the **"Vendor No. 5";**

Vendor No. 1, Vendor No. 2, Vendor No. 3, Vendor No. 4 and Vendor No. 5, expressions shall, unless repugnant or contrary to the context hereof, be deemed to mean and include their successors, legal heirs, administrators, assignees, nominees, representatives and authority holders.

Vendor No. 1, Vendor No. 2, Vendor No. 3, Vendor No. 4 and Vendor No. 5 are jointly parties of the **ONE PART** and are hereinafter jointly referred to as the **"Vendors".**

AND

6. **M/S ADORE PROPMART LLP,** a limited liability partnership firm, duly incorporated and validly existing under the Limited Liability Partnership Act, 2008 having its registered office at A-43, 1st Floor, Front Side, Shera Mohalla, Garhi, Near East of Kailash, New Delhi – 110065 acting through its Authorized Signatory, Sh. Ritik S/o Sh. Kaptan Singh (Adhar No 5899 5915 9419) duly authorized by Board Resolution dated 21/06/24 (hereinafter referred to as the

Roop Rani

For ADORE PROPMART LLP

Authorised Signatory

For ADORE PROPMART LLP

Authorized Signatory

Reg. No.	Reg. Year	Book No.
4548	2024-2025	1



विक्रेता



क्रेता



गवाह

Roop Rani उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- ROOP RANI SONI@ THAREJA USHA DEVI SANDEEP KUMAR MALHOTRA PREM PRAKASH

क्रेता :- thru-RITU KOTHERADORE PROPMART LLP

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SAGAR BAISOYA

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4548 आज दिनांक 02-07-2024 को बही नं 1 जिल्द नं 372 के पृष्ठ नं 25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3051 के पृष्ठ संख्या 9 से 12 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 02-07-2024

THE SEAL OF THE SUB REGISTRAR MANESAR

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

For ADORE PROPMART LLP

Authorized Signatory

"Vendee", which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include its successors, administrators, assignees, nominees, representatives and authority holders, of the **OTHER PART.**

The Vendors and the Vendee are hereinafter individually referred to as the "**Party**" and collectively referred to as the "**Parties**".

WHEREAS:

A. The Vendor No.1 is the actual and absolute owner and is in exclusive physical possession and otherwise well and fully entitled to all legal, valid and marketable rights, interests, title and benefits in and to the agricultural land admeasuring 0 Bigha 7 Biswa 0 Biswansi situated in the revenue estate of village Shikohpur, Tehsil Manesar and District Gurugram vide Khewat no. 146 Khatauni no. 146 bearing Khasra no. 795/1 (0 B – 13 B – 0 B) out of which Vendor No. 1 is having the 70/260 share i.e. 0 Bigha 3 Biswas 10 Biswansi and Khewat no. 147 Khatauni no. 147 bearing Khasra no. 795/2 (0 B – 13 B – 0 B) out of which Vendor No. 1 is having the 70/260 share i.e. 0 Bigha 3 Biswas 10 Biswansi, total admeasuring 0 Bigha 7 Biswas 0 Biswansi (hereinafter referred to as "**Land Parcel – I**") and which has been duly mutated in the name of the Vendor No.1 in the revenue records as per Jamabandi for the year 2021-22 and Mutation no. 3289.

B. The Vendor No.2 is the actual and absolute owner and is in exclusive physical possession and otherwise well and fully entitled to all legal, valid and marketable rights, interests, title and benefits in and to the agricultural land admeasuring 0 Bigha 7 Biswa 0 Biswansi situated in the revenue estate of village Shikohpur, Tehsil Manesar and District Gurugram vide Khewat no. 146 Khatauni no. 146 bearing Khasra no. 795/1 (0 B – 13 B – 0 B) out of which Vendor No. 2 is having the 70/260 share i.e. 0 Bigha 3 Biswas 10 Biswansi and Khewat no. 147 Khatauni no. 147 bearing Khasra no. 795/2 (0 B – 13 B – 0 B) out of which Vendor No. 2 is having the 70/260 share i.e. 0 Bigha 3 Biswas 10 Biswansi, total admeasuring 0 Bigha 7 Biswas 0 Biswansi (hereinafter referred to as "**Land Parcel – II**") and which has been duly mutated in the name of the Vendor No.2 in the revenue records as per Jamabandi for the year 2021-22 and Mutation no. 3812.

C. The Vendor No.3 is the actual and absolute owner and is in exclusive physical possession and otherwise well and fully entitled to all legal, valid and marketable rights, interests, title and benefits in and to the agricultural land admeasuring 0 Bigha 7 Biswa 0 Biswansi situated in the revenue estate of village Shikohpur, Tehsil Manesar and District Gurugram vide Khewat no. 146 Khatauni no. 146 bearing Khasra no. 795/1 (0 B – 13 B – 0 B) out of which Vendor No. 3 is having the 70/260 share i.e. 0 Bigha 3 Biswas 10 Biswansi and Khewat no. 147 Khatauni no. 147 bearing Khasra no. 795/2 (0 B – 13 B – 0 B) out of which Vendor No. 3

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is having the 70/260 share i.e. 0 Bigha 3 Biswas 10 Biswansi, total admeasuring 0 Bigha 7 Biswas 0 Biswansi (hereinafter referred to as "**Land Parcel – III**") and which has been duly mutated in the name of the Vendor No.3 in the revenue records as per Jamabandi for the year 2021-22 and Mutation no. 3289.

D. The Vendor No.4 is the actual and absolute owner and is in exclusive physical possession and otherwise well and fully entitled to all legal, valid and marketable rights, interests, title and benefits in and to the agricultural land admeasuring 0 Bigha 6 Biswa 15 Biswansi situated in the revenue estate of village Shikohpur, Tehsil Manesar and District Gurugram vide Khewat no. 145 Khatauni no. 145 bearing Khasra no. 793/2 (1 B – 3 B – 0 B) out of which Vendor No. 4 is having the 86/460 share i.e. 0 Bigha 4 Biswas 6 Biswansi and Khewat no. 146 Khatauni no. 144 bearing Khasra no. 795/1 (0 B – 13 B – 0 B) out of which Vendor No. 4 is having the 49/260 share i.e. 0 Bigha 2 Biswas 9 Biswansi, total admeasuring 0 Bigha 6 Biswas 15 Biswansi (hereinafter referred to as "**Land Parcel – IV**") and which has been duly mutated in the name of the Vendor No.4 in the revenue records as per Jamabandi for the year 2021-22 and Mutation no. 4827.

E. The Vendor No. 5 is the actual and absolute owner and is in exclusive physical possession and otherwise well and fully entitled to all legal, valid and marketable rights, interests, title and benefits in and to the agricultural land comprising total admeasuring 2 Bigha 7 Biswa 13.5 Biswansi vide Khewat no. 137 Khatauni no. 137 bearing Khasra no. 791/1/1 (4 B – 10 B – 3 B) out of which Vendor No. 5 is having the 1/2 share i.e. 2 Bigha 5 Biswas 1.5 Biswansi and Khewat no. 141 Khatauni no. 141 bearing Khasra no. 791/2 (0 B – 18 B – 15 B) out of which the Vendor No. 5 is having 52/375 share i.e. 0 Bigha 2 Biswa 12 Biswasi total admeasuring 2 Bigha 7 Biswa 13.5 Biswansi situated in in revenue estate of village Shikohpur, Tehsil Manesar and District Gurugram (hereinafter referred to as "**Land Parcel – V**") and which has been duly mutated in the name of the Vendor No. 5 in the revenue records as per Jamabandi for the year 2021-22 and Mutation no. 5286 & 5296.

The Land Parcel – I, Land Parcel – II, Land Parcel – III, Land Parcel – IV and Land Parcel – V are hereinafter collectively referred to as **"Scheduled Property".**

F. The Vendors represent that the Vendors are fully competent to sell, transfer and convey all the legal, valid and marketable rights, title and interests in the Scheduled Property free from all encumbrances whatsoever and the Scheduled Property are held by the Vendors and no other person or entity has any claims, rights, title or interests of any kind whatsoever to the Scheduled Property.

