



Certificate No. G0292019F976



Stamp Duty Paid : ₹ 6061000

GRN No. 51009879



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ajeevan Real estate Pvt Ltd

H.No/Floor : 204

Sector/Ward : iii

LandMark : Industrial area

City/Village : Okhla

District : New delhi

State : Delhi

Phone: 00*****00


Buyer / Second Party Detail

Name : Pyramid Dream homes Lip

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 QR Code through smart phone or on the website <https://egrashry.nic.in>



1. Type of Deed	:	Sale Deed
2. Village/city Name & Code	:	Palra, Gurugram
3. Unit Land	:	34 Kanal 14 Marla
4. Type of Property	:	Agriculture Land
5. Covered Area	:	NIL
6. Transaction Value	:	Rs.12,12,12,120/-
7. Stamp duty	:	Rs.60,61,000/-
8. E-Stamp No. & Date	:	G0292019F976 Dated 29.06.2019
9. E-Stamp Issued by	:	GOVERNMENT OF HARYANA

This Deed is made at Gurugram on this 1st Day of August, 2019

For Ajeevan Real Estate Pvt. Ltd.

Director/Authorizing Signatory

प्रलेख नं:5944

दिनांक:01-08-2019

डीड संबंधी विवरण	
डीड का नाम SALE OUTSIDE MC AREA	
तहसील/सब-तहसील बादशाहपुर	गांव/शहर पतडा
स्थित INSIDE RZONE C6 IN IND AREA	
भवन का विवरण	
भूमि का विवरण	
कुल पट्टी	34 Kanal 14 Marla
धन संबंधी विवरण	
राशि 121212120 रुपये	कुल स्टाम्प ड्यूटी की राशि 6060606 रुपये
स्टाम्प नं : 902920196976	स्टाम्प की राशि 6061000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	ECholan:51029850
पेस्टिंग शुल्क 3 रुपये	
Drafted By: Manoj Kumar Bhattacharya Adv.	
Service Charge 200	

यह प्रलेख आज दिनांक 01-08-2019 दिन मुखवार समय 5:27:00 PM बजे श्री/श्रीमती/कुमारी मैसर्स आजीवन रिजल इस्टेट प्रा.लि.थ्रु पर्वीन कुमार शर्मा/OTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


इस्तुहार प्रस्तुतकर्ता

मैसर्स आजीवन रिजल इस्टेट प्रा.लि.


उप/समुक्त पंचायत अधिकारी (बादशाहपुर)

प्रलेख में वर्णित शीब नगर एवं खानौज आयोगना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिस्थित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

प्रलेख में वर्णित शीब नगर एवं खानौज आयोगना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिस्थित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।


दिनांक 01-08-2019

मैसर्स आजीवन रिजल इस्टेट प्रा.लि.


उप/समुक्त पंचायत अधिकारी (बादशाहपुर)

उपरोक्त केताब श्री/श्रीमती/कुमारी Ms Pyramid Dream Homes LLP thru Satish Yadav/OTHER हाजिर है। प्रस्तुत प्रलेख के तरफों की दोनों पक्षों ने तुलना तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि विक्रेता ने भरे समस्त केताब 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 Manoj Kumar Bhattacharya Adv. पितर — निवासी Adv. GGM व श्री/श्रीमती/कुमारी Mukesh Kumar Sami Adv. पितर — निवासी Adv. GGM से की।
साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 01-08-2019


उप/समुक्त पंचायत अधिकारी (बादशाहपुर)



BETWEEN

M/s Ajeevan Real Estate Private Limited (CIN:U70102DL2011PTC212800)
(PAN : AAJCA1540P), a company incorporated under the companies Act, 1956
having its registered address at E-68, Patparganj Road, Pandav Nagar New Delhi
East Delhi DL 110091 IN through its authorized signatory Mr. Pravin Kumar Sharma
s/o Late Shri Devi Das Sharma vide board resolution dated: 01.08.2019, hereinafter
called the **"VENDOR"** (which expression shall unless opposed to the context hereof
mean and include his legal representatives, administrators, executors, successors
and assignees etc.) of the **FIRST PART.**

AND

M/s Pyramid Dream Homes LLP (LPIN- AAL-5039) (PAN-AAVFP4202E) Having its
registered office at H-38, G.F, M2K White House, Sector-57, Gurugram, Haryana, through its
authorized signatory Satish Yadav vide resolution dated 28.06.2019, hereinafter called the
"VENDEE" (which expression shall unless opposed to the context hereof mean and include
all its heirs, representatives, administrators, executors, successors, survivors and assignees
etc.) of the **SECOND PART.**

WHEREAS the VENDOR is the absolute and undisputed owner and in possession of agriculture
land comprised in **Khewat/Khata No.179/208, Rect. No. 6 Killa No. 8(8-0), 13(8-0),
14(8-0), 15/1(1-14), 16/1/2(1-0), 17/1(3-11), 17/2(4-9), Land measuring 34
Kanal 14 Marla (Equivalent to 4.3375 acres) vide mutation No. 2172 takseem
dated 08.05.2012 situated in the revenue estate village Palra, Tehsil & District
Gurugram, Haryana.**

In this way the above said VENDOR is the owner of total agriculture land measuring
**34 Kanal 14 Marla situated in the revenue estate of Village Palra Tehsil
and Distt. Gurugram, Haryana,** as per his share mentioned hereinabove
(hereinafter called the **SAID PROPERTY**) by way of sanctioned Fard Jamabandi for
the year of 2015-2016.

