



# Indian-Non Judicial Stamp Haryana Government



Date : 12/09/2019

1

Certificate No. G0L2019I1403



Stamp Duty Paid : ₹ 5250000

(Rs. Only)

GRN No. 57193848



Penalty : ₹ 0

(Rs. Zero Only)

## Seller / First Party Detail

Name: Pioneer Urban land and infrastructure Limited

H.No/Floor : 3

Sector/Ward : 22

LandMark : Aurobindo marg

City/Village : Green park

District : New delhi

State : Delhi

Phone: 00\*\*\*\*\*00



## Buyer / Second Party Detail

Name : Pyramid City Projects llp

H.No/Floor : H38

Sector/Ward : 57

LandMark : Na

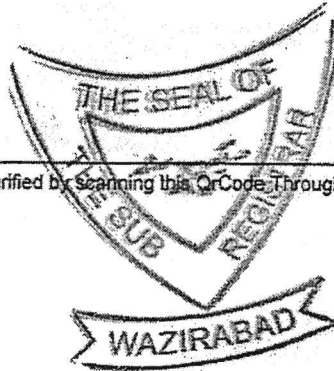
City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 00\*\*\*\*\*00

Purpose : Sale Deed

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1. Type of Deed	:	Sale Deed
2. Village/city Name & Code	:	Adampur, Gurugram
3. Unit Land	:	20 Kanal 00 Marla
4. Type of LAND	:	Agriculture
5. Transaction Value	:	Rs.7,50,00,000/-
6. Stamp duty	:	Rs.52,50,000/-
7. E-Stamp No. & Date	:	G0L2019I1403 /Dated: 12.09.2019
8. E-Stamp issued by	:	Government of Haryana

For Pioneer Urban Land &amp; Infrastructure Limited

Authorised Signatory

For PYRAMID CITY PROJECTS LLP

Authorised Signatory

THIS Deed is made at Gurugram on this 12<sup>th</sup> day of September, 2019 BETWEEN Pioneer urban land and Infrastructure Limited (PAN- AACCP8576B), a company incorporated under the provisions of Companies Act 1956 and having its registered office at **A-22 GREEN PARK, 3RD FLOOR AUROBINDO MARG, NEW DELHI, DL 110016 IN** through its authorized signatory **Mr. Mahendra Kumar Maroo**, authorized vide board resolution dated **31.08.2019** passed in the meeting of board of directors of the company hereinafter called the **"VENDOR"** (which expression shall unless opposed to the context hereof mean and include their legal heirs, representatives, successors, administrators, executors and assignees etc.) of the **ONE PART**.

AND

**M/S PYRAMID CITY PROJECTS LLP (PAN-AAVFP4201H)**, an LLP incorporated under the provisions of LLP Act, 2008 and **HAVING ITS REGISTERED OFFICE AT H-38, GROUND FLOOR, M2K WHITE HOUSE, SECTOR-57, GURUGRAM, HARYANA** through its AUTHORIZED SIGNATORY **MR. AJAY KUMAR S/O SH. ROSHAN LAL** vide Resolution dated **12.08.2019** passed in the meeting of the designated partners of the LLP, hereinafter called the **"VENDEE"** (which expression shall unless opposed to the context hereof mean and include all its legal representatives, administrators, executors, successors, survivors and assignees etc.) of the **OTHER PART**.

WHEREAS the said vendor is the absolute and undisputed owners of the agriculture land comprised in **Khewat/Khata No. 45/52, Rect. No. 14 Killa No. 12/2 (4-0), 13(8-0), 18(8-0)** coming to total land measuring **20 Kanal 00 Marla equivalent to 2.5 Acres** situated in revenue estate of village Adampur, Sub-Tehsil Wazirabad, District Gurugram, Haryana, (hereinafter called the said Land)

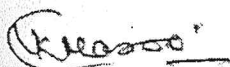
AND WHEREAS the VENDOR hereto has agreed to sell their said land measuring 20 Kanal 00 Marla to the VENDEE for a total sale consideration a sum of **Rs.7,50,00,000/- (Rupees Seven Crore Fifty Lakhs Only)** and the Vendee has agreed to purchase the same on the following terms and conditions: -

#### 1. Definition and interpretation

In this Sale Deed:

- a. the **"VENDOR"** includes the real owners of the said LAND.

For Pioneer Urban Land & Infrastructure Limited



Authorized Signatory

For PYRAMID CITY PROJECTS LLP



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- b. the 'Land' means Agriculture land 20 Kanal 00 Marla, situated in the revenue estate of village: Adampur, Sub Tehsil: Wazirabad, District: Gurugram, Haryana more fully described hereinabove.
- c. words importing the masculine gender include the feminine and the neuter and vice versa.
- d. words importing the singular include the plural and vice versa.
- e. references to persons include bodies corporate and vice versa.
- f. save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- g. the clause heading shall not affect the construction of this agreement.
- h. save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- i. possession means actual vacant, peaceful and physical possession of the LAND.

