Sale of immovable Proporties



Indian-Non Judicial Stamp Haryana Government



Date: 12/09/2019

Certificate No.

G0L2019I1403

GRN No.

57193848



Stamp Duty Paid: ₹ 5250000

Penalty:

03

(Fig. Jave Trip) Seller / First Party Detail

Pioneer Urban land and infrastructure Limited

H.No/Floor: 3

Sector/Ward: 22

LandMark: Aurobindo marg

City/Village: Green park

District: New delhi

Phone:

00************

State: Delhi

Suyer / Second Party Detail

Pyramid City Projects lip

H.No/Floor: H38

Sector/Ward: 67

LandMark: Na

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone :

00******00

Purpose: Sala Dead

HE SEAL

The authenticity of this document can be verified

gh smart phone or on the website https://egrashry.nlc.in

10029

WAZIRABAD

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1. Type of Deed -

2. Village/city Name & Code

3. Unit Land

4. Type of LAND

5. Transaction Value

6. Stamp duty

7. E-Stamp No. & Date

8. E-Stamp issued by

Sale Deed

Adampur, Gurugram

20 Kanal 00 Maria

Agriculture

Rs.7,50,00,000/-

Rs.52,50,000/-

G0L2019I1403 /Dated: 12.09.2019

Government of Haryana

at Picager Green Land & Infrastructure Limited

(Khosoo)

For PYRAMID CITY PROJECTS LLP

Authorised Signatory

प्रतेष व:10029 Rent 13-00-2019 शीर सर्वथी विदर्भ HE ST THE SALE WITH IN MC AREA तहसीत/सब-सहस्रोत वशीयनाद वांबरशहर आदसप्र विषय जनगर अवन का विकास मृति का विवरण मृति करी 30 Kanar धन सबंधी विवस्प efft 75000000 avd कृत स्थान्य इन्हीं की प्रति 5250000 इनवे **FEFT # : (0120191403** स्टान्य की शांति 5250000 स्थव रजिस्ट्रेशम कीस की शक्ति 50000 प्रथत विदिय चुल्क 2 व्यव E Charge ST191650 Distilled By N.C. Yours Add

यह प्रतेश अञ्च दिनांक 13-08-2018 दिन शुक्रमार अभय 12:37:00 Purad बीजीमतीस्त्रमारी पाईतिवर अन्त्रत नेन्द्र इत्फास्ट्रस्मा हिः रहिः अभिन्न दे-27: बीज पार्क नई दिन्नीतानमधिः बुक्तर सामन्ताताः । विश्वासः सुवसा संजीवनम्य हेतु प्रस्तुत किया सम्बन्

इच्छक्त वंजेयत अधिकार्ध्य ततीराका

(Klasoo)

इन्ताबर प्रश्तुतबर्धा गर्वनिवर अखन तेन्त्र इन्कास्ट्रक्स कि. रहिट आफिस पे.22, ग्रीज सर्फ नई हिन्हीं

पत्तव में वर्णित क्षेत्र अनर वर वालीण आयोजना विभाग के अधिनियम 1975 की पाछ 7-य के जंतर्गत अधिवृधित है इतिनेत्र दस्तावंज का धर्जाकृत करने से पूर्व अविदित किमान व जनापति वसाण वर पास्त कर जिला नवा है।

प्रतेष में वर्गित क्षेत्र तमर एवं मानीज आयोजना विकास के अधिविधन 1928 की धारा 7-व के अतमेत अधिराणित नहीं है हरातिय दरमायेज को पंजीकृत करने से पूर्व नविधत विकास है असमिति एमान पर की आवश्यकता नहीं है।

STAN 13-08-2019 (CHASED' MEN D-22, Alle Hill HE STAND

अपायकृत पंजीवन शिक्तरी विज्ञासार ।

इराजकृत धरीयर ह

उपनीचन केताव की वीजाती क्ष्मारी विश्वतिक किया प्राप्तकहार एस एस वी २०० असव कुमार (1100) पूर्व असित है। प्राप्त प्रतिस से तक्यां को होनी वाली में मुस्तक तथा सामाहकर स्वीकार किया। प्रतिस के अनुसार ए रणवे की शक्ति विकासने मेर समात करने की तथा परिचा में किया में की प्रतिस असित में स्वीका की तथा परिचा में की प्रतिस असित में की प्रतिस असित मुख्यत से की मेर की मेर की मेर की मेर की मेर की मेर से मेर की मेर से मेर की मेर से मेर से मेर से मेर से मेर से मान की मेर से मे

Raise 13-09-2019



THIS Deed is made at Gurugram on this 12th day of September, 2019 SETWEEN 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 ALITHORISED 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 Kilia No. 12/2 (4-0), 13(8-0), 18(8-0) coming to total land measuring 20 Kanal 00 Maria 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 seld land measuring 20 Kanel 00 Maria 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.

of Monney Unben Land & Infrastructure Limited

Authorised Signalizes

For PYRAMID CITY PROJECTS LLP

Authorised Signatory

Reg. No.