For Ajeevan Real Estate Pvt. Ltd.


Director/ Auth. Signatory

Reg. No.

Reg. Year

Book No.

5944

2019-2020

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru प्रवीन कुमार शर्मा OTHER मैसर्स आजीवन रियल इस्टेट

प्रा.लि.

क्रेता :- thru Satish Yadav OTHER Ms Pyramid Dream Homes

LLP

Satish Yadav

गवाह 1 :- Manoj Kumar Bhatnagar Adv.

गवाह 2 :- Mukesh Kumar Saini Adv.

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5944 आज दिनांक 01-08-2019 को बही नं 1 जिल्द नं 37 के पृष्ठ नं 2 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 730 के पृष्ठ संख्या 34 से 35 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 01-08-2019



उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

AND WHEREAS the VENDOR hereto has agreed to sell the SAID PROPERTY i.e. **34 Kanal 14 Marla** to the VENDEE for a total sale consideration a sum of **Rs.12,12,12,120/- (Rupees Twelve Crore Twelve Lakh Twelve Thousand and One Hundred Twenty 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 '**Property**' means bearing agriculture land measuring **34 Kanal 14 Marla** comprised in **Khewat/Khata No.179/208, Rect. No. 6 Killa No. 8(8-0), 13(8-0), 14(8-0), 15/1(1-14), 16/1/2(1-0), 17/1(3-11), 17/2(4-9)**, Land measuring **34 Kanal 14 Marla (Equivalent to 4.3375 acres)** vide mutation no.2172 takseem dated **08.05.2012** situated in the revenue estate village **Palra, Tehsil & District Gurugram, Haryana** as per Vendor's Share details of which mentioned hereinabove.
- b. words importing the masculine gender include the feminine and the neuter and vice versa.
- c. words importing the singular include the plural and vice versa.
- d. references to persons include bodies corporate and vice versa.
- e. 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.
- f. the clause heading shall not affect the construction of this sale deed.
- g. save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- h. possession means actual vacant, peaceful and physical possession of the property.

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

1. The VENDOR hereby grants, assigns, conveys, sells and transfer the SAID PROPERTY alongwith all its right of possession, ownership, occupancy, title claims, interest and whatsoever of that nature in favour of VENDEE for and in full and final sale consideration of **Rs. 12,12,12,120/- (Rupees Twelve Crore Twelve Lakh**

For Ajeewan Real Estate Pvt. Ltd.


Director/Auth. Signatory

Twelve Thousand and One Hundred Twenty Only) and the VENDEE have been agreed to purchase for the same.

2. The VENDOR have been received full and final sale consideration a sum of **Rs.12,12,12,120/- (Rupees Twelve Crore Twelve Lakh Twelve Thousand and One Hundred Twenty Only)** from the VENDEE in the following manner:

Amount	Ch./DD No.	Dated	Drawn	In favour of
1,00,00,000/-	000084	07.08.2019	Kotak Mahindra Bank	Ajeevan Real Estate Private Limited
6,00,00,000/-	000481	28.06.2019	AU Small Finance Bank	Ajeevan Real Estate Private Limited
90,00,000/-	000083	31.07.2019	Kotak Mahindra bank	Ajeevan Real Estate Private Limited
90,00,000/-	000082	31.07.2019	Kotak Mahindra bank	Ajeevan Real Estate Private Limited
90,00,000/-	000081	31.07.2019	Kotak Mahindra bank	Ajeevan Real Estate Private Limited
90,00,000/-	000080	31.07.2019	Kotak Mahindra bank	Ajeevan Real Estate Private Limited
90,00,000/-	000079	31.07.2019	Kotak Mahindra bank	Ajeevan Real Estate Private Limited
50,00,000/-	000078	31.07.2019	Kotak Mahindra bank	Ajeevan Real Estate Private Limited

Rs.12,12,120/- (Rupees Twelve Lakhs Twelve Thousand One Hundred Twenty only) as 1% TDS deposited direct to the income tax department by the VENDEE as required by section 194-1A Of The income tax Act,1961 and consented to deduct by the VENDOR.

and now nothing is due towards the VENDEE in respect of the SAID PROPERTY. The validity of the present sale deed shall be subject to timely encashment of the Demand Draft of Rs. 6,00,00,000/- (Rs. Six Crores Only), dated 28.06.2019. It is agreed between the parties and so recorded hereunder in writing that, in case, the above Demand Draft 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

For Ajeevan Real Estate Pvt. Ltd.



