



Certificate No. G002021A1203

Stamp Duty Paid : ₹ 8205500  
(Rs. Only)

GRN No. 71280364



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Prolific propbuild llp

H.No/Floor : D53

Sector/Ward : 76/2

LandMark : Cement wali gali swarn park

City/Village : Mundka

District : Delhi

State : Delhi

Phone: 98\*\*\*\*\*92

**Buyer / Second Party Detail**

Name : Copious realtors Private Limited

H.No/Floor : G2

Sector/Ward : Ndm-2

LandMark : Netaji subhash place

City/Village : Delhi

District : Delhi

State : Delhi

Phone : 98\*\*\*\*\*92

Purpose : NON JUDICIAL STAMP FOR SALE DEED

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>**SALE DEED**

- |                            |   |   |
|----------------------------|---|---|
| 1. Type of Deed            | : | Sale Deed                               |
| 2. Village                 | : | Badha, Tehsil Manesar District Gurugram |
| 3. Unit Land               | : | 30 Kanal 5 Marla Salam                  |
| 4. Type of Property        | : | Agriculture Land                        |
| 5. Transaction Value       | : | Rs.11,72,18,750/-                       |
| 6. Stamp duty              | : | Rs.82,05,500/-                          |
| 7. Stamp Certificate No. : |   | G002021A1203                            |
| 8. Stamp GRN               | : | 71280364                                |
| 9. Registration Fee        | : | Rs.50,003/-                             |
| 10.Registration GRN No.:   |   | 71280880                                |

THIS Deed of absolute sale is made at Tehsil Manesar, District Gurugram on this 18<sup>th</sup> day of January, 2021

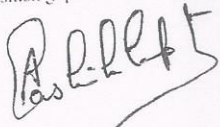
**FOR PROLIFIC PROPBUILD LLP****Partner/Author Sign.**

प्रलेख नः5556


दिनांक:18-01-2021

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	स्थित Badha
तहसील/सब-तहसील Manesar	गांव/शहर बदा बदा बदा बदा
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	अन्य क्षेत्र
पता : Badha	
भवन का विवरण	
भूमि का विवरण	
कृषि चाही	29 Kanal 25 Marla
धन संबंधी विवरण	
राशि 117218752 रुपये	कुल स्टाम्प ड्यूटी की राशि 8205312 रुपये
स्टाम्प नं : g0o2021a1203	स्टाम्प की राशि 8205500 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	पेस्टिंग शुल्क 3 रुपये
	Challan:71280880
	Service Charge:200
Drafted By: ashok kumar sharma adv ggm	

यह प्रलेख आज दिनांक 18-01-2021 दिन सोमवार समय 12:45:00 PM बजे श्री/श्रीमती/कुमारी मैसर्स प्रोलिफिक प्रोपबिल्ड एल एल पी thru Aashish gupta OTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

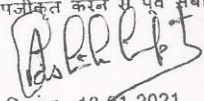


हस्ताक्षर प्रस्तुतकर्ता  
मैसर्स प्रोलिफिक प्रोपबिल्ड एल एल पी

  
उप/संयुक्त पंजीयन अधिकारी (Manesar)  
राव रजिस्ट्रार  
मानेसर (मुडगाँव)


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

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




दिनांक 18-01-2021

मैसर्स प्रोलिफिक प्रोपबिल्ड एल एल पी

  
उप/संयुक्त पंजीयन अधिकारी (Manesar)  
राव रजिस्ट्रार  
मानेसर (मुडगाँव)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी MS COPIOUS REALTORS PRIVATE LIMITED thru SOURABH GUPTA OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 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 ASHOK KUMAR SHARMA पिता --- निवासी ADV GGM व श्री/श्रीमती/कुमारी PARDEEP KUMAR पिता ROSHAN LAL निवासी 33 B 2ND FLOOR NEAR CORNER SWEET RAMESH NAGAR DELHI ने की।  
साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 18-01-2021

  
उप/संयुक्त पंजीयन अधिकारी (Manesar)  
राव रजिस्ट्रार  
मानेसर (मुडगाँव)