G. The Vendor No. 1 had earlier entered into a Collaboration Agreement in respect to the Land Parcel – I vide registered document no. 3555 dated 15.06.2023 duly

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registered with Sub-Registrar, Manesar and which was subsequently amended vide Supplementary Collaboration Agreement bearing registered document no. 12744 dated 05.12.2023 duly registered with Sub-Registrar, Manesar. Similarly, the Vendor No. 2 had entered into a Collaboration Agreement in respect to the Land Parcel – II vide registered document no. 6197 dated 31.08.2023 duly registered with Sub-Registrar, Manesar and which was subsequently amended vide Supplementary Collaboration Agreement bearing registered document no. 13333 dated 13.12.2023 duly registered with Sub-Registrar, Manesar. Similarly, the Vendor No. 3 had entered into a Collaboration Agreement in respect to the Land Parcel – III vide registered document no. 3554 dated 15.06.2023 duly registered with Sub-Registrar, Manesar and which was subsequently amended vide Supplementary Collaboration Agreement bearing registered document no. 12745 dated 05.12.2023 duly registered with Sub-Registrar, Manesar. Similarly, the Vendor No. 4 had entered into a Collaboration Agreement in respect to the Land Parcel – IV vide registered document no. 3558 dated 15.06.2023 duly registered with Sub-Registrar, Manesar and which was subsequently amended vide Supplementary Collaboration Agreement bearing registered document no. 13332 dated 13.12.2023 duly registered with Sub-Registrar, Manesar. Similarly, Vendor No. 5 had also entered into a Collaboration Agreement in respect to the Land Parcel – V vide registered document no. 3634 dated 16.06.2023 duly registered with Sub-Registrar, Manesar, with the Vendee, for the joint development of the Scheduled Property in accordance with the terms and conditions of the respective Collaboration Agreements and the subsequent Supplementary Collaboration Agreements. However, since the development and construction of the intended project will take a long time and the Vendors are not willing to wait for such a long time therefore the Vendors have agreed to sell, transfer and convey all their rights, title and interests in the Scheduled Property in favour of the Vendee including the rights and entitlements in the share out of the built-up FAR over the Scheduled Property in terms of the Collaboration Agreements and the subsequent Supplementary Collaboration Agreements. The Vendors are receiving the sale consideration for the sale, transfer and conveyance of Vendors' share which was agreed to be allotted to the Vendors in terms of the Collaboration Agreements and the subsequent Supplementary Collaboration Agreements along with the sale consideration for selling and transferring all the rights, title and interests in the Scheduled Property free from all encumbrances, liens and charges in favour of the Vendee as agreed herein in accordance with this Deed.

H. Now, the Vendors are desirous of selling / transferring all their rights, title and interests in the Scheduled Property in favour of the Vendee free from all encumbrances, charges, liens, litigations, third party rights, agreements, power of attorneys, notices, acquisitions, notifications, etc. on payment of agreed sale consideration and upon receipt of which the Vendee shall become the absolute

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owner thereof having absolute legal and valid marketable rights, title and interests in the Scheduled Property free from all encumbrances, and the Vendee shall be able to enjoy the peaceful and unencumbered physical possession, as per agreed terms and conditions mentioned hereinafter.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In consideration of the payment of the Sale Consideration as defined in clause 2 below, the Vendors hereby sells, grants, conveys, transfers, assigns and assures unto the Vendee, by way of sale of the Scheduled Property together with all legal, valid and marketable rights, title and interests into and upon the same and every part thereof what-so-ever appertaining to the Scheduled Property including their respective shares in terms of the Collaboration Agreements and the subsequent Supplementary Collaboration Agreements, rights belonging to or in any way usually held, enjoyed or reputed to be known as part and parcel thereof, and its entire right, title and interest whatsoever therein unto and upon the Scheduled Property absolutely and forever without any reservation whatsoever free from all encumbrances, charges, liens, lis-pendens, injunctions, mortgages, attachments, notices and prior agreement / arrangement.

2. The Parties have agreed that the entire sale consideration towards the sale of the Scheduled Property as well as for selling and transferring the Vendors' share as per the terms of the Collaboration Agreements and Supplementary Collaboration Agreements has been paid by the Vendee to the Vendors and the Vendors are hereby executing and registering this sale deed of the Scheduled Property in favour of the Vendee upon receipt of the entire agreed sale consideration. The Vendee has paid the entire amount of the agreed sale consideration of INR **Rs. 45,87,61,394/-** (Rupees Forty Five Crore Eighty Seven Lakh Sixty One Thousand Three Hundred and Ninety Four Only) (**"Sale Consideration"**) to the Vendors as agreed between the Parties as per details given below:

S.NO.	CHEQUE / RTGS / DD	DRAWN ON	AMOUNT (IN RUPEES)	DATE	IN FAVOUR OF
1	Cash		1,00,000.00	04-05-2023	VENDOR NO. 1
2	013719	IDBI Bank	44,20,938.00	04-05-2023	VENDOR NO. 1
3	013741	IDBI Bank	43,31,519.00	15-06-2023	VENDOR NO. 1
4	628454	IDBI Bank	50,00,000.00	20-11-2023	VENDOR NO. 1
5	628461	IDBI Bank	1,50,00,000.00	29-11-2023	VENDOR NO. 1

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For ADORE PROPMART LLP

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6	628469	IDBI Bank	75,69,418.00	06-12-2023	VENDOR NO. 1
7	628555	IDBI Bank	36,42,187.00	20-12-2023	VENDOR NO. 1
8	TDS		4,04,688.00		VENDOR NO. 1
9	Cash		1,00,000.00	04-05-2023	VENDOR NO. 2
10	012719	IDBI Bank	44,20,938.00	04-05-2023	VENDOR NO. 2
11	544345	IDBI Bank	43,31,519.00	31-08-2023	VENDOR NO. 2
12	628540	IDBI Bank	1,74,57,412.00	21-12-2023	VENDOR NO. 2
13	628541	IDBI Bank	1,74,57,412.00	22-12-2023	VENDOR NO. 2
14	TDS		4,42,094.00		VENDOR NO. 2
15	Cash		1,00,000.00	04-05-2023	VENDOR NO. 3
16	013719	IDBI Bank	44,20,938.00	04-05-2023	VENDOR NO. 3
17	013742	IDBI Bank	43,31,519.00	15-06-2023	VENDOR NO. 3
18	628455	IDBI Bank	50,00,000.00	20-11-2023	VENDOR NO. 3
19	628470	IDBI Bank	2,25,69,418.00	10-12-2023	VENDOR NO. 3
20	628473	IDBI Bank	36,42,187.00	08-12-2023	VENDOR NO. 3
21	TDS		4,04,687.00		VENDOR NO. 3
22	Cash		1,00,000.00	04-05-2023	VENDOR NO. 4
23	013719	IDBI Bank	42,63,047.00	04-05-2023	VENDOR NO. 4
24	013737	IDBI Bank	41,76,786.00	15-06-2023	VENDOR NO. 4
25	628538	IDBI Bank	2,36,64,331.00	13-12-2023	VENDOR NO. 4
26	628539	IDBI Bank	1,00,00,000.00	18-12-2023	VENDOR NO. 4

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For ADORE PROPMART LLP

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27	TDS		4,26,305.00		VENDOR NO. 4
28	Cash		1,00,000.00	08-05-2023	VENDOR NO. 5
29	013722	IDBI NANK	50,00,000.00	08-05-2023	VENDOR NO. 5
30	013744	IDBI NANK	1,10,54,816.00	16-06-2023	VENDOR NO. 5
31	628578	IDBI NANK	5,00,00,000.00	30-01-2024	VENDOR NO. 5
32	628579	IDBI NANK	5,00,00,000.00	05-02-2024	VENDOR NO. 5
33	628596	IDBI NANK	8,00,00,000.00	09-04-2024	VENDOR NO. 5
34	628597	IDBI NANK	9,19,19,394.00	15-06-2024	VENDOR NO. 5
35	TDS		29,09,841.00		VENDOR NO. 5
	Total		45,87,61,394.00		

The Vendors doth hereby acknowledges to have received the entire Sale Consideration from the Vendee in full and final settlement between the Parties and now nothing more is left due and payable by the Vendee to the Vendors. The Vendors further acknowledge to have received the agreed consideration for and in lieu of the share agreed to be given to the Vendors as per the terms of the respective Collaboration Agreements and the subsequent Supplementary Collaboration Agreements executed between the Vendors and the Vendee and nothing is left due and payable by the Vendee to the Vendors in full and final settlement with the Vendee.