Director/Auth. Signatory



PROPERTY, which shall be without prejudice to other legal rights, available to the VENDOR as per law.

3. That the VENDOR has handed over actual vacant, physical and peaceful possession of the above said **agriculture land measuring 34 Kanal 14 Marla**, to the VENDEE at the spot and the VENDEE shall become the absolute owner and in possession and shall enjoy all the rights, title or interest for the same.
4. The VENDOR shall indemnify the VENDOR of any cost, charges, fees, fines, penalties, dues etc. in respect of the SAID PROPERTY 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.
5. 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.
6. 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 property.
7. That Vendor also indemnifies the Vendee and undertakes to refund the full purchase consideration alongwith the stamp duty and any other incidental expenses to be incurred by the Vendee for any defects in the title (Ownership Rights) of the aforesaid land and any disturbance in occupancy or dispossession of the said property due to falseness or misstatement or any other reason, either partially or full, made by the Vendor in its affirmation in this sale deed.
8. 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 property 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 PROPERTY in favour of the VENDEE in the records of the

For Ajeewan Real Estate Pvt. Ltd.


Director/ Auth. Signatory

appropriate authority. The VENDEE will also be the entitled to get sanction mutation in revenue records in its name of the property mentioned in this sale deed.

9. That from this day onwards the VENDEE shall be absolute owner in possession of the property 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.
10. That all the expenses like stamp duties and registration charges has been bone and paid by the VENDEE.
11. That the VENDEE can get mutated/transferred of the above SAID PROPERTY in their favour in the revenue records on the basis of this sale deed or its certified true copy.
12. That the VENDEE have seen all the original documents in respect of the said land and he is fully satisfied with the same in all respect as it is where is basis has been handed over by the VENDOR to the VENDEE.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE 1st DAY OF August, 2019 AND WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:

Drafted By

MANOJ KUMAR BHATNAGAR
ADVOCATE

VENDOR

For Ajeevan Real Estate Pvt. Ltd.

Director/Auth. Signatory

(For Ajeevan Real Estate P Ltd.)

VENDEE

(For Pyramid Dream Homes LLP)

Witnesses:

1.

MANOJ KUMAR BHATNAGAR
ADVOCATE
DIST. COURT, GURUGRAM

2.

Mukesh Kumar Saini
Advocate
Distt. Court, Gurugram

DDO Code: 0364		E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto: 06-07-2019 (Cash) 30-06-2019 (Chq/DD)				
GRN No.: 0051020980		Date: 29 Jun 2019 13:23:10		
Office Name: 0364-SDM GURUGRAM				
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: Pasting and Registration Fees				
Cheque-DD- Detail:				
Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No: CPT0606142				
Payment Date: 29/06/2019				
Bank: SBI Aggregator				
Status: Account Prepared				

DDO Code: 0364		E - CHALLAN Government of Haryana		AG/ Dept Copy
Valid Upto: 06-07-2019 (Cash) 30-06-2019 (Chq/DD)				
GRN No.: 0051020980		Date: 29 Jun 2019 13:23:10		
Office Name: 0364-SDM GURUGRAM				
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: Pasting and Registration Fees				
Cheque-DD- Detail:				
Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No: CPT0606142				
Payment Date: 29/06/2019				
Bank: SBI Aggregator				
Status: Account Prepared				

* Note: Depositor should approach treasury for judicial stamp etc. after verifying successful Account Prepared



