Non Judicial

# Indian-Non Judicial Stamp
# Haryana Government

Date : 30/06/2022

Certificate No. G0302022F2712

GRN No. 91887163

Stamp Duty Paid : ₹ 104537500
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

## Seller / First Party Detail

Name: Pawan Singh

H.No/Floor : Village Sector/Ward : Na LandMark : Nawada fatehpur gurgaon

City/Village : Gurgaon District : Gurgaon State : Haryana

Phone: 98******26 Others : Ranbir singh yadav, pankaj yadav, udayb[illegible]dhvir singh, satpal yadav, sunil yadav, urmila yadav, diksha[illegible]y yadav, harsh yadav, nitin yadav, jagdish chander yadav, sarjit[illegible]nu pal, sumita yadav, indu yadav, sonu, sushila, sun

## Buyer / Second Party Detail

Name : Pardos craft homes Private limited

H.No/Floor : First Sector/Ward : Floor LandMark : Punjabi bhawan new delhi

City/Village: Delhi District : Delhi State : Delhi

Phone : 99******32

Purpose : STAMP DUTY FOR 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

Nitin Nitin Yadav. Shistpal

Sumita Yadav

Indu Yadav

Sonu

Pawan

Sunil Yadav

Sunil Yadav

Pankaj Yadav

THE SEAL OF THE SUB REGISTRAR HARSARU

For Pardos Craft Homes Private Limited

Director/Authorised Signatory

प्रलेख क्र.:3718 मुद्रण दिनांक 01/07/2022 05:50 PM पंजीकरण दिनांक:01-07-2022

## वसीका संबंधी विवरण

वसीका का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील- हरसरू गांव/शहर- हयातपुर स्थित- Hayatpur

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर अन्य क्षेत्र

पता : gurugram

## धन संबंधी विवरण

राशि- 1493250048 रुपये कुल स्टाम्प शुल्क- 104527504 रुपये

स्टाम्प नं- G0302022F2712 स्टाम्प का मूल्य- 104537500 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये EChallan:91887288 पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- Deepak Kumar adv सेवा शुल्क- 200

## भूमि का विवरण

कृषि चाही 107 Kanal 15 Marla

यह प्रलेख आज दिनांक 01-07-2022 दिन शुक्रवार समय 5:29:00 PM बजे श्री/श्रीमती/कुमारी पंकज पुत्र राजेन्द्र रणवीर सिंह पुत्र रामसरूप नितिन यादव पुत्र रमेश यादव सिसपाल पुत्र उमराव सिंह निशांत पुत्र सतीश कुमार रविन्द्र पुत्र हुकम सिंह सुन्दर सिंह पुत्र प्रताप सिंह मनोज कुमार पुत्र प्रताप सिंह श्रीमती सुशीला विधवा इन्द्राज श्रीमती सुमीता पुत्री इन्द्राज ईन्दू पुत्री इन्द्राज सोनू पुत्री इन्द्राज जगदीश पुत्र उमराव सिंह रूबी यादव पुत्री भीम सिंह हर्ष यादवthru उर्मिलाCOURT GUARDIAN पुत्र भीम सिंह दीक्षा यादव पुत्री भीम सिंह श्रीमती उर्मिला विधवा भीम सिंह सुनिल कुमार पुत्र सुरेन्द्र सिंह पवन सिंह पुत्र हंसराम सतपाल पुत्र हंसराम उदयबीर पुत्र महताब सरजीत पुत्र उमराव सिंह निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/सयुंक्त पंजीयन अधिकारी ( हरसरू )

पंकज रणवीर सिंह नितिन यादव सिसपाल निशांत रविन्द्र सुन्दर सिंह मनोज कुमार श्रीमती सुशीला श्रीमती सुमीता ईन्दू सोनू जगदीश रूबी यादव हर्ष यादव दीक्षा यादव श्रीमती उर्मिला सुनिल कुमार पवन सिंह सतपाल उदयबीर सरजीत

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 सबंधित 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 सबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है

दिनांक 01-07-2022

उप/सयुंक्त पंजीयन अधिकारी (हरसरू)

पंकज रणवीर सिंह नितिन यादव सिसपाल निशांत रविन्द्र सुन्दर सिंह मनोज कुमार श्रीमती सुशीला श्रीमती सुमीता ईन्दू सोनू जगदीश रूबी यादव हर्ष यादव दीक्षा यादव श्रीमती उर्मिला सुनिल कुमार पवन सिंह सतपाल उदयबीर सरजीत

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी Pardos Craft Homes Pvt Ltd thru Saurabh KalraOTHER 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 मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Deepak Kumar पिता — निवासी Adv Gurugram व श्री/श्रीमती/कुमारी Jagpal Singh पिता Rajender Singh निवासी gurugram ने की।

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

दिनांक 01-07-2022

उप/सयुंक्त पंजीयन अधिकारी (हरसरू)

| SALE DEED | |
|---|---|
| Village | Hayatpur |
| Tehsil & District | Harsaru, District Gurugram |
| Land/Area | 13.575 Acres (108 K 12 M) |
| Value | INR 1493250000/- |
| Stamp Duty | INR 104537500/- |
| Stamp No. & Dated Noc . No. & Date | G0302022F2712/22-06-2022 |
| Registration Fees | INR 50010/- |
| GRN NO. | 91887288 |
| Issued By | Online |

This **SALE DEED** ("**Sale Deed**") is made and entered into at Harsaru, Gurugram on this 1st day of July, 2022

**BY AND BETWEEN**

**VENDORS**, (more particularly described in **Schedule I** which expression shall, unless the context otherwise specifies, mean and include their legal heirs, successors-in-interest, nominees, attorneys, representatives and permitted assigns) of the **FIRST PART**;

**AND**

**PARDOS CRAFT HOMES PRIVATE LIMITED,** a company incorporated under Companies Act, 2013 and having CIN U45208DL2022PTC399224, PAN AAMCP9450A and its registered office at Punjabi Bhawan, First Floor, 10, Vishnu Digamber Marg, New Delhi- 110002 (hereinafter referred to as the "**Vendee**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors in interest, authorized representatives, attorneys and permitted assigns) represented through its authorized representative Mr. Saurabh Kalra (Aadhar: 936031060268) duly authorized by way of board resolution passed in the meeting of the board of directors held on 28 June 2022 of the **SECOND PART**.