**BETWEEN**

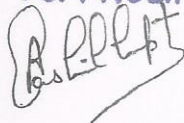
**M/S PROLIFIC PROPBUILD LLP** (LLPIN: AAS-5689 PAN: AAYFP7042B), a Limited Liability Partnership Firm duly incorporated under LLP Act, 2008, having its Registered office at Plot No. D 53, Khasra No. 76/2, Cement Wali Gali, Swarn Park, Mundka, New Delhi - 110041 through its Authorised Signatory Mr. Aashish Gupta S/o Sh. Suresh Kumar Gupta (Aadhar No. 432004512260) who is authorized vide Resolution passed by its Partners in the meeting held on 15/01/2021, (Copy of the said Resolution is attached herewith as Annexure-1), hereinafter referred to as Vendor” (which expression shall unless repugnant to the context and meaning hereof mean and include them and their respective heirs, legal representatives, administrators, executors and assignees etc.) of the **FIRST PART;**

**AND**

**M/S COPIOUS REALTORS PRIVATE LIMITED** (CIN: U74899DL1998PTC093540 PAN: AAACL4804A), a Company incorporated under the provisions of Companies Act 1956/2013 and having its Registered office at G-2, NDM-2, Plot No. D-1,2,3, Netaji Subhash Place, Delhi - 110034 through its Authorised Signatory Mr. Sourabh Gupta (Aadhar No. 4827 7493 7727) S/o Sh. Arun Gupta who is authorized vide Resolution passed by its Partners in the meeting held on 15.01.2021, Copy of the said Resolution is attached herewith as Annexure-III), hereinafter called the “VENDEE” (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, legal representatives, administrators, executors and assignees etc.) of the **SECOND PART;**

WHEREAS the Vendor is the owner in possession of the Agricultural Land admeasuring 30 Kanal 5 Marla Salam in the following manner:

**For PROLIFIC PROPBUILD LLP**



**Partner/Author Sign:**

Reg. No.

Reg. Year

Book No.

5556

2020-2021

1



विक्रेता

क्रेता

गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- thru Aashish gupta OTHER मैसर्ज प्रोलिफिक प्रोपबिल्ड एल एल

पी Ashish Gupta

क्रेता :- thru SOURABH GUPTA OTHER MS COPIOUS REALTORS PRIVATE LIMITED Sourabh

गवाह 1 :- ASHOK KUMAR SHARMA Ashok

गवाह 2 :- PARDEEP KUMAR Pardeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5556 आज दिनांक 18-01-2021 को बही नं 1 जिल्द नं 272 के पृष्ठ नं 177 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1202 के पृष्ठ संख्या 61 से 63 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 18-01-2021



उप/सयुंक्त पंजीयन अधिकारी (Manesar)

Pr  
सब रजिस्ट्रार  
मानेसर (गुडगाँव)

- (i) Agricultural Land admeasuring 15 Kanal 9 Marla comprises in Khewat No.467/1, Khata No.472, Rectangle No.9, Field No.16/3(2-16), 24/2(4-3), 25/1/1(4-7), Khewat No.362/3, Khata No.367, Rectangle No.9, Field No.16/2(3-1), Khewat/Khata No.308/312, Rectangle No.9, Field No.25/2/1(1-2), all situated within the revenue estate of village Badha, Tehsil Manesar District Gurugram (Haryana) vide Mutation No.3397 dated 15/01/2021.
- (ii) Agricultural Land admeasuring 14 Kanal 16 Marla comprises in Khewat No. 445/3 Khata No.450, Rectangle No. 9 Field No. 14/2(3-6), 15(8-0), 16/1(2-0), 17/1(1-10) all situated within the revenue estate of village Badha, Tehsil Manesar District Gurugram (Haryana) vide Mutation No.3396 dated 15/01/2021.

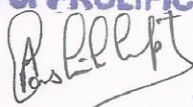
AND WHEREAS the VENDOR to meet up the lawful needs and necessities of business and future development of the business, herein being desirous of selling the said land, have decided to and offered to convey, transfer, by way of absolute sale in favour of the VENDEE, the said land as described above and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances or any other things after due consultation, permission and at the instance of its Board of Directors and the VENDEE after due consultation, permission and at the instance of its Partners has agreed to purchase the said land for a total mutually agreed sale consideration of Rs.11,72,18,750/- (Rupees Eleven Crore Seventy Two Lac Eighteen Thousand Seven Hundred Fifty Only) on the following terms and conditions:-

Definition and interpretation

In this deed:

- i. the 'VENDOR' means and includes the owner in physical, vacant & peaceful possession of the said Land.