Certificate No. G0J2019F2109

GRN No. 48200379



Stamp Duty Paid : ₹ 227000

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Imagine Builders Pvt Ltd

H.No/Floor: 2b

Sector/Ward: 94

LandMark: Gautam buddha nagar

City/Village: Noida

District: Noida

State: Up

Phone: 00*****00

**Buyer / Second Party Detail**

Name: Pyramid Dream homes Lip

H.No/Floor: H38

Sector/Ward: 57

LandMark: M2k white house

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone: 09*****24

Purpose: SALE DEED

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://e-grashry.nic.in>

विलेता इमेजिन बिल्डर्स प्रा० लि०

: क्रेता पिरामिड ड्रीम होम्स एल०एल०पी०

1- किस्म बसीका

: बयनामा

2- मालियती

: 45,20,000 /-रुपये

3- स्ताम्प

: 227000 /- रुपये

4- गांव/शहर का नाम

: पलडा

5- रकबा

: 12 मरले

6- किस्म अराजी

: चाही

7- स्ताम्प सार्टिफिकेट नं०/दिनांक

: G0J2019F2109/10-06-2019

हमक मैसर्स इमेजिन बिल्डर्स प्रा० लि० (पैन नं० AACCI0483N) रजिस्टर्ड

ऑफिस:-प्लॉट नं० 2बी, सेक्टर 94, नौयडा, गौतम बुद्ध नगर, उत्तर प्रदेश बजरिये

प्रलेख नं:2967

दिनांक:11-06-2019

डीड संबंधी विवरण	
डीड का नाम SALE OUTSIDE MC AREA	
तहसील/सब-तहसील बादशाहपुर	गांव/शहर पलडा स्थित पलडा
भवन का विवरण	
भूमि का विवरण	
निकासी	163 Sq. Yards
धन संबंधी विवरण	
राशि 4520000 रुपये	कुल स्टाफ इयूटी की राशि 226000 रुपये
स्टाम्प नं : G0,2019F2109	स्टाम्प की राशि 227000 रुपये
रजिस्ट्रेशन फीस की राशि 25000 रुपये	E Challan 48200919
	परिदम शुल्क 3 रुपये
Drafted By: M K BHATNAGAR ADV	Service Charge:200

यह प्रलेख आज दिनांक 11-06-2019 दिन मंगलवार समय 4:34:00 PM बजे श्री/श्रीमती/कुमारी मैसर्स इमेजिन बिल्डर्स प्रा.लि.1-202 पालवनाथ गाडिनिया द्वारा करण सिंह OTHER निकास प्लट नं. 200ी सेक्टर 94 मौजडा गौतम बुध नगर IIP द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

[Signature]

उपासकृत पंजीयन अधिकारी (बादशाहपुर)

इस्तथार प्रस्तुतकर्ता

मैसर्स इमेजिन बिल्डर्स प्रा.लि.1-202 पालवनाथ गाडिनिया

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

[Signature]

दिनांक 11-06-2019

मैसर्स इमेजिन बिल्डर्स प्रा.लि.1-202 पालवनाथ गाडिनिया

उपासकृत पंजीयन अधिकारी (बादशाहपुर)

उपरोक्त केताव श्री/श्रीमती/कुमारी पिरामिड ग्रूम होम्स IIP द्वारा सतीश कटबOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि विक्रेता से समस्त केता को जडा की तथा प्रलेख में वर्णित इमि जडा की गई राशि के सेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी सुरजभाज पिता प्रभुदयाल निवासी हरिक मुकाम न श्री/श्रीमती/कुमारी मनोज कुमार आदरकर अधिवक्ता पिता — निवासी अधिवक्ता मुकाम से की।

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

दिनांक 11-06-2019

उपासकृत पंजीयन अधिकारी (बादशाहपुर)



ऑथोराइज सिग्नेटरी श्री इकबाल मलिक/श्री करन सिंह बरुये रेजूलेशन पासशुदा दिनांक 10-06-2019 है।

..... विक्रेता कम्पनी

भनके मैसर्स बीपीटीपी लि०, (पैन नं० AACCB2442A) जिसका पंजीकृत कार्यालय एम-11, मिडिल सर्कल, कनॉट सर्कस, नई दिल्ली - 110001 बजरिये ऑथोराइज सिग्नेटरी श्री इकबाल मलिक/श्री करन सिंह बरुये रेजूलेशन पासशुदा दिनांक 10-06-2019 है।

..... पुष्टिकर्ता कम्पनी

जो कि हम बाका मौजा पलडा, उप-तहसील बादशाहपुर व जिला गुरुग्राम में अराजी ब्रेवट नं० 167 मीन, खाता नं० 221 मीन, मुस्तिल नं० 6, किला नं० 16/2 मीन पश्चिम कुल रकबा 12 मरला सालम (बातफसील 9X12 Karam) बरुये जमाबन्दी साल 2005-06 व बरुये इन्तकाल नं० 2025 द्वारा मालिक व काबिज हैं। जोकि उपरोक्त रकबा ताहाल हर किस्म के भार से पाक व साफ है। इस पर कोई सरकारी या गैरसरकारी भार व कर्जा नहीं है ना ही उपरोक्त अराजी का कोई इकरारनामा किया है। यह कि उपरोक्त अराजी की बाबत अपना सम्पूर्ण हिस्सा अपनी उपरोक्त आराजी रकबा यानि कि 12 मरले को मय सर्व अधिकार सहित व हक हकूक दाखिल खारिज के बदले मु० 45,20,000/-रुपये (पैंतालीस लाख बीस हजार रुपये मात्र) आधे जिनके मुबलिंग 22,60,000/-रुपये (बाईस लाख साठ हजार मात्र) होते हैं बाहक: Pyramid Dream Homes LLP (PAN No. AAVFP4202E), R/o H-38, Ground Floor, M2k White House, Sector -51, Gurugram को बय व फरोक्त कर्तई कर दी है। यह कि विक्रेता ने तमाम जरे बय बतौर पोस्ट डेटेड चैक वसूल पा ली है जिसका विवरण निम्नलिखित है - मु० 45,20,000/-रुपये (पैंतालीस लाख बीस हजार रुपये मात्र) बजरिये चैक नं० 000003, दिनांक 25-07-2019 अदाकर्ता कोटक महिन्द्रा बैंक गुडगांव, हरियाणा। इस चैक के भुगतान होने के उपरान्त मजकूर खरीददार के जिम्मे किसी किस्म का कोई लेन-देन बाकी नहीं रहेगा। यह कि उपरोक्त चैक का भुगतान किसी भी वजह से ना होने/बाउन्स/Dishonour होने पर यह रजिस्ट्री/बयनामा स्वतः रद्द माना जायेगा। यह कि बाया की रजामन्दी से उपरोक्त अराजी की कुल बय

Reg. No.