Reg. Year

Back No.

10029

2019-2020







विकेता

केतर

मुवाह

उप/सर्वक्त पंजीयन अधिकारी

विक्रता :- Incu महिंद्र कुमार सास्ध्यामहार पाईजिवर अरवन सैन्ड इन्करास्ट्रस्थर सि. रजि. आफिस पै-22, बीन पार्क नई दिल्ली,

केला :- thru अजन कुमारOTHERपिरामिड सिटी पोजेक्ट्स एल एस

नवाह 1 :- सुमाध चन्द अरोरा वकील _

नवाह 2 :- अनिल कुमार <u>A</u>milH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रसंख क्रमांक 10029 आज दिनांक 13-09-2019 को वहीं में 1 जिल्द में 49 के पृष्ठ नं 121.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बड़ी संख्या 1 जिल्द नं 1356 के पृष्ठ संख्या 53 से 57 पर चिपकाई गयी। वह भी प्रमाणित किया जाता है कि इस दस्तादेज के प्रस्तुसकर्ता और सवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं |

दिनांक 13-09-2019

उप/सर्वृक्त पंजीयन अधिनारी



- the 'Land' means Agriculture land 20 Kanal 00 Maria, situated in the revenue estate of village: Adampur, Sub Tehsil: Wazirabad, District: Gurugram, Haryana more fully described hereinabove.
- 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.
- 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.
- save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- passession 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:-

 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 | and the state of t | | |
| 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 | |
| 800000 | 09.03,2020 | 90,00,000/- | Kotak Mahindra Bank Limited | |
| - | 0.0000 | 30,00,000/- | Kotak Mahindra Bank Limite | |

of Pigager Urbon Land & Internation Limited

Antoniad Squary

For PYRAMID CITY PROJECTS LLP

utherised Signatory



| 000009 | 09.03.2020 | 90,00,000/- | Water Market |
|--------|------------|---------------|-----------------------------|
| 000010 | | | Kotak Mahindra Bank Limited |
| - | 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 Vendoe 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.
- 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

of Penner Urban Land & Infrastructure Limited

Addahad Squeery

For PYRAMID CITY PROJECTS LLP

Authorised Stanetory



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 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 the 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 bone 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

afted them er Piercer Grben Land & Infractructure Limited

Acupcate

Courts, Gurgaon

M/S Pioneer urbiff initiatied Infrastructure Limited

2.VENDEE For PYRAMID CITY PROJECTS LLP

uthorised Signatory

M/s Pyramid City Projects LLP

WITNESSES:

.C. ARGRA. ABVOCATE ISTT COURTS: GURGAON Adhaar No. 8312 1438 1712 PAN No. CCAPA6675H

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

E-CHALLAN 500 Code: 0167 Condition Colo Government of Haryana 19-09-2019 (Cash) 13-09-2019 (Chq./DO) Valid Upto: GRN No.: 0067191660 Dala: 12 Sep 2019 12:45:19 0367-NAIS TEHSILDAR WAZIRABAD Office Name: Treessay: Gurgeon Period: (2019-20) One Time Hoad of Account Attpatini 0030-03-104-97-51 Pasting Faces 50000 0030-03-104-99-51 Fees for Registration 0 PD AcNo 0 Deduction Amount: * Total/Net Amount: 3 F Fifty Thousands Five Rupees Tenderer's Detnill GPF/PRAN/TINIACE, no./VehicleNo/Todd:-PAN No: Tenderer's Name: Pyramid City Projects LLP HI38 GROUND FLOOR MICK WHITE Address: HOUSE SECTOR 57 GURLIORAM HARYANA - 122002 Particulars: Registration and Pasting Face Cheque-DD-Detail: Depositor's Signature FOR USE IN RECEIVING BANK Bank CIN/Ref No: Payment Date: 000150901648012092019 12/09/2019 Bank: SBI Aggregator Status: Succesa

E - CHALLAN AGE DIEPE Copy DDD Code: 0397 **Government of Harys** 19-09-2019 (Cash) 13-09-2019 (Chq./DD) Valid Upto: Date: 12 Sep 2019 12:45:19 GRN No.: 0087191850 Cheque-DD-Detail: Depositor's Signature FOR USE IN RECEIVING BANK Bank CIN/Ref No: Payment Date: 000150901848012092019 12/09/2019 SBI Appregator Bank: Stehre: Success



^{*} Note: -> Depositor should approach treasury for judicial atamps etc. after verifying successful/ Account Prepared status of this chaften at 'Verify Chaftan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of chaque / DD.