3. The Vendors have already handed over the actual, vacant and peaceful physical possession of the Scheduled Property to the Vendee actually at site, without any objection or interference from the Vendors.

4. The Vendors hereby represents and warrants to the Vendee that:

(a) the Vendors have full and absolute rights and authority to sell, convey and transfer all legal, valid and marketable rights, title and interests in the Scheduled Property to the Vendee.

(b) the Vendors have full and absolute rights and authority to sell, convey and

Sonia

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transfer all legal, valid and marketable rights, title and interests in the Vendors' share as per agreed terms of the Collaboration Agreements and the subsequent Supplementary Collaboration Agreements.

(c) the Vendors have paid all taxes and other dues to the government authorities or otherwise in relation to the Scheduled Property up to the date of this Deed and have represented that no money or any sum is due to any person or authority or any other government department in respect of the Scheduled Property and that the Vendors shall be jointly or severally liable to pay or clear all or any such amount that will fall due upto the date of the execution of this Sale Deed and that the Vendee shall remain indemnified by the Vendors on this account.

(d) the Scheduled Property and Vendors' share as per the Collaboration Agreements and the subsequent Supplementary Collaboration Agreements is free from all encumbrances, charges, liens, lis pendens, attachments, injunctions, mortgages, gifts, trusts, encroachments, notices, acquisition notification and the Vendors have clear, absolute, marketable title and indefeasible ownership rights to the Scheduled Property.

(e) except the Vendors nobody else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the Scheduled Property as well as in the Vendors' share as per the terms of the Collaboration Agreements and the subsequent Supplementary Collaboration Agreements and the Vendors have sold, conveyed and transferred all their rights, title and interests without any residuary rights to the Vendee vide this Deed.

(f) there is no legal impediment or bar whereby the Vendors can be prevented from selling, transferring and vesting the absolute rights, title and interests in the said Scheduled Property as well as in the Vendors' share as per the terms of the Collaboration Agreements and the subsequent Supplementary Collaboration Agreements in favour of the Vendee and the Vendors have got full power and authority to execute this Deed and to perform its obligations and to make the representations and warranties as contained in this Deed, and that by entering into this Deed and performing its obligations hereunder, the Vendors will not be in breach of any law, regulation, statutory or other provisions, and of any other agreement or arrangement by which the Vendors may be bound.

(g) the Vendors hereby assures and warrants to the Vendee that there is no subsisting agreement for sale, attorney, collaboration agreement or transfer of any rights or interests including any development rights agreement in respect of the Scheduled Property and the Vendors' share as per the terms of

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the Collaboration Agreements and the subsequent Supplementary Collaboration Agreements hereby sold to the Vendee and the same have not been disposed off or transferred to in favour of any other person or entity under any exchange or any other arrangement etc., except with the Vendee.

(h) That the said Scheduled Property and the Vendors' share as per the terms of the Collaboration Agreements and the subsequent Supplementary Collaboration Agreements are not the subject matter of any acquisition proceedings, court attachment or any adverse claim, demand or actions of any person whomsoever or subject of any minor interests, charges, liens or other encumbrances and that the Scheduled Property is free of any demand, will, trust, settlement.

(i) The Vendors have till the date of execution of this Sale Deed, observed and performed the rules, regulations and bye-laws for the time being and from time to time of the local municipality and all other authorities as applicable and has paid and discharged all dues, rates, taxes, outgoings, rents, other charges and all other liabilities to the government, municipality and all other authorities in respect of the Scheduled Property.

5. Possession:

(a) On the date of execution of this Deed, the Vendors have handed over all original title deeds and documents relating to the Scheduled Property to the Vendee.

(b) The Vendee is in vacant, peaceful and physical possession of the Scheduled Property.

(c) The Vendors hereby admit and declare that the Vendors have been left with no right, title or interest of any nature whatsoever in the Scheduled Property and the Vendors' share as per the terms of the Collaboration Agreements and the subsequent Supplementary Collaboration Agreements or part thereof and the Vendee has become the absolute owner of the Scheduled Property and Vendee shall have all rights to derive all benefits and profits in any manner as may be decided by the Vendee and to deal with the Scheduled Property in any manner whatsoever in the sole and absolute discretion of the Vendee.

6. The stamp duty and registration fees on this Deed shall be solely borne by the Vendee.

7. This Deed shall be governed by and interpreted in accordance with the laws of India and the courts of Gurugram shall have exclusive jurisdiction in relation to

Roop Rani

For ADORE PROPMART LI

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For ADORE PROPMART LLP

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For ADORE PROPMART LLP

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all matters arising out of this Deed

IN WITNESS WHEREOF the Parties have executed these presents at the place, day, month and year as first above written in the presence of the undernoted witnesses:

Roop Rani **VENDOR NO. 1** **ROOP RANI**	Sonia **VENDOR NO. 2** **SONIA THAREJA**
उषा देवी **VENDOR NO. 3** **USHA DEVI**	Sandeep **VENDOR NO. 4** **SANDEEP KUMAR MALHOTRA**
VENDOR NO. 5 **PREM PRAKASH**	For ADORE PROPMART LLP Authorised Signatory **VENDEE** **Authorized Signatory** **M/S ADORE PROPMART LLP**

WITNESSES:

1. Name: Address: SURENDER Advocate Identify as per Id. Distt. & Session Court. Gurugram (Hr.)	2. Name: Sagar SAGHIR BHISOYA Address: S/O SHANNY SINGH Flat No - 1408, Tower - 6 Adore Grand Sector 85 FBD

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

For ADORE PROPMART LLP
Authorized Signatory



For ADORE PROPMART LLP

Authorized Signatory

Sale of Immovable Properties

Indian-Non Judicial Stamp
Haryana Government

Date : 23/06/2023

Certificate No. G0W2023F4185

GRN No. 104254880

Stamp Duty Paid : ₹ 7770000
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Ram avtar
H.No/Floor : 229
City/Village : Shikohpur
Phone: 88******70
Sector/Ward : Na
District : Gurugram
Others : Satender s o ramphal
LandMark : Near krishna mandir vill shikohpur
State : Haryana

Buyer / Second Party Detail

Name : Adore propmart llp
H.No/Floor : A43
City/Village: New delhi
Phone : 88******70
Sector/Ward : Na
District : New delhi
LandMark : Front side shera mohalla garhi
State : Delhi

Purpose : sale deed

THE SEAL OF THE REGISTRAR MANESAR

4679

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

SALE DEED

Consideration	:	**Rs. 11,10,00,000/-**
Stamp Duty	:	**Rs. 77,70,000/-**
Stamp Paper Serial No. & Date	:	**G0W2023F4185 Dated 23-06-2023**
Issued by	:	**Govt. of Haryana**
Kind of Land	:	**Agricultural**
Location	:	**Manesar, Gurugram**
Village	:	**Kherki daula**
City	:	**Gurugram**

This Sale Deed (**"Deed"**) is made and executed at Gurugram on this the 26 day of June 2023.