*The Vendors and the Vendee shall hereinafter collectively be referred to as the "**Parties**" and, individually, as a "**Party**".*

**WHEREAS**:

A. The Vendors are the joint, absolute, legal, beneficial and registered owners and in complete, peaceful and exclusive possession of their respective shares in agricultural land admeasuring 108 kanal 12 marla (13.575 acres), situated in revenue estate of village Hyatpur, tehsil Harsaru, Gurugram Manesar Urban Complex, Haryana **("Said Land")** (more particularly detailed in **Schedule-II** mentioned hereunder and highlighted in yellow color in the certified aks sijhra map annexed as per **Schedule-III**) together with all liberties, privileges, advantages and rights of easements, patent or latent, appurtenant thereto, including the right of way, egress and ingress enjoyed and reputed to be enjoyed in respect of the Said Land.

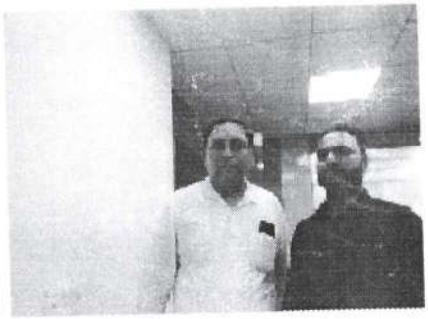
| Reg. No. | Reg. Year | Book No. |
|---|---|---|
| 3718 | 2022-2023 | 1 |



विक्रेता



क्रेता



गवाह



उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- पंकज रणवीर सिंह नितिन यादव सिसपाल निशांत रविन्द्र सुन्दर सिंह मनोज कुमार श्रीमती सुशीला श्रीमती सुमीता ईन्दू सोनू जगदीश रूबी यादव thru उर्मिलाCOURT GUARDIAN हर्ष यादव दीक्षा यादव श्रीमती उर्मिला सुनिल कुमार पवन सिंह सतपाल उदयबीर सरजीत

क्रेता :- thru Saurabh KalraOTHERPardos Craft Homes Pvt Ltd

गवाह 1 :- Deepak Kumar

गवाह 2 :- Jagpal Singh

THE SEAL OF THE SUB REGISTRAR HARSARU

## प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3718 आज दिनांक 01-07-2022 को बही नं 1 जिल्द नं 48 के पृष्ठ नं 25.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1006 के पृष्ठ संख्या 87 से 88 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 01-07-2022

उप/सयुंक्त पंजीयन अधिकारी( हरसरू )

B. The Vendors hereby represent, warrant, declare and covenant to the Vendee for their respective shares that the Said Land was acquired in the following manner:

1. As per Jamabandi for the year 1989-90, the Said Land was comprising under khewat numbers 55 and 56, and was owned by various individual landowners as mentioned under in the aforesaid khewats (land accounts).

2. Thereafter, as per Jamabandi for the year 1994-95 to 2019-20, there are multiple change of hands in the Said Land on account of inheritance, release/relinquishment deeds, family settlement agreements, partition etc.

3. As per the latest Jamabandi for the year 2019-20, Vendors herein (as described in **Schedule I)** are the joint co-owners and have been shown as the absolute, legal and beneficial owners of their respective shares in the Said Land (as described in **Schedule II**).

C. The Vendors, due to their bonafide needs and requirements, are desirous of selling their respective shares in the Said Land (as per **Schedule II**) and the Vendee is desirous of purchasing the Said Land in the manner agreed in this Sale Deed.

D. Pursuant to negotiations held between the Parties, the Vendors hereby sell and transfer their respective shares in the Said Land (as per **Schedule II**) in favour of the Vendee and relying upon the assurances, covenants, representations, statements and undertaking made by the Vendors as contained herein and believing the same to be true and correct in all respects, the Vendee hereby purchases from the Vendors, the Said Land including all the benefits attached thereto to which the Vendors are entitled to, with a clear and marketable title, including all easementary rights free from all encumbrances, claims, demands, litigation and beyond reasonable doubts, for a total consideration of INR **1,49,32,50,000** (Indian Rupees One Hundred Forty Nine Crore Thirty Two Lakh Fifty Thousand Only) (the "**Sale Consideration**") payable by the Vendee to the Vendors on the terms and conditions agreed herein.

E. The Vendors are now desirous of completing the sale and transfer of the Said Land in favour of the Vendee and the Parties are therefore executing this Sale Deed to complete the same.

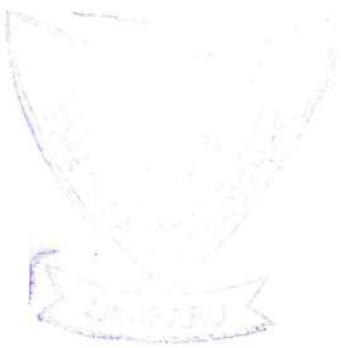
**NOW THIS SALE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. **GRANT**

1.1. The Vendors doth hereby irrevocably, absolutely and forever grant, sell, convey, transfer, assure and assign their respective shares in the Said Land (as per **Schedule II**) unto the Vendee and relying upon the representation of the Vendors, the Vendee hereby purchases from the Vendors, with a clear and marketable title and free from all encumbrances and reasonable doubts the Said Land for the total Sale Consideration of INR **1,49,32,50,000** (Indian Rupees One Hundred Forty Nine Crore Thirty Two Lakh Fifty Thousand Only).

2. **PAYMENT OF SALE CONSIDERATION**

2.1. In consideration of the aforesaid, the Vendee has on the execution and registration of this Sale Deed, paid the entire Sale Consideration of INR **1,49,32,50,000** (Indian Rupees One Hundred Forty Nine Crore Thirty Two Lakh Fifty Thousand Only) subject to tax deduction at source, to the Vendors in the manner described hereunder as per **Schedule IV**.



2.2. The payments and receipts whereof the Vendors doth herein admit and acknowledge having received as above being the full and final Sale Consideration of the Said Land. Now, nothing is due and payable by the Vendee in respect of purchase of the Said Land.

2.3. A sum of **INR 1,49,32,497** (Indian Rupees One Crore Forty Nine Lakh Thirty Two Thousand Four Hundred Ninety Seven Only) being applicable tax deducted at source as per the Income Tax Act, 1961 has been deducted from the Sale Consideration by the Vendee, which shall be deposited by the Vendee with the Income Tax Authorities as per applicable law. Further, the original certificate evidencing the payment of tax deducted at source will be handed over to the Vendors by the Vendee.

