

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 22/10/2019

Certificate No. G0V2019J1971
GRN No. 59145417



Stamp Duty Paid : ₹ 27837500
(Rs. Only)
Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: K n Infracon Pvt Ltd
H.No/Floor : Penthouse Sector/Ward : 18 LandMark : Narain manzil 23 barakhamba road
City/Village : New delhi District : New delhi State : Delhi
Phone: 0 Others : Through director anand singh



Buyer / Second Party Detail

Name : Truetrust Analytics Pvt Ltd
H.No/Floor : Pspc06002a Sector/Ward : 0 LandMark : The palm spring plaza golf c road
City/Village: Gurugram District : Gurugram State : Haryana
Phone : 0 Others : Through ashok kumar

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

TYPE OF PROPERTY	: AGRICULTURAL LAND
VILLAGE/CITY NAME	: BABUPUR, GURUGRAM
SEGMENT/BLOCK NAME	: BABUPUR, GURUGRAM
UNITS LAND	: 87 KANAL 11.5 MARLA
TRANSACTION VALUE	: RS. 55,67,50,000/-
STAMP DUTY	: RS. 2,78,37,500/-
STAMP NO. /DATE	: G0V2019J1971/22-10-2019
RECEIPT NO.	:59145704/22-10-2019
ISSUED BY	: ONLINE

K. N. INFRACON PVT. LTD.

Director

Truetrust Analytics Private Limited

Director/Auth. Signatory

प्रलेख न:7856

दिनांक:23-10-2019

डीड का नाम SALE OUTSIDE MC AREA		डीड संबंधी विवरण
तहसील/सब-तहसील गुरुग्राम	गांव/शहर बाबपुर बाबपुर बाबपुर बाबपुर	स्थित बाबपुर
भवन का विवरण		
भूमि का विवरण		
कृषि चाही	88 Kanal 57 Marla	
धन संबंधी विवरण		
राशि 556750016 रुपये	कुल स्टाम्प ड्यूटी की राशि 27837500 रुपये	
स्टाम्प नं : g0v2019j1971	स्टाम्प की राशि 27837500 रुपये	पेस्टिंग शुल्क 3 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:59145704	
Drafted By: M K Chauhan Adv		Service Charge:200

यह प्रलेख आज दिनांक 23-10-2019 दिन बुधवार समय 2:37:00 PM बजे श्री/श्रीमती/कुमारी मै. के. एन. इन्फ्राकोन प्रा. लि. रजि.थ्रु आनंद सिंह OTHER मैसर्ज के.एन.इन्फ्राकोन प्रा. लि. रजि.आफिस 517A नारायण मंजिल बाराखम्बा रोड नई दिल्ली मैसर्ज के.एन.इन्फ्राकोन प्रा. लि.रजि.आफिस 517A23नारायण मंजिल नारायण रोड नई दिल्ली मै. के. एन. इन्फ्राकोन प्रा. लि. रजि. आफिस 517A-23 नारायण मंजिल बारा खम्बा रोड नई दिल्ली मै. के. एन. इन्फ्राकोन प्रा. लि. मै. के.एस. इन्फ्राकोन प्रा. लि. 517 ए A23 नारायण मंजिल बारहखम्बा निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

For K. N. INFRACON PVT. LTD.

उप/संयुक्त पंजीयन अधिकारी (गुरुग्राम)

हस्ताक्षर प्रस्तुतकर्ता

मै. के. एन. इन्फ्राकोन प्रा. लि. रजि. मैसर्ज के.एन.इन्फ्राकोन प्रा. लि. रजि.आफिस 517A नारायण मंजिल बाराखम्बा रोड नई दिल्ली मैसर्ज के.एन.इन्फ्राकोन प्रा. लि.रजि.आफिस 517A23नारायण मंजिल नारायण रोड नई दिल्ली मै. के. एन. इन्फ्राकोन प्रा. लि. रजि. आफिस 517A-23 नारायण मंजिल बारा खम्बा रोड नई दिल्ली मै. के. एन. इन्फ्राकोन प्रा. लि. मै. के.एस. इन्फ्राकोन प्रा. लि. 517 ए A23 नारायण मंजिल बारहखम्बा

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।

उप/संयुक्त पंजीयन अधिकारी (गुरुग्राम)

दिनांक 23-10-2019

मै. के. एन. इन्फ्राकोन प्रा. लि. रजि. मैसर्ज के.एन.इन्फ्राकोन प्रा. लि. रजि.आफिस 517A नारायण मंजिल बाराखम्बा रोड नई दिल्ली मैसर्ज के.एन.इन्फ्राकोन प्रा. लि.रजि.आफिस 517A23नारायण मंजिल नारायण रोड नई दिल्ली मै. के. एन. इन्फ्राकोन प्रा. लि. रजि. आफिस 517A-23 नारायण मंजिल बारा खम्बा रोड नई दिल्ली मै. के. एन. इन्फ्राकोन प्रा. लि. मै. के.एस. इन्फ्राकोन प्रा. लि. 517 ए A23 नारायण मंजिल बारहखम्बा