BY

For ADORE PROPMART LLP

PARTNER

For ADORE PROPMART LLP

Authorized Signatory

वसीका संबंधी विवरण

वसीका का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- Manesar	गांव/शहर- खेड़की दौला	स्थित- Kherki Daula
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : KHERKI DAULA		

धन संबंधी विवरण

राशि- 111000000 रुपये		कुल स्टाम्प शुल्क- 7770000 रुपये
स्टाम्प नं- GOW2023F4185		स्टाम्प का मूल्य- 7770000 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:104255595	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- SHRINIWAS ADV		सेवा शुल्क- 200

भूमि का विवरण

कृषि चाही	2 Kanal

यह प्रलेख आज दिनांक 26-06-2023 दिन सोमवार समय 5:36:00 PM बजे श्री/श्रीमती/कुमारी रामोतार पुत्र धर्मसिंह सतेन्द्र पुत्र रामफल निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
रामोतार सतेन्द्र

उप/सयुंक्त 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

या

प्रलेख में वर्णित क्षेत्र नगर एंव 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 26-06-2023

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

रामोतार सतेन्द्र

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी MS ADORE PROPMART LLP thru JETAISH KUMAR GUPTAOTHER हाजिर है। प्रस्तुत प्रलेख के निष्पादन 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 ADV GGM व श्री/श्रीमती/कुमारी RAJEEV RANJAN KUMAR पिता , निवासी SEC 16 FARIDABAD ने की।
साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 26-06-2023

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

THE SEAL OF THE SUB REGISTRAR MANESAR

For ADORE PROPMART LLP

Authorized Signatory

Ram Avtar (Adhaar No.6334 5897 5289) S/o Dharmo R/o House No 229, Near Krishan Mandir, Village, Gurgaon Haryana **and Mr. Satender (Adhar No. 2393 9875 9747)** S/o Shri Ramphal R/o House no. 229, Near Krishna Mandir, Village Shikohpur, Gurugram, Haryana 122004

hereinafter jointly referred to as the **"Vendors"**, which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include their successors, legal heirs, administrators, assignees, nominees, representatives and authority holders, of the **ONE PART**.

AND

M/s Adore Propmart LLP, a limited liability partnership firm, duly incorporated and validly existing under the limited liability partnership act, 2008 having its registered office at A-43, 1st floor, front side, Shera Mohalla, Garhi, Near East of Kailash, New Delhi – 65 acting through its designated partner, Sh. Jetaish Gupta duly authorized by Board Resolution (hereinafter referred to as the **"Vendee"**, which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include its successors, administrators, assignees, nominees, representatives and authority holders, of the **OTHER PART**.

The Vendor and the Vendee are hereinafter individually referred to as the "**Party**" and collectively referred to as the "**Parties**".

WHEREAS:

A. The Vendors were the actual and absolute owners and were in exclusive physical possession and otherwise well and fully entitled to all legal, valid and marketable rights, interests, title and benefits in and to the agricultural land admeasuring 2 Kanal 0 Marlas 0 Sarsai (0.25 Acres) situated at Village Kherki daula, Tehsil Manesar and District Gurugram, Haryana (herein after referred to as "**Scheduled Property**") and which has been duly mutated in the name of the Vendors in the revenue records vide Mutation No. 4237 as per details mentioned below:

Khewat No.	Khatoni No.	Rect. No.	Killa No	Share	Kanal	Marla	
329/3	342/3	56	15/2/2	Salam	0	4	
329/3	342/3	56	16/2	Salam	1	16	
				Total	2	0	

B. The Vendors represent that the Vendors are fully competent to sell, transfer and convey all the legal, valid and marketable rights, title and interests in the Scheduled Property free from all encumbrances whatsoever and the Scheduled

For ADORE PROPMART LLP

Authorized Signatory

Reg. No.	Reg. Year	Book No.
4079	2023-2024	1



विक्रेता



क्रेता



गवाह

उप/सयुंक्त.पंजीयन अधिकारी

विक्रेता :- रामोतार सतेन्द्र

क्रेता :- thru JETAISH KUMAR GUPTAOTHERMS ADORE PROPMART LLP

गवाह 1 :- SHRINIWAS ADV

गवाह 2 :- RAJEEV RANJAN KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4079 आज दिनांक 26-06-2023 को बही नं 1 जिल्द नं 313 के पृष्ठ नं 147.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2166 के पृष्ठ संख्या 25 से 27 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 26-06-2023

उप/सयुंक्त पंजीयन अधिकारी(Manesar)

THE SEAL OF

Sub Registrar
Manesar (Gurgaon)

For ADORE PROPMART LLP

Authorized Signatory

Property is held by the Vendors and no other person or entity has any claims, rights, title or interests of any kind whatsoever to the Scheduled Property.

C. The Vendors had earlier entered into a collaboration agreement in respect to the Scheduled Property with the Vendee vide collaboration agreement dated 13-06-2023 duly registered vide document no. 3400 in Book No. 1 Volume no. 2146 on pages 19 to 21 dated 13-06-2023 before the Sub-Registrar, Manesar for the joint development of the Scheduled Property in accordance with the terms and conditions of the Collaboration Agreement. However, since the development and construction of the intended project will take a long time and the Vendors are not willing to wait for such a long time therefore the Vendors have agreed to sell, transfer and convey all her rights, title and interests in the Scheduled Property in favour of the Vendee including the rights and entitlements in the share out of the built-up FAR over the Scheduled Property in terms of the Collaboration Agreement dated 13-06-2023. The Vendors are receiving the sale consideration for the sale, transfer and conveyance of Vendors' share which was agreed to be allotted to the Vendors in terms of the Collaboration Agreement dated 13-06-2023 along with the sale consideration for selling and transferring all the rights, title and interests in the Scheduled Property in favour of the Vendee as agreed herein in accordance with this Deed.

D. Now, the Vendors are desirous of selling / transferring all their rights, title and interests in the Scheduled Property in favour of the Vendee free from all encumbrances, charges, liens, litigations, third party rights, agreements, power of attorneys, notices, acquisitions, notifications, etc. on payment of agreed sale consideration and upon receipt of which the Vendee shall become the absolute owner thereof having absolute legal and valid marketable rights, title and interests in the Scheduled Property free from all encumbrances, and the Vendee shall be able to enjoy the peaceful and unencumbered physical possession, as per agreed terms and conditions mentioned hereinafter.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In consideration of the payment of the Sale Consideration as defined in clause 2 below, the Vendors hereby sell, grant, convey, transfer, assign and assure unto the Vendee, by way of sale of the Scheduled Property together with all legal, valid and marketable rights, title and interests into and upon the same and every part thereof including any mineral or resources that may be found beneath the Scheduled Property and whatever structures, plants, trees, crops or any other chattel is lying on the Scheduled Property what-so-ever appertaining to the Scheduled Property belonging to or in any way usually held, enjoyed or reputed to be known as part and parcel thereof, and its entire right, title and interest whatsoever therein unto and upon the Scheduled Property absolutely and forever without any reservation whatsoever free from all encumbrances, charges, liens,

For ADORE PROPMART LLP

PARTNER

For ADORE PROPMART LLP

Authorized Signatory


THE SEAL OF
REGISTRAR
MANESAR

lis-pendens, injunctions, mortgages, attachments, notices and prior agreement / arrangement.

