

Sale of Immovable Properties



**Indian-Non Judicial Stamp
Haryana Government**



Date : 12/09/2019

1

Certificate No. G0L201911403

GRN No. 57193848



Stamp Duty Paid : ₹ 5250000

Penalty : ₹ 0

(Rs. 2000 2019)

Seller / First Party Detail

Name: Pioneer Urban land and infrastructure Limited

H.No/Floor: 3 Sector/Ward: 22

City/Village: Green park District: New delhi

Phone: 00*****00

LandMark: Aurobindo marg

State: Delhi

Buyer / Second Party Detail

Name: Pyramid City Projects llp

H.No/Floor: H38 Sector/Ward: 57

City/Village: Gurugram District: Gurugram

Phone: 00*****00

LandMark: Na

State: Haryana

Purpose: Sale Deed



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

10029

1. Type of Deed	:	Sale Deed
2. Village/city Name & Code	:	Adampur, Gurugram
3. Unit Land	:	20 Kanai 00 Marla
4. Type of LAND	:	Agriculture
5. Transaction Value	:	Rs.7,50,00,000/-
6. Stamp duty	:	Rs.52,50,000/-
7. E-Stamp No. & Date	:	G0L201911403 /Dated: 12.09.2019
8. E-Stamp issued by	:	Government of Haryana

For Pioneer Urban Land & Infrastructure Limited

Authorized Signatory

For PYRAMID CITY PROJECTS LLP

Authorized Signatory

प्लॉट नं: 10029

दिनांक: 13-08-2019

प्लॉट का नाम SALE WITH IN MC AREA		प्लॉट संबंधी विवरण
सहकारी/अन्य-सहकारी बसोबास	सांच/बाड़ा आदमपुर	विषय आदमपुर
मकान का विवरण		
भूमि का विवरण		
भूमि का नं.	20 Katta	
धन संबंधी विवरण		
राशि 7500000 रुपये	मूल स्वाम्य हट्टी की राशि 5250000 रुपये	
स्वाम्य नं. : (0120191403)	स्वाम्य की राशि 5250000 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	रजिस्ट्रेशन नं. 1 रुपये	
Dated By: S.C. 10029-421		Noted & Range: 50k

यह प्लॉट आज दिनांक 13-08-2019 दिन बुधवार अंश 12:37:00 PM बजे श्रीमती/श्रीमान श्री. रवि. आशिस 0-22, बीच पार्क नई दिल्ली, एचएसआरएल, दिल्ली, द्वारा खरीदा गया है।

आपका पंजीयन अधिकारी (पंजीयन)

इसका मतलब है

पंजीयन अंश 0-22, एचएसआरएल, दिल्ली, आशिस 0-22, बीच पार्क नई दिल्ली

प्लॉट में उचित होकर यह प्लॉट आजीवन विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिप्राप्ति है इसका मतलब है पंजीयन करने से पूर्व उचित विभाग में उचित होकर यह प्लॉट नया है।

प्लॉट में उचित होकर यह प्लॉट आजीवन विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिप्राप्ति नहीं है इसका मतलब है पंजीयन करने से पूर्व उचित विभाग में उचित होकर यह प्लॉट नया है।

दिनांक 13-08-2019

पंजीयन अंश 0-22, एचएसआरएल, दिल्ली, आशिस 0-22, बीच पार्क नई दिल्ली

आपका पंजीयन अधिकारी (पंजीयन)

उपरोक्त प्लॉट श्रीमती/श्रीमान श्री. रवि. आशिस 0-22, बीच पार्क नई दिल्ली, एचएसआरएल, दिल्ली, द्वारा खरीदा गया है। यह प्लॉट प्लॉट में उचित होकर यह प्लॉट आजीवन विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिप्राप्ति है इसका मतलब है पंजीयन करने से पूर्व उचित विभाग में उचित होकर यह प्लॉट नया है।

दिनांक 13-08-2019



आपका पंजीयन अधिकारी (पंजीयन)

THIS Deed is made at Gurugram on this 12th day of September, 2019 BETWEEN Pioneer urban land and Infrastructure Limited (PAN- AACCP8576B), a company incorporated under the provisions of Companies Act 1956 and having its registered office at A-22 GREEN PARK, 3RD FLOOR AUROBINDO MARG, NEW DELHI, DL 110016 IN through its authorized signatory Mr. Mahendra Kumar Maroo, authorized vide board resolution dated 31.08.2019 passed in the meeting of board of directors of the company hereinafter called the "VENDOR" (which expression shall unless opposed to the context hereof mean and include their legal heirs, representatives, successors, administrators, executors and assignees etc.) of the ONE PART.