THIS SALE DEED IS MADE AT GURUGRAM ON THIS ____ DAY OF OCTOBER, 2019 by **M/s KN Infracon Private Limited**(CIN: **U45400DL2007PTC162008** and **PAN:AADCK0599E**), a company incorporated under the Companies Act 1956 and having its registered office at Penthouse, 18th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi - 110001 acting through its Director **Mr. Anand Singh** (Aadhaar No. 5715 8554 4744 & PAN No. **CDFPS3457R**) son of **Late Shri J.P. Singh** vide board resolution dated **07.10.2019** Hereinafter collectively called the **VENDOR** which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the ONE PART:

IN FAVOUR OF

Truetrust Analytics Private Limited (CIN: **U72900HR 2019 PTC079763**), a company incorporated under the Companies Act 2013 and having its registered office at **PSP C-06-002A, The Palm Sping Plaza, Golf Course Road, Gurugram, Haryana-122001** acting through its Director **Mr. Ashok Kumar** (Aadhaar No. 3949 6196 3139) son of **Shri Jagdish Prasad** vide board resolution dated **15.10.2019** hereinafter collectively called the **VENDEE** which expression shall unless opposed to the context hereof include all

KN INFRACON PVT. LTD.
[Signature]

Truetrust Analytics Private Limited
[Signature]
Page - 2

Director/Auth. Signatory

Reg. No.

Reg. Year

Book No.

7856

2019-2020

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru आनंद सिंह OTHER मै. के. एन. इन्फ्राकोन प्रा. लि. रजि. मैसर्ज
के.एन.इन्फ्रोकोन प्रा. लि. रजि.आफिस 517A नारायण मंजिल बाराखम्बा रोड नई दिल्ली
मैसर्ज के.एन.इन्फ्रोकोन प्रा. लि.रजि.आफिस 517A23नारायण मन्जिल नारायण रोड नई दिल्ली
मै. के. एन. इन्फ्राकोन प्रा. लि. रजि. आफिस 517A-23 नारायण मंजिल बारा खम्बा रोड नई
दिल्ली मै. के. एन. इन्फ्राकोन प्रा. लि. मै. के.एस. इन्फ्राकोन प्रा. लि. 517 ए A23 नारायण
मंजिल बारहखाम्बा

क्रेता :- thru अशोक कुमार OTHER इंडस्ट एनालिटिक्स प्राइवेट
लिमिटेड

गवाह 1 :- महेश कुमार चौहान

गवाह 2 :- अफसाना

प्रमाण पत्र

heirs, successors, survivors, administrators, executors, legal representatives and assigns of the OTHER PART:

WHEREAS the above said Vendor is owner and in possession of agricultural land bearing **Khewat/Khata No. 100/87, Khatoni No. 109 Mustil No. 22, Killa No. 5(8-0), 6/1/1(7-13) Kita 2 measuring 15 Kanal13 Marla and Khewat/Khata No. 42/40, Khatoni No. 50 Mustil No. 26, Killa No. 6(6-7), Kita 1 measuring 6 Kanal7 Marla and Khewat/Khata No. 43/41, Khatoni No. 51 Mustil No. 26, Killa No. 5(8-0), Kita 1 measuring 8 Kanal0 MarlaandKhewat/Khata No. 58/54, Khatoni No. 66 Mustil No. 22, Killa No. 25(7-8), Mustil No. 23, Killa No. 21/1(6-0), Kita 2 measuring 13 Kanal8 MarlaandKhewat/Khata No. 60/56, Khatoni No. 68 Mustil No. 23, Killa No. 9/2(0-8), 10(8-0), 11/1(6-4), 12(8-0), 18/2(2-2), 19/1/1(2-13), 19/3/2(1-13), 20/2/1(7-13), 21/2(1-18), 22(2-6), Kita 10measuring 40 Kanal 17 Marla and Khewat/Khata No. 45/43, Khatoni No. 53 Mustil No. 25, Killa No. 1/1(4-2), Kita 1 measuring 4 Kanal 2 Marla 33/41th sharemeasuring 3 Kanal 6.0 Marla total land measuring 87 Kanal 11 Marla (10.9469 acres) situated in the revenue estate of Village Babupur, tehsil and Distt. Gurugram, Haryana vide Fard Jamabandi year 2013-2014 (hereinafter called SAID LAND).**

WHEREAS THE said land is located in the Revenue Village of Babupur and the entire area falls outside the municipal limits of Gurugram.

For K. N. INFRACON PVT. LTD.



