

2015-16

Sale of Immovable Properties



Indian-Non Judicial Stamp Haryana Government



Date : 29/09/2020

Certificate No. G0292020I2017



Stamp Duty Paid : ₹ 12796875

GRN No. 67866062



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Arie Builders and developers Pvt ltd

H.No/Floor : 15

Sector/Ward : 0

LandMark : Shivaji marg

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 98*****40



Buyer / Second Party Detail

Name : Home Surprise builders Lip

H.No/Floor : 38

Sector/Ward : 57

LandMark : M2k white house

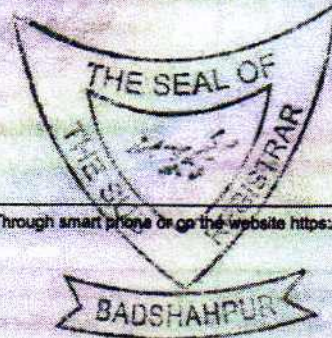
City/Village : Gurugram

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 Deed |
| 2. Village Name | : Palra, Sub Tehsil Badshahpur, District Gurugram |
| 3. Unit Land | : 45 Kanal 10 Marla (5.6875 acrs) |
| 4. Type of Land | : Agricultural |
| 5. Transaction Value | : Rs 25,59,37,500/- |
| 6. Stamp Duty | : Rs 1,27,96,875/- |
| 7. Certificate No. & Date | : G0292020I2017 dt 29.09.2020 |
| 8. Registration & Pasting Charges | : Rs.50,003/- (GRN-67866856 dt 29.09.2020) |

This Deed of Absolute Sale is made at Sub Tehsil Badshahpur, District Gurugram on this 30th day of September, 2020

BY AND BETWEEN

M/s Arlie Builders & Developers Pvt. Ltd. (PAN No. AAFC9051K), a company incorporated under the Companies Act, 1956, having its registered office at 15 Shivaji Marg, New Delhi-110015 (hereinafter referred to as the "Vendor" which expression shall, unless repugnant to the context and meaning thereof, mean and include its administrators, executors,

1/6

प्रलेख नं:1784

दिनांक:30-09-2020

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA OUTSIDE MC	
तहसील/सब-तहसील बादशाहपुर	गांव/शहर पनडा पनडा पनडा पनडा पनडा स्थित INSIDE RZONE C6 IN IND AREA
पनडा पनडा	
शहरी - म्युनिसिपल क्षेत्र सीमा के बाहर	अन्य क्षेत्र
भवन का विवरण	
भूमि का विवरण	
कृषि घाटी	42 Kanal 70 Marla
खेबट नम्बर :- 279/16,57,57/12,289/2,286/6,286/8,263	
धन संबंधी विवरण	
राशि 255937504 रुपये	कुल स्टाम्प ड्यूटी की राशि 12796875 रुपये
स्टाम्प नं : 0029202017	स्टाम्प की राशि 12796875 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:57866856
	पेस्टिंग शुल्क 3 रुपये
Drafted By: SELF	Service Charge:200

यह प्रलेख आज दिनांक 30-09-2020 दिन बुधवार समय 5:09:00 PM बजे श्री/श्रीमती/कुमारी मैसर्स आरली बिल्डर्स एन्ड डेवलपर्स प्रातिरजिऑफिस 46 सेकंड फ्लोर 100 फूट रोड ललित शर्मा व अभिषेक कुमार सिंह OTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Salit *Abhinav*

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

हस्ताक्षर प्रस्तुतकर्ता

मैसर्स आरली बिल्डर्स एन्ड डेवलपर्स प्रातिरजिऑफिस 46 सेकंड फ्लोर 100 फूट रोड

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना 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।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना 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।

Salit *Abhinav*

दिनांक 30-09-2020

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

मैसर्स आरली बिल्डर्स एन्ड डेवलपर्स प्रातिरजिऑफिस 46 सेकंड फ्लोर 100 फूट रोड

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी होम सरप्राइज बिल्डर्स एल एल पी द्वारा सुनील कुमार OTHER पुत्र . हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 11 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी जितेंद्र पिता राम फल निवासी मातनहन झरजर व श्री/श्रीमती/कुमारी अजय कुमार पिता जुमती राम निवासी महबाना मुरग्राम ने की।

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

दिनांक 30-09-2020

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)



successors and assignees) acting through its authorized signatories Mr. Lalit Sharma and Mr. Abhishek Kumar Singh jointly authorized vide resolution dated 19.02.2020, of the One Part;

AND

M/s. Home Surprise Builders LLP (PAN-AAMFH3650D, LLP Identification no. AAQ-0138), a LLP duly incorporated under section 58(1) of the LLP Act, 2008, having its registered office at H 38, GF, M2K, White House, Sector 57, Gurugram, Haryana - 122001 (hereinafter referred to as the "Vendee" which expression shall, unless repugnant to the context and meaning thereof, mean and include its administrators, executors, nominees, successors and assignees) acting through its authorized signatory Mr. S.U.F.I.L......, K.U.M.A.R......, authorized vide Resolution dated 09.06.2020 of the Other Part.

