



Indian-Non Judicial Stamp
Haryana Government



Date 25/03/2021

Certificate No G0Y2021C4768



GRN No 75510717



Stamp Duty Paid ₹ 9800000

Penalty ₹ 0

Seller / First Party Detail

Name Dlf home developers ltd
H No/Floor 1st Sector/Ward Na LandMark Dlf gateway tower r block dlf city ph3
City/Village Gurugram District Gurugram State Haryana
Phone 98*****10



Buyer / Second Party Detail

Name Whiteland Corporation Private limited
H No/Floor 4610 Sector/Ward Na LandMark Dlf qutab enclave complex phase iv
City/Village Chakkarpur District Gurugram State Haryana
Phone 98*****10

Purpose stamp for purchase of land in village begumpur khatola

7159
30/03/2021

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

SALE DEED

1. Type of Deed
2. Village Name - Begumpur Khatola
3. Unit Land - 21 Kanal 4 Marla or say 2.65 acres
4. Total consideration - Rs. 14,00,00,000/-
5. Stamp Duty - Rs. 98,00,000/-
6. Stamp Certificate No. & date - G0Y2021C4768 dt 25.03.2021 (GRN-75510717)
7. Registration & Pasting Charges - Rs. 50,003/- (GRN-75511682 date 25.03.2021)

THIS SALE DEED is executed at Gurugram on this 30th day of March 2021;

BY AND BETWEEN

M/s. DLF Home Developers Limited (PAN – AACCD0037H), having its Registered Office at 1st Floor, DLF Gateway Tower, R Block, DLF City Phase – III, Gurugram - 122002, Haryana through Mr. Jayant Erickson & Ms. Anjana Bali, duly authorized by Board of

DLF Home Developers Limited

Jayant Erickson
Authorized Signatory

AB

For WHITELAND CORPORATION PRIVATE LIMITED

For WHITELAND CORPORATION PRIVATE LIMITED

Jayant Erickson
Director/Authorised Signatory

Anjana Bali
Director/Authorised Signatory

दिनांक 30-03-2021

डीड सारणी विवरण

डीड का नाम SAFE URBAN AREA WITHIN NH

स्थान/नगर कादीपुर

मान/शहर बेगमपुर खटोला बेगमपुर खटोला

स्थिति Begampur Khatola

डीड रजिस्ट्रेशन की सीमा के अन्दर

अन्य शीर्ष

डीड Begampur Khatola Gurupia

भवन का विवरण

भूमि का विवरण

अन्य शीर्ष

20 Kanal 24 Marla

घन सारणी विवरण

राशि 140000000 रुपये

कुल रटामप इयूटी की राशि 9800000 रुपये

रटामप की राशि 9800000 रुपये

रटामप की राशि 9800000 रुपये

चलान की राशि 50000 रुपये

1 Challan 79541680

पेरिटिंग शुल्क 3 रुपये

सेवा शुल्क Deepak Kumar Adv

Service Charge 700

अन्य बातें दिनांक 30-03-2021 दिन मंगलवार समय 4:08:00 PM को श्री/श्रीमती/कुमारी (1)। होम इनलपरी लि निवास द्वारा प्रस्तुत किया गया।

उप/सयुक्त पंजीयन अधिकारी (कादीपुर)

Devendra Hooda

अन्य से जीपीएन डीए नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दरतावेज को प्रस्तुत करने से पूर्व संबंधित विभाग से अनापदित प्रमाण पत्र प्राप्त कर लिया गया है।

या

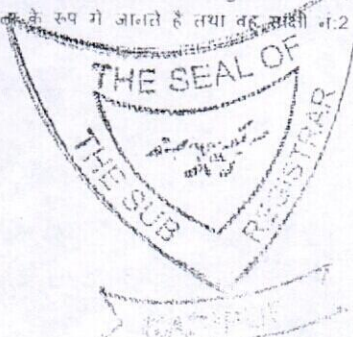
अन्य से जीपीएन डीए नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दरतावेज को प्रस्तुत करने से पूर्व संबंधित विभाग से अनापदित प्रमाण पत्र की आवश्यकता नहीं है।