AND

M/S PYRAMID CITY PROJECTS LLP (PAN-AAVFP4201H), an LLP incorporated under the provisions of LLP Act, 2008 and HAVING ITS REGISTERED OFFICE AT H-38, GROUND FLOOR, M2K WHITE HOUSE, SECTOR-57, GURUGRAM, HARYANA through its AUTHORIZED SIGNATORY MR. AJAY KUMAR S/O SH. ROSHAN LAL vide Resolution dated 12.08.2019 passed in the meeting of the designated partners of the LLP, hereinafter called the "VENDEE" (which expression shall unless opposed to the context hereof mean and include all its legal representatives, administrators, executors, successors, survivors and assignees etc.) of the OTHER PART.

WHEREAS the said vendor is the absolute and undisputed owners of the agriculture land comprised in Khewat/Khata No. 45/52, Rect. No. 14 Killa No. 12/2 (4-0), 13(8-0), 18(8-0) coming to total land measuring 20 Kanal 00 Marla equivalent to 2.5 Acres situated in revenue estate of village Adampur, Sub-Tehsil Wazirabad, District Gurugram, Haryana, (hereinafter called the said Land)

AND WHEREAS the VENDOR hereto has agreed to sell their said land measuring 20 Kanal 00 Marla to the VENDEE for a total sale consideration a sum of Rs.7,50,00,000/- (Rupees Seven Crore Fifty Lakhs Only) and the Vendee has agreed to purchase the same on the following terms and conditions:-

1. Definition and interpretation

In this Sale Deed:

- the "VENDOR" includes the real owners of the said LAND.

Pioneer Urban Land & Infrastructure Limited

(Signature)

Authorized Signatory

For PYRAMID CITY PROJECTS LLP

(Signature)
Authorized Signatory

Reg. No.	Reg. Year	Book No.
10029	2019-2020	1



विक्रेता



क्रेता



गवाह

उप/संबन्धित पंजीयन अधिकारी

विक्रेता :- Shru महिंद्र कुमार मास्टर OTHER पाईनिंगर अरबन सैन्ड इन्फ्रास्ट्रक्चर लि. रजि.
आफिस प्लॉट-22, ग्रीन पार्क नई दिल्ली Shru

क्रेता :- Shru अजय कुमार OTHER पिरामिड सिटी प्रोजेक्ट्स एल एन
सी Shru

गवाह 1 :- सुभाष चन्द अरोरा वकील Shru

गवाह 2 :- अनिल कुमार Anil

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10029 आज दिनांक 13-09-2019 को यही नं 1 जिल्द नं 49 के पृष्ठ नं 121.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1356 के पृष्ठ संख्या 53 से 57 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुलि मीरे सामने किये हैं।

दिनांक 13-09-2019

उप/संबन्धित पंजीयन अधिकारी (वजीराबाद)



- b. the 'Land' means Agriculture land 20 Kanai 00 Marla, situated in the revenue estate of village: Adampur, Sub Tehsil: Wazirabad, District: Gurugram, Haryana more fully described hereinabove.
- c. words importing the masculine gender include the feminine and the neuter and vice versa.
- d. words importing the singular include the plural and vice versa.
- e. references to persons include bodies corporate and vice versa.
- f. 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.
- g. the clause heading shall not affect the construction of this agreement.
- h. save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- i. possession means actual vacant, peaceful and physical possession of the LAND.

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 VENDORS hereby grants, assigns, conveys, sells and transfer the said land alongwith all their right of possession, ownership, occupancy, title claims, interest and whatsoever of that nature in favour of Vendee for and in full and final consideration of **Rs.7,50,00,000/- (Rupees Seven Crore Fifty Lakhs Only)** and the Vendee shall become the sole and absolute owner of the said LAND.