2. The Parties have agreed that the entire sale consideration towards the sale of the Scheduled Property as well as for selling and transferring the Vendors' share as per the terms of the Collaboration Agreement dated 13-06-2023 has been paid by the Vendee to the Vendors and the Vendors are hereby executing and registering this sale deed of the Scheduled Property in favour of the Vendee upon receipt of the entire agreed sale consideration. The Vendee has paid the entire amount of the agreed sale consideration of INR 11,10,00,000/- (Rupees Eleven Crore Ten Lakh Only) ("**Sale Consideration**") to the Vendors as agreed between the Parties as per details given below:

In Favour of	CHEQUE / CASH / DD/RTGS	DRAWN ON	AMOUNT (IN RUPEES)	Date
Ram Avtar	Cash	-	1,00,000/-	04-05-2023
Satender	Cash	-	1,00,000/-	04-05-2023
Ram Avtar	026098	IDBI Bank Faridabad	75,00,000/-	04-05-2023
Ram Avtar	544312	IDBI Bank Faridabad	75,00,000/-	06-05-2023
Ram Avtar	IBKLR92023061 300084810	IDBI Bank Faridabad	3,47,95,000/-	13-06-2023
Ram Avtar	026339	IDBI Bank Faridabad	50,50,000/-	26-06-2023
Ram Avtar		TDS Deducted	5,55,000/-	
Satender	026097	IDBI Bank Faridabad	75,00,000/-	04-05-2023
Satender	544311	IDBI Bank Faridabad	75,00,000/-	06-05-2023
Satender	IBKLR92023061 300084863	IDBI Bank Faridabad	3,47,95,000/-	13-06-2023
Satender	026340	IDBI Bank Faridabad	50,50,000/-	26-06-2023
Satender		TDS Deducted	5,55,000/-	
		Total	11,10,00,000/-	

The Vendors doth hereby acknowledge to have received the entire Sale Consideration from the Vendee in full and final settlement between the Parties.

For ADORE PROPMART LLP

PARTNER

For ADORE PROPMART LLP

Authorized Signatory


THE SEAL OF
REGISTRAR

3. The Vendors have already handed over the actual, vacant and peaceful physical possession of the Scheduled Property to the Vendee actually at site, without any objection or interference from the Vendor.

4. The Vendors hereby represent and warrant to the Vendee that:

(a) The Vendors have full and absolute rights and authority to sell, convey and transfer all legal, valid and marketable rights, title and interests in the Scheduled Property to the Vendee.

(b) The Vendors have full and absolute rights and authority to sell, convey and transfer all legal, valid and marketable rights, title and interests in the Vendors' share as per agreed terms of the Collaboration Agreement dated 23-06-2023.

(c) The Vendors have paid all taxes and other dues to the government authorities or otherwise in relation to the Schedule Property up to the date of this Deed and have represented that no money or any sum is due to any person or authority or any other government department in respect of the Scheduled Property and that the Vendors shall be jointly or severally liable to pay or clear all or any such amount that will fall due upto the date of the execution of this Sale Deed and that the Vendee shall remain indemnified by the Vendors on this account.

(d) The Scheduled Property and Vendors' share as per the Collaboration Agreement dated 13-06-2023 are free from all encumbrances, charges, liens, lis pendens, attachments, injunctions, mortgages, gifts, trusts, encroachments, notices, acquisition notification and the Vendors have clear, absolute, marketable title and indefeasible ownership rights to the Scheduled Property.

(e) except the Vendors nobody else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the Scheduled Property as well as in the Vendors' share as per the terms of the Collaboration Agreement dated 13-06-2023 and the Vendors have sold, conveyed and transferred all their rights, title and interests without any residuary rights to the Vendee vide this Deed.

(f) there is no legal impediment or bar whereby the Vendors can be prevented from selling, transferring and vesting the absolute rights, title and interests in the said Scheduled Property as well as in the Vendors' share as per the terms of the Collaboration Agreement dated 13-06-2023 in favour of the Vendee and the Vendors have got full power and authority to execute this Deed and to perform its obligations and to make the representations and warranties as contained in this Deed, and that by entering into this Deed and

For ADORE PROPMART LLP

PARTNER

For ADORE PROPMART LLP

Authorized Signatory


THE SEAL OF
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MANESAR

performing its obligations hereunder, the Vendors will not be in breach of any law, regulation, statutory or other provisions, and of any other agreement or arrangement by which the Vendors may be bound.

(g) the Vendors hereby assure and warrant to the Vendee that there is no subsisting agreement for sale, attorney, collaboration agreement or transfer of any rights or interests including any development rights agreement in respect of the Scheduled Property and the Vendors' share as per the terms of the Collaboration Agreement dated 13-06-2023 hereby sold to the Vendee and the same have not been disposed off or transferred to in favour of any other person or entity under any exchange or any other arrangement etc., except with the Vendee.

(h) That the said Scheduled Property and the Vendors' share as per the terms of the Collaboration Agreement dated 13-06-2023 is not the subject matter of any acquisition proceedings, court attachment or any adverse claim, demand or actions of any person whomsoever or subject of any minor interests, charges, liens or other encumbrances and that the Scheduled Property is free of any demand, will, trust, settlement.

(i) The Vendors have till the date of execution of this Sale Deed, observed and performed the rules, regulations and bye-laws for the time being and from time to time of the local municipality and all other authorities as applicable and has paid and discharged all dues, rates, taxes, outgoings, rents, other charges and all other liabilities to the government, municipality and all other authorities in respect of the Scheduled Property upto the date of execution of this Deed.

5. On the date of execution of this Deed, the Vendors have handed over to the Vendee all original title deeds and documents relating to the Scheduled Property.

6. The Vendee is in vacant, peaceful and physical possession of the Scheduled Property.

7. The Vendors hereby admit and declare that the Vendors have been left with no right, title or interest of any nature whatsoever in the Scheduled Property as well as in the Vendors' share as per the terms of the Collaboration Agreement dated 13-06-2023 or part thereof and the Vendee has become the sole and absolute owner of the Schedule Property and Vendee shall have all rights to derive all benefits and profits in any manner as may be decided by the Vendee and to deal with the Scheduled Property in any manner whatsoever in the sole and absolute discretion of the Vendee.

8. The stamp duty and registration fees on this Deed shall be solely borne by the Vendee.

For ADORE PROPMART LLP

PARTNER


THE SEAL OF
REGISTRAR
MAKASSAR

9. This Deed shall be governed by and interpreted in accordance with the laws of India and the courts of Gurugram shall have exclusive jurisdiction in relation to all matters arising out of this Deed.

IN WITNESS WHEREOF the Parties have executed these presents at the place, day, month and year as first above written in the presence of the undernoted witnesses:

Drafted By
SHRI NIWAS (Advocate)
Distt. Court Gurugram
As per both parties instructions
26/06/13

VENDORS	For ADORE PROPMART LLP PARTNER
RAM AVTAR **SATENDER**	**VENDEE** **Authorized Signatory/Partner** **M/s ADORE PROPMART LLP**
WITNESSES	
1. SHRI NIWAS (Advocate) Name: Distt. Court Gurugram Address: Reg. No. P/1143/2008	2. Rajeev Ranjan Kumar S/o Sh. Sidheshwar Prasad R/o E-103, Princess Park, Sector 86, Faridabad

For ADORE PROPMART LLP
Authorized Signatory

Sale of Immovable Properties

Indian-Non Judicial Stamp
Haryana Government

8562

Date : 12/09/2024

Certificate No. G0L2024I3713

GRN No. 121347971

Stamp Duty Paid : ₹ 65055000

Penalty : ₹ 0

Seller / First Party Detail

Name: Super fine realtors pvt ltd

H.No/Floor : D258 Sector/Ward : 43 LandMark : Sushant lok phase 1 sector 43

City/Village : Gurugram District : Gurugram State : Haryana

Phone: 88******70

Buyer / Second Party Detail

Name : Adore propmart llp

H.No/Floor : 1f22 Sector/Ward : 12 LandMark : 1f 22 26 ozone centre sector 12

City/Village: Faridabad District : Faridabad State : Haryana

Phone : 88******70

Purpose : Sale deed

THE SEAL OF THE SUB REGISTRAR MANESAR

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

SALE DEED

Consideration	:	**Rs. 92,93,44,219/-**
Stamp Duty	:	**Rs. 6,50,55,000/-**
Stamp Paper Serial No. & Date	:	**G0L2024I3713 dated 12-09-2024**
Issued by	:	**Haryana Govt.**
Kind of Land	:	**Agricultural**
Location	:	**Gurugram, Haryana**
Village	:	**Shikhopur**
City	:	**Gurugram**

For SUPERFINE REALTORS PVT. LTD.