Reg. Year

Book No.

2967

2019-2020

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru करण सिंह OTHER मैसर्स इमेजिन बिल्डर्स प्रा.लि.1-202 पाशर्वनाथ

गाडिनिया Rajesh

क्रेता :- thru सतीश यादव OTHER पिरामिड ड्रीम होम्स LLP Satish Kumar

गवाह 1 :- सूरजभान Suraj Bhan

गवाह 2 :- मनोज कुमार भटनागर अधिवक्ता Manoj Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2967 आज दिनांक 11-06-2019 को बही नं 1 जिल्द नं 33 के पृष्ठ नं 57.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 656 के पृष्ठ संख्या 48 से 49 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 11-06-2019



उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

रकम बाया कम्पनी की पुष्टिकर्ता पार्टी कम्पनी मैसर्स बीपीटीपी लि० रजिस्टर्ड ऑफिस एम-11, मिडिल सर्कल, कर्नॉट सर्कस, नई दिल्ली - 110001 को अदा की गयी है। जिसकी बावत बाया कम्पनी/कम्पनी मालिकान को किसी प्रकार का कोई भी उजर व ऐतराज नहीं है और मौके पर मजकूर खरीददार को उपरोक्त रकबा पर कब्जा देकर पूर्ण रूप से अपने जैसा मालिक व काबिज बना दिया है। अब मजकूर खरीददार अराजी मुबईया को जिस तरह चाहे इस्तेमाल करे विक्रेतागण को कोई उजर व ऐतराज नहीं होगा। यह कि मजकूर क्रेता को हक हासिल होगा कि हजां दस्तावेज की रूह से कागजात माल रिकार्ड में अपने नाम दाखिल खारिज दर्ज व मंजूर करा लेवे जिसमें विक्रेतागण को किसी किस्म का कोई उजर व ऐतराज ना होगा। अब कम्पनी का आराजी मुबईया से कोई ताल्लुक व वास्ता किसी किस्म का नहीं रहा है। यह कि उपरोक्त अराजी पर किसी प्रकार का नुक्स कानुनी या मलविप्रत के सवाल पर व कब्जा जमीन पर विक्रेता की पूरी जिम्मेदारी रहेगी और बय राशि क्रेता को वापिस करने की पाबंद रहेगी अतः विक्रेता और क्रेता दोनों इस तहरीर की पाबन्द रहेंगी। तभाम् रजिस्ट्री खर्चा यानि स्टाम्प ड्यूटी व रजिस्ट्रेशन फीस इत्यादि खर्चा मजकूर खरीददार ने अपनी तरफ से किया है। यह बयनामा खूब सोच समझ कर, पढ़याकर, सुनकर, हाजिर गवाहन लिख दिया है ताकि सतुद रहे और आगे भविष्य में बावकत जरूरत काम आवे। तहरीर तारीख:.....

Drafted by
MANOJ KUMAR BHATNAGAR
ADVOCATE

ह० विक्रेता कम्पनी
मैसर्स इमेजिन बिल्डर्स प्रा० लि०

ह० क्रेता
पिरामिड ड्रीम होम्स एल०एल०पी०

मैसर्स बीपीटीपी लि० (पुष्टिकर्ता कम्पनी)
(बजारिये अधिकृत प्रतिनिधि)

गवाह न० 1

SURAJ BHAN
S/O PARBHU DAYAL
R/O HARSARU
GURUGRAM (HR.)

गवाह न० 2

MANOJ KUMAR BHATNAGAR
ADVOCATE
DISTT. COURT, GURUGRAM



SHARIF KHALIL
SHARIF KHALIL
SHARIF KHALIL
SHARIF KHALIL

Exchange Deed



**Indian-Non Judicial Stamp
Haryana Government**



Date : 22/08/2019

Certificate No. G0V2019H1690



GRN No. 58575411



Stamp Duty Paid : ₹ 432000
(Rs. Only)

Penalty : ₹ 0

(Rs. 2000 Only)

Seller / First Party Detail

Name: Purush Properties Pvt Ltd

H.No/Floor : 6

Sector/Ward : 6

LandMark : Community centre

City/Village : Saket

District : New delhi

State : Delhi

Phone: 00*****00

Others : Ms sablime developers pvt ltd,ms neel builders pvt ltd,ms srishti buildwell pvt ltd,



