

Sale of Immovable Properties



**Indian-Non Judicial Stamp
Haryana Government**



Date : 18/12/2019

Certificate No. G0R2019L3463



Stamp Duty Paid : ₹ 28000000
(Rs. Only)

GRN No. 60991720



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Basudev

H.No/Floor : 2797a

Sector/Ward : C-1

LandMark : Sushant lok 1

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 00*****00

Others : Ram avtar, krishan kumar sso ishwar sinh



Buyer / Second Party Detail

Name : Pyramid Dream homes LLP

H.No/Floor : H38

Sector/Ward : 57

LandMark : M2k white house

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 98*****40

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



- | | |
|-----------------------------|--|
| 1. Type of Deed | Sale |
| 2. Name of Village | Badshahpur |
| 3. Details of the Said Land | Land admeasuring 44 Kanal 10 Marla i.e. 5.5625 acres in Village: Badshahpur District: Gurgaon, Haryana |
| 4. Area | 44 Kanal 10 Marla (5.5625Acres) |
| 5. Consideration | Rs. 48,44,89,395/- |
| 6. Stamp Duty | Rs. 2,80,00,000,59,50,000/- |
| 7. Stamp No./Date | G0R2019L3463/18-12-2019
G0U2020A3346/ 21-01-2020 |

FORESIGHT REAL ESTATE PRIVATE LIMITED
Authorised Signatory

Basudev Ramnatar
Krishan

For PYRAMID DREAM HOMES LLP

Authorised Signatory

प्रलेख न:14188

दिनांक:06-02-2020

डीड संबंधी विवरण		
डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील बादशाहपुर	गांव/शहर बादशाहपुर बादशाहपुर बादशाहपुर	स्थित INSIDE RZONE Co IN IND AREA
बादशाहपुर बादशाहपुर		
भवन का विवरण		
भूमि का विवरण		
कृषि चाही	43 Kanal 30 Marla	
धन संबंधी विवरण		
राशि 484489408 रुपये	कुल स्टाम्प ड्यूटी की राशि 33914256 रुपये	
स्टाम्प नं : g0r2019l3463	स्टाम्प की राशि 28000000 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:60992060	पेस्टिंग शुल्क 3 रुपये
DeficiencyStampno: g0u2020a3346	DeficiencyGrnno: 61984741	DeficiencyAmt: 5950000
Drafted By: SELF		Service Charge: 200

यह प्रलेख आज दिनांक 06-02-2020 दिन गुरुवार समय 3:18:00 PM बजे श्री/श्रीमती/कुमारी कृष्ण कुमार पुत्र ईश्वर सिंह रामअवतार पुत्र ईश्वर सिंह बासदेव पुत्र ईश्वर सिंह बासदेव पुत्र ईश्वर सिंह निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Baseleer RamAvatar Krishu

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

हस्ताक्षर प्रस्तुतकर्ता

कृष्ण कुमार रामअवतार बासदेव बासदेव

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।

Baseleer RamAvatar Krishu

दिनांक 06-02-2020

कृष्ण कुमार रामअवतार बासदेव बासदेव

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी पिरामिड ड्रीम होम्स एल एल पी thru सुनील कुमार OTHER पुत्र . 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 प्रवीण शुक्ला पिता पी एन शुक्ला निवासी टी ८ ००३ पार्सवनाथ ग्रीन विल्ले गुरुग्राम व श्री/श्रीमती/कुमारी एम् के सैनी पिता निवासी वकील गुरुग्राम ने की।

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

दिनांक 06-02-2020

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

This Sale Deed (hereinafter referred to as the "**Deed**") is executed at Gurugram on this 05th, day of February, 2020:

BY

Sh. Basdev-Ram Avtar-Krishan Kumar Sons /o Sh. Ishwar Singh R/o Village Badshahpur Distt. Gurugram hereinafter called the '**Vendor**' (which expression shall, unless repugnant or opposed to the context of this Agreement, mean and include its legal representatives, executors, administrators and assigns etc.) on the **FIRST PART**;

IN FAVOUR OF

Pyramid Dream Homes LLP, incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at H-38, M2K White House, Sector-57, Gurugram through Shri Sunil Kumar duly authorized by partners vide resolution dated 19-12-2019, (hereinafter referred to as the "**Vendee**" which expression shall, unless repugnant to the context thereof, mean and include its successors and assigns), of the **SECOND PART**;

ON ASSURANCE OF

M/s Foresight Realtech Pvt. Ltd., a company incorporated under Companies Act, 1956 having its Registered Office at LG-16, Building No. 9, Somdutt Chamber II, Bhikaji Cama Place, New Delhi-110066, Gurgaon through Shri Nilkumar Singha S/o N.M Singha, duly authorized vide board resolution dated 29-11-2019, hereinafter called the '**Confirming Party**' (which expression shall, unless repugnant or opposed to the context of this Agreement, mean and include its legal representatives, executors, administrators and assigns etc.) on the **THIRD PART**.