DIRECTOR

For ADORE PROPMART LLP

Authorised Signatory

For ADORE PROPMART LLP

Authorized Signatory

प्रलेख क्र.:8562 मुद्रण दिनांक 13/09/2024 01:22 PM पंजीकरण दिनांक:13-09-2024

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 : 141,144,147ETC, KHASRA NO 2497/791/2,792,796/2,793/1,793/2,794/1,794/3,796/1,793/3/2,797/1,795/1,795/2, 122004, Shikohpur Near Winter Hills 77,Raheja Revanta & Lal Dora Shikohpur

धन संबंधी विवरण

राशि- 929344192 रुपये कुल स्टाम्प शुल्क- 65054096 रुपये

स्टाम्प नं- G0L2024I3713 स्टाम्प का मूल्य- 65055000 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये EChallan:121348253 पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- SURENDER YADAV ADV सेवा शुल्क- 200

भूमि का विवरण

कृषि चाही 4 Bigha71 Biswa0 Biswansi

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- 1LT3QD58 प्रॉपर्टी नं- 141,144,147ETC मालिक- SUPER FINE REALTORS PVT LTD

पता- 141,144,147ETC, KHASRA NO 2497/791/2,792,796/2,793/1,793/2,794/1,794/3,796/1,793/3/2,797/1,795/1,795/2, 122004, Shikohpur Near Winter Hills 77,Raheja Revanta & Lal Dora Shikohpur

यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 1:21:00 PM बजे श्री/श्रीमती/कुमारी मैसर्ज सुपर फाईन रीलटेर्स प्रा० लि०thru PREM PRAKASHOTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

मैसर्ज सुपर फाईन रीलटेर्स प्रा० लि०

संयुक्त उप पंजीयन अधिकारी Manesar
Sub Registrar
Manesar (Gurgaon)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1976 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 एंव ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नही है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नही है।

दिनांक 13-09-2024

मैसर्ज सुपर फाईन रीलटेर्स प्रा० लि०

संयुक्त उप पंजीयन अधिकारी Manesar
Sub Registrar
Manesar (Gurgaon)

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी ADORE PROPMART LLP thru RAJEEV RANJAN 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 GGM व श्री/श्रीमती/कुमारी YASHBIR पिता SHRI KRISHAN निवासी SIKANDERPUR BADHA ने की। साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप मे जानते है तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 13-09-2024

संयुक्त उप पंजीयन अधिकारी Manesar
Sub Registrar
Manesar (Gurgaon)

For ADORE PROPMART LLP

Authorized Signatory

This Sale Deed ("**Deed**") is made and executed at Gurugram on this the ____ day of September 2024.

BY

M/s Super Fine Realtors Private Limited, [CIN No. U70101HR2004PTC035491/ PAN No. AAICS3823Q], a company duly incorporated under the Companies Act, 1956, having its Registered office at D-258, Sushant Lok, Phase -1, Sector 43, Gurugram, Haryana 122009 **through its Director Mr. Prem Prakash (Adhar No 9567 2072 9860),** hereinafter referred to as the "**Vendor**".

AND

M/S ADORE PROPMART LLP, (PAN No. ABUFA7397K) a limited liability partnership firm, duly incorporated and validly existing under the Limited Liability Partnership Act, 2008 having its registered office at A-43, 1st Floor, Front Side, Shera Mohalla, Garhi, Near East of Kailash, New Delhi – 110065 acting through its **Authorized Signatory, Sh. Rajeev Ranjan Kumar (Adhar No. 4166 3825 9472)** duly authorized by Board Resolution dated 11-09-2024 (hereinafter referred to as the "**Vendee**", which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include its successors, administrators, assignees, nominees, representatives and authority holders, of the **OTHER PART.**

The Vendor and the Vendee are hereinafter individually referred to as the "**Party**" and collectively referred to as the "**Parties**".

WHEREAS:

A. The Vendor is the actual and absolute owner and is in exclusive physical possession and otherwise well and fully entitled to all legal, valid and marketable rights, interests, title and benefits in and to the agricultural land admeasuring 7 Bigha 14 Biswa 15.5 Biswansi situated in the revenue estate of village Shikohpur, Tehsil Manesar and District Gurugram as per details given below:

Khewat No.	Khatauni No	Khasra No	Total Area			Share	Owner's share		
			Bigha	Biswa	Biswansi		Bigha	Biswa	Biswansi
141//44	141	791/2	0	18	15	243/375	0	12	3
144//44	144	792	1	6	0	377/520	0	18	17
148//44	148	793/1	1	4	0	340/480	0	17	0
145//44	145	793/2	1	3	0	305/460	0	15	5

For ADORE PROPMART LLP

Authorised Signatory

For ADORE PROPMART LLP

Authorised Signatory

Reg. No.	Reg. Year	Book No.
8562	2024-2025	1



विक्रेता



क्रेता



गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- thru PREM PRAKASHOTHER मैसर्ज सुपर फाईन रीलटेर्स प्रा० लि०

क्रेता :- thru RAJEEV RANJAN KUMAROTHERADORE PROPMART LLP

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- YASHBIR

THE SEAL OF THE SUB REGISTRAR MANESAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8562 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 28.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3237 के पृष्ठ संख्या 31 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 दिये है।

दिनांक 13-09-2024

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

For ADORE PROPMART LLP

Authorized Signatory

142//44	142	794/1	0	18	15	salam	0	18	15
142//44	142	794/3	1	12	7	Salam	1	12	7
146//44	146	795/1	0	13	0	1/260	0	0	1
147//44	147	795/2	0	13	0	50/260	0	2	10
142//44	142	796/1	0	0	13	Salam	0	0	13
142//44	142	797/1	0	17	0	195/340	0	9	15
142//44	142	797/3/2	1	14	12	397/692	0	19	17

total measuring 7 Bigha 7 Biswa 3 Biswansi situated in in revenue estate of village Shikohpur, Tehsil Manesar and District Gurugram (hereinafter referred to as the **"Land Parcel -1"**) and which has been duly mutated in the name of the Vendor in the revenue records as per Jamabandi for the year 2021-22.

Khewat No.	Khatauni No	Khasra No	Total Area			Share	Owner share Area		
			Bigha	Bishwa	Bishwani		Bigha	Bishwa	Bishwani
139//44	139	796/2	1	4	7	84/487	0	4	4
148//44	148	793/1	1	4	0	68.5/480	0	3	8.5
	Total						0	7	12.5

total measuring 0 Bigha 7 Biswa 12.5 Biswansi situated in in revenue estate of village Shikohpur, Tehsil Manesar and District Gurugram (hereinafter referred to as the **"Land Parcel -2"**) and which has been duly mutated in the name of the Vendor in the revenue records as per Jamabandi for the year 2021-22.

The Land Parcel -1 and the Land Parcel – 2 are hereinafter jointly referred to as the **"Scheduled Property"**.

B. The Vendor represents that the Vendor is fully competent to sell, transfer and convey all the legal, valid and marketable rights, title and interests in the Scheduled Property free from all encumbrances whatsoever and the Scheduled Property is held by the Vendor and no other person or entity has any claims, rights, title or interests of any kind whatsoever to the Scheduled Property.

C. The Vendor had entered into a Collaboration Agreement dated 16.06.2023 (**"Collaboration Agreement – 1"**) bearing registered document no. 3633 in respect to the Land Parcel – 1 and Collaboration Agreement dated 31.08.2023 (**"Collaboration Agreement – 2"**) bearing registered document no. 6195 in favour of the Vendee in respect to the Land Parcel – 2 both duly registered with Sub-Registrar, Manesar (Gurugram) **(hereinafter jointly referred to as "Collaboration Agreements")** to set up a residential group housing colony under collaboration over the Scheduled Property.

D. The Vendor, in terms of the Collaboration Agreements had also executed the

For SUPERFINE REALTORS PVT. LTD.