Director

Truetrust Analytics Private Limited

Page - 3



Director/Auth. Signatory

AND WHEREAS THE VENDOR is sole, absolute and rightful owner of the land as mentioned above which is bounded as under:-

East : Other's vacant land

West : Village Abadhi& Other's vacant land

North : Other's vacant land

South: Other's vacant land

By virtue of the sale deeds as mentioned below vendor become the owner of the land:

SNO.	SALE DEED DETAILS	Rect. No.	Killa No.	Total Area		Area (in acre)
				Kanal	Marla	
1	3165 dt. 08.05.2007	22	5	8	0	1.9563
			6/1/1	7	13	
2	5758 dt. 08.06.2007	23	9/2	0	8	5.1063
			10	8	0	
			11/1	6	4	
			12	8	0	
			19/1/1	2	13	
			21/2	1	18	
			19/3/2	1	13	
			22	2	6	
			20/2	7	13	
			18/2	2	2	
3	5757 dt. 08.06.2007	22	25	7	8	1.6750
		23	21/1	6	0	
4	9814 dt.06.08.2007	26	5	8	0	1.000
5	9908 dt.06.08.2007	26	6	6	7	0.7938
6	9813 dt.06.08.2007	25	1/1	3	6.5	0.4156
Total				87	11.5	10.9469

For K. N. INFRACON PVT. LTD.

Director

Truetrust Analytics Private Limited

Page - 4

Director/Auth. Signatory

AND WHEREAS on the basis of above said facts and documents the vendor is absolute and rightful owners of land admeasuring 87 Kanal 11.5 Marla with mutated rights, titles, and interests of the land and vendor have represented that the land is free from all encumbrances such as sale , mortgage, gift, lien, decree, charges etc. and there is no legal defect in the title of the vendor and vendor who is fully competent and have full power, absolute authority and unrestricted rights to sell and the transfer the same, in any manner as the vendor may like.

AND WHEREAS THE VENDOR AND ITS DIRECTORS in their sound and disposing mind without under influence, coercion or fraud and for some bonafide needs and commitments decided to sell and transfer the said Landfor a sum of **Rs.55,67,50,000/- (Rupees Fifty Five Crores Sixty Seven Lakh Fifty Thousand Only)** and the Vendee herein agreed to purchase the same and vendor gain and admit acknowledges the receipt of the amount mentioned below and the time of execution and registration of sale deed and vendor acknowledges the receipt of post dated cheques as mentioned herein details are as under:

Amount (Rs.)	Cheque Nos.	Drawn on
21,00,000/-	001401	Axis Bank Ltd.
79,00,000/-	001402	Axis Bank Ltd.
55,67,500/-	TDS deducted upon PAN	Axis Bank Ltd.
2,22,16,250/-	001407	Axis Bank Ltd.
2,22,16,250/-	001408	Axis Bank Ltd.
3,47,96,875/-	001451	Axis Bank Ltd.
2,97,96,875/-	001467	Axis Bank Ltd.
2,97,96,875/-	001453	Axis Bank Ltd.

For K. N. INFRACON PVT. LTD.

Director

Truetrust Analytics Private Limited

Page - 5

Director/Auth. Signatory

2,97,96,875/-	001454	Axis Bank Ltd.
3,47,96,875/-	001455	Axis Bank Ltd.
2,97,96,875/-	001456	Axis Bank Ltd.
2,97,96,875/-	001457	Axis Bank Ltd.
2,97,96,875/-	001458	Axis Bank Ltd.
3,47,96,875/-	001459	Axis Bank Ltd.
2,97,96,875/-	001460	Axis Bank Ltd.
2,97,96,875/-	001461	Axis Bank Ltd.
2,97,96,875/-	001462	Axis Bank Ltd.
3,47,96,875/-	001463	Axis Bank Ltd.
2,97,96,875/-	001464	Axis Bank Ltd.
2,97,96,875/-	001465	Axis Bank Ltd.
2,97,96,875/-	001466	Axis Bank Ltd.

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

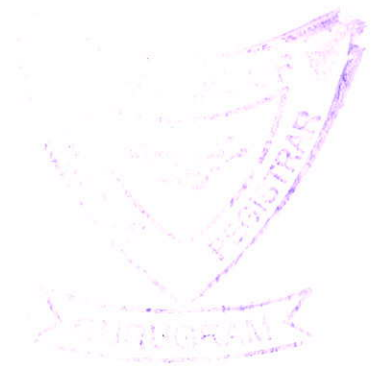
1. That in consideration of the said sum of **Rs. 55,67,50,000/- (Rupees Fifty Five Crores Sixty Seven Lakh Fifty Thousand Only)**, which the vendor have received from the vendee in full and final settlement as stated above, prior to the execution of the sale deed, the vendor do hereby acknowledges the receipt of same and the vendors do hereby sell, convey, transfer, and assign all its rights, titles and interest in the above mentioned land under the sale to the VENDEE with all its easements, titles, interests, privileges, options rights of egress and ingress permanently TO HAVE, TO HOLD, TO USE AND ENJOY THE SAME IN ANY MANNER AS THE VENDEE may like absolutely forever.
2. That the vendors have delivered the peaceful, physical and vacant possession of the above said land to the VENDEE on the spot and the VENDEE occupied at the spot.