3. **VENDORS' COVENANTS:**

3.1. The Vendors doth hereby, for themselves and their successors and assigns, covenant with the Vendee for their respective shares in the Said Land (as per **Schedule II**):

3.1.1. **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any person or persons lawfully or equitably claiming by/from/through/under or in trust for them; made, done, committed, omitted or knowingly or willingly suffered to the contrary, the Vendors now have in themselves good right, full power and absolute authority to grant, convey, transfer and assure their respective shares in the Said Land (as per **Schedule II**) hereby granted, conveyed, transferred and assured or intended so to be, unto and to the use of the Vendee in the manner aforesaid;

3.1.2. **AND THAT** it shall be lawful for the Vendee from time to time and at all times hereafter peaceably and quietly to hold, enter upon, use, occupy, possess and enjoy the Said Land hereby granted, conveyed, transferred and assured, with its appurtenances, and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit or lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their heirs and assigns or any of them, and / or from or by any person lawfully or equitably claiming or to claim by/from/under or in trust for the Vendors; and

3.1.3. **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming under or in trust for them, shall do all such further acts and execute such further writings as required by the Vendee, to give effect to the provisions of this Sale Deed and effect the sale and transfer of the Said Land in favour of the Vendee, as contemplated herein.

4. **DELIVERY OF ORIGINAL TITLE DOCUMENTS:**

4.1. Simultaneously with the execution of this Sale Deed, the Vendors have handed over to the Vendee all original/ certified title deeds and documents in respect of the Said Land as listed in **Schedule V** hereinbelow. The Vendors represent that there are no other original title deeds and documents besides the documents handed over to the Vendee.

5. **DELIVERY OF POSSESSION OF THE SAID LAND:**

5.1. Simultaneously with the execution of this Sale Deed, the Vendors have delivered quiet, peaceful and vacant possession of the Said Land to the Vendee as owner thereof, and the Vendee has accepted the same.


HARSARU

5.2. The Vendors and/or any other person claiming under them are now left with no right, title, interest or lien of any nature whatsoever in respect of the Said Land and the Vendee has become sole, absolute and lawful owner of the entire Said Land and hereinafter all rights in respect thereof shall vest solely, absolutely, exclusively, indefeasibly and irrevocably for all intents and purposes, unto the Vendee.

6. **FURTHER REPRESENTATIONS OF THE VENDORS**

The Vendors hereby further represent and declare to the Vendee for their respective shares in the Said Land (as per **Schedule II**) as follows:

6.1. **Title:**

The Vendors' right, title and interest for their respective shares in the Said Land (as per **Schedule II**), as absolute owners thereof are clear, marketable and free from all encumbrances, doubts, claims, lien, litigations, charges or any third party rights of any nature whatsoever.

6.2. **Power to Sell:**
The Vendors have the absolute right, power and authority to enter into this Sale Deed for sale and transfer of their respective shares in the Said Land (as per **Schedule II**) in favour of the Vendee.

6.3. **No Breach of Law:**

The Vendors have not done any act or omission which would constitute a breach of any laws, orders, regulations and bye-laws (statutory or otherwise), made by the government or statutory authorities including the municipal corporation of the area where the Said Land is situated.

6.4. **Authenticity of title deeds:**

Originals/Certified/Copies of all documents supplied by the Vendors (including but not limited to release deeds, mutation certificates and other documents relating to the acquisition of Said Land and other aspects) are true, valid and correct in all respects.

6.5. **HUF or Minor Interest:**

6.5.1. The Vendors hereby represent that, Master Harsh Yadav son of Bhim Singh Yadav, one of the Vendors, having date of birth 1 September 2005, is accordingly a minor, as on date of this Sale Deed. The said Master Harsh Yadav son of Bhim Singh Yadav is being represented herein by his natural guardian Urmila widow of Bhim Singh Yadav (ie his real mother) by virtue of order dated 25 September 2013 passed by Guardian Judge, Gurgaon in petition bearing number 25 filed on 29 March 2012 authorizing Urmila widow of Bhim Singh Yadav for sale/ transfer of his respective share in the Said Land.

6.5.2. The Said Land is and was never a subject matter of any hindu undivided family ("**HUF**") and no part of the Said Land is owned by any minor (other than already disclosed hereinabove). If subsequently, it proves otherwise, for all purposes this Sale Deed shall be deemed to be executed and registered by the Vendors as karta of the HUF, and as such no members of any such HUF shall have any right, title, claim and interest in the Said Land, which hereto after absolutely and exclusively vest in the Vendee.


THE SEAL OF
THE SUB REGISTRAR
HARSARU

6.6. **No Act or Omission:**

The Vendors shall not do any act of commission or omission, or allow any person or party to do any act of commission or omission whereby the rights of the Vendee under this Sale Deed may be prejudicially or otherwise affected.

6.7. **Mutation in Government Records:**

The name of the Vendors is duly mutated in the land revenue records and records of the concerned authorities as joint co-owners of their respective shares in the Said Land (as per **Schedule II**) .

6.8. **Use:**

6.8.1. The Said Land falls in R-zone (the usage being agricultural) and such status in respect of usage of the Said Land is duly reflected in the relevant revenue and other government records;

6.8.2. The Said Land is not put to use for any purpose other than agricultural purposes;

6.8.3. No development license or permit has been applied for or received in respect of the Said Land or any part thereof from the concerned development authority; and

6.8.4. The Said Land has never been used for poultry farm, rearing of cattle, fishery, storage of livestock etc.

6.9. **Ceiling Law:**

There are no orders passed under the Haryana Ceiling on Land Holdings Act, 1972 and no notice is issued by the authorities under the said act in respect of the Said Land.

6.10. **No impediment to sell:**

6.10.1. There are no restrictions or impediments of any nature whatsoever under any documents of title mentioned herein or under law or otherwise, pursuant to which, Vendors are restricted or prohibited from transferring, conveying and assigning their respective shares in the Said Land (as per **Schedule II**) in favour of the Vendee; and

6.10.2. Further, there is no bar or prohibition on the Vendors in handing over of peaceful, vacant and physical possession of the Said Land to the Vendee.

6.11. **No Encroachment:**

The Vendors have not encroached upon any government land or public land or forest land or reserved area or gram panchayat land or third party private land.

6.12. **No Outstanding Dues of Previous Owners:**

The Vendors and their predecessors in title have made all payments that were required to be made in terms of the documents under which their respective shares in the Said Land (as per **Schedule II**) was acquired.


THE SEAL OF
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HARSARU

6.13. **No Power of Attorney:**

The Vendors have not executed any power of attorney/authority in respect of their respective shares in the Said Land (as per **Schedule II**) for any purpose whatsoever which are still valid on the date of execution of this Sale Deed.