DIRECTOR

For ADORE PROPMART LLP

Authorised Signatory

For ADORE PROPMART LLP

Authorized Signatory



For ADORE PROPMART LLP

Authorized Signatory

General Power of Attorney dated 16-06-2023 & 31-08-2023 duly registered with the Sub-Registrar, Manesar, Gurugram vide document no. 82 & 130 in favour of the Vendee ("POA") authorizing the Vendee to do all such acts, deeds and things in respect of developing, constructing, marketing and selling and transferring of the units / developed areas in Colony/ Project to be developed on the Scheduled Property in favour of the prospective buyer(s), or to deal with the Scheduled Property. The said POA is valid and subsisting as on date.

E. The Vendor had also executed the Agreement to Sell dated 08-05-2023 (Agreement to Sell) in respect to the Land Parcel – 1 whereby the Vendor had agreed to receive the total sale consideration of Rs. 92,93,44,219/- (Rupees Ninety Two Crores Ninety Three Lakhs Forty Four Thousand Two Hundred and Nineteen Only) for and lieu of transferring and conveying all their rights, title and interests in the Land Parcel – 1 as well as rights, interests and entitlements under the Collaboration Agreement - 1. The Vendee had agreed to pay the entire sale consideration to the Vendor by way of several instalments as per agreed terms of the Agreement to Sell. The amount of Rs.17,19,76,100/- (Rupees Seventeen Crore Nineteen Lakh Seventy Six Thousand One Hundred only) which was paid by the Vendee to the Vendor as interest free refundable security deposit as per the terms of the Collaboration Agreement - 1 was agreed by the Parties to be adjusted towards the payment of the total sale consideration agreed to be paid by the Vendee to the Vendor, in terms of the Agreement to Sell. However, since the development and construction of the intended project will take a long time and the Vendors are not willing to wait for such a long time therefore the Vendors have agreed to sell, transfer and convey all their rights, title and interests in the Scheduled Property in favour of the Vendee including the rights and entitlements in the share out of the built-up FAR over the Scheduled Property in terms of the Collaboration Agreements. The Vendor is receiving the sale consideration for the sale, transfer and conveyance of Vendor's share which was agreed to be allotted to the Vendor in terms of the Collaboration Agreements along with the sale consideration for selling and transferring all the rights, title and interests in the Scheduled Property free from all encumbrances, liens and charges in favour of the Vendee as agreed herein in accordance with this Deed.

F. Now, the Vendor is desirous of selling / transferring all their rights, title and interests in the Scheduled Property in favour of the Vendee free from all encumbrances, charges, liens, litigations, third party rights, agreements, power of attorneys, notices, acquisitions, notifications, etc. on payment of agreed sale consideration and upon receipt of which the Vendee shall become the absolute owner thereof having absolute legal and valid marketable rights, title and interests in the Scheduled Property free from all encumbrances, and the Vendee shall be able to enjoy the peaceful and unencumbered physical possession, as per agreed terms and conditions mentioned hereinafter.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

For SUPERTINE REALTORS PVT. LTD.

DIRECTOR

For ADORE PROPMART LLP

Authorised Signatory

For ADORE PROPMART LLP

Authorized Signatory



For ADORE PROPMART LLP

Authorized Signatory

1. In consideration of the payment of the Sale Consideration as defined in clause 2 below, the Vendor hereby sells, grants, conveys, transfers, assigns and assures unto the Vendee, by way of sale of the Scheduled Property together with all legal, valid and marketable rights, title and interests into and upon the same and every part thereof what-so-ever appertaining to the Scheduled Property including their respective shares in terms of the Collaboration Agreements, rights belonging to or in any way usually held, enjoyed or reputed to be known as part and parcel thereof, and its entire right, title and interest whatsoever therein unto and upon the Scheduled Property absolutely and forever without any reservation whatsoever free from all encumbrances, charges, liens, lis-pendens, injunctions, mortgages, attachments, notices and prior agreement / arrangement.

2. The Parties have agreed that the entire sale consideration towards the sale of the Scheduled Property as well as for selling and transferring the Vendor's share as per the terms of the Collaboration Agreements has been paid by the Vendee to the Vendor and the Vendor is hereby executing and registering this sale deed of the Scheduled Property in favour of the Vendee upon receipt of the entire agreed sale consideration. The Vendee has paid the entire amount of the agreed sale consideration of Rs. 92,93,44,219/- (Rupees Ninety Two Crores Ninety Three Lakhs Forty Four Thousand Two Hundred and Nineteen Only) ("**Sale Consideration**") to the Vendor as agreed between the Parties as per details given below:

S.No	Amount	Cheque/DD/RTGS/ Ack. No.	Dated	Drawn on
1	1,00,000	Cash	08-05-2023	
2	50,00,000	026034	08-05-2023	IDBI Bank NIT Faridabad
3	8,09,56,339	013745	16-06-2023	IDBI Bank NIT Faridabad
4	50,00,000	544346	31-08-2023	IDBI Bank NIT Faridabad
5	9,19,761	AK24647254	03-05-2024	IDBI Bank NIT Faridabad
6	8,00,00,000	635173	16-08-2024	IDBI Bank NIT Faridabad
7	8,08,081	AL11650100	11-09-2024	IDBI Bank NIT Faridabad
8	75,65,601	AL11653880	11-09-2024	IDBI Bank NIT Faridabad
9	4,89,94,437	026846	11-09-2024	IDBI Bank NIT Faridabad

For SUPERFINE REITORS PVT. LTD.

DIRECTOR

For ADORE PROPMART LLP

Authorised Signatory

For ADORE PROPMART LLP

Authorized Signatory



For ADORE PROPMART LLP

Authorized Signatory

10	70,00,00,000	510101	12-09-2024	ICICI Bank Gurugram
	92,93,44,219			Total

The Vendor doth hereby acknowledges to have received the entire Sale Consideration from the Vendee in full and final settlement between the Parties and now nothing more is left due and payable by the Vendee to the Vendor. The Vendor further acknowledges to have received the agreed consideration for and in lieu of the share agreed to be given to the Vendor as per the terms of the respective Collaboration Agreements executed between the Vendor and the Vendee and nothing is left due and payable by the Vendee to the Vendor in full and final settlement with the Vendee.

3. The Vendor had already handed over the actual, vacant and peaceful physical possession of the Scheduled Property to the Vendee actually at site, without any objection or interference from the Vendor.

4. The Vendor hereby represents and warrants to the Vendee that:

   (a) the Vendor has full and absolute rights and authority to sell, convey and transfer all legal, valid and marketable rights, title and interests in the Scheduled Property to the Vendee.

   (b) the Vendor has full and absolute rights and authority to sell, convey and transfer all legal, valid and marketable rights, title and interests in the Vendor's share as per agreed terms of the Collaboration Agreements and the subsequent Supplementary Collaboration Agreements.

   (c) the Vendor has paid all taxes and other dues to the government authorities or otherwise in relation to the Scheduled Property up to the date of this Deed and has represented that no money or any sum is due to any person or authority or any other government department in respect of the Scheduled Property and that the Vendor shall be jointly or severally liable to pay or clear all or any such amount that will fall due upto the date of the execution of this Sale Deed and that the Vendee shall remain indemnified by the Vendor on this account.

   (d) the Scheduled Property and Vendor's share as per the Collaboration Agreements is free from all encumbrances, charges, liens, lis pendens, attachments, injunctions, mortgages, gifts, trusts, encroachments, notices, acquisition notification and the Vendor has clear, absolute, marketable title and indefeasible ownership rights to the Scheduled Property.

For SUPERFINE RELTORS PVT. LTD.

DIRECTOR

For ADORE PROPMART LLP

Authorized Signatory

For ADORE PROPMART LLP

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For ADORE PROPMART LLP

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(e) except the Vendor nobody else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the Scheduled Property as well as in the Vendor's share as per the terms of the Collaboration Agreements and the Vendor has sold, conveyed and transferred all their rights, title and interests without any residuary rights to the Vendee vide this Deed.