Buyer / Second Party Detail

Name : Pyramid Dream homes Lip

H.No/Floor : H38

Sector/Ward : M2k

LandMark : White house sector 57

City/Village : Gurgaon

District : Gurgaon

State : Haryana

Phone : 981100240

Purpose : Exchange Deed

EXCHANGE DEED

The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://egashry.nic.in>

1. Type of Deed	:	Exchange Deed
2. Village/city Name & Code	:	Badshapur/Palra
3. Type of Property	:	Aggriculture
4. Area	:	3 Kanal0 Marla
5. Stamp duty	:	Rs. 4,32,000/-
6. Stamp No. & Date	:	G0V2019H1690

THIS EXCHANGE DEED is executed at Gurugram on this 26th day of Aug, 2019 between

1. M/s. Purush Properties Pvt. Ltd. 338/3123 share and M/s. Sablime Developers Pvt. Ltd. 25/244 shares and M/s Srishti Buildwell Pvt. Ltd 544/15615 share having its Registered office at 6, Community Centre, Saket, New Delh-110001, represented its Authorised Signatory Mr Vinay, vide board of resolution passed by the board of the Directors of the company on dated _____

(hereinafter jointly/collectively referred as the "First Party") which expression shall, unless repugnant to the context thereof be deemed to mean and include its successors in business, permitted assigns, heirs, representatives, nominees, associates/subsidiary company(ies) etc. on the on hand.

Purush Properties Pvt Ltd.

Vinay Kumar

Authorised Signatory

Sublime Properties Pvt. Ltd.

Hardeep Kumar

Authorised Sign

Srishti Buildwell Pvt. Ltd

Vinay Kumar

Authorised Signatory

Director

Satish Kumar

प्रलेख नं:6984

दिनांक:26-08-2019

डीड संबंधी विवरण डीड का नाम EXCHANGE OF PROPERTY OUTSIDE MC AREA तहसीला/सब-तहसील बादशाहपुर गांवा/शहर पलड़ा स्थित INSIDE RZONE C6 IN IND AREA	
भवन का विवरण	
भूमि का विवरण कृषि वाली 3 Kanal	
धन संबंधी विवरण राशि 8640000 रुपये कुल स्टाम्प ह्यूटी की राशि 432000 रुपये स्टाम्प नं : g0x2019h1690 स्टाम्प की राशि 432000 रुपये रजिस्ट्रेशन फीस की राशि 45000 रुपये EChallan:56575978 पेस्टिंग शुल्क 3 रुपये Drafted By: self Service Charge:300	

यह प्रलेख आज दिनांक 26-08-2019 दिन सोमवार समय 3:52:00 PM बजे श्री/श्रीमती/कुमारी मैसर्स सृष्टि विन्डवेल प्रा.लि.OTHER मैसर्स सबलाईन इवलेपर्स प्रा.लि.OTHER मैसर्स पुरुष प्रोपर्टीज प्रा.लि.OTHER द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

हस्ताक्षर प्रस्तुतकर्ता

मैसर्स सृष्टि विन्डवेल प्रा.लि. मैसर्स सबलाईन इवलेपर्स प्रा.लि. मैसर्स पुरुष प्रोपर्टीज प्रा.लि.

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण अवसंरचना 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 अवसंरचना 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 26-08-2019

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

मैसर्स सृष्टि विन्डवेल प्रा.लि. मैसर्स सबलाईन इवलेपर्स प्रा.लि. मैसर्स पुरुष प्रोपर्टीज प्रा.लि.

उपरोक्त द्वितीय पक्ष श्री/श्रीमती/कुमारी Ms Pyramid Dream Homes LLP thru Satish Kumar OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने मुजकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि प्रथम पक्षने मेरे समक्ष द्वितीय पक्ष को दिया की तथा प्रलेख में वर्णित अधिन अदा की गई राशि के तीन दिन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी M.K sam पिता निवासी Adh Gungram व श्री/श्रीमती/कुमारी Monoj Kumar Bhattacharya पिता निवासी ADV GGM ने की।

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

दिनांक 26-08-2019

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

AND

2. M/s. Pyramid Dream Homes LLP Full share having its Registered office at H-38, M2K White House, Sector-57, Gurugram, represented its Authorised Signatory Mr. Satish Kumar, vide board of resolution passed by the board of the Directors of the company on 20-08-2019.

WHEREAS the First Party have absolute rightsto execute and get registered present Exchange Deed, to deliver possession of the land to be given in exchange and to obtain possession of the land to be taken in exchange and all the directors of the First Party have been duly authorized Mr. Vinay vide board of resolution dated _____ for the same on behalf of the companies/First Party. Similarlythe Second Party have absolute rights to execute and get registered the present Exchange Deed, to give possession of the landto be given in exchange and to obtain possession of the land to be received in exchange.