6.14. **No Outstanding Tax:**

6.14.1. The Vendors have till date paid all the taxes, duties, levies, rents, rates, cesses, assessments, land revenue which are payable, for the period prior to execution of this Sale Deed, to any and all concerned authorities including revenue authorities, concerned municipal corporation or any other public body, in respect of the Said Land; and

6.14.2. The Vendors shall be liable to pay any amounts which are payable/become payable towards taxes, duties, levies, rents, rates, cesses, assessments which are payable, for the period prior to the execution of this Sale Deed, even if such demands are raised after the date of execution of this Sale Deed; and the Vendors shall indemnify Vendee against such non-payment thereof.

6.15. **No Third Party Rights:**

6.15.1. There is no lease, license, trespasser, tenants, occupants, encroachment etc. or any third-party rights created by the Vendors or their predecessors in title for their respective shares in the Said Land (as per **Schedule II**) or any part thereof; and

**6.15.2.** No person other than the Vendors, howsoever, has any right, title, interest, claim or demand of any nature whatsoever in or upon the Said Land or any part/s thereof either by way of sale, mortgage, charge, lien, gift, trust, lease, easement or otherwise howsoever.

6.16. **No Other Agreement:**

6.16.1. The Vendors have not entered into any agreement for sale and/or any other agreement or arrangement (whether written or oral) for any purposes with any person or party, with respect to their respective shares in the Said Land (as per **Schedule II**) or any part thereof nor have the Vendors sold, transferred or assigned or agreed to do so, or in any manner parted with the possession of the Said Land or any part thereof to any person whatsoever other than Vendee nor have they accepted any advance/part consideration in respect of their respective shares in the Said Land (as per **Schedule II**) from any third party.

6.16.2. Vendors have not entered into any kind of agreement or arrangement whether in writing or otherwise to conduct any activity agriculture or farming including contract farming on the Said Land nor has parted with the possession in any manner whatsoever.

6.17. **No other legal heirs:**

The Vendors hereby confirm that there are no legal heirs, other than the Vendors herein, of the erstwhile owners, who have any right or title or interest, of any nature whatsoever, with respect to the Said Land.


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6.18. **No Borrowings:**

The Vendors have neither availed any loan facility from any banks or financial institutions and/or created mortgages over the Said Land in favour of any banks or financial institutions or any other person nor have the Vendors issued any guarantee in favour of any person whatsoever.

6.19. **No Pending Tax Proceedings:**

There is no order of attachment either by the income-tax authorities or any other authority under any law for the time being in force nor any notice of acquisition or requisition has been received in respect of the Said Land.

6.20. **No Pending Litigation:**

There are no actions, suits, claims, investigations or any other kind of legal or quasi legal proceedings pending or overtly threatened against the Vendors and/or the Said Land, at law or in equity, whether civil or criminal in nature, before or by any government authority.

6.21. **No Acquisition / Requisition Proceedings/Road Widening:**

The Vendors represent that the Said Land has not been notified under Section 4 or 6 of the Land Acquisition Act, 1894 or the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 either for planned development or for any other purposes, nor have they received any notice of requisition or acquisition or road widening or attachment of the Said Land or any part thereof from any government, central or state or local body, public or statutory authority or judicial authority or forum or any other person in respect of the Said Land.

6.22. **Public reservations:**

The Vendors represent that no water body, drain, underground pipes, gas pipeline, overhead high-tension wires, electricity pole etc., are passing or abutting the Said Land or any part thereof.

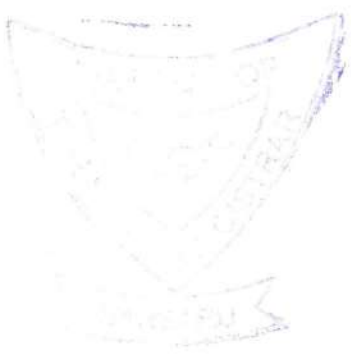
6.23. **Benami Property:**

The Vendors represent that the Said Land is not a benami property in terms of the Benami Transactions (Prohibition) Act, 1988 and any amendments thereon; and the Vendors are the legal beneficiaries of their respective shares in the Said Land (as per **Schedule II**) .

6.24. **Crops Standing on the Said Land:**

The Vendors represent that no crops are standing on the Said Land or any part thereof; and no third parties have any right to till/ plough the Said Land or any part thereof or have right to the crops, if any exist in future on the Said Land or any part thereof.

6.25. **Disclosure of Material Facts:**



The Vendors acknowledge that there are no material facts or documents which have remained undisclosed in this Sale Deed which would affect the transfer and assignment of the Said Land in any manner or which would affect the right, title and interest of Vendee to acquire, own, possess and use the Said Land.

6.26. **Vendee Absolute Owner:**

6.26.1. The Vendors hereby confirm and acknowledge that from the date of execution of this Sale Deed, the Vendee shall be the exclusive, legal and absolute owner of the Said Land and all rights, title, interest of the Vendors in their respective shares in the Said Land (as per **Schedule II**) shall absolutely and irrevocably vest with the Vendee.

6.26.2. The Vendors further confirm and acknowledge that the Vendee shall have the absolute right to transfer, assign, sell, convey, encumber, mortgage or dispose of the Said Land to any person on such terms and conditions as the Vendee deems fit and proper in the Vendee's sole discretion.

6.27. **Mutation Of Vendee's Name:**

The Vendee shall have all rights and entitlement to have the necessary entries of mutation of the Said Land to be done in all the government /municipal records/revenue records, to reflect the name of the Vendee as the owner of the Said Land.

6.28. **Vendors' Indemnity**

6.28.1. The Vendors shall hereby keep and hold the Vendee indemnified and harmless, against all losses/ damages/ claims/ liabilities/ fines/ interests/ expenses/ proceedings/ actions suffered by the Vendee due to any action or inaction of the Vendors; or due to any defect in the title or the power and/or authority of the Vendors to sign this Sale Deed and to convey their respective shares in the Said Land (as per **Schedule II**) in favour of the Vendee herein; and/or due to any breach of representations, warranties, covenants, terms and conditions of this Sale Deed by the Vendors.

6.28.2. The Vendors shall specifically keep the Vendee indemnified in all respects against all losses/ damages/ claims/ liabilities/ fines/ interests/ expenses/ proceedings/ actions suffered by the Vendee pertaining to or connected with any proceedings or claims in connection with misuse of the Said Land attributable to the Vendors or their predecessors in title.