Sele of Immovable Properties



Indian-Non Judicial Stamp Haryana Government



Date: 15/06/2019

Certificate No.

G0O2019F829

GRN No.

48336600



Penalty: (Ro. Zwa Ordy)

Stamp Duty Paid: ₹ 1785000 ₹0

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

Phone:

00*****00

State:

New delhi

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

HE SEAL O

The authenticity of this document can be verified by scanning this Of Cotte Through smart phone or on the website https://egrashry.nic.in

SALE DEED

1. Type of Deed

Sale Deed

Village/city Name & Code :

Adampur, Gurugram

3. Unit Land

06 Kanal 16 Marla Salam

4. Type of Property

Agriculture

Transaction Value

Rs. 2,55,00,000/-

6. Stamp duty

Rs.17,85,000

7. E-Stamp No. & Date

G0O2019F829 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



प्रतेष स:4894 दिजांब: 18-03-2019 श्रीप्र समंत्री विवर्ण बीड का साम SALE WITH IN MC AREA तहसील/स "लहसील वजीराबाद गांव/शहर आदमपुर स्थित आदमपुर मतह का विवरण भूमि का विवरण 5 Kenel 16 Mate भूति भारति धन सबंधी विवाध nि 25500000 रूपने श्रस स्टामप इस्टी की गामि 1785000 प्रथम स्टारम की राशि 1785000 अपने FEBRUAL: 92020196829 पेरिटेंग हुन्क 3 क्ष्पर्श विनारेक्टन कील की गणि 60000 करने EChillenni8441197 Districtly S.C. Jone, Adv. Service Charge [M.]

् ५तंत्र अस्त दिनोक १४-06-2018 दिन संगतमार नागप ४.७८:०० १५४ यसे भीभीनतीम्बुसारी पाईकीयर प्राप्त तैन्य इन्यवास्ट्रमण नि. एति. वर्षित २-२२, तीन सम्मे नई दिस्तीवता महेन्द्र मुखर मास्ट्रासार विशेष्ठ द्वार पंजीवरण हेतु प्रस्तुत किया गया ।

उपासकृत पंजीयन अधिकारी (वजीराबाद)

इस्ताधर परसूतकर्ता

पांतिका अरबत संबंध प्रिकेशनकृतकार हिर्दे शक्ति आफिश है-22, बील पासे भई दिल्ली

Course of the

प्रतिदा में पनिंदा क्षेत्र कार को खातील आबोजना विभाग के अधिनिकन 1975 की पास 7-व के अंतर्यत अधि धुवित है इसलिय तस्तानिज की नतीकृत करते से पूर्व अविधित विभाग से अनामस्ति प्रभाग पत्र करता कर किया क्या है।

प्रत्यं ते शक्ति, श्रेष्ठ तयर एवं वाजील अध्योजना विभाव के अधिनियंत्र 1975 की भाग 7-ए के अलगेत अधि पृष्टिन तो। व इसनिय देशताने ज से पंजाबत बहते हें पून करेपित विभाग से अनापतित प्रमाण पर की आवश्यकता नहीं हैं।

SH# 18-05:2018

पाईक्वियर अस्यम अन्त क्रम्फसरदुक्कर सिट्निक, आफिक्न मे-३८, बीन पार्क नई दिल्ली

VAZIRASA

उपराम्भर पंजानन अंत्रिक्ति (बेजीतबाद)