(The Vendor, the Vendee and the Confirming Party are hereinafter collectively referred to as "**Parties**" and severally as a '**Party**')

WHEREAS

- A. The Vendor is the sole and absolute owner of and in exclusive possession of a contiguous freehold and vacant land parcel ad-measuring 44Kanal10 Marla i.e. 5.5625 acres in Village: Badshahpur, District: Gurugram, Haryana (hereinafter referred to as the "**Said Land**"). The Said Land is more particularly described in Schedule-I hereunder written.
- B. The Vendor hereby represents that the Vendor acquired ownership on Said Land through registered sale deed bearing number _____ dated _____ and the ownership is not acquired through succession and property is not ancestral by any means. The Vendor is duly recorded as the owner and in possession of the Said Land in the Jamabandi (Record of Rights).
- C. The said Land is self acquired land of the Vendor and has not been acquired from the joint family funds and the Vendor has good title & absolute authority to sell and transfer the said property. None else has any right title or interest in the said property.

Basdev Ram Avtar Krishan Kumar

For PYRAMID DREAM HOMES LLP

Sunil Kumar
Authorised Signatory

FORESIGHT REALTECH PRIVATE LIMITED
Authorised Signatory

Reg. No.

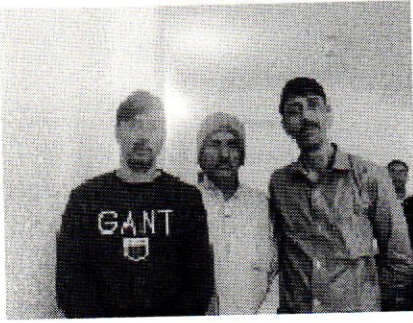
Reg. Year

Book No.

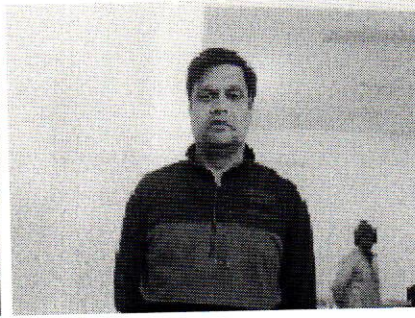
14188

2019-2020

1



विक्रेता



क्रेता



गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- कृष्ण कुमार रामअवतार बासदेव वासदेव Basdev Krishna

क्रेता :- thru सुनील कुमार OTHER पिरामिड ड्रीम होम्स एल एल

पी Keener

गवाह 1 :- प्रवीण शुक्ला Shukla

गवाह 2 :- एम् के सैनी Saini

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 14188 आज दिनांक 06-02-2020 को बही नं 1 जिल्द नं 47 के पृष्ठ नं 63 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 955 के पृष्ठ संख्या 12 से 14 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 06-02-2020



उप/सयुंक्त पंजीयन अधिकारी (बादशाहपुर)

D. The Confirming Party do hereby assures and confirms that the representation and warranties given by the Vendor in this document is true and the Confirming Party has verified the same.

E. The Vendee believing the representations and warranties of the Vendor and relying on the assurances of the Confirming Party has agreed to acquire and purchase the Said Land from the Vendor, free from all encumbrances, for a total sale consideration of Rs. 48,44,89,395/- (Rupees Forty Eight Crore Forty Four Lac eighty Nine Thousand Three Hundered Ninty Five Only), subject to the terms of this Deed.

AND WHEREAS the VENDOR due to some bonafide need and commitments has decided to sell the above said PROPERTY and the VENDEE herein agreed to purchase the same.