6.28.3. The Vendors hereby further assure the Vendee that the Said Land is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, court injunction, lease, loan, surety, security, stay order, notices, claims, demands, will, trust, exchange, prior agreement to sell etc. and if it is ever proved otherwise, or if the whole or any part of the Said Land is ever taken away or goes out of the possession of the Vendee on account of any legal defect in the ownership or title of the Vendors or any other reason attributable to the Vendors, then the Vendors will be liable and responsible to make good the loss suffered by the Vendee and shall keep the Vendee saved, harmless and indemnified against all or any such loss, cost, damage and expense accruing thereby to the Vendee.


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6.28.4. The indemnity provided herein shall be in addition to any other rights under law, equity or otherwise to which the Vendee may otherwise be entitled to.

6.29. **Overruling Effect**

6.29.1. Any covenant in any other deed or document executed by the Vendors, and/or any other person claiming through or under the Vendors, reducing or altering the rights of the Vendors or curtailing the title of the Vendee in respect of the Said Land or imposing on the Vendee any restrictions, not contained in this Sale Deed, shall be void and unenforceable against the Vendee.

6.29.2. That this Sale Deed constitutes the entire understanding between the Parties with respect to the subject matter hereof and supersedes and replaces any and all prior agreements or arrangements between the Parties, whether oral or written.

6.30. **Stamp Duty & Registration Charges**

The cost of stamp duty and registration charges in respect of this Sale Deed shall be borne and paid by the Vendee.

6.31. **Income Tax Liability**

The Vendors shall be liable to pay and discharge their income tax liability arising in connection with or in relation to the present transaction.

6.32. **Jurisdiction**

This Sale Deed shall be interpreted, governed and construed in accordance with the laws of India and all disputes arising out of or in relation to this Sale Deed shall be subject to the exclusive jurisdiction of Courts of Gurugram, Haryana or any other courts of law as may be designated by the Hon'ble High Court of Punjab & Haryana for this purpose.

6.33. **Severability**

Each of the provisions contained in this Sale Deed shall be severable. If any provision of this Sale Deed is or becomes invalid or unenforceable or prohibited by the law of the place where it is performed, this Sale Deed shall be considered divisible as to such provision, and such provision shall be inoperative and shall not be part of this consideration moving from either hereto to the other and the remainder of this Sale Deed shall be valid and binding and of like effect as though such provisions were not included herein. It is expressly agreed between the Parties hereto that this Sale Deed shall not be assailed by any Party to the same on the ground of want of mutuality and the Parties expressly agree and declare that the ground of want of mutuality shall never be pleaded by any of them.

Any error or omission or mis-description of the Said Land under sale only with respect to the survey numbers or any reference to the registration number of documents, books, volumes or pages of the registrar's office, regarding the title deed of the Said Land in this Sale Deed, and if such error or mis-description is a material one, the Vendee will be entitled to get it rectified with full co-operation of the Vendors by obtaining further necessary deed of assurance, correction deed or supplementary agreement to this Sale Deed as required by the Vendee.


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## SCHEDULE I

### Details of Vendors

| S. No. | VENDORS | FATHER'S/ HUSBAND'S NAME | AADHAR CARD NO. | PAN CARD NO. |
|---|---|---|---|---|
| 1. | RANBIR SINGH YADAV | RAM SARUP YADAV | 868166272968 | AARPY4357K |
| 2. | PANKAJ YADAV | RAJENDER SINGH YADAV | 615034443372 | AGCPY2801P |
| 3. | UDAYBEER ALIAS YUDHVIR SINGH | MEHTAB SINGH | 259668494616 | BYQPS0559B |
| 4. | SATPAL YADAV | HANS RAM | 847315313558 | ABTPY2390M |
| 5. | PAWAN SINGH | HANS RAM | 332378838325 | CHGPS4050K |
| 6. | SUNIL YADAV | SURENDER SINGH | 968691812099 | AYRPK9697C |
| 7. | URMILA YADAV | BHIM SINGH YADAV | 512107640370 | AFCPY8822K |
| 8. | DIKSHA YADAV | BHIM SINGH YADAV | 287008436319 | AQBPY1737F |
| 9. | RUBY YADAV | BHIM SINGH YADAV | 729677579526 | AQBPY1828P |
| 10. | HARSH YADAV | BHIM SINGH YADAV | 761656631496 | AVYPY9621L |
| 11. | NITIN YADAV | RAMESH CHAND | 241965156592 | AJVPN7259E |
| 12. | JAGDISH CHANDER YADAV | UMRAO SINGH | 603204964463 | AACPY8167A |
| 13. | SARJIT SINGH | UMRAO SINGH | 805124403534 | AWYPS7270E |
| 14. | SHISHU PAL | UMRAO SINGH | 367737459229 | AKXPP8294N |
| 15. | SUMITA YADAV | INDRAJ SINGH | 829870342389 | AEWPY8764P |
| 16. | INDU YADAV | INDRAJ SINGH | 738145985595 | ALMPY6074B |
| 17. | SONU | INDRAJ | 875370670851 | FNTPS8319K |
| 18. | SUSHILA | INDRAJ | 204222140733 | BEXPD4839J |
| 19. | SUNDER SINGH YADAV | PARTAP SINGH YADAV | 542379433752 | ABCPY6574E |
| 20. | MANOJ KUMAR YADAV | PARTAP SINGH YADAV | 682783126788 | AACPY3999A |
| 21. | NISHANT | SATISH OR SATISH YADAV | 387869451333 | AUPPN7251H |
| 22. | RAVINDER SINGH | HUKAM SINGH | 975330399322 | ACIPS2496L |