The Vendor has received full and final sale consideration a sum of **Rs.7,50,00,000/- (Rupees Seven Crore Fifty Lakhs Only)** details given as under :-

Ch.No.	Dated	Amount	Drawn on
000002	16.12.2019	90,00,000/-	Kotak Mahindra Bank Limited
000003	16.12.2019	90,00,000/-	Kotak Mahindra Bank Limited
000004	16.12.2019	90,00,000/-	Kotak Mahindra Bank Limited
000005	09.03.2020	90,00,000/-	Kotak Mahindra Bank Limited
000006	09.03.2020	90,00,000/-	Kotak Mahindra Bank Limited
000007	09.03.2020	90,00,000/-	Kotak Mahindra Bank Limited
000008	09.03.2020	90,00,000/-	Kotak Mahindra Bank Limited




000009	09.03.2020	90,00,000/-	Kotak Mahindra Bank Limited
000010	09.03.2020	22,50,000/-	Kotak Mahindra Bank Limited
		7,42,50,000/-	Total

And Rs.7,50,000/-(Rs. Seven Lakh Fifty Thousand only) as 1% TDS has been deducted by the vendee out of total sale consideration of the said land which shall be deposited by the vendee directly to the Income Tax Department as per mutual consent.

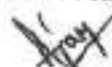
And now nothing is due towards the VENDEE In respect of the SAID LAND. The validity of the present sale deed shall be subject to timely encashment of all Post-dated cheques of Rs. 7,42,50,000/- (Rs. Seven Crore Forty Two Lakh Fifty Thousand Only), as mentioned above. It is agreed between the parties and so recorded hereunder in writing that, in case, the above Post Dated Cheques 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 LAND, which shall be without prejudice to other legal rights, available to the VENDOR as per law.

3. The Vendor shall indemnify the Vendee of any cost, charges, fees, fines, penalties, dues etc. in respect of the said land 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.
4. 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.
5. 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 LAND.
6. That Vendor also indemnifies the Vendee and undertakes to refund the full purchase

For Pioneer Urban Land & Infrastructure Limited


Authorized Signatory

For PYRAMID CITY PROJECTS LLP


Authorized Signatory



consideration along with the stamp duty and any other incidental expenses to be incurred by the Vendee for any disturbance in occupancy or dispossession of the said land due to falseness or misstatement, either partially or full, made by the Vendor in its affirmation in this sale deed.

7. 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 land 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 LAND in favor of the Vendee in the records of the appropriate authority. The Vendee will also be entitled to get sanction mutation in the revenue records in its name of the land mentioned in this sale deed.
8. That from this day onwards the Vendee shall be absolute owner in possession of the land subject to timely realization of all Post dated cheques as mentioned above 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.
9. All the expenses like stamp duties and registration charges have been borne and paid by the Vendee.

IN WITNESS WHEREOF the parties have set their respective hands and seal on these presents at the place and on the 12th day, September and 2019 first above written in the presence of the following witnesses:

1. VENDOR

For Pioneer Urban Land & Infrastructure Limited

Authorized by
S. C. ARORA

Advocate

Courts, Gurgaon

M/S Pioneer Urban Land and Infrastructure Limited

2. VENDEE For PYRAMID CITY PROJECTS LLP

Authorized Signatory

M/s Pyramid City Projects LLP

WITNESSES:

1.

S. C. ARORA, ADVOCATE
ISTT COURTS, GURGAON
Phone No. 8312 1438 1712
PAN No. CCAPA8675H

2.

Anil K

Anil Kumar S/o Sh. Daya Ram
V.P.O. Kharla, Teh. Sohna, Distt. GGM.

DDO Code: 0367		E - CHALLAN Government of Haryana		Candidate Copy	
Valid Upto: 19-09-2019 (Cash) 13-09-2019 (Chq./DD)					
GRN No.: 0067191650		Date: 12 Sep 2019 12:45:19			
Office Name: 0367-NAIB TEHSILDAR WAZIRABAD					
Treasury: Gurgaon					
Period: (2019-20) One Time					
Head of Account		Amount ₹			
0030-03-104-97-51 Paying 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					
GPR/PRANT/Act. no./VehicleNo/Taxdt:-					
PAN No:					
Tenderer's Name: Pyramid City Projects LLP					
Address: H 35 GROUND FLOOR M2K WHITE HOUSE SECTOR 57 GURUGRAM HARYANA - 122002					
Particulars: Registration and Paying Fees					
Cheque/DD- Detail:		Depositor's Signature			
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		000150901648012092019			
Payment Date:		12/09/2019			
Bank:		SBI Aggregator			
Status:		Success			