THEREFORE IT IS HEREBY AGREED DECLARED COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That the VENDOR has agreed to sell above said PROPERTY and the VENDEE has agreed to purchase the same for a sum of Rs. 48,44,89,395/- (Rupees Forty Eight Crore Forty Four Lac eighty Nine Thousand Three Hundered Ninty Five Only) ("Sale Consideration") which is paid by the VENDEE to the VENDOR as the cost of the above said PROPERTY as under :-

Name	Ammount	Cheque RTGS	No./	Date	Issued By
Ram Avtar	66,00,000/-	000295		24-01-19	ForesightRealtech Pvt. Ltd
Bas Dev	66,00,000/-	000297		24-01-19	ForesightRealtech Pvt. Ltd
Krishan Kumar	66,00,000/-	000296		24-01-19	ForesightRealtech Pvt. Ltd
Ram Avtar	66,00,000/-	000342		24-04-19	ForesightRealtech Pvt. Ltd
Bas Dev	66,00,000/-	000343		24-04-19	ForesightRealtech Pvt. Ltd
Krishan Kumar	66,00,000/-	000344		24-04-19	ForesightRealtech Pvt. Ltd
Ram Avtar	1,00,000/-	021581822381		05-10-19	ForesightRealtech Pvt. Ltd
Ram Avtar	1,49,00,000/-	021581921851		05-10-19	ForesightRealtech Pvt. Ltd
Ram Avtar	49,50,000/-	000333		22-08-19	Finian Estates Pvt. Ltd.
Ram Avtar	2,37,00,000/-	000086		04-09-19	Pyramid DreamHomes LLP

Beedev Ramdev Krishan

For PYRAMID DREAM HOMES LLP


Authorised Signatory

FORESIGHT REALTECH PRIVATE LIMITED:
Authorised Signatory

Ram Avtar	49,50,000/-	000088	10-10-19	Pyramid DreamHomes LLP
Ram Avtar	49,50,000/-	000094	10-10-19	Pyramid DreamHomes LLP
Ram Avtar	1,35,79,429/-	000113	22-01-20	Pyramid DreamHomes LLP
Basdev	50,00,000/-	Rtgs No 336190996541484	02-12-19	ForesightRealtech Pvt. Ltd.
Krishan Kumar	50,00,000/-	Rtgs No 336190996556324	02-12-19	ForesightRealtech Pvt. Ltd.
Basdev	2,50,29,307/-	000114	22-01-20	Pyramid Dream Homes LLP
Krishan Kumar	1,76,91,264	000115	22-01-20	Pyramid Dream Homes LLP
Ram Avtar	1,00,00,000/-	000133	20-06-20	Pyramid Dream Homes LLP
Ram Avtar	1,00,00,000/-	000117	20-06-20	Pyramid Dream Homes LLP
Ram Avtar	1,53,59,709/-	000118	20-06-20	Pyramid Dream Homes LLP
Basdev	2,00,00,000/-	000135	20-06-20	Pyramid Dream Homes LLP
Basdev	2,00,00,000/-	000136	20-06-20	Pyramid Dream Homes LLP
Basdev	2,00,00,000/-	000121	20-06-20	Pyramid Dream Homes LLP
Basdev	3,00,00,000/-	000122	20-06-20	Pyramid Dream Homes LLP
Basdev	3,00,00,000/-	000123	20-06-20	Pyramid Dream Homes LLP
Basdev	3,00,00,000/-	000124	20-06-20	Pyramid Dream Homes LLP
Basdev	2,00,06,387/-	000142	20-06-20	Pyramid Dream Homes LLP
Krishan Kumar	3,00,00,000/-	000137	20-06-20	Pyramid Dream Homes LLP
Krishan Kumar	3,00,00,000/-	000138	20-06-20	Pyramid Dream Homes LLP
Krishan Kumar	2,00,00,000/-	000139	20-06-20	Pyramid Dream Homes LLP
Krishan Kumar	2,00,00,000/-	000129	20-06-20	Pyramid Dream Homes LLP
Krishan Kumar	1,48,28,405/-	000130	20-06-20	Pyramid Dream Homes LLP

An amount of Rs. 48,44,893/- (Rupees Forty Eight Lac Forty Four Thousand Eight Hundred Ninty Three only) being 1% of the Sale Consideration payable to the Vendor has been deducted as tax deducted at source on the entire consideration payable to the Vendor under this Deed in terms of applicable law ("TDS").

Basdev

Ram Avtar

Krishan

For PYRAMID DREAM HOMES LLP

Krishan

Authorized Signatory

The Vendor acknowledges and admits to have received the entire Sale Consideration of Rs. 48,44,89,395/- (Rupees Forty Eight CroreForty Four Lac eighty Nine Thousand Three HundredNinty Five Only)from the Vendee in the manner stated above.