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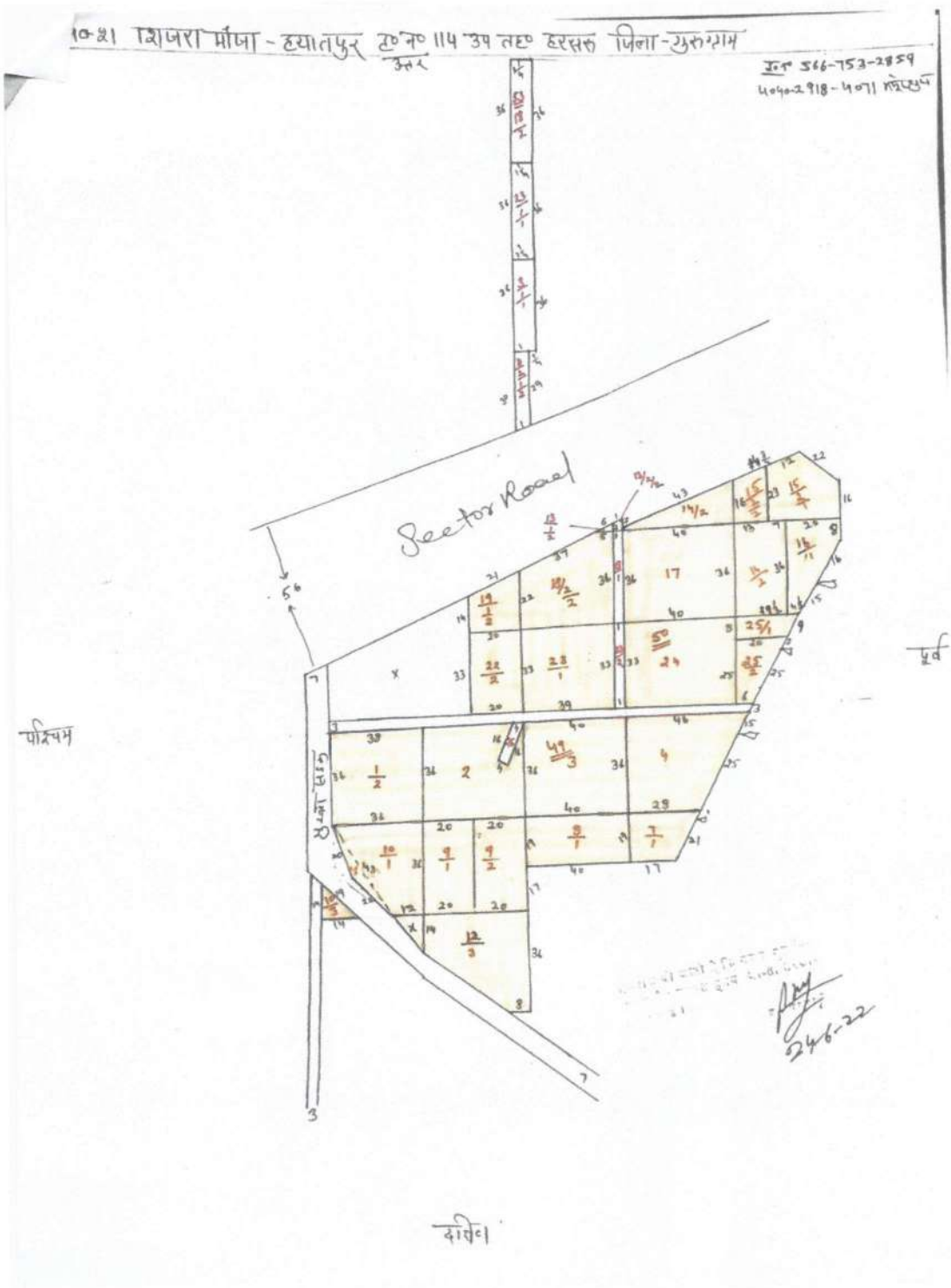
## SCHEDULE II
## Description of the Said Land

| KHEWAT/ KHATONI | RECTANGLE NUMBER//SURVEY NUMBER | LAND AREA | | CURRENT OWNERS |
|---|---|---|---|---|
| | | KANAL | MARLA | |
| 238/243 | 49//9/1 | 4 | 0 | 1. RANBIR SINGH YADAV S/O RAM SARUP YADAV (1/2 share); and<br>2. PANKAJ YADAV S/O RAJENDER SINGH YADAV (1/2 share). |
| | 49//12/3 | 6 | 1 | |
| | 50//23/1 | 7 | 3 | |
| | 50//24 | 7 | 7 | |
| | 50//25/2 | 1 | 15 | |
| | **Total (A)** | **26** | **6** | |
| | **(in acres)** | **3.2875** | | |
| 240/3<br>245//2 | 49//1/2 | 7 | 8 | 1. UDAYBEER ALIAS YUDHVIR SINGH S/O MEHTAB SINGH (93/1528 share);<br>2. RAVINDER SINGH S/O HUKAM SINGH (93/1528 share);<br>3. PAWAN SINGH AND SATPAL YADAV S/O HANS RAM (279/1528 share);<br>4. SUNIL YADAV S/O SURENDER SINGH (93/1528 share);<br>5. URMILA (WIDOW), DIKSHA YADAV (DAUGHTER) AND HARSH YADAV (MINOR SON) OF BHIM SINGH YADAV (39/1528 share);<br>6. RUBY YADAV D/O BHIM SINGH YADAV (53/1528 share);<br>7. NITIN YADAV S/O RAMESH CHAND (41/1528 share);<br>8. JAGDISH CHANDER YADAV, SHISHU PAL S/O UMRAO SINGH (186/1528 share);<br>9. SUMITA YADAV, INDU YADAV, SONU D/O INDRAJ SINGH (57/1528 share);<br>10. SUSHILA WIDOW OF INDRAJ SINGH (9/382 share);<br>11. SUNDER SINGH YADAV AND MANOJ KUMAR YADAV S/O PARTAP SINGH YADAV (209/764 share); and<br>12. NISHANT YADAV S/O SATISH YADAV (35/382 share). |
| | 49//2 | 7 | 13 | |
| | 49//3 | 8 | 0 | |
| | 49//4 | 7 | 8 | |
| | 49//7/1 | 2 | 8 | |
| | 49//8/1 | 4 | 5 | |
| | 49//10/1 | 5 | 13 | |
| | 49//10/3 | 0 | 11 | |
| | 50//22/2 | 3 | 13 | |
| | 50//25/1 | 1 | 0 | |
| | 49//9/2 | 4 | 0 | |
| | 50//18/2/2 | 6 | 9 | |
| | 50//19/1/2 | 2 | 0 | |
| | 50//16/2 | 3 | 19 | |
| | 50//17 | 8 | 0 | |
| | 50//14/2 | 1 | 15 | |
| | 50//15/2/2 | 1 | 8 | |
| | **Total (B)** | **75** | **10** | |
| | **(in acres)** | **9.4375** | | |
| 240/4<br>245/3 | 50//16/1 | 3 | 0 | 1. SARJIT SINGH S/O UMRAO SINGH (93/145 share); and<br>2. NITIN YADAV S/O RAMESH CHAND (52/145 share). |
| | 50//15/2/1 | 3 | 16 | |
| | **Total (C)** | **6** | **16** | |
| | **(in acres)** | **0.85** | | |
| | **Grand Total (A+B+C)** | **108-12** | | |
| | **(in acres)** | **13.575** | | |