Devendra Hooda

उप/सयुक्त पंजीयन अधिकारी (कादीपुर)

अन्य से जीपीएन डीए नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दरतावेज को प्रस्तुत करने से पूर्व संबंधित विभाग से अनापदित प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 30-03-2021



उप/सयुक्त पंजीयन अधिकारी (कादीपुर)

For WHITELAND CORPORATION PRIVATE LIMITED

Director/Manager/Secretary

Directors of the said company vide Resolution dated 28.10.2020 hereinafter called the 'VENDOR' (which expression shall unless repugnant to the context of this sale deed mean and include its successors-in-interest, legal representatives, administrators, executors, nominees and assigns etc.), of the One Part.

AND

M/s. **Whiteland Corporation Private Limited** (PAN - AACCW8777B), having its Registered Office at 4610, DLF Qutab Enclave Complex, Phase IV, village Chakkarpur, Gurugram - 122001, Haryana through Mr. Yogesh Yadav duly authorized by Board of Directors of the said company vide Resolution dated 15.02.2021 hereinafter called the 'VENDEE' (which expression shall unless repugnant to the context of this sale deed mean and include its legal representatives, administrators, executors, nominees, assigns etc.), of the Other Part.

('Vendor' and the 'Vendee' shall hereinafter be collectively referred to as the 'Parties' and individually as the 'Party').

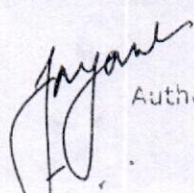
WHEREAS the VENDOR is full-fledged and lawful owner in physical possession of land comprised Khewat/Khata no. 121/129, falling in Rect. No. 51 Killa nos. 22/2(0-2), 23/2(7-9), 24/1(2-17) field 3 area measuring 10 kanal 8 marla, Khewat/Khata no. 118/126, Rect. No. 53 Killa nos. 2/2(1-16), 3(7-11), 4/2(0-2), 7/1/2(0-3), 8/1/1(0-19), 8/2/1 (0-5) field 6 area measuring 10 kanal 16 marla, i.e. **total fields 9 total Area measuring 21 kanal 4 marla or say 2.65 acres** situated in the revenue estate of Begumpur Khatola, Sub Tehsil Kadipur, District Gurugram vide Jamabandi of the year 2018-2019 along with all attachments and appurtenance annexed thereto (hereinafter referred to as '**Said Land**').

AND WHEREAS in the jamabandi for the year 2018-2019 land bearing Rect. No. 53 Killa no. 2/2(1-16) is erroneously reflected and the correct description of this Killa number is Rect. No. 53 Killa no. 2/2/2 (1-16) as titama relating to the same was carved out in mutation bearing number 4274. Since, as on date there is an error in jamabandi for the year 2018-19, the description of aforesaid land parcel has been mentioned in the Said Land on the basis of aforesaid jamabandi. However, the VENDOR specifically admits and acknowledges that the VENDEE shall be entitled to get sanctioned mutation in respect of a rectified description of land as mentioned hereinabove on the basis of this sale deed.

AND WHEREAS the VENDOR is full-fledged and lawful co-owner in possession of the Said Land and is competent and entitled to execute and register instant sale deed in favour of the VENDEE.

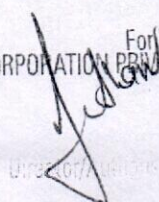
AND WHEREAS the VENDOR is desirous of selling the Said Land together with all rights, easements etc. appurtenant thereto and the VENDEE is keen to purchase the same.