(f) there is no legal impediment or bar whereby the Vendor can be prevented from selling, transferring and vesting the absolute rights, title and interests in the said Scheduled Property as well as in the Vendor's share as per the terms of the Collaboration Agreements in favour of the Vendee and the Vendor has got full power and authority to execute this Deed and to perform its obligations and to make the representations and warranties as contained in this Deed, and that by entering into this Deed and performing its obligations hereunder, the Vendor will not be in breach of any law, regulation, statutory or other provisions, and of any other agreement or arrangement by which the Vendor may be bound.

(g) the Vendor hereby assures and warrants to the Vendee that there is no subsisting agreement for sale, attorney, collaboration agreement or transfer of any rights or interests including any development rights agreement in respect of the Scheduled Property and in respect to the Vendor's share as per the terms of the Collaboration Agreements hereby sold to the Vendee and the same have not been disposed off or transferred to in favour of any other person or entity under any exchange or any other arrangement etc., except with the Vendee.

(h) That the said Scheduled Property and the Vendor's share as per the terms of the Collaboration Agreements are not the subject matter of any acquisition proceedings, court attachment or any adverse claim, demand or actions of any person whomsoever or subject of any minor interests, charges, liens or other encumbrances and that the Scheduled Property is free of any demand, will, trust, settlement.

(i) The Vendor has till the date of execution of this Sale Deed, observed and performed the rules, regulations and bye-laws for the time being and from time to time of the local municipality and all other authorities as applicable and has paid and discharged all dues, rates, taxes, outgoings, rents, other charges and all other liabilities to the government, municipality and all other authorities in respect of the Scheduled Property.

5. Possession:

(a) On the date of execution of this Deed, the Vendor had handed over all original title deeds and documents relating to the Scheduled Property to the Vendee.

For SUPERFINE RELTORS PVT. LTD.

DIRECTOR

For ADORE PROPMART LLP

Authorized Signatory

For ADORE PROPMART LLP

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For ADORE PROPMART LLP

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(b) The Vendee is already in vacant, peaceful and physical possession of the Scheduled Property.

(c) The Vendor hereby admits and declares that the Vendor has been left with no right, title or interest of any nature whatsoever in the Scheduled Property and the Vendor's share as per the terms of the Collaboration Agreements or part thereof and the Vendee has become the absolute owner of the Scheduled Property and Vendee shall have all rights to derive all benefits and profits in any manner as may be decided by the Vendee and to deal with the Scheduled Property in any manner whatsoever in the sole and absolute discretion of the Vendee.

6. The stamp duty and registration fees on this Deed shall be solely borne by the Vendee.

7. This Deed shall be governed by and interpreted in accordance with the laws of India and the courts of Gurugram shall have exclusive jurisdiction in relation to all matters arising out of this Deed.

IN WITNESS WHEREOF the Parties have executed these presents at the place, day, month and year as first above written in the presence of the undernoted witnesses:

For SUPERFINE REALTORS PVT. LTD. DIRECTOR VENDOR **M/s SUPER FINE REALTORS PRIVATE LIMITED**	For ADORE PROPMART LLP Authorised Signatory VENDEE **Authorized Signatory** **M/S ADORE PROPMART LLP**
WITNESSES:	
1. Name: Address: SURENDER Advocate Identify as per Id. Distt. & Session Court Gurugram (Hr.)	2. Name: Yashbir S/o Shri Krishan Address: R/o Sikandarpur Dadha.

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

For ADORE PROPMART LLP
Authorized Signatory



For ADORE PROPMART LLP

Authorized Signatory

ADORE PROPMART LLP

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF PARTNERS OF THE M/S ADORE PROPMART LLP. HELD ON 11th September 2024 AT THE REGISTERED OFFICE OF THE FIRM

AUTHORISATION FOR Purchase/ Registration of Sale deed

Resolved that **Mr. Rajeev Ranjan Kumar (AGM)** be and is hereby authorized to enter into a Sale deed with M/s Super Fine Realtors Pvt. Ltd. for 7 Bigha 14 Biswa 15.5 Biswansi (4.83671875 Acres) situated at Village Shikohpur, Tehsil Manesar and District Gurugram, Haryana.

RESOLVED FURTHER THAT Mr. Rajeev Ranjan Kumar (AGM) be and is hereby authorized to enter into a Sale deed with M/s Super Fine Realtors Pvt. Ltd. for 7 Bigha 14 Biswa 15.5 Biswansi (4.83671875 Acres) situated at Village Shikohpur, Tehsil Manesar and District Gurugram, Haryana and any other documents and papers and to do all such acts, deeds and things as may be considered expedient and necessary for the above stated purpose on behalf of the Firm.

M/s ADORE PROPMART LLP.

For ADORE PROPMART LLP

PARTNER

Jetaish Kumar Gupta

Partner

For ADORE PROPMART LLP

Authorized Signatory

SUPER FINE REALTORS PVT. LTD.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DIRECTORS OF SUPER FINE REALTORS PRIVATE LIMITED HELD ON FRIDAY 30th August, 2023 AT 11:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY LOCATED AT D-258, SUSHANT LOK, PHASE – 1, SECTOR-43, GURUGRAM - 122009.

AUTHORISATION FOR SALE OF LAND, Collaboration Agreement, Agreement to Sell, Special Power of Attorney

"RESOLVED THAT the consent of the Directors be and is hereby accorded to the sale of following land and enter into a sale deed, Collaboration Agreement, Agreement to Sell and Power of Attorney(ies) and any other document/ agreement in regard to the said Land to/ with M/s Adore Propmart LLP admeasuring 4.598438 Acres as below mention details :-

Khewat No.	Khatauni No	Khasra No	Total Area			Share	Owner share Area		
			Bigha	Bishwa	Bishwani		Bigha	Bishwa	Bishwani
44	57	791/2	0	18	15	243/375	0	12	3
		792	1	6	0	377/520	0	18	17
		793/1	1	4	0	340/480	0	17	0
		793/2	1	3	0	305/460	0	15	5
		794/1	0	18	15	salam	0	18	15
		794/3	1	12	7	Salam	1	12	7
		795/1	0	13	0	1/260	0	0	1
		795/2	0	13	0	50/260	0	2	10
		796/1	0	0	13	Salam	0	0	13
		797/1	0	17	0	195/340	0	9	15
		797/3/2	1	14	12	397/692	0	19	17
		796/2	1	4	7	84/487	0	4	4
		793/1	1	4	0	68.5/480	0	3	8.5

For SUPER FINE REALTORS PVT. LTD.

DIRECTOR

Regd Office: D-258, SUSHANT LOK, PHASE-1, SECTOR-43, GURUGRAM - 122009
CIN : U70101HR2004PTC035491

For ADORE PROPMART LLP

Authorized Signatory

SUPER FINE REALTORS PVT. LTD.

Total Land measuring 7 Bigha 14 Biswa 15.5 Biswansi (4.83671875 Acres) located in Village Shikohpur, tehsil Manesar and District Gurugram, Haryana.

RESOLVED FURTHER THAT Mr. **PREM PARKASH**, Director of the Company is hereby authorized to sign and execute sale deeds, conveyance deeds, undertakings, applications, forms, declarations, agreement to sell, collaboration agreement and special power of attorney and any other documents and papers and to do all such acts, deeds and things as may be considered expedient and necessary for the above stated purpose on behalf of the Company.

RESOLVED FURTHER THAT the drafts of the sale deed, collaboration agreement, agreement to sell and special power of attorney has been placed before the Board of Directors and the same has been approved by the Board for due execution and registration in favour of M/s Adore Propmart LLP."

For Super Fine Realtors Pvt. Ltd.

For SUPERFINE RELTORS PVT. LTD.

DIRECTOR

Dimpal Guglani
Director

PREM PARKASH
Director

Regd Office: **D-258, SUSHANT LOK, PHASE-1, SECTOR-43, GURUGRAM - 122009**
CIN : U70101HR2004PTC035491

For ADORE PROPMART LLP

Authorized Signatory