DDO Code: 0367		E - CHALLAN Government of Haryana		AGI Dept Copy	
Valid Upto: 19-09-2019 (Cash) 13-09-2019 (Chq./DD)					
GRN No.: 0067191650		Date: 12 Sep 2019 12:45:19			
					
Cheque/DD- Detail:		Depositor's Signature			
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		000150901648012092019			
Payment Date:		12/09/2019			
Bank:		SBI Aggregator			
Status:		Success			



* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.



Indian-Non Judicial Stamp Haryana Government



Date : 15/06/2019

Certificate No. G002019F829



Stamp Duty Paid : ₹ 1785000

GRN No. 48336600



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Pioneer Urban land and infrastructure Limited
 H.No/Floor: A22 Sector/Ward: 3rd LandMark: Aurobindo marg
 City/Village: Green park District: New delhi State: New delhi
 Phone: 00*****00



Buyer / Second Party Detail

Name: Pyramid Empires Llp
 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 the QR Code Through smart phone or on the website <https://e-grashry.nic.in>

4694

SALE DEED

1. Type of Deed : Sale Deed
2. Village/city Name & Code : Adampur, Gurugram
3. Unit Land : 06 Kanal 16 Marla Salam
4. Type of Property : Agriculture
5. Transaction Value : Rs. 2,55,00,000/-
6. Stamp duty : Rs.17,85,000
7. E-Stamp No. & Date : G002019F829 Dated: 15.06.2019
8. E-Stamp issued by : Government of Haryana

This Sale Deed is made and executed at Gurugram on this 18th day of June, 2019

BETWEEN

Pioneer Urban Land And Infrastructure Limited HAVING ITS REGISTERED OFFICE AT A-22, 3rd Floor, Green Park, Aurobindo Marg, New Delhi-110016 and its Corporate Office at Pioneer Square, 2nd Floor, Sector-62, Golf Course Extension Road, Gurugram, Haryana through its **AUTHORISED SIGNATORY MR. Mahendra kumar Maroo** vide Board of Resolution dated 05 June 2019 passed in the meeting of the board of the directors of the company, hereinafter called the "VENDOR" (which expression shall unless opposed to the context hereof mean and include all its legal representatives, administrators, executors, successors, survivors and assignees etc.) of the OTHER PART.

AND

M/S PYRAMID EMPIRES LLP, HAVING ITS REGISTERED OFFICE AT H-38, GROUND FLOOR, M2K WHITE HOUSE, SECTOR-57, GURUGRAM, HARYANA through its **AUTHORISED SIGNATORY(ies) Mr. Sunil Kumar, Ajay Kumar and/or Satish Yadav** severally vide Resolution dated 13.06.2019 passed in the meeting of the Designated Partners of the LLP, hereinafter called the "VENDEE" (which expression shall unless opposed to the context hereof mean and include all its legal representatives, administrators, executors, successors, survivors and assignees etc.) of the OTHER PART.

WHEREAS the said vendors are the absolute and undisputed owners of the agriculture land comprised in Khewat/Khata No. 45/52, Rect. No. 14 Killa No. 9/2(6-16) land measuring 06 Kanal 16 Marla Salam village Adampur, Sub-Tehsil Wazirabad, District Gurugram, Haryana, (hereinafter called the said PROPERTY)

AND WHEREAS the VENDORS hereto have agreed to sell their said property measuring 06 Kanal 16 Marla to the VENDEE for a total sale consideration a sum of Rs. 2,55,00,000/- (Rupees Two Crores Fifty Five Lakhs Only) and the Vendee has agreed to purchase the same on the following terms and conditions:-



Reg. No.

Reg. Year

Book No.