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

Whereas the Vendor is the sole and absolute owner in possession of agricultural falling in Khewat No 279/16, Khata No 320/7, Rectangle No. 10 Kila No 7/2/2 (2-9), Rectangle No. 18 Kila No. 4/1 (4-13), 5/1 (6-4) fields 3, area measuring 13 Kanal 6 Marla Salam and Khewat 57, Khata No 58, Rectangle No 10, Kila No 22/2/2 (3-6), Rectangle No 18, Kila No 2 (8-0), 3 (8-0), 4/2 (3-7) fields 4, area measuring 22 Kanal 13 Marla Salam and Khewat No 57/12, Khata No 58/4, Rectangle No 10, Kila No 22/2/1/1 (0-5) fields 1, area measuring 0 Kanal 5 Marla Salam and Khewat No 286/6, Khata No 327/7, Rectangle No 10, Kila No 23/1/2 (0-11) field 1, area measuring 0 Kanal 11 Marla Salam and Khewat No 286/8, Khata No 327/8, Rectangle No 10, Kila No 23/1/1/2 (0-12), 24/1/2 (1-3) fields 2, area measuring 1 Kanal 15 Marla Salam and Khewat No 289/2, Khata No 330/5, Rectangle No 10, Kila No 23/3/1 (0-16), 24/2/1 (1-6) fields 2, area measuring 2 Kanal 2 Marla Salam and Khewat/Khata No 263/302, Rectangle No 18, Kila No 6/1 (1-16), 7/1/1 (1-0), 7/1/2 (2-2) fields 3, area measuring 4 Kanal 18 Marla Salam, total area of all above khewats admeasuring 45 Kanal 10 Marla equivalent to 5.6875 acres, situated in Village Palra, Sub-Tehsil Badshahpur, District Gurugram (hereinafter referred to as the 'Said Land') vide Mutation No. 2629 dated 10.02.2020.

And Whereas the Vendor represents that the Said Land does not have any warehouse, cattle live stock, rising of grass and the Said Land is purely an agricultural land.

And Whereas the Vendor represents that the Said Land is free from any charge, gift, lien, litigation, mortgage, sale, exchange, lease, notice, acquisition, requisition, will, loan, security, court decrees, court injunctions/stay orders, attachment, litigation/dispute in court(s), joint venture, assignment, any dues, outstanding claims, demands penalties, etc. for

Lalit

Abhishek

Kumar

Reg. No.

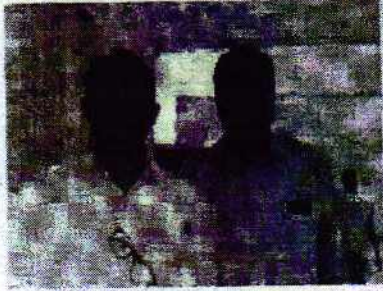
Reg. Year

Book No.

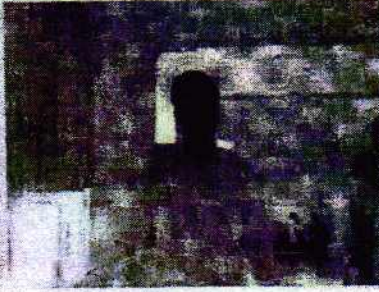
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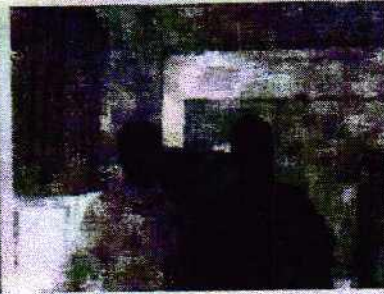
1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru ललित शर्मा व अभिषेक कुमार सिंह OTHER मैसर्स आरली बिल्डर्स एंड डेवलपर्स प्रातिरजिऑफिस 46 सेकंड फ्लोर 100 फूट रोड Ballit Sharma.

क्रेता :- thru सुनील कुमार OTHER होम सरप्राइज बिल्डर्स एल एल पी Kumar

गवाह 1 :- जितेंद्र Sharma

गवाह 2 :- अजय कुमार Sharma

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1764 आज दिनांक 30-09-2020 को बही नं 1 जिल्द नं 51 के पृष्ठ नं 82 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1043 के पृष्ठ संख्या 66 से 69 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 30-09-2020



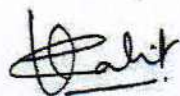
उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

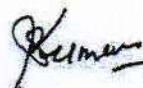
any service provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority and encumbrance of any other kind and the Said Land is having a good, clear and legally valid and marketable title.