उपनीदन केताव श्रीश्वीमाधिष्युमारी जिल्लामिक पन्निद्देश एक एक पी काल सुनीत बुगार () आहे. पूर , हानित है । वरपून वर्नेद्ध के लावों की होंगा पत्नी में कुनकर लगा कालकार क्लीकार किया । प्रमेख के अनुसार () कपदे की होती विक्रतान मेर मनका केता को जटा की तथा पत्नीय में अधिन अधिम अटा की गई रावि के सेन दम को स्वीकार किया होती बची की पहचान श्रीश्वीमतीखुआरी बुशाय कर अटीन प्रकीत पिता — विवाली वृत्यान व कोश्वीमतीखुआरी अभिन कुमार पिता दमा राग निवाली बेदता सीहता में की । व्याप्ती तथा कर सम्बद्धारास्त्रीयदक्त के रूप में जानने हैं सभा वह साथी तथा की पहचान करता है ।

PENER 15-06-2019

उग्रसकृत पंजीवल अधिकारी(नेजीएकद)

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. 14Killa No. 9/2(6-16)land measuring 06Kanal 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 Maria to the VENDEE for a total sale consideration a sum of Rs.2,55,00,000/- (Rupees Two Crores FiftyFive Lakhs Only) and the Vendee has agreed to purchase the same on the following terms and conditions:-



Reg. No. 4694

Reg. Year

Book No.

2019-2020



विकेता





उप/सर्युक्त पंजीयन अधिकारी

विकेता :- thru महेन्द्र कुमार मारू THER पाई हिम्बूर् अरबन हैं हन्करास्ट्रक्चर लि. रजि. आफिस ऐ-22, ग्रीन पार्क नई दिल्ली_

क्रेता :- tiru सुनील कुमारOTHERपिरामिड एम्पिरेस एल एल पी

गवाह 1 :- सुभाष चन्द अरोरा वकील

गवाह 2 - अभिन्न कुमार

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4694 आज दिनांक 18-06-2019 को वहीं 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 अंगुठा मेरे सामने किये हैं |

दिनांक 18-08-2019

उप/सर्वेक्त पंजीयन अधिकारी(वजीराबाद)



NOW VENDOR HAS AGREED TO SELL ABOVE SAID LAND AND THE VENDEE HAS AGREED TO PURCHASE THE SAME ON THE FOLLOWING TERMS AND CONDITIONS:-

- Definition and interpretation in this Sale Deed :
 - a. the 'Vendor' includes the real owners of the said property.
 - the 'Property' means Agriculture land 06 Kanal 16 Marla, situated at the revenue estate of village Adampur, Sub Tehsil Wazirabad , District Gurugram, Haryanamore fully described hereinabove.
 - 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.
 - 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.
 - 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.
- 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





- 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.
- 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.
- 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.
- 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.





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:

S.C. ABORA Advocate Dist Courts, Gurgaon

VENDORS

Limited

Gungrant

M/S Pioneer urban land and Infrastructure

VENDEE

Gener

Pyramid Empires LLP

WITNESSES:

ARORA ABYOCATE
STT COURTS, GURGAON
Adiabat No. 6312 1438 1712
ANN No. CCAPA6675H

Anii Kuma, Sio Sh. Daya Ram

V.F.O. Mhorrs, Teh. Sohna, Distt. GGAL

DDO Code: 0384 E - CHALLAN Candidate Copy Government of Haryana Valid Upto: 25-06-2019 (Cash) 19-06-2019 (Chc./DD) GRN No.: 0048441197 Diata: 18 Jun 2019 11 50:49 Office Name: 0364-SDM GURUGRAM Treasury: Gurgaan Period: (2019-20) One Time Head of Account Amount 0030-03-104-97-51 Pasting Fees 0030-03-104-99-51 Fees for Registration 50000 PD AcNo Deduction Amount: Đ Total/Net Amount: 50005 ₹ Fifty Thousands Five Rupees Tenderer's Dotall GPF/PRAN/TIN/Actt, no./VehicleNo/Taxld:-Tenderer's Name: PYRAMID EMPIRES LLP Address H 38 GROUND FLOOR M2K WHITE HOUSE SECTOR 57 GURUGRAM -Particulers: Pasting and Registration Fees for Sale Deed Cheque-DD-Delait: Depositor's Signature FOR USE IN RECEIVING BANK Bank CIN/Ref No. 000150905899418062019 Payment Date: 18/06/2019 Sank S8I Aggregator Status Success

000 Code: 0364 E - CHALLAN AG/ Dept Copy Government of Haryana Valid Upto: 25-06-2019 (Cash) 19-06-2019 (Chq./DD) al Secretariat, Gurgada (Haryana) 49 Book No. 2 52742 Date 18-6-19 Received with thanks from... Rs. Five Hundred only on account of Computer Service Charges for Haryana Registration Information System (HARIS) Project. Type of Deeds Service Charge All Types of Cancellations, will Award. (In Rs.) Agreement, Any Other. 500/-Sale, Conveyance, Gift, exchange, degree or order of Court. Lease Surrender of Lease. Deed of divorce, Dead 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 Chequil-DCI-Detail: Depositor's Signature FOR USE IN RECEIVING BANK Bank CIN/Ref No: 000150905899418062019 Payment Date: 18/06/2019

SBI Aggregator

Success



Bank

Status:

^{*} Note :-> Depositor should approach treasury for judicial stamps etc. after varifying auccessful/ Account Prepared status of this challen at "Verify Challen" on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DO.