4694

2019-2020

1



विक्रेता



क्रेता



गवाह



उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru महेन्द्र कुमार मास्टर OTHER पार्टनर अरबन लेन्ड इन्फ्रास्ट्रक्चर लि. रजि.
आफिस ऐ-22, ग्रीन पार्क नई दिल्ली

क्रेता :- thru सुनील कुमार OTHER पिरामिड एम्पिरस एल एल पी

गवाह 1 :- सुभाष चन्द अरोरा वकील

गवाह 2 :- अनिल कुमार

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4694 आज दिनांक 18-08-2019 को बही नं 1 जिल्द नं 42 के पृष्ठ नं 187.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1140 के पृष्ठ संख्या 12 से 16 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठ मारे सामने किये हैं।

दिनांक 18-08-2019

उप/संयुक्त पंजीयन अधिकारी (बजीराबाद)



NOW VENDOR HAS AGREED TO SELL ABOVE SAID LAND 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 said property.
- b. the 'Property' means Agriculture land 06 Kanai 16 Marla, situated at the revenue estate of village Adampur, Sub Tehsil Wazirabad , District Gurugram, Haryanamore fully described hereinabove.
- c. words importing the masculine gender include the feminine and the neuter and vice versa.
- d. words importing the singular include the plural and vice versa.
- e. references to persons include bodies corporate and vice versa.
- f. 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.
- g. the clause heading shall not affect the construction of this agreement.
- h. save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- i. possession means actual vacant, peaceful and physical possession of the property.

2. The VENDOR hereby grants, assigns, conveys, sells and transfer the said Property alongwith all their right of possession, ownership, occupancy, title claims, interest and whatsoever of that nature in favor of Vendee for and in full and final sale consideration of Rs.2,55,000,00/- (Rupees Two Crores Fifty Five Lakhs Only). The Vendor, simultaneously to the execution of this Sale Deed, has handed actual physical vacant possession of the Said Property to the Vendee, on the spot and the Vendee has now become the sole and absolute owner in Possession of the said Property.






The Vendors have received full and final sale consideration i.e. a sum of Rs.2,55,00,000/- (Rupees Two Crores Fifty Five Lakhs Only) in the following manner:-

Amount (In Rs.)	Cheque No.	Date	Drawn on
50,00,000/-	000081	26/06/2019	Kotak Mahendra Bank Limited, GCR Branch
50,00,000/-	000082	26/06/2019	Kotak Mahendra Bank Limited, GCR Branch
50,00,000/-	000083	26/06/2019	Kotak Mahendra Bank Limited, GCR Branch
50,00,000/-	000084	26/06/2019	Kotak Mahendra Bank Limited, GCR Branch
52,45,000/-	000085	26/06/2019	Kotak Mahendra Bank Limited, GCR Branch

And Rs. 2,55,000/- (Rs. Two Lakh Fifty Five Thousand only) as 1% TDS has been deducted by the vendee out of total sale consideration of the said property which shall be deposited by the vendee as per share of vendors directly to the Income Tax Department as per mutual consent. The Vendee hereby assures, represents and covenants with the Vendor as follows:

- a. That the above mentioned Sale Consideration is not part of any illegal or criminal proceeds or there is no order of attachment by the Income Tax-Authorities or any other Authorities under law for the time being in force or by any other authority upon these proceeds.
 - b. That the Vendee has completed exhaustive due diligence of the revenue records or title verification of the Said Property to its satisfaction and taken legal advice to complete this sale transaction.
3. The Vendors shall indemnify the Vendee of any cost, charges, fees, fines, penalties, dues etc. in respect of the said property towards land revenue, electricity

(Signature)




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.

4. The Vendors shall indemnify the Vendee that the Vendors 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.
5. The Vendors 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.
6. That Vendors 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 Vendor in its affirmation in this sale deed.
7. The Vendors 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 Vendors for mutation in the revenue records and shall not object to the mutation of the said property in favor of the Vendee in the records of the appropriate authority. The Vendee will also be the entitled to get sanction mutation in the revenue records in its name of the property mentioned in this sale deed.
8. 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 Vendors will have no objection in any manner whatsoever.
9. All the expenses like stamp duties and registration charges have been borne and paid by the Vendee and also shall always remain liable for the same.