It is agreed between the Parties that if any of the above cheques is dishonored and payment is not transferred in favour of Vendor then in that case Vendee has to make payment within 7 days. If vendee fails to make payment despite that then the sale deed will be liable to be declared cancelled and null and void and Vendor shall proceed in any court of law and Vendee shall be liable to prosecuted as per proceeding u/s 138 of NI Act. In that event since sale deed will be cancelled, all the rights will be back to seller.

2. That the VENDOR being of sound mind by free WILL without any pressure do herein grants, conveys and transfer all rights, titles and interests in the said property unto the VENDEE herein.
3. That the said PROPERTY transferred herein is free hold and free from all encumbrances, claims, demands, liens, mortgages, decrees, litigations, prior sales, agreement to sell, gift, court attachments, etc.
4. That the actual physical Vacant possession of the said PROPERTY hereby conveyed has been delivered to the VENDEE at the spot who has become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc. and absolute ownership in the said PROPERTY without any hindrance, claims, demands by the VENDOR or VENDOR'S heirs etc.
5. That all the expenses for the Registration, Stamping, Engrossing and other incidental charges for this SALE DEED has been borne and paid by the VENDEE.
6. That the taxes, cesses, dues or demands in respect of this PROPERTY has been paid and cleared by the VENDOR upto the date of execution of this SALE DEED absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes etc.
7. That all the previous documents concerning this PROPERTY has been handed over by the VENDOR to the VENDEE in original.

THE VENDOR DECLARES AND ASSURES THE VENDEE

- a) That the PROPERTY hereby conveyed was self purchased/ acquired PROPERTY by virtue of the SALE DEED mentioned herein-above and that no one else except the VENDOR has rights, claims, interest and concern whatsoever in the PROPERTY hereby conveyed or any part thereof.
- b) That the PROPERTY hereby conveyed is free from all sorts of encumbrances, charges, legal flaws, liens, taxes, dues, demands, liabilities, notification, mortgages, court-decree and attachments etc.
- c) That the contents of these presents are true and correct, if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect due to any

For PYRAMID DREAM HOMES LLP

Bealder Ramtar Kishu

Ruman

Authorised Signatory

FORESIGHT REALTECH PRIVATE LIMITED


Authorised Signatory

conveyed or any part thereof and the VENDEE suffers any loss then the VENDOR shall be liable to make good the loss thus suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified through VENDOR'S property movable and immovable against all losses, costs, damages and expenses occurring thereby to the VENDEE.

- d) That the Vendee can get the said property mutated/transferred in their name as owner in the records of the concerned authorities on the basis of this sale deed or its certified true copy.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:


WITNESSES

1. 
PRAVEEN SHUKLA
S/o Sh. P. N. Shukla
R/o ~~WFO~~ Flat No. 003
Tower B, Karsnah Greenville
Sector 4 & Gurgaon


Kishan
VENDOR

2. 
Mukesh Kumar Saini
Advocate
Distt. Court, Gurugram

VENDEE

For PYRAMID DREAM HOMES LLP

Authorized Signatory

FORESIGHT REALTECH PRIVATE LIMITED

Authorized Signatory

Sale of Immovable Properties



**Indian-Non Judicial Stamp
Haryana Government**



Date : 21/01/2020

Certificate No. G0U2020A3346



Stamp Duty Paid : ₹ 5950000
(Rs. Only)

GRN No. 61984741



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Basudev

H.No/Floor : 2797a

Sector/Ward : C-1

LandMark : Sushant lok 1

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 00*****00

Others : Ram avtar, krishan kumar sso ishwar sin



Buyer / Second Party Detail

Name : Pyramid Dream homes Llp

H.No/Floor : H38

Sector/Ward : 57

LandMark : M2k white house

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98*****40

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>

SCHEDULE-I
DESCRIPTION OF THE SAID LAND HEREBY CONVEYED

1. Detail of Land Owned By Basdev-Ramavtar-Krishan Kumar Ss/o Sh. Ishwar

Village	Khewat/Khata	Rect.No	Killa No.	Area
Badshapur	235/1	85	14	7-18
	Mutation No. 10409		15	1-01
			17/1	2-18
			18/1/1	3-05
			Total	15 Kanal 02 Marla(1.8875)