Sale of Immovable Properties



Indian-Non Judicial Stamp Haryana Government



Date: 08/08/2019

Certificate No.

G0H2019H2017

GRN No.

56092836



Stamp Duty Paid: ₹ 1000

Penalty:

Seller / First Party Detail

Name:

Pyramid Empires Llp

H.No/Floor; H38

Sector/Ward: 57

LandMark: M2k white house

(Re Javo Gray)

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone:

981100240



Buyer / Second Party Detail

Name:

Krishan Lal

H,Na/Floor: 3190

Sector/Ward: 7

LandMark: Near gujju mall bhawan

City/Village: Gurudev nagar

District: Ludhiana

State:

00*****00 Phone:

Punjab

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

Purpose: Sale Deed

hule

The authenticity of this document can be verified by scanning this CrCode Through smart phone or on the website https://egrashry.n/c.in.

Type of Deed

Village/city Name & Code Type of Property

Area

Covered Area

Transaction Value 8. Stamp duty

9. E-Stamp No. & Date 10. E-Stamp Issued by

Sale Deed

Adampur, Gurugram

Agriculture Land

3 Kanal 5 Marla 6 Sarsai

NIL

Rs.1,23,12,500/-

Rs.1000/-

G0H2019H2017/08.08.2019

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. Sodiem Yaday, vide Authority Letter/Board Resolution dated 9. 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.

Shishyadar

प्रतेख न:8138

दिलांक:09-08-2019

ग्रीड सबंधी विकरण डीड का नाम SALE WITH IN MC AREA

तहसील/सम-तहसील राजीसमाद

गांद/शहर जादमपुर

स्पित आदमपुर

अवल का विकरण

भूमि का विवरण

कृषि भारी

3 Keine 5/5 Marts

धन सर्वधी विवरण

गणि १२३१२५०० स्पर्ध

कुम स्टाक्ष्य हुन्द्री की राजि ड61875 स्पर्ध

स्टाप्य में : g0h2019h2017 रजिन्द्रेशन शीस की रामि 50000 स्पर्ध

स्टारम की राशि 1000 रपये

ECtetar:48338873 पेरिटेंग सुरुष ३ शतरे

DeficiencyStumpnuc g0(2015)+14(s) Drafted By: Self

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Duffciency/unt: %51000 Service Charge: 200

यह वलेक आर दिशांस 09-08-2019 दिल शुक्रवार समय 5:49:00 PM यते भी/श्रीमरो/कृमणी MIS PYRAMID EMPIRES III.P HAVING FIS RECEISTERED OFFICE AT H. SEINNETHER SECRETHER SHOTE OFF SE Ground Phoer M2K, white House \$7 Gumgrato 2011 trafferor \$17 पस्तुत किया गवा ।

उप/सयुक्त पंजीयन जी

MIS PYRAMED EMPIRES LEP HAVING ETS REGISTERED OFFICE AT H. IN

पतिक में वर्णित सेंच तामर एवं वर्जीण आबोजना विमान के अधिनियम १९८५ में धार १-ए के अंतर्गत अधिनृधित है इस्तिन दस्तावेन सं वंजीकृत करने से एवं स्वयंपित विभाग से अक्सपति प्रमाण यह प्राप्त कर लिखा तथा है |

प्रमेख में वर्गित क्षेत्र तथर एवं मामीण आयोजना विभाग के अधिनियत 1875 मी घरा 7-ए के अंतर्गत अधिसूचित गई। है इसेलिए दस्तावेत को पंजीकृत करने से पूर्व संपंचित विसान से अवापति प्रमाण पत्र की आधावकता नहीं है।