Kumar




IN WITNESS WHEREOF the parties have set their respective hands and seal on these presents at the place and on the 16th day, June, 2019 first above written in the presence of the following witnesses:

Witnessed by me
S.C. ARORA
Advocate
Distt Courts, Gurgaon

VENDORS


M/S Pioneer urban land and Infrastructure
Limited



VENDEE


Pyramid Empires LLP

WITNESSES:


1


S.C. ARORA, ADVOCATE
DISTT COURTS, GURGAON
Bar No. 6312 1438 1712
PAN No. CCAPA6675H

2


Anil Kumar, S/o Sh. Daya Ram
V.P.O. Khana, Teh. Sonra, Distt. GG/L

DDO Code: 0364	E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto: 25-06-2019 (Cash) 19-06-2019 (Cheq/DD)			
GRN No.: 0048441197	Date: 18 Jun 2019 11:50:49		
Office Name: 0364-SOM 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/Act. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: PYRAMID EMPIRES LLP			
Address: H 38 GROUND FLOOR M2K WHITE HOUSE SECTOR 57 GURUGRAM - 122001			
Particulars: Pasting and Registration Fees for Sale Deed			
Cheque-DD- Detail:			
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:		000150905899418062019	
Payment Date:		18/06/2019	
Bank:		SBI Aggregator	
Status:		Success	

DDO Code: 0364	E - CHALLAN Government of Haryana		AGI Dept Copy
Valid Upto: 25-06-2019 (Cash) 19-06-2019 (Cheq/DD)			
GRN No.: 0048441197	Date: 18 Jun 2019 11:50:49		
...al Secretariat, Gurgaon (Haryana)			

Book No. 2

No.: 52742

Date: 18-6-19

Received with thanks from 4694
Rs. Five Hundred only on account of Computer Service Charges
for Haryana Registration Information System (HARIS) Project.

Type of Deeds	Service Charges (In Rs.)
All Types of Cancellations, will Award, Agreement, Any Other.	500/-
Sale, Conveyance, Gift, exchange, degree or order of Court. Lease Surrender of Lease. Deed of divorce, Deed of Power, Marriage Registration, Other Conveyance. Deed of further charge. Transfer of Leased.	
Mortgage, Adoption, Authority to adopt, GPA, SPA. Any Other document which is incapable of valuation, Settlement, release.	

For District Society
Gurgaon

Cheque-DD-
Detail:

Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150905899418062019
Payment Date: 18/06/2019
Bank: SBI Aggregator
Status: Success



* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.



Certificate No. G0H2019H2017

GRN No. 56092836



Stamp Duty Paid : ₹ 1000

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Pyramid Empires LLP

H.No/Floor : H38

Sector/Ward : 57

LandMark : M2k white house

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 981100240

**Buyer / Second Party Detail**

Name : Krishan Lal

H.No/Floor : 3190

Sector/Ward : 7

LandMark : Near guju mall bhawan

City/Village : Gurudev nager

District : Ludhiana

State : Punjab

Phone : 00*****00

Others : Mr roop sachdeva , shiv kumar aggarwal , ashwani kumar

Purpose : Sale Deed

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

1. Type of Deed	:	Sale Deed
2. Village/city Name & Code	:	Adampur, Gurugram
4. Type of Property	:	Agriculture Land
5. Area	:	3 Kanal 5 Marla 6 Sarsai
6. Covered Area	:	NIL
7. Transaction Value	:	Rs.1,23,12,500/-
8. Stamp duty	:	Rs.1000/-
9. E-Stamp No. & Date	:	G0H2019H2017/08.08.2019
10. E-Stamp Issued by	:	GOVERNMENT OF HARYANA

THIS Deed is made at Gurugram on this 8th day of August, 2019 BETWEEN **M/S PYRAMID EMPIRES LLP**, having its registered office at **38, GROUND FLOOR, M2K WHITE HOUSE, SECTOR-57, GURUGRAM** through its **Director/Authorized Signatory Mr. Satish Yadav**, vide Authority Letter/Board Resolution dated 9.8.2019 passed in the meeting of the board of directors of the company, hereinafter called the "**VENDOR**" (which expression shall unless opposed to the context hereof mean and include its legal representatives, administrators, executors, successors and assignees etc.) of the **ONE PART**.