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**Schedule III**

**Aks Shijra**




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## Schedule IV
## Sale Consideration

| | | Advance amount paid | | | Payment Particulars | | Balance amount paid | | | Payment particulars | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| VENDOR | Total Amount | Net Amount (excluding TDS) (in INR) | TDS (in INR) | Gross Amount (in INR) | UTR No. | Date | Gross Amount (in INR) | TDS (in INR) | Net Amount (Excluding TDS) (in INR) | Demand Draft no. | Date of demand draft | Drawn on |
| RANBIR SINGH YADAV | 18,08,12,500.00 | 10,66,828.00 | 10,776.00 | 10,77,604.00 | PUNBR52022041011377495 | 10-04-2022 | 17,97,34,896.00 | 17,97,348.96 | 17,79,37,548.00 | 681793 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| PANKAJ YADAV | 18,08,12,500.00 | 10,66,396.00 | 10,772.00 | 10,77,168.00 | PUNBR52022040311132544 | 10-04-2022 | 17,97,35,332.00 | 17,97,353.32 | 17,79,37,979.00 | 681794 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| UDAYBEER ALIAS YUDHVIR SINGH | 6,31,84,309.55 | 2,87,526.00 | 2,904.00 | 2,90,430.00 | PUNBR52022040411161334 | 10-04-2022 | 6,28,93,880.00 | 6,28,938.80 | 6,22,64,942.00 | 681795 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| RAVINDER SINGH | 6,31,84,309.55 | 2,87,643.00 | 2,905.00 | 2,90,548.00 | PUNBR52022041011377519 | 10-04-2022 | 6,28,93,762.00 | 6,28,937.62 | 6,22,64,825.00 | 681796 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| PAWAN SINGH | 9,47,76,464.33 | 4,31,289.00 | 4,356.00 | 4,35,645.00 | PUNBR52022040311132853 | 10-04-2022 | 9,43,40,820.00 | 9,43,408.20 | 9,33,97,412.00 | 681797 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| SATPAL YADAV | 9,47,76,464.33 | 4,31,289.00 | 4,356.00 | 4,35,645.00 | PUNBR52022040311132868 | 10-04-2022 | 9,43,40,820.00 | 9,43,408.20 | 9,33,97,412.00 | 681808 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| SUNIL YADAV | 6,31,84,309.55 | 2,87,643.00 | 2,905.00 | 2,90,548.00 | PUNBR52022041111424140 | 10-04-2022 | 6,28,93,762.00 | 6,28,937.62 | 6,22,64,825.00 | 681809 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| URMILA | 88,32,215.31 | 40,450.00 | 409.00 | 40,859.00 | PUNBH22100024358 | 10-04-2022 | 87,91,357.00 | 87,913.57 | 87,03,444.00 | 681810 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |


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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DIKSHA YADAV | 88,32,215.31 | 40,450.00 | 409.00 | 40,859.00 | PUNBH22100024239 | 10-04-2022 | 87,91,357.00 | 87,913.57 | 87,03,444.00 | 681811 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| HARSH YADAV | 88,32,215.31 | 40,450.00 | 409.00 | 40,859.00 | PUNBH22100024158 | 10-04-2022 | 87,91,357.00 | 87,913.57 | 87,03,444.00 | 681812 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| RUBI YADAV | 3,60,08,262.43 | 1,66,293.00 | 1,680.00 | 1,67,973.00 | PUNBH22100024185 | 10-04-2022 | 3,58,40,290.00 | 3,58,402.90 | 3,54,81,888.00 | 681803 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| NITIN YADAV | 2,78,55,448.30 | 2,87,526.00 | 2,904.00 | 2,90,430.00 | PUNBR52022040311132855 | 10-04-2022 | 2,75,65,019.00 | 2,75,650.19 | 2,72,89,369.00 | 681804 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| JAGDISH CHANDER YADAV | 6,31,84,309.55 | 2,87,643.00 | 2,905.00 | 2,90,548.00 | PUNBH22100023063 | 10-04-2022 | 6,28,93,762.00 | 6,28,937.62 | 6,22,64,825.00 | 681805 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| SHISHU PAL | 6,31,84,309.55 | 2,87,526.00 | 2,904.00 | 2,90,430.00 | PUNBR52022040311132872 | 10-04-2022 | 6,28,93,880.00 | 6,28,938.80 | 6,22,64,942.00 | 681806 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| SUMITA YADAV | 1,29,08,622.38 | 58,428.00 | 590.00 | 59,018.00 | PUNBH22100023093 | 10-04-2022 | 1,28,49,605.00 | 1,28,496.05 | 1,27,21,109.00 | 681807 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| INDU YADAV | 1,29,08,622.38 | 58,428.00 | 590.00 | 59,018.00 | PUNBH22100024132 | 10-04-2022 | 1,28,49,605.00 | 1,28,496.05 | 1,27,21,109.00 | 681798 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| SONU | 1,29,08,622.38 | 58,428.00 | 590.00 | 59,018.00 | PUNBH22100023125 | 10-04-2022 | 1,28,49,605.00 | 1,28,496.05 | 1,27,21,109.00 | 681799 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| SUSHILA | 2,44,58,442.41 | 1,12,360.00 | 1,135.00 | 1,13,495.00 | PUNBH22100023351 | 10-04-2022 | 2,43,44,948.00 | 2,43,449.48 | 2,41,01,499.00 | 681800 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |


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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SUNDER SINGH YADAV | 14,19,94,846.20 | 6,43,420.00 | 6,499.00 | 6,49,919.00 | PUNBR52022041011377507 | 10-04-2022 | 14,13,44,928.00 | 14,13,449.28 | 13,99,31,479.00 | 681801 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| MANOJ KUMAR YADAV | 14,19,94,846.20 | 6,43,420.00 | 6,499.00 | 6,49,919.00 | PUNBR52022041011377511 | 10-04-2022 | 14,13,44,928.00 | 14,13,449.28 | 13,99,31,479.00 | 681802 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| NISHANT YADAV | 9,51,16,164.92 | 6,25,623.00 | 6,319.00 | 6,31,942.00 | PUNBR52022041011377515 | 10-04-2022 | 9,44,84,223.00 | 9,44,842.23 | 9,35,39,381.00 | 681813 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| NITIN YADAV | 3,35,31,034.48 | 0.00 | 0.00 | 0.00 | NA | NA | 3,35,31,035.00 | 3,35,310.35 | 3,31,95,725.00 | 681814 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| SARJIT SINGH | 5,99,68,965.52 | 2,87,526.00 | 2,904.00 | 2,90,430.00 | S13406955 | 10-04-2022 | 5,96,78,536.00 | 5,96,785.36 | 5,90,81,751.00 | 681815 | 29.06.2022 | Kotak Mahindra Bank, KG Marg Branch |
| TOTAL | **1,49,32,50,000** | **74,96,585** | **75,720** | **75,72,305** | | | **1,48,56,77,707** | **1,48,56,777.07** | **1,47,08,20,940** | | | |