DLF Home Developers Limited



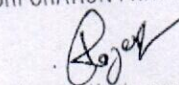
Authorized Signatory

For WHITELAND CORPORATION PRIVATE LIMITED



Director/Authorized Signatory

For WHITELAND CORPORATION PRIVATE LIMITED



Director/Authorized Signatory

Accordingly, the instant sale deed in respect of Said Land is being executed and registered in favour of the VENDEE on the terms and conditions set out in this sale deed.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

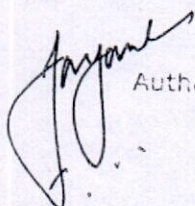
1. That the Total Sale Consideration in respect of Said Land (as mentioned hereinabove and in **Schedule 'A'**) and all rights appurtenant thereto has been settled at Rs. 14,00,00,000/- (Rupees Fourteen Crore Only) hereinafter referred to as the "**Total Sale Consideration**". The Total Sale Consideration is subject to the statutory deduction of TDS as per the provisions of the Income Tax Act 1961 and the TDS been deposited by the VENDEE and the VENDEE shall provide the TDS certificate to the VENDOR. The Total Sale Consideration amount has been paid by the VENDEE to the VENDOR in the following manner:

In favour of	Total Sale Consideration (in Rs.)	TDS deducted (in Rs.)	Amount Paid after TDS (in Rs.)	Payment Details
DLF Home Developers Limited	14,00,00,000/-	10,50,000/-	13,89,50,000/-	Transaction ID- M3384077, ICICI Bank, Date 30.03.21

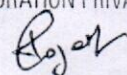
The VENDOR admits and acknowledges the receipt of the Total Sale Consideration from the VENDEE in respect of the Said Land and all rights appurtenant thereto and no amount whatsoever is outstanding or payable to VENDOR towards this account by the VENDEE.

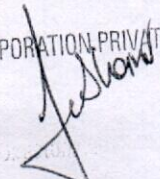
2. That the VENDEE has become full-fledged and lawful owner in possession of the Said Land along with all rights appurtenant thereto and VENDEE shall be entitled to hold and enjoy the same absolutely without any let, hindrance, interruption, disturbances, claim or demand from the VENDOR or any person claiming under or through the VENDOR. The VENDOR has not been left with any right, title or interest whatsoever with the said land. Actual physical possession of the Said Land has been delivered at the spot to the VENDEE.
3. That the VENDEE shall be entitled to use and utilize the Said Land for conceptualization, promotion, sale, development and implementation of any real estate project, in any manner deemed fit by it after obtaining requisite sanctions/permissions from the concerned statutory authorities. The VENDOR undertakes to provide all cooperation in this regard to the VENDEE.

