

Sale of Immovable Properties



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 28/03/2017

Certificate No. G0282017C4166



Stamp Duty Paid : ₹ 3080000  
(Rs. Only)

GRN No. 26042668



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Alka Rao

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Mollahera

District : Gurugram

State : Haryana

Phone: 9811130867

Others : Parkash rao wo gajraj rao



**Buyer / Second Party Detail**

Name : Pyramid Infratech PvtLtd

H.No/Floor : H38

Sector/Ward : 57

LandMark : M2k white house

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 9811807070

Purpose : NJS FOR SALE DEED

**1. Type of Deed**

**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>

**2. Village/city Name & Code**

**Begumpur Khatola , Gurugram**

**3. Unit Land**

**17 Kanal 7 Marla**

**4. Type of Property**

**Agriculture Land**

**5. Covered Area**

**NIL**

**6. Transaction Value**

**Rs.4,40,00,000/-**

**7. Stamp duty**

**Rs.30,80,000/-**

**8. E-Stamp No. & Date**

**G0282017C4166/28.03.2017**

**9. E-Stamp Issued by**

**GOVERNMENT OF HARYANA**

THIS Deed is made at Gurugram on this 28<sup>th</sup> day of March, 2017 BETWEEN **Smt. Alka Rao (Aadhaar No. 9220 7053 4909 ) W/O Vivek Rao and Smt. Parkash Rao (Aadhaar No. 5811 1678 6990 ) W/o Gajraj Rao both R/o village Mollahera, Tehsil and Distt. Gurugram, Haryana, hereinafter jointly called the "VENDOR" (which expression shall unless opposed to the context hereof mean and include their legal representatives, administrators, executors, successors and assignees etc.) of the **ONE PART.****

*Alka Rao*

*Parkash Rao*



डीड संबंधी विवरण		
डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर बेगमपुर खटोला	स्थित बेगमपुर खटोला
भवन का विवरण		
भूमि का विवरण		
चाही	2 Acre 1 Kanal 7 Marla	
धन संबंधी विवरण		
राशि 44,000,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 3,080,000.00 रुपये	
E-Stamp स्टाम्प न. g0282017c4166	स्टाम्प की राशि 3,080,000.00 रुपये	DFC: IMGKIMMO
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: सी एल अरोडा वकील

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 29/03/2017 दिन बुधवार समय 10:27:00AM बजे श्री/श्रीमती/कुमारी श्रीमती अलका राव पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी विवेक राव निवासी द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

*Akash Rao*  
हस्ताक्षर प्रस्तुतकर्ता

*Prakash Rao*

*MLR*  
उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामिण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अन्तर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ती प्रमाण पत्र प्राप्त कर लिया गया है।

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामिण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अन्तर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ती प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक

*Akash Rao*

*Prakash Rao*

*MLR*  
उप / संयुक्त पंजीयन अधिकारी  
गुडगांवा

श्री श्रीमती अलका राव, श्रीमती प्रकाश राव

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी बजरिये-संदीप कुमार क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता 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 एस सी अरोडा पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी वकील गुडगांव व श्री/श्रीमती/कुमारी अनिल कुमार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी दयाराम निवासी खडला सोहना ने की।  
साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 29/03/2017

*MLR*  
उप/संयुक्त पंजीयन अधिकारी  
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यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

*MLR*  
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गुडगांवा



**AND**

**M/s PYRAMID INFRATECH PVT. Ltd.** Having its registered office at H-38, Ground Floor, M2K White House, Sector-57, Gurugram, Haryana, through its authorized signatory **Mr. Sandeep Kumar** vide board of resolution dated **28.03.2017** passed in meeting of the board of the directors of the company, 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 **OTHER PART**.

WHEREAS the **VENDOR** are the absolute and undisputed owner and in possession of agriculture land comprised in **Khewat/Khata No. 136/151, Rect. No. 51 Killa No. 9/2 Min(4-12), 10(7-12), 11/1(3-16), 12/1/1Min(1-7), total Field 4 land measuring 17 Kanal 7 Marla Salam]** situated in the revenue estate village **Begumpur Khatola, Tehsil & District Gurugram, Haryana**, (hereinafter called the said **PROPERTY**) by way of Fard Jamabandi for the year of 2013-2014.

AND WHEREAS the **VENDOR** hereto have agreed to sell their said property **i.e. 17 Kanal 7 Mala Salam** to the **VENDEE** for a total sale consideration a sum of **Rs. 4,40,00,000/- (Rupees Four Crore Forty Lacs 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 above said property.
- b. the '**VENDEE**' does not include(s) any successors/assigns/subsidiaries in title to the **Vendee** other than the personal representatives of the **Vendee**.
- c. the '**Property**' means bearing agriculture land comprised in **Khewat/Khata No. 136/151, Rect. No. 51 Killa No. 9/2Min(4-12), 10(7-12), 11/1(3-16), 12/1/1Min(1-7), total Field 4 land measuring 17 Kanal 7 Marla Salam]** situated in the revenue estate village **Begumpur Khatola**,