MIS PYRAMED EMPIRES LLP HAVING ITS REGISTERED OFFICE AT H. 18

उपारमक्ता प्रजीवस्त्र अ

उपरोक्त केलाव औ/बीमतो/कुमारी कृष्ण जान पुत्र आना राम रूप संपर्दया पुत्र कृषण स्वतं तिव कुमार असागास पुत्र विकास दास असागी कुमार काम सुरपीत मिहराइ।इडर पुर कुम्म पाल झजिर है । परनुत प्रतेष के तथ्यों को दोनी वक्षों ने मुनकर तथा समझकर स्थीपनर किया । प्रतिप के अनुसार 0 रुपने भी गरिंदे विक्रेयानों होरे समक्ष केला को जादा भी तथा प्रतिय से वर्णित अधिक अदा की मई दानि के तेन देन की स्वीवरर निवा होनी वर्श्त की पहचान की/श्रीमली/कुमारी S.C.Arora Adv पिता ----- विद्याली Garagram प औ/श्रीमली/कुमारी Mastell Kastar Gapta दिला ह K Oupus निवासी 216, Saratweit Viltar, Geregram र 🚳 👔

माधी में। ओ हम नम्बदार/अधिकान के रूप से जरूरी है तथा यह खंखी में।7 की पहलात करता है |

Zette: 09-08-2019

Sale of Immovable Properties



Indian-Non Judicial Stamp Harvana Government



Date: 09/08/2019

Cartificate No.

G0I2019H1406

GRN No.

56115542



Stamp Duty Paid: ₹ 861000

Penalty: Pik Sele Drigt

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:

Harvana

Phone:

98*****40

Buyer / Second Party Detail



Name:

Krishan Lal

H.No/Floor: 3190

Sector/Ward: 7

LandMark: Near gujju 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 OrCode Through smart phone or on the website https://egnaphy.nic.in

AND

- MR. KRISHAN LAL 148/1224 Share (AADHAAR NO. 5216 2854 (1) 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.**
- MR. ROOP SACHDEVA 150/1224 Share (AADHAAR NO. 7658 1939 (2)1208 AND PAN: AFIPS6795K) SON OF SH. KRISHAN LAL SACHDEVA R/O B-20-3190, GURDEV NAGAR LUDHIANA, PUNJAB-141601.
- MR. SHIV KUMAR AGARWAL 108/1224 Share (AADHAAR NO.7242 (3)7115 8343 AND PAN: ABMPA2864M) SON OF MR. KISHAN DASS

Sais RM Yadow

Reg. No.

Reg. Year

Book No.

8138

2019-2020







केला



गवाह

उप/सयुंक पंजीयत अधिकारी

विकेता :- thru सतीश चादवOTHER M/S PYRAMID EMPIRES LLP HAVING ITS

REGISTERED OFFICE AT H 38 Satish ya da U

क्रेता :- कृष्ण लासरूप सचदेवाशिय कुमार अग्रवालकार्ण गुरक्रीतः स्क्रिंOTHERअश्वनी

granz Stagon

गवाह ! :- S C Arora Adv

गवाह 2 :- Manish Kumar Gupta

Marif

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8138 आज दिलांक 09-08-2019 को वही ने 1 जिल्द ने 47 के पृष्ठ में 48.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त वहीं संख्या 1 जिल्द ने 1276 के पृष्ठ संख्या 5 से 5 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तायेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्साक्षर/निशान अंगूठा मेरे सामने किये हैं |

दिनांक 09-08-2019

उप/सर्युक्त वंजीयन जिल्लाम 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 Maria upto the extent of 197/408 share which comes to 3 Kanal 5 Maria 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.
- 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

Sallow Yadow

The state of the s

Kanal 5 Marla 6 Sarsai situated in the revenue estate village Adampur, Tehsil Wazirabad District Gurugram, Haryana.

- words importing the masculine gender include the feminine and the neuter and vice versa.
- 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.
- save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- 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 |

Saight Jadan

| 140989 | 09/08/2019 | 10,52,500/- | Krishan Lal | |
|--------|------------|---------------|-----------------|-------|
| 141034 | 09/08/2019 | 10,93,750/- | Roop Sach | deva |
| | 09/08/2019 | 22,27,500/- | Shiv Agarwal | Kumar |
| | | 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

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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.

- 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.
- 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.
- 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.

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the parties of the contract of

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

For Pyramid Empires LLP

VENDEE

1. Krishan LaL

2. Roop Sachdev

3. Shiv Kumar Agarwal

4. Ashwani Kumar

Witnesses:

1

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S/O SH. R.K. OLIPTA 16, Seraswall Viller, Gurgaon 4 have No. 6303 2025 2800

