

454)

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 23/06/2025

Certificate No. TOW2025F247
GRN No. 135650440



Stamp Duty Paid : ₹ 85,40,000
Penalty : ₹ 0

Seller / First Party Detail

Name: Gurpreet Singh
H.No/Floor : X Sector/Ward : X LandMark : X
City/Village : Up District : Up State : Up
Phone: 93*****84

Buyer / Second Party Detail

Name : Ms gpb Trading Lip
H.No/Floor : X Sector/Ward : X LandMark : X
City/Village: Delhi District : Delhi State : Delhi
Phone : 93*****84



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

Amount : 12,20,00,000/-
Stamp : 85,40,000/-
E-Stamp No. : TOW2025F247
Dated : 23-06-2025
GRN No. : 135650440
Location : Jindal Global City
Area : 1.20 Acres
Property ID : 1JH6TM71

(Stamp duty of Rs. 85,40,000/- has been deposited in the State Bank of India, Sonapat vide GRN no. 135650440 and certified by Haryana Government vide certificate of Stamp No. TOW2025F247 Dated 23-06-2025)

This sale deed is made at Sonapat on this 23rd day of June, 2025, By

Gurpreet Singh S/o Sh. Amarjit Singh R/o C-1/46, Sector-36, Noida, Gautam Budh Nagar, Noida, U.P (hereinafter called the Vendor) which expression shall mean



प्रलेख क्र.:4541

मुद्रण दिनांक 23/06/2025 05:21 PM

पंजीकरण दिनांक:23-06-2025

| | | |
|---|--------------------------|-------------------------------------|
| वसीका संबंधी विवरण | | |
| वसीका का नाम SALE URBAN AREA WITHIN MC | | |
| तहसील/सब-तहसील- सोनीपत | गांव/शहर- 174-सोनीपत शहर | स्थित- All institutional in sectors |
| शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर | | पंजीकृत कॉलोनी |
| पता : COMMERCIAL-I, JINDAL GLOBAL CITY, PHASE - II SECTOR 33,34,35 SONIPAT, 131001, | | |
| धन संबंधी विवरण | | |
| राशि- 122000000 रुपये | | कुल स्टाम्प शुल्क- 8540000 रुपये |
| स्टाम्प नं- 10w2025f247 | | स्टाम्प का मूल्य- 8540000 रुपये |
| रजिस्ट्रेशन फीस- 50000 रुपये | EChallan:135651106 | पेस्टिंग शुल्क- 3 रुपये |
| द्वारा तैयार किया गया- ईश कुमार एडवो | | सेवा शुल्क- 200 |
| भूमि का विवरण | | |
| व्यवसायिक | | 5808 Sq. Yards |
| स्थानीय शहरी निकाय संबंधी विवरण | | |
| प्लॉट आईडी- 1jh6tm71 | प्लॉट नं- COMMERCIAL-I | मालिक- GURPREET SINGH |
| पता- COMMERCIAL-I, JINDAL GLOBAL CITY, PHASE - II SECTOR 33,34,35 SONIPAT, 131001, | | |

यह प्रलेख आज दिनांक 23-06-2025 दिन सोमवार समय 5:21:00 PM बजे श्री/श्रीमती/कुमारी गुरप्रीत सिंह पुत्र अमरजीत सिंह निवास नोएडा द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

गुरप्रीत सिंह

उप पंजीयन अधिकारी SDM Sonipat

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

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दिनांक 23-06-2025

उप पंजीयन अधिकारी SDM Sonipat

गुरप्रीत सिंह

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी जी बी पी ट्रेडिंग एल एल पी thru गगन चावला OTHER कम्पनी कश्मीरी लाल हाजिर हैं। 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 अधिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी अनिल ल0 पिता नन्द लाल निवासी सोनीपत व श्री/श्रीमती/कुमारी औमप्रकाश पिता जगदीश प्रसाद निवासी सोनीपत ने की।

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

दिनांक 23-06-2025

उप पंजीयन अधिकारी SDM Sonipat

and include unless repugnant to the context, his heirs, successors, legal claimants of the First Part;

in favour of

M/s GPB Trading LLP having its registered office at G-40, PP Trade Center, Netaji Subhash Place, Pitampura, Delhi through its Authorized Signatory Gagan Chawla S/o Sh. Kashmiri Lal R/o 228/1, Ward 32, Shivaji Colony, Rohtak, Haryana-124001

(hereinafter called the Vendee Firm) which expressions shall mean and include unless repugnant to the context, its heirs, successors, legal claimants of the Second Part.

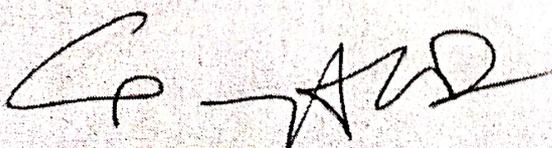
And whereas the Vendor is an absolute owner and in possession of a Commercial-1 land admeasuring 1.20 acres having its property ID No. 1JH6TM71 situated in the Jindal Global City, Phase-II in Sector 33, 34, 35 situated in the revenue estate of Village Rathdhana, Tehsil and Distt. Sonapat, Haryana.