WHEREAS the First Party is lawful and full-fledged owners in possession of ready/developed residentialKhewat/ khata No. 179/19/208/19 , mustil No. 6 killa no. 15/2(6-6) , 16/1/1(5-0) ,25/1(0-18) field 3 , area measuring 12 Kanal 4 marla 60/244 Share according to above share land measuring area is 3 Kanal 0 Marla situated in the revenue estate of Village Palra, Sub-Tehsil Badshapur, District Gurugram, Haryana,more particularly described in Schedule A,

WHEREAS the Second Party are lawful and full fledged ownersas per their said sharesand in possession of land comprising in Khewat No. 179/3/208/3 , mustil No. 6 killa no. 14min North(2-09), 15/1min North (0-11) field 2 , area measuring 3 Kanal0marlasituated in the revenue estate of Village Palra, Sub-Tehsil Badshapur,District Gurugram, Haryana, vide FardJamabandi For the Year of 2015-16, more particularly described in Schedule B.

Putus Properties Pvt. Ltd.

Waseem Khan
Authorised Signatory

Sublime Properties Pvt. Ltd.

Waseem Khan
Authorised Signatory

Shrishti Buildwell Pvt. Ltd.

Waseem Khan
Authorised Signatory

Satish Kumar

Reg. No.

Reg. Year

Book No.

6984

2019-2020

1



प्रथम पक्ष



द्वितीय पक्ष



गवाह

उप/संयुक्त पंजीयन अधिकारी

प्रथम पक्ष :- thru OTHER मैसर्स सृष्टि बिल्डवेल प्रा.लि. thru OTHER मैसर्स सबलाईन इक्विपर्स प्रा.लि. thru Vinay Kumar OTHER मैसर्स पुरुष प्रोपर्टीज प्रा.लि.

द्वितीय पक्ष :- thru Satish Kumar OTHERMs Pyramid Dream Homes

LLP

गवाह 1 :- M K saini

गवाह 2 :- Manoj Kumar Bhatnagar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6984 आज दिनांक 26-08-2019 को बही नं 1 जिल्द नं 38 के पृष्ठ नं 62 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 756 के पृष्ठ संख्या 70 से 72 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 26-08-2019


उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)



NOW THEREFORE, in consideration of the mutual covenants, terms and conditions and understandings, settlement the Parties herein have agreed to exchange their above said Land.

WHEREAS both the parties are of the opinion that in case the properties referred to above are exchanged by them they would be able to use and utilize the same in a much better manner and for mutual benefit. Accordingly, the parties have agreed to exchange the properties afore-mentioned on terms and conditions herein below mentioned: -

1. That First Party hereby conveys and transfers all their rights, interest and title held by them in the land Khewat/ khata No. 179/19/208/19 , mustil No. 6 killa no. 15/2 (6-6) , 16/1/1 (5-0) , 25/1 (0-18) field 3 , area measuring 12Kanal4marla.e 3 Kanal 0 Marla situated in the revenue estate of Village Palra, Sub-Tehsil Badshapur, District Gurugram, Haryana, absolutely in favour of the Second Party as per their above mentioned shares. Actual physical possession of the aforesaid land have been delivered by the First Party to the Second Party at the spot. The Second Party have become full fledged and lawful owners as per their mentioned shares and in possession of Schedule A property along with all rights appurtenant thereto.
2. That Second Party hereby conveys and transfers all their rights, interest and title held by them in land comprising in Khewat No. 179/3/208/3 , mustil No. 6 killa no. 14min North(2-09), 15/1min North (0-11) field 2 , area measuring 3Kanal0marla situated in the revenue estate of Village Palra, Sub-Tehsil Badshapur, District Gurugram, Haryana, (Schedule B property absolutely in favour of the First Party. Actual physical possession of the aforesaid Land has been delivered by the Second Party to the First Party at the spot. First

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Authorized Signatory

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Satish Kumar

Party have become full fledged and lawful owners in possession of Schedule B property alongwith all rights appurtenant thereto.

3. That both parties shall be entitled to hold and enjoy the properties hereinbefore mentioned and received in exchange absolutely without any let, hindrance, interruption, disturbances, claims or demands from each other.
4. That the First Party have not been left with any right, interest or title whatsoever in Schedule A Property. Similarly Second Party have not been left with any right, interest or title whatsoever in Schedule B property.
5. That stamp duty and registration expenses have been borne and paid by both parties in equal share.
6. That the original documents of title pertaining to the properties mentioned above have been exchanged by the parties.
7. That First Party shall be entitled to use and utilize Schedule B property in any manner whatsoever as may deemed fit by them and the Second Party undertakes not to raise any objection to the same.
8. That Second Party shall be entitled to use and utilize Schedule A property in any manner whatsoever as may deemed fit by them and the First Party undertakes not to raise any objection to the same.
9. That both parties have assured each other that they hold a clear marketable title in respect of properties detailed above given in exchange. Both parties have further assured each other that the properties referred to above are free from all types of encumbrances, acquisition proceedings, charges, taxes, liens, restraint orders, attachments etc. Both parties have assured each other that they have not entered into any prior agreement of sale or any other

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arrangement in favour of any third party relating to the properties being given in exchange.