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## Schedule V

## List of original/certified copies/copies of title documents to be handed over to Vendee by Vendors

| S. NO. | PARTICULARS |
|---|---|
| 1. | Certified copy of Release Deed bearing number 3994 dated 19 June 2001 executed by Ram Pyari widow of Ramswaroop and Snehlata and Kaushalya daughters of Ramswaroop in favour of Pankaj son of Rajender and Ranbir Singh sons of Ram Sarup |
| 2. | Certified copy of Release Deed bearing number 6959 dated 27 June 2014 executed by Krishna Devi widow of Rajendra, Sunita, Anita, Anjana, Sarita, Shobha, Mamta daughters of Rajendra in favour of Pankaj son of Rajender |
| 3. | Certified copy of Release Deed bearing number 9968 dated 22 November 2000 executed by Jagan Devi daughter of Ram Singh in favour of Pratap Singh, Hansram sons of Ram Singh |
| 4. | Original of Release Deed bearing number 10932 dated 7 August 2013 executed by Sumita, Indu, Sonu daughters of Indraj and Sushila widow of Indraj in favour of Ravinder son of Hukam Singh and Sunil son of Surender |
| 5. | Original of Release Deed bearing number 10934 dated 7 August 2013 executed by Jagdish son of Umrav in favour of Sarjit and Shishu Pal sons of Umrao |
| 6. | Certified copy of Release Deed bearing number 10938 dated 7 August 2013 executed by Rajwanti daughter of Hukum Singh in favour of Ravinder son of Hukam Singh, Sunil son of Surender and Sushila widow of Indraj |
| 7. | Original of Release deed bearing document number 10944 dated 7 August 2013 executed by Saroj Devi, Urmila Devi daughters of Umrav, Shanti Devi widow of Umrav, Gulshan, Suman, Priyanka daughters of Kailash Devi in favour of Jagdish, Sarjit and Shishu Pal sons of Umrav |
| 8. | Original Family Settlement Agreement bearing number 7071 dated 15 December 2021 executed by Santosh and Mukesh Yadav in favour of Pawan Singh and Satpal sons of Hansram |
| 9. | Original Release deed bearing document number 15241 dated 18 September 2014 executed by Pratap Singh in favour of Sunder Singh and Manoj Kumar sons of Partap Singh |
| 10. | Original Family settlement agreement bearing number 7396 dated 24 December 2021 executed by Udaybir Singh son of Mahatab Singh and Kanta daughter of Mahatab in favour of Ruby daughter of Bhim Singh and Nitin son of Ramesh Chand |
| 11. | Original Family settlement agreement bearing number 7399 dated 24 December 2021 executed by Sumitra Devi widow of Ramesh Yadav, Nisha, Neera, Neha daughters of Ramesh Yadav in favour of Nitin son of Ramesh Chand |
| 12. | Original Family settlement agreement bearing number 7072 dated 15 December 2021 executed by Santosh widow of Hansram, Sunil Devi widow of Satish Kumar and Shalu daughter of Satish Kumar in favour of Nishant son of Satish Yadav |
| 13. | Original Exchange deed bearing number 3277 dated 22 June 2022 executed between Kusum Yadav (widow), Siddharth Yadav (son) Rashmi Yadav (daughter) of Ashok Kuma, Usha Yadav and Krishna Yadav daughters of Ram Kishore, Virendra son of Ram Kanwar in favour of Partap Singh son of Ram Singh, Satpal and Pawan Singh sons of Hansram, Nishant son of Satish Yadav. |
| 14. | Original Release deed bearing number 3100 dated 20 June 2022 executed by Krishna Devi widow of Rajendra, Sunita, Anita, Anjana, Sarita, Shobha, Mamta daughters of Rajendra in favour of Pankaj son of Rajender. |

***(Signature page follows)***


THE SEAL OF
THE SUB REGISTRAR
HARSARU

**IN WITNESS WHEREOF, THE VENDORS AND VENDEE HAVE SIGNED THIS SALE DEED AT HARSARU, GURUGRAM ON THE DATE FIRST MENTIONED ABOVE IN THE PRESENCE OF THE FOLLOWING WITNESSES;**

| NAME OF PARTIES | SIGNATURE COLUMN |
|---|---|
| **VENDORS** | |
| PRATAP SINGH YADAV | |
| RANBIR SINGH YADAV | |
| PANKAJ YADAV | |
| UDAYBEER ALIAS YUDHVIR SINGH | |
| SATPAL YADAV | |
| PAWAN SINGH | |
| SUNIL YADAV | |
| URMILA YADAV | |
| DIKSHA YADAV | |
| RUBY YADAV | |


THE SEAL OF
THE SUB REGISTRAR
HARSARU

| | |
|---|---|
| HARSH YADAV through his guardian URMILA YADAV | |
| NITIN YADAV | |
| JAGDISH CHANDER YADAV | |
| SARJIT SINGH | |
| SHISHU PAL | |
| SUMITA YADAV | |
| INDU YADAV | |
| SONU | |
| SUSHILA | |
| SUNDER SINGH YADAV | |
| MANOJ KUMAR YADAV | |

| | |
|---|---|
| NISHANT | Nishant Yadav. |
| RAVINDER SINGH | |
| **VENDEE** | |
| PARDOS CRAFT HOMES PRIVATE LIMITED ACTING THROUGH ITS AUTHORISED SIGNATORY MR. SAURABH KALRA | For Pardos Craft Homes Private Limited<br>Director/Authorised Signatory |
| **WITNESSES** | |
| WITNESS – 1<br>Name:<br>Address: Deepak Kumar Advocate Distt. Court, Gurugram | |
| WITNESS – 2<br>Name: Jagpal Singh<br>Address: | |

Drafted by Me as per
Instruction of Both Parties
DEEPAK KUMAR ( Advocate )
Distt. Court, Gurugram

01/07/2021


THE SEAL OF
THE SUB REGISTRAR
HARSARU