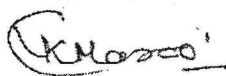
**NOW VENDOR HAS AGREED TO SELL ABOVE SAID LAND AND THE VENDEE HAS AGREED TO PURCHASE THE SAME ON THE FOLLOWING TERMS AND CONDITIONS:-**

- 2. The VENDORS hereby grants, assigns, conveys, sells and transfer the said land alongwith all their right of possession, ownership, occupancy, title claims, interest and whatsoever of that nature in favour of Vendee for and in full and final consideration of **Rs.7,50,00,000/- (Rupees Seven Crore Fifty Lakhs Only)** and the Vendee shall become the sole and absolute owner of the said LAND.

The Vendor has received full and final sale consideration a sum of **Rs.7,50,00,000/- (Rupees Seven Crore Fifty Lakhs Only)** details given as under :-

Ch.No.	Dated	Amount	Drawn on
000002	16.12.2019	90,00,000/-	Kotak Mahindra Bank Limited
000003	16.12.2019	90,00,000/-	Kotak Mahindra Bank Limited
000004	16.12.2019	90,00,000/-	Kotak Mahindra Bank Limited
000005	09.03.2020	90,00,000/-	Kotak Mahindra Bank Limited
000006	09.03.2020	90,00,000/-	Kotak Mahindra Bank Limited
000007	09.03.2020	90,00,000/-	Kotak Mahindra Bank Limited
000008	09.03.2020	90,00,000/-	Kotak Mahindra Bank Limited

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000009	09.03.2020	90,00,000/-	Kotak Mahindra Bank Limited
000010	09.03.2020	22,50,000/-	Kotak Mahindra Bank Limited
		7,42,50,000/-	Total

And Rs.7,50,000/-(Rs. Seven Lakh Fifty Thousand only) as 1% TDS has been deducted by the vendee out of total sale consideration of the said land which shall be deposited by the vendee directly to the Income Tax Department as per mutual consent.

And now nothing is due towards the VENDEE in respect of the SAID LAND. The validity of the present sale deed shall be subject to timely encashment of all Post-dated cheques of Rs. 7,42,50,000/- (Rs. Seven Crore Forty Two Lakh Fifty Thousand Only), as mentioned above. It is agreed between the parties and so recorded hereunder in writing that, in case, the above Post Dated Cheques is not honored, for any reasons whatsoever, then the VENDOR shall be at liberty to take necessary steps for the cancellation of the Sale Deed besides having/ claiming first right / lien/ claim/ charge in the SAID LAND, which shall be without prejudice to other legal rights, available to the VENDOR as per law.

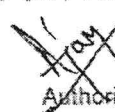
3. The Vendor shall indemnify the Vendee of any cost, charges, fees, fines, penalties, dues etc. in respect of the said land towards land revenue, electricity charges, local taxes, and any other statutory or other dues, demands, claims, etc, relating to the period upto the date of this sale deed, made/raised by the respective creditors either prior to or after the date of this sale deed.
4. The Vendor shall indemnify the Vendee that the Vendor shall be responsible for all types of encumbrances such as Agreement to sell, court decree, lease, litigation, dues, taxes, charges, court case, acquirement, mortgage etc. upto the date of execution and registration of this sale deed and thereafter the Vendee shall be responsible for the same.
5. The Vendor shall indemnify the Vendee of any cost, charges, penalties, interest, constraints, disturbances and whatsoever of that nature suffered/to be suffered by the Vendee out of any defects in the ownership title of the said LAND.
6. That Vendor also indemnifies the Vendee and undertakes to refund the full purchase

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consideration alongwith the stamp duty and any other incidental expenses to be incurred by the Vendee for any disturbance in occupancy or dispossession of the said land due to falseness or misstatement, either partially or full, made by the Vendor in its affirmation in this sale deed.

7. The Vendor hereby agrees and undertakes to do all such acts, things and deeds which under law, the Vendor is bound to do in respect of the land for the purpose of effectually carrying out the intention and purpose of this deed of sale, if required in any manner whatsoever, in future including steps to be taken as the Vendor for mutation in the revenue records and shall not object to the mutation of the said LAND in favor of the Vendee in the records of the appropriate authority. The Vendee will also be the entitled to get sanction mutation in the revenue records in its name of the land mentioned in this sale deed.
8. That from this day onwards the Vendee shall be absolute owner in possession of the land subject to timely realization of all Post dated cheques as mentioned above and will be entitled to use and utilize the land in any manner they like the best, to which the Vendor will have no objection in any manner whatsoever.
9. All the expenses like stamp duties and registration charges have been bone and paid by the Vendee.

IN WITNESS WHEREOF the parties have set their respective hands and seal on these presents at the place and on the 12<sup>th</sup> day, September and 2019 first above written in the presence of the following witnesses:

1. VENDOR

For Pioneer Urban Land & Infrastructure Limited

Drafted by me

S. C. ARORA  
Advocate

Distt Courts, Gurgaon

*(Signature)*

M/S Pioneer urban land and Infrastructure Limited

2. VENDEE For PYRAMID CITY PROJECTS LLP

*(Signature)*

Authorised Signatory

M/s Pyramid City Projects LLP

WITNESSES:

1.

S. C. ARORA, ADVOCATE  
DISTT COURTS, GURGAON  
Adhaar No. 6312 1438 1712  
PAN No. CCAPA6675H

2.

*Anil*

Anil Kumar S/o Sh. Daya Ram  
V.P.O. Kharla, Teh. Sohna, Distt. GGM.