2. Detail of Land Owned By Basdev-Ramavtar-Krishan Kumar Ss/o Sh. Ishwar

Village	Khewat/Khata	Rect.No	Killa No.	Area
Badshapur	234/1	85	18/1/2	4-15
	Mutation No. 10409		23/2	7-12
			17/2	3-02
			Total	15 Kanal 09 Marla(1.93125)

3. Detail of Land Owned By Krishan Kumar Ss/o Sh. Ishwar

Village	Khewat/Khata	Rect.No	Killa No.	Area
Badshapur	234	85	24	2-14
	Mutaion No. 10553		Total	2 Kanal 14 Marla(0.3375)

**4. Detail of Land Owned By Ramavtar- Basdev Ss/o Sh. Ishwar ½ share
and krishan Kumar S/o sh. Ishwar ½ share.**

For PYRAMID DREAM HOMES LLP

Basdev

Ramavtar

Krishan

[Signature]

Authorised Signatory

FORESIGHT REALTECH PRIVATE LIMITED

Authorised Signatory

Village	Khewat/Khata	Rect.No	Killa No.	Area
Badshapur	303/3	85	19/1/1	2-04
	Mutation No. 10880		Total	2 Kanal 04 Marla(0.275)

5. Detail of Land Owned By Basdev Ss/o Sh. Ishwar

Village	Khewat/Khata	Rect. No	Killa No.	Area
Badshapur	932/1	85	6 min	4-05
	Mutation No. 10756		7/1	4-16
			Total	9 Kanal 01 Marla(1.13125)

Grand Total 44 Kanal 10 M

Basdev *Ramteer* *Kishan*

For PYRAMID DREAM HOMES LLP


Bernar


Authorised Signatory

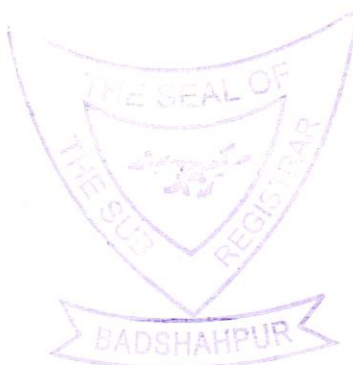
FORESIGHT REALTECH PRIVATE LIMITED

[Signature]

Authorised Signatory

DDO Code: 0368	E - CHALLAN Government of Haryana	Candidate Copy
Valid Upto: 25-12-2019 (Cash) 19-12-2019 (Chq./DD)		
GRN No.: 0060992060	Date: 18 Dec 2019 18:42:35	
Office Name: 0368-NAIB TEHSILDAR BADSHAHPUR		
Treasury: Gurgaon		
Period: (2019-20) One Time		
Head of Account	Amount	₹
0030-03-104-97-51 Pasting Fees	5	
0030-03-104-99-51 Fees for Registration	50000	
PD AcNo 0		
Deduction Amount: ₹	0	
Total/Net Amount: ₹	50005	
₹ Fifty Thousands Five Rupees		
Tenderer's Detail		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: PYRAMID DREAM HOMES LLP		
Address: H 38 GROUND FLOOR M2K WHITE HOUSE SECTOR 57 GURUGRAM HARYANA - 122002		
Particulars: Registration and Pasting Fees		
Cheque-DD- Detail:		
		Depositor's Signature
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	9521165937	
Payment Date:	18/12/2019	
Bank:	Punjab National Bank Aggregator	
Status:	Success	

DDO Code: 0368	E - CHALLAN Government of Haryana	AG/ Dept Copy
Valid Upto: 25-12-2019 (Cash) 19-12-2019 (Chq./DD)		
GRN No.: 0060992060	Date: 18 Dec 2019 18:42:35	
Office Name: 0368-NAIB TEHSILDAR BADSHAHPUR		
Treasury: Gurgaon		
Period: (2019-20) One Time		
Head of Account	Amount	₹
0030-03-104-97-51 Pasting Fees	5	
0030-03-104-99-51 Fees for Registration	50000	
PD AcNo 0		
Deduction Amount: ₹	0	
Total/Net Amount: ₹	50005	
₹ Fifty Thousands Five only		
Tenderer's Detail		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: PYRAMID DREAM HOMES LLP		
Address: H 38 GROUND FLOOR M2K WHITE HOUSE SECTOR 57 GURUGRAM HARYANA - 122002		
Particulars: Registration and Pasting Fees		
Cheque-DD- Detail:		
		Depositor's Signature
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	9521165937	
Payment Date:	18/12/2019	
Bank:	Punjab National Bank Aggregator	
Status:	Success	



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