10. That both parties undertake that incase any outstanding amount or due, taxes, charges or liens etc. upto the date of execution of this exchange deed are discovered subsequently, in that event the concerned party who has given the property in exchange shall be liable to clear /pay off the same.
11. That in the event of any part of the aforesaid properties being lost by the party who has proceeded to acquire the property in exchange on account of defective title of the party which has proceeded to give the property in exchange, in such event defaulting party shall recoup the other party for all such losses together with litigation expenses etc. as may be suffered by the party which has proceeded to acquire the property in exchange.
12. That the First Party declare that they have not agreed, committed to or contracted or entered into any agreement or arrangement for sale of said Plots or any part thereof to any person and further have not created any lien, charge, mortgage, or encumbrance on the said Plots or any part of it.
13. That the Second party declare that they have not agreed, committed to or contracted or entered into any agreement or arrangement for sale of said area or any part thereof to any person and further have not created any lien, charge, mortgage, or encumbrance on the said Land or any part of it.
14. That the Second Party further declares that they have not done any act, thing, deed or matter whereby or by reason whereof the transfer of the ownership and possession of the said Land in the favour of the First party may be affected or prevented in any manner and that it undertake to remove any impediment to the implementation of these presents.

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15. That the Second Party declares that they have not received and to their knowledge the Government, Local Body, Municipal Authority or any other Authority has not issued any notice affecting the said Land or imposing any restriction on the sale/transfer/exchange of ownership and possession of the said Land.
16. That the Second Party assures and agrees to indemnify and keep indemnified the FIRST PARTY, from and against all actions, proceedings, damages, liabilities, claims, costs and expenses whatsoever which may be sustained or suffered by the FIRST PARTY, as a result of any actions or omissions of the Second Party.
17. That the parties herein acknowledge and assures each other that the present exchange Deed is a full and final settlement qua all the known and unknown charges, suits, Arbitration claims, complaints, claims, grievances, liabilities, obligations, promises, agreements, controversies, damages, actions, causes of action, suits, rights, demands, costs, losses, and suffering, mental anguish, emotional distress, expenses (including attorneys' fees) and punitive damages, of any nature whatsoever, known or unknown qua the said property.
18. This Exchange Deed has been drafted under instructions from all Parties thereto. All Parties have execute this exchange deed out of their own free will and there is no pressure upon them of any sort. That all Parties have read and understood the terms and conditions of this exchange deed before signing it.
19. That All Parties further covenant, represent, warrant and agree that they are bound by the terms of this deed and shall do all acts and deeds necessary to fully effectuate the terms contained herein, including but not limited to, execution and delivery of any additional papers, documents and other

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assurances required by the other Party to effectuate the terms and conditions contained herein.

20. That it is mutually agreed that this deed make Triple original Copy and shall be retained after registration each original copy by the Both parties.

21. That both parties shall be entitled to get sanctioned mutations on the basis of this exchange deed and to get their names incorporated in the revenue record/concerned authority/developers/MCG as owners in possession of the property acquired in exchange.

IN WITNESS WHEREOF the parties have executed this Deed on the date and place first mentioned above.

Witnesses.

1.

Mukesh Kumar Saini
Advocate
Distt. Court, Gurugram

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honey kumar

First Party

Purus Properties Pvt. Ltd.

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Authorized Signatory

Shrishti Buildwell Pvt. Ltd.

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Authorized Signatory

2.

Manoj Kumar Bhatnagar
MANOJ KUMAR BHATNAGAR
ADVOCATE
DISTT. COURT, GURUGRAM

Second Party

Satish Kumar

Schedule A

Description of property of the First Party:

Khewat/ khata No. 179/19/208/19 ,mustil No. 6 killa no. 15/2 (6-6) , 16/1/1 (5-0) ,25/1 (0-18) field 3 , area measuring 12Kanal4marla.e 3 Kanal 0 Marla situated in the revenue estate of Village Palra, Sub-Tehsil Badshapur, District Gurugram, Haryana,

Schedule B

Description of property of the Second Party:

Khewat No. 179/3/208/3 ,mustil No. 6 killa no. 14min North(2-09), 15/1min North (0-11) field 2 , area measuring 3Kanal0marlasituated in the revenue estate of Village Palra, Sub-Tehsil Badshapur, District Gurugram, Haryana,

Purus Properties Pvt. Ltd.

Hardeep Kumar

Authorized Signatory

Sublime Properties Pvt. Ltd.

Hardeep Kumar

Authorized Signatory

Shrishti Buildwell Pvt. Ltd.

Hardeep Kumar

Authorized Signatory

Satish Kumar