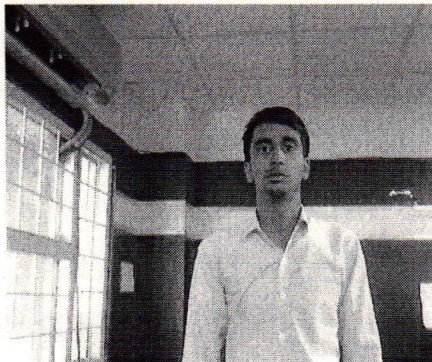
*Alka Rao*

*Prakash Rao*

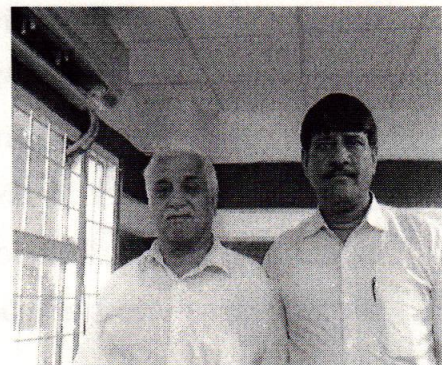




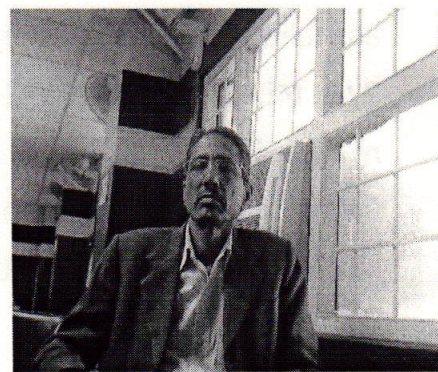
विक्रेता



क्रेता



गवाह



उप /सयुक्त पंजीयन अधिकारी

विक्रेता

श्रीमती अलका राव



Alka Rao

विक्रेता

श्रीमती प्रकाश राव



Prakash Rao

क्रेता

बजरिये- संदीप कुमार



Sandeep

गवाह

एस सी अरोडा



AS

गवाह

अनिल कुमार



Anil



**Tehsil & District Gurugram, Haryana.**

- d. words importing the masculine gender include the feminine and the neuter and vice versa.
- e. words importing the singular include the plural and vice versa.
- f. references to persons include bodies corporate and vice versa.
- g. 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.
- h. the clause heading shall not affect the construction of this sale deed.
- i. save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- j. possession means actual vacant, peaceful and physical possession of the property.

**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 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.4,40,00,000/- (Rupees Four Crore Forty Lacs Only)**. The Vendor have been received full and final sale consideration a sum of **Rs.4,40,00,000/- (Rupees Four Crore Forty Lacs Only)** from the Vendee in the following manner:

Amount	RTGS/DD NO.	Dated	Drawn	In favour of
21780000/-	KKBKR520170 32700885885	27.03.2017	Kotak Mahindra Bank	Alka Rao
21780000/-	KKBKR520170 32700890063	27.03.2017	Kotak Mahindra Bank	Parkash Rao

*Alka Rao*

*Parkash Rao*

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 32,775 आज दिनांक 29/03/2017 को बही न: 1 जिल्द न: 13,151 के पृष्ठ न: 159 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 5,012 के पृष्ठ सख्या 73 से 74 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 29/03/2017

*18/03/17*  
उप/संयुक्त पंजीयन अधिकारी  
गुडगावा





**Rs.440000/- (Rupees Four Lakhs Forty Thousand 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 in following manner:-

**Rs.220000/- (Rupees Two Lakhs Twenty Thousand only)** vide BSR Code 0013283 Challan No. 21784 dated: 28.03.2017, in favour of **Alka Rao**.

**Rs.220000/- (Rupees Two Lakhs Twenty Thousand only)** vide BSR Code 0011352 Challan No. 21703 dated: 28.03.2017, in favour of **Parkash Rao**.

and now nothing is due towards the Vendee in respect of the said property.

3. That the Vendor has handed over actual vacant, physical and peaceful possession of the above said property as per our possession bearing **Khewat/Khata No. 136/151, Rect. No. 51 Killa No. 9/2 Min (4-12), 10(7-12), 11/1(3-16), 12/1/1Min (1-7), total Field 4 land measuring 17 Kanal 7 Marla Salam]** situated in the revenue estate village Begumpur Khatola, Tehsil & District Gurugram, Haryana, 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 Vendee 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 disturbance in occupancy or dispossession of the said property due to falseness or misstatement, either partially or full, made by the

*Alka Rao.*

*Parkash Rao*





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 are 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 appropriate authority. The Vendee will also be the entitled to get sanction mutation in revenue records in their 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.

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:

6683  
Drafted at sl. No. ....  
C. L. ARORA  
Advocate  
29/3/17

VENDOR

Alka Rao  
Alka Rao

Prakash Rao

Smt. Parkash Rao

VENDEE

Sandeep

Pyramid Infratech Pvt. Ltd.

Anil

Witnesses:

1.

S.C. Arora  
Advocate  
Civil Court, Gurgaon

2.

Anil Kumar S. Dayaram  
Village Kherloda Tehsil  
Shona Distt Gurgaon