Satish Yadav

Sale of Immovable Properties



Indian-Non Judicial Stamp Haryana Government



Date : 09/08/2019

Certificate No. G0I2019H1406

GRN No. 56115542



Stamp Duty Paid : ₹ 861000

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Pyramid Empires Llp

H.No/Floor : H38

Sector/Ward : 57

LandMark : M2k white house

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****40



Buyer / Second Party Detail

Name : Krishan Lal

H.No/Floor : 3190

Sector/Ward : 7

LandMark : Near guju mall bhawan

City/Village : Gurudev nagar

District : Ludhiana

State : Punjab

Phone : 00*****00

Others : Mr roop sachdeva , shiv kumar agarwal , ashwani kumar

Purpose :- Sale Deed

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

AND

- (1) MR. KRISHAN LAL 148/1224 Share (AADHAAR NO. 5216 2854 2128 AND PAN: AANPL5958R) SON OF SH. AGYA RAM R/O HOUSE NO. BXX 3190, STREET NO. 7, NEAR GUJJU MALL BHAWAN, GURDEV NAGAR, LUDHIANA PUNJAB-141001.
- (2) MR. ROOP SACHDEVA 150/1224 Share (AADHAAR NO. 7658 1939 1208 AND PAN: AFIPS6795K) SON OF SH. KRISHAN LAL SACHDEVA R/O B-20-3190, GURDEV NAGAR LUDHIANA, PUNJAB-141001.
- (3) MR. SHIV KUMAR AGARWAL 108/1224 Share (AADHAAR NO.7242 7115 8343 AND PAN: ABMPA2864M) SON OF MR. KISHAN DASS

Satish Yadav

Reg. No.

Reg. Year

Book No.

8138

2019-2020

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru सतीश यादव OTHER M/S PYRAMID EMPIRES LLP HAVING ITS
REGISTERED OFFICE AT H 38 Satish Yadav

क्रेता :- कृष्ण लालरूप सचदेवासिंह कुमार अंगूठा thru गुरप्रीत सिंह OTHER अंगूठी
कुमार Krishna Lalrup Sachdevasinh Kumar Angutha Gurpreet Singh

गवाह 1 :- S C Arora Adv S C Arora

गवाह 2 :- Manish Kumar Gupta Manish

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख श्रमांक 8138 आज दिनांक 09-08-2019 को बही नं 1 जिल्द नं 47 के पृष्ठ नं 48.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1276 के पृष्ठ संख्या 5 से 5 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 09-08-2019

उप/संयुक्त पंजीयन अधिकारी (बजीराबाद)

AGARWAL R/O HOUSE NO. 150, ARYA NAGAR SITAPUR, DISTT. SITAPUR, UTTAR PRADESH.

- (4) **MR. ASHWANI KUMAR 185/1224 Share (AADHAAR NO. 7241 4373 9387 AND PAN: AVOPK6732C) SON OF SH. KRISHAN PAL R/O 1304, TOWER-4, ANSAL VALLY VIEW ESTATE, GURUGRAM FARIDABAD ROAD, GURUGRAM, HARYANA.**

hereinafter jointly called the "**VENDEES**" (which expression shall unless opposed to the context hereof mean and include all their legal representatives, administrators, executors, successors, survivors and assignees etc.) of the **OTHER PART**.

WHEREAS the **VENDOR** is the absolute and undisputed owner and in possession of agriculture land comprised in **Khewat/Khata No. 45/1, Rect. No. 14 Killa No. 9/2(6-16) Field 1** land measuring **6 Kanal 16 Marla** upto the extent of **197/408 share** which comes to **3 Kanal 5 Marla 6 Sarsai** situated in the revenue estate village **Adampur, Tehsil Wazirabad District Gurugram, Haryana**, (hereinafter called the said **PROPERTY**) by way of sanctioned mutation No. 1143.

AND WHEREAS the **VENDOR** hereto have agreed to sell its said property i.e. **3 Kanal 5 Marla 6 Sarsai** to the **VENDEE** for a total sale consideration a sum of **Rs.1,23,12,500/- (Rupees One Crore Twenty Three Lacs Twelve Thousand Five Hundred Only)** and the **Vendees** have 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 '**VENDEES**' does not include(s) any successors/assigns/subsidiaries in title to the **Vendees** other than the personal representatives of the **Vendees**.
- c. the '**Property**' means bearing agriculture land comprised in **Khewat/Khata No. 45/1, Rect. No. 14 Killa No. 9/2(6-16) Field 1** land measuring **6 Kanal 16 Marla** upto the extent of **197/408 share** which comes to **3**