For K. N. INFRACON PVT. LTD.

 Director

Truetrust Analytics Private Limited


 Director/Auth. Signatory
 Page - 6



3. That original of the all the previous title deeds and documents relating to the said land shall be handed over to the VENDEE on or before 31.12.2019 i.e 31st day of December 2019.
4. That the vendor hereby further assures, represents and covenants with the VENDEE as follows:
 - a. That the said land is the self-acquired and is purchased from funds of the vendors and the erstwhile owners or any other person, company, institutions, group of people have right, title or interest over the land.
 - b. That the vendors have good and marketable title of the said land and none other than the vendors have any interests, right and titles thereto.
 - c. That there are no outstanding dues of Government or whatsoever nature including the attachment, by the income tax authorities or any other concerned departments under any law in force, in respect of the said land under SALE.
 - d. That the vendors have not entered into sale or agreement to sell with any other person(s) or company or institution for sale of the said land.
 - e. That there is no legal impediment or bar whereby the VENDOR can be prevented from selling , transferring and vesting absolute title in the said land under sale in favour of VENDEE .
5. That the vendors hereby assure and declare that the vendors are the sole, absolute, exclusive and rightful owner of the above said land and is fully competent and gave full power, absolute authority and unrestricted right to sell, transfer or alienate the same and the same is free from all encumbrances, such as sale, mortgage, gift, lien, decree, charges, court injunction, burden attachment, surety, security, disputes notification, and there is no legal defect in the title for the vendors , if it is proved otherwise or if the whole or any part of the above land under sale is taken away is goes out of from the possession of the VENDEE on account any defect in the ownership of the VENDORS, the vendors and/or his property both movable and immovable shall be indemnified against the such losses, damages, costs, expenses etc. Whatsoever thereby accruing to the VENDEE and the VENDEE shall have full right to recover the same along with

For K. N. INFRACON PVT. LTD.

Director

Truetrust Analytics Private Limited Page - 7

Director/Auth. Signatory



all other expenses of the courts, costs expenses of additions alterations, profit and appreciation of the market value etc whatsoever from or through court of law.

6. That all the expenses of the registration shall be borne by the VENDEE.
7. That now, vendor admits and affirms that vendor have left no right, title, interest or concern of any nature whatsoever in the said land under sale.
8. That the vendee there has now become the sole and absolute owner of the said land under the sale by way of this sale deed and shall be fully entitle, empowered, authorized to use, enjoy, occupy, hold, sell, mortgage, gift, exchange, leaseout, construct, develop, or to transfer or to dispose off the same or to make any additions, alterations, changes therein in any manner as also the VENDEE shall deem fit and proper to do so as its own land without any claim, demand, objection, interference of the VENDOR or any other claimants.
9. That the vendee can get the said land mutated and transferred in revenue records in its own name before revenue authority or any other local authority on the basis of this registered sale deed or its certified copy.
10. That the vendors hereby agrees that all the previous taxes, charges, outgoings etc. whosoever shall be borne/paid by the vendors to the concerned authority or department till the date of the execution of sale deed of the land under the sale and thereafter the same shall be of the vendee.
11. That the vendors hereby declares and assures that the aforesaid land sold is the exclusive property of the vendors and that the none else expect the vendors have any right, title and interests therein and the title which is hereby transferred, subsists and the VENDORS have full power, good title, absolute authority and is fully competent to sell and transfer the same in favour of the VENDEE.
12. That vendor shall do or cause to be done each and every act and execute all sorts of documents for affecting a complete transfer of

For K. N. INFRACON PVT. LTD.

Director

Truetrust Analytics Private Limited


Director/Auth. Signatory

the said land under sale in favor of vendee at the request of the vendee.

13. That the vendor assures the vendee to present the cheques mentioned above to its banker.
14. That the Vendor being of sound mind and by free WILL without any pressure herein grants, conveys and transfer all their rights, titles and interests in the said Land unto the Vendee herein.

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:

23/10/2019

WITNESSES

Drafted By
Maresh K. Chauhan
Advocate
Distt. Courts, Gurugram

1.

Maresh K. Chauhan
Advocate
Distt. Courts, Gurugram

VENDOR

FOR K. N. INFRACORP.

[Signature]

Director

2

AFSANA
W/o ISRAIL ALI
H. No. 1330, Dayanand Colony,
Gurugram-122001 (Hr.)

VENDEE

Truetrust Analytics Private Limited

[Signature]

Director/Auth. Signatory