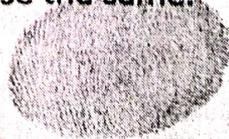
And whereas the Sale/Conveyance Deed of the said land has been executed and regd. in the name of the Vendor vide Document no. 1093 Dated 26-04-2022 from

M/s Adventure Buildwell Pvt. Ltd. etc. and all the conditions will remain the same as per the old sale deed .

And whereas the Vendor hereby declare that the above said Land is free from all encumbrances like mortgage etc. and the Vendor's title is quite clear and free.

And whereas the Vendor has agreed to sell the Land to the Vendee Firm and the Vendee Firm has also agreed to purchase the same.

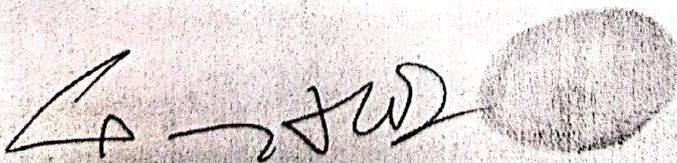




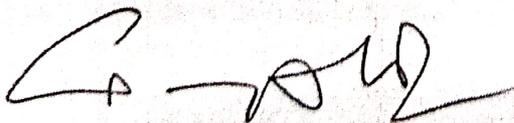
That there is no court case, stay pending regarding the above said Land and if any court case, stay is found, the Vendor will be responsible for the same.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. That in pursuance of a written agreement and in consideration of a sum of Rs. 12,20,00,000/- (Rs. Twelve Crore and Twenty Lakhs only) paid by the Vendee Firm to the Vendor with the execution of these presents and the receipt whereof the Vendor hereby admits and acknowledges as full and final payment from the Vendee Firm, the Vendor hereby sell, conveys, assigns, transfers, assures unto the Vendee Firm all the above said Land along with all rights, privileges attached therewith forever.
2. That the Vendor has received the full and final payment of the said Land from the Vendee Firm as per details below and as such nothing is due from the Vendee Firm:
-
 - (a) Vide Cheque No. 044756 dated 03-03-2025 Yes Bank Delhi of Rs. 1,70,08,000/-
 - (b) Vide Cheque No. 044757 dated 03-03-2025 Yes Bank Delhi of Rs. 85,04,000/-
 - (c) Vide R.T.G.S U.T.R No. YESBR-520250060555558042 dated 05-06-2025 Yes Bank Delhi of Rs. 42,52,000/-
 - (d) Vide Cheque No. 616283 dated 23-06-2025 Yes Bank Delhi of Rs. 4,00,00,000/-
 - (e) Vide Cheque No. 616284 dated 23-06-2025 Yes Bank Delhi of Rs. 4,43,90,000/-
 - (f) Deposited in T.D.S Account 78,46,000/-



3. That the Vendor has handed over the vacant, actual and proprietary possession of the said Land to the Vendee Firm.
4. That now the Vendee Firm has become the absolute owner of the said Land without any further demand or interruption from the Vendor or from his respective heirs, successors etc.
5. That the expenses of these presents viz. stamp duty etc. has been borne by the Vendee Firm.
6. That now the Vendor or his respective heirs, successors shall have no claim/ right / title / interest in the said Land.
7. The Vendee Firm has done its due diligence for the said property and is satisfied with the title of the property, the land use of the property and actual area of the property at the site and is purchasing the property on as is where is basis. The Vendor has provided the No Dues Certificate from Jindal Reality Limited and the Metro Facility Management Pvt. Ltd. till June, 2025 and paid the property tax from Municipal Corporation Sonipat.
8. That the Vendor is only responsible for the title of the property till the date of registration of the sale deed, and after the registration of the sale deed to the Vendee Firm the entire responsibility of the property lies with the Vendee Firm for the property.



9. That the sale transaction between the parties with regards to above said Land is final and complete.

10. That the contents of these presents have been fully read over explained to and made to understand to the parties the correctness of which the parties hereto admit.

In witness whereof the sale deed is signed by the parties on this 10th day of June, 2025. Scribe: Ish Kumar Advocate, Sonipat

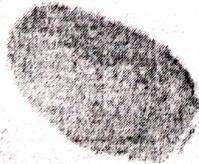
Witness:

Anil Lamberdar S/o Sh. Nandlal
R/o New Brahm Colony, Sonipat



Witness:

Om Parkash Chandna
S/o Sh. Jagdish Parshad
Sonipat



Vendor

Gurpreet Singh

Vendee Firm

M/s GPB Trading LLP through
Its Authorised Signatory Gagan
Chawla