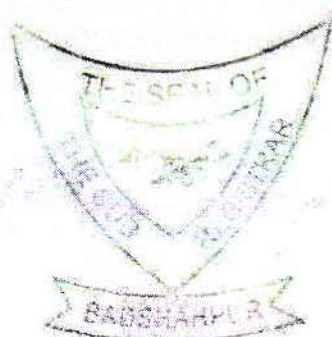
And Whereas in terms of Agreement to Sell, dated 10.06.2020 (hereinafter referred to as the "Said Agreement"), the Vendor and the Vendees are now desirous of executing this sale deed on following terms and conditions.

NOW THIS DEED WITNESSTH AS UNDER:-

1. That in pursuance of the Said Agreement and in consideration of an amount of Rs.25,59,37,500/- (Rupees Twenty Five Crore Fifty Nine Lakh Thirty Seven Thousand Five Hundred only) (hereinafter referred to as the "Total Sale Price") paid by the Vendee to the Vendor, the Vendor doth hereby convey, sell and transfer all its rights, title and interest in the Said Land measuring 45 Kanal 10 Marla equivalent 5.6875 acres, falling in Khewat No 279/16, Khata No 320/7, Rectangle No. 10 Kila No 7/2/2 (2-9), Rectangle No. 18 Kila No. 4/1 (4-13), 5/1 (6-4) fields 3, area measuring 13 Kanal 6 Marla Salam and Khewat 57, Khata No 58, Rectangle No 10, Kila No 22/2/2 (3-6), Rectangle No 18, Kila No 2 (8-0), 3 (8-0), 4/2 (3-7) fields 4, area measuring 22 Kanal 13 Marla Salam and Khewat No 57/12, Khata No 58/4, Rectangle No 10, Kila No 22/2/1/1 (0-5) fields 1, area measuring 0 Kanal 5 Marla Salam and Khewat No 286/6, Khata No 327/7, Rectangle No 10, Kila No 23/1/2 (0-11) field 1, area measuring 0 Kanal 11 Marla Salam and Khewat No 286/8, Khata No 327/8, Rectangle No 10, Kila No 23/1/1/2 (0-12), 24/1/2 (1-3) fields 2, area measuring 1 Kanal 15 Marla Salam and Khewat No 289/2, Khata No 330/5, Rectangle No 10, Kila No 23/3/1 (0-16), 24/2/1 (1-6) fields 2, area measuring 2 Kanal 2 Marla Salam and Khewat/Khata No 263/302, Rectangle No 18, Kila No 6/1 (1-16), 7/1/1 (1-0), 7/1/2 (2-2) fields 3, area measuring 4 Kanal 18 Marla Salam, total area of all above khewats admeasuring 45 Kanal 10 Marla equivalent to 5.6875 acres, situated in Village Palra, Sub-Tehsil Badshahpur, District Gurugram vide Mutation No. 2629 dated 10.02.2020 along with all attachments and appurtenances of the Said Land, and every part thereof, more particularly described in Schedule-A unto the Vendee. The details of payment of the Total Sale Price are given herein below.

 Sahit Ahlwan

 Kerman



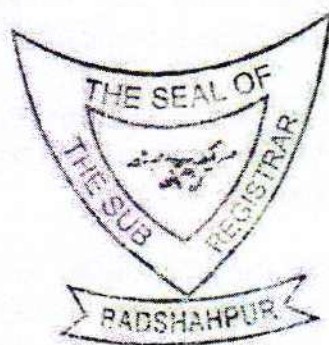
Sl.	Sale Price (in Rs.)	TDS (Rs.)	Cheque Amount (Rs.)	Cheque/ DD Date	Drawn on
1	25,59,37,500/-	19,19,531/-	2,53,37,812/-	000004/ 10.06.2020	Kotak Mahindra Bank, Sector 54, Gurgaon
			20,00,00,000/-	504418/ 28.09.2020	ICICI Bank, New Delhi, Karol Bagh
			2,86,80,157/-	DD No 490523/ 28.09.2020	State Bank of India, CP Centre, New Delhi
Total	25,59,37,500/-	19,19,531/-	25,40,17,969/-		

The Vendor hereby acknowledges the receipt of the Total Sale Price of Rs. 25,59,37,500/- (Rupees Twenty Five Crore Fifty Nine Lakh Thirty Seven Thousand Five Hundred only) subject to TDS as mentioned above from the Vendee. The Vendor hereby confirms that nothing is due from the Vendee on account of the Total Sale Price in respect of the Said Land.