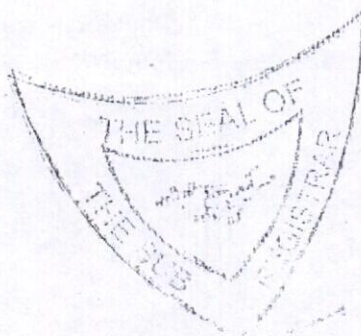
DLF Home Developers Limited


Authorized Signatory

For WHITELAND CORPORATION PRIVATE LIMITED

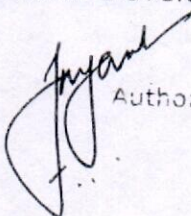

Director/Authorized Signatory


For WHITELAND CORPORATION PRIVATE LIMITED

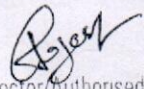


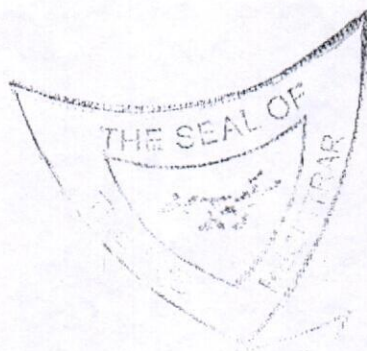
4. That the VENDOR has assured the VENDEE that it has got a clear marketable title in respect of the Said Land and that it is entitled to sell the same to the VENDEE. VENDOR has further assured the VENDEE that the Said Land being sold is free from all types of encumbrances, acquisition proceedings, charges, taxes, liens, loans, restraint orders attachments etc. and no litigation or dispute whatsoever is pending in respect of the same before any court or authority. VENDOR has further assured the VENDEE that it has not entered into any agreement of sale in favour of any other third party relating to the Said Land.
5. That the VENDOR has assured the VENDEE that there are no dues, cesses, rates or taxes due or outstanding to any one in respect of the Said Land being sold to the VENDEE by virtue of this deed. The VENDOR further undertakes that in case any outstanding amount or dues, cesses, taxes, charges or liens etc. are discovered subsequently in respect of Said Land, in that event the VENDOR and its estate shall be liable to pay/satisfy the same. The VENDOR has assured the VENDEE that it is competent and entitled to alienate the Said Land without any claim of any person/entity/third party.
6. That in the event of Said Land / part thereof being lost to the VENDEE on account of defective title of the VENDOR or on account of any concealment on its part, the VENDOR shall recoup/indemnify the VENDEE for such loss together with all litigation expenses incurred by the VENDEE and damages suffered by it.
7. That the stamp and registration expenses for registration of this sale deed have been incurred and paid by the VENDEE.
8. That the VENDOR is not left with any right, interest or title in the Said Land which has become the absolute property of the VENDEE. The original sale deed bearing vasika no. 6145 dated 14.06.2007 has been handed over by the VENDOR to the VENDEE.
9. That the VENDEE shall be entitled to get sanctioned mutation on the basis of this sale deed and to get its name reflected as owner in possession of the Said Land subject matter of this sale deed in the revenue records. VENDOR undertake not to raise any objection to the same. VENDOR shall execute all such documents and do all requisite acts, deeds and things as may be required for getting incorporated name of the VENDEE in revenue records and records of other statutory authorities in terms of this sale deed.

DLF Home Developers Limited


 Authorised Signatory
 For WHITELAND CORPORATION PRIVATE LIMITED

For WHITELAND CORPORATION PRIVATE LIMITED


 Director/Authorised Signatory



SCHEDULE 'A'

Description of the Said Land being conveyed to the VENDEE by the VENDOR

All that piece and parcel of Said land comprised in Khewat/Khata no. 121/129, falling in Rect. No. 51 Killa nos. 22/2(0-2), 23/2(7-9), 24/1(2-17) field 3 area measuring 10 kanal 8 marla, Khewat/Khata no. 118/126, Rect. No. 53 Killa nos. 2/2(1-16), 3(7-11), 4/2(0-2), 7/1/2(0-3), 8/1/1(0-19), 8/2/1 (0-5) field 6 area measuring 10 kanal 16 marla, i.e. total fields 9 total Area measuring 21 kanal 4 marla or say 2.65 acres situated in the revenue estate of Begumpur Khatola, Sub Tehsil Kadipur, District Gurugram, Haryana vide Jamabandi of the year 2018-2019 along with all attachments and appurtenance annexed thereto.

This Sale Deed shall be presented for registration before the registering authority and got registered by Sh. Devender Hooda who has been duly authorised vide board resolution dated 28.10.2020 passed by the VENDOR to appear before registering authority and present for registration any deed or document executed by & on behalf of the VENDOR and do all other acts, deed and things to get them registered.

IN WITNESS WHEREOF both VENDOR and VENDEE aforementioned have executed this sale deed on the date and place first mentioned above.

VENDOR

M/s. DLF Home Developers Limited
DLF Home Developers Limited

Jayant Erickson Authorised Signatory
(Authorised signatories)

VENDEE

M/s. Whiteland Corporation Private Limited
For WHITELAND CORPORATION PRIVATE LIMITED

Yogesh Yadav
(Authorised signatory)

Director/Authorised Signatory

Witnesses:

1. Deepak Kumar
Advocate
Distt. Court, Gurugram

2.

Gyan Chand Jolania
ADVOCATE
Distt. Courts, Gurugram

Drafted By:-
Deepak Kumar
Advocate
Distt. Court, Gurugram

30/3/2021

For WHITELAND CORPORATION PRIVATE LIMITED