Satish Yadav

Kanal 5 Marla 6 Sarsai situated in the revenue estate village Adampur, Tehsil Wazirabad 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 VENDEES HAS AGREED TO PURCHASE THE SAME ON THE FOLLOWING TERMS AND CONDITIONS:-

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 Vendees for and in full and final sale consideration of **Rs.1,23,12,500/- (Rupees One Crore Twenty Three Lacs Twelve Thousand Five Hundred Only)**. The Vendor have been received full and final sale consideration a sum of **Rs.1,23,12,500/- (Rupees One Crore Twenty Three Lacs Twelve Thousand Five Hundred Only)** from the Vendees in following manner:-

Ch./RTGS No.	Dated	Amount	Received from
BKIDR52019062600882025	26/06/2019	20,00,000/-	Krishan Lal
BKIDR52019062600884272	26/06/2019	20,00,000/-	Roop Sachdeva
004009	09/08/2019	10,00,000/-	Ashwani Kumar
004010	09/08/2019	10,00,000/-	Ashwani Kumar
004011	09/08/2019	10,00,000/-	Ashwani Kumar
004013	09/08/2019	8,15,625/-	Ashwani Kumar

Satish Yadav

140989	09/08/2019	10,52,500/-	Krishan Lal
141034	09/08/2019	10,93,750/-	Roup Sachdeva
	09/08/2019	22,27,500/-	Shiv Kumar Agarwal
		1,21,89,375/-	

Rs.1,23,125/- (Rupees One Lakh Twenty Three Thousand One Hundred Twenty Five only) as 1% TDS deposited direct to the income tax department by the VENDEE(s) as per their share as required by section 194-1A Of The income tax Act,1961 and consented to deduct by the VENDOR. Now nothing is due towards the Vendees in respect of the said property subject to following:

The validity of the present sale deed shall be subject to timely encashment of the all cheques as mentioned above in payment schedule. It is agreed between the parties and so recorded hereunder in writing that, in case, any of the above mentioned cheques are 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 PROPERTY, which shall be without prejudice to other legal rights, available to the VENDOR as per law.

2. That the Vendor has handed over actual vacant, physical and peaceful possession of the above said property comprised in **Khewat/Khata No. 45/1, Rect. No. 14 Killa No. 9/2(6-16) Field 1 land measuring 6 Kanal 16 Marla upto the extent of 197/408 share which comes to 3 Kanal 5 Marla 6 Sarsai situated in the revenue estate village Adampur, Tehsil Wazirabad District Gurugram, Haryana,** to the Vendees at the spot and the vendee have become the absolute owners and in possession and shall enjoy all the rights, title or interest for the same.
3. 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.
4. The Vendor shall indemnify the Vendees that the Vendor shall be responsible for

Satish Yadav

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.

5. The Vendor shall indemnify the Vendees of any cost, charges, penalties, interest, constraints, disturbances and whatsoever of that nature suffered/to be suffered by the Vendees out of any defects in the ownership title of the said property.
6. That Vendor also indemnifies the Vendees and undertakes to refund the full purchase consideration alongwith the stamp duty and any other incidental expenses to be incurred by the Vendees for any disturbance in occupancy or dispossession of the said property due to falseness or misstatement, either partially or full, made by the Vendor in its affirmation in this sale deed.
7. 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 Vendees will also be the entitled to get sanction mutation in revenue records in their name of the property mentioned in this sale deed.
8. That from this day onwards the Vendees 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.
9. That all the expenses like stamp duties and registration charges has been borne and paid by the Vendees.
10. That the Vendees can get mutated/transferred of the above said property in their favour as per their respective share mentioned hereinabove, in the revenue records on the basis of this sale deed or its certified true copy.

Satish Yadav

IN WITNESS WHEREOF the parties have set their respective hands and seal on these presents at the place and on the 9th day, August 2019 first above written in the presence of the following witnesses:

VENDOR

Satish yadav

For Pyramid Empires LLP

VENDEE

1. Krishan Lal *Singh*

2. Roop Sachdeva *Singh*

3. Shiv Kumar Agarwal *Agarwal*

4. Ashwani Kumar *Ashwani*

Witnesses:-

1 *[Signature]*

2 *[Signature]*

Mait
 MANISH KUMAR GUPTA
 S/o SH. R.K. GUPTA
 316, Jangpalli Vihar, Gurgaon
 Andhra No. 8503 2035 2890