- The Vendor has handed over the actual, physical and peaceful possession of the Said Land on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Land.
- That the Vendor represents, assures and confirms to the Vendee that the Said Land is not subjected to any encumbrances, agreements, General or Special Power of Attorney, mortgages, charges, lien, attachments, and claim, demand of any kind whatsoever.
- That in the event the Said Land gets acquired, then the Vendee shall have absolute and sole right to claim compensation in respect of the Said Land and to do all the deeds to secure the same and the Vendor or its nominees shall have no right or interest whatsoever, in respect of the same. The Vendor hereby unequivocally and unconditionally surrenders all its rights in favour of the Vendee in respect of the same.
- That the Vendor is hereafter left with no right, interest, title of any nature whatsoever over the Said Land and the Vendee shall be entitled to deal with the Said Land in any manner whatsoever as it may deem fit and proper.
- That on the basis of this Sale Deed, the Vendee are entitled to get the Said Land mutated in their own name in the revenue record of the concerned authorities to which the Vendor shall have no objection and shall not raise any objection. The Vendor hereby confirms to assist and participate in the said mutation process.

Salit *AKS*

Ramesh

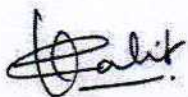


7. That the Vendor has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the Said Land which may, at any time, be required by the Vendee and/or any office or authority concerned for necessary transfer and mutation of the Said Land in favour of the Vendee.
8. That the Parties agree that this Sale Deed supersedes all prior understandings/ MOU/ agreements/ ATS/ writings/ documents between the Parties with respect to the subject matter of this Sale Deed.
9. That all charges and expenses towards stamp duty, registration charges for execution and registration of this Sale Deed have been borne and paid by the Vendee.
10. That this Sale Deed shall always be binding on the nominees, successors and legal representatives of the Vendor.

SCHEDULE 'A'

Description of the Said Land being conveyed to the Vendee

All that piece and parcel of Said Land measuring 45 Kanal 10 Marla i.e. 5.6875 acre situated in the revenue estate of Palra, Sub Tehsil Badshahpur, District Gurugram, vide Mutation No 2629 dated 10.02.2020, falling in Khewat No 279/16, Khata No 320/7, Rectangle No. 10 Kila No 7/2/2 (2-9), Rectangle No. 18 Kila No. 4/1 (4-13), 5/1 (6-4) fields 3, area measuring 13 Kanal 6 Marla Salam and Khewat 57, Khata No 58, Rectangle No 10, Kila No 22/2/2 (3-6), Rectangle No 18, Kila No 2 (8-0), 3 (8-0), 4/2 (3-7) fields 4, area measuring 22 Kanal 13 Marla Salam and Khewat No 57/12, Khata No 58/4, Rectangle No 10, Kila No 22/2/1/1 (0-5) fields 1, area measuring 0 Kanal 5 Marla Salam and Khewat No 286/6, Khata No 327/7, Rectangle No 10, Kila No 23/1/2 (0-11) field 1, area measuring 0 Kanal 11 Marla Salam and Khewat No 286/8, Khata No 327/8, Rectangle No 10, Kila No 23/1/1/2 (0-12), 24/1/2 (1-3) fields 2, area measuring 1 Kanal 15 Marla Salam and Khewat No 289/2, Khata No 330/5, Rectangle No 10, Kila No 23/3/1 (0-16), 24/2/1 (1-6) fields 2, area measuring 2 Kanal 2 Marla Salam and Khewat/Khata No 263/302, Rectangle No 18, Kila No 6/1 (1-16), 7/1/1 (1-0), 7/1/2 (2-2) fields 3, area measuring 4 Kanal 18 Marla Salam, total area of all above khewats admeasuring 45 Kanal 10 Marla equivalent to 5.6875 acres, situated in Village Palra, Sub-Tehsil Badshahpur, District Gurugram along with all appurtenances and attachments, attached to the Said Land or any part thereto.



Ashsingh



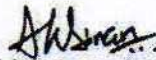


In Witness Whereof the Parties have set their respective hands and seal on these presents at the place and on the day, month and year first above written in the presence of the following witnesses.

Signed and Delivered by the Vendor
Arlie Builders & Developers Pvt. Ltd.



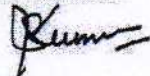
(Lalit Sharma)



(Abhishek Kumar Singh)

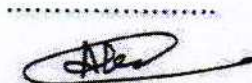
Authorised Signatories

Signed and Accepted by the Vendee
Home Surprise Builders LLP



Mr. Sumit Kumar

WITNESSES:



1.



Jitender S/o Sh. Ramesh
V.P.O - Madanpur
Ajajias

2.

ATAY KUMAR S/o Sh. Jagjit Rao
V.P.O. Mehchana. Per Fuzun