**FOR PROLIFIC PROPBUILD LLP**



**Partner/Authorized Signatory**

- ii. the 'Said Land' means Agricultural Land admeasuring 30 Kanal 5 Marla Salam in the manner i.e. (i) Land admeasuring 15 Kanal 9 Marla comprises in Khewat No. 467/1, Khata No. 472, Rectangle No. 9, Field No. 16/3(2-16), 24/2(4-3), 25/1/1(4-7), Khewat/Khata No. 362/367, Rectangle No. 9, Field No. 16/2(3-1), Khewat/Khata No. 308/312, Rectangle No. 9, Field No. 25/2/1(1-2); and (ii) Land admeasuring 14 Kanal 16 Marla comprises in Khewat No. 445/3, Khata No. 450, Rectangle No. 9, Field No. 14/2(3-6), 15(8-0), 16/1(2-0), 17/1(1-10) all situated within the revenue estate of village Badha, Tehsil Manesar District Gurugram (Haryana).
- iii. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- iv. Words imparting the singular include the plural and vice versa.
- v. References to persons include bodies corporate and vice versa.
- vi. 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.
- vii. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- viii. Possession means actual vacant, peaceful and physical possession of the said land.

**AFFIRMATION AND REPRESENTATIONS BY THE VENDOR**

WHEREAS the VENDOR affirmed, represented, assures the VENDEE that the said land:

- i. Vendor is the absolute owner(s) and in actual physical, vacant & peaceful possession in the Agricultural Land admeasuring 30 Kanal 5 Marla Salam in the manner i.e. (i) Land admeasuring 15 Kanal 9 Marla comprises in Khewat No. 467/1, Khata No. 472, Rectangle No. 9, Field No. 16/3(2-16), 24/2(4-3), 25/1/1(4-7), Khewat/Khata No. 362/367, Rectangle No. 9 Field No. 16/2(3-1), Khewat/Khata

**FBI PROLIFIC PROPBUILD LLP**

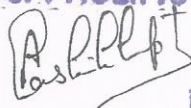
*[Handwritten Signature]*

Partner/Autht. Sign.

No. 308/312, Rectangle No. 9, Field No. 25/2/1(1-2); and (ii) Land admeasuring 14 Kanal 16 Marla comprises in Khewat No. 445/3 Khata No. 450, Rectangle No. 9, Field No. 14/2(3-6), 15(8-0), 16/1(2-0), 17/1(1-10), all situated within the revenue estate of village Badha, Tehsil Manesar, District Gurugram (Haryana) vide Mutation Nos. 3397 & 3396 both sanctioned dated 15.01.2021.

- ii. The VENDOR has good, clear and legally marketable title of the said Land and the said Land is possessed by the VENDOR having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- iii. The said Land is free from any charges or encumbrance such as prior sale, will, exchange, mortgage, gift, lien, lease, collaboration, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition etc.
- iv. The said Land is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.
- v. That there are no dues, outstanding claims, demands penalties, etc. on the said Land for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- vi. The said Land does not have any warehouse, cattle live stock, rising of grass and is purely an agriculture land and has been entered in the records of the appropriate authority accordingly.
- vii. The said land has not been notified under the provisions of the Land Acquisition Act, 1894 or under The Right To Fair Compensation And Transparency In Land Acquisition, Rehabilitation And Resettlement Act, 2013 either for the planned development by the Government and/or any other authority or for any other purposes.

**FOR PROLIFIC PROPBUILD LLP**



Partner/Au(Pl. Sign)

- viii. The said Land is not subject of any execution of General or Special Power of Attorney, mortgage, transfer, assignment, collaboration and encumbrance by the VENDOR in favour of any other person prior to the date of execution of this present Sale Deed.

AND WHEREAS the VENDEE has carried out the due diligence of the said Land and is fully satisfied with the title and rights of the Vendor in the said Land and as such have agreed to purchase the said Land on the following terms and conditions:

**NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-**

1. That the Vendor herein being desirous of selling the said land has decided to hereby grants, conveys, transfers by way sale, the said land and assign unto and in favour of the VENDEE and every part thereof together with the rights, titles and interests therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances or any other things and the VENDEE has agreed to purchase the said land for a total sale consideration of **Rs.11,72,18,750/- (Rupees Eleven Crore Seventy Two Lac Eighteen Thousand Seven Hundred Fifty Only)**. The VENDEE has paid the said sale consideration as per below details :

Amount (Rs.)	Ch. No.	Dated	Drawn on
1,00,00,000/-	000101	15.01.2021	IDBI BANK ROHINI DELHI
1,00,00,000/-	000102	15.01.2021	IDBI BANK ROHINI DELHI
1,00,00,000/-	000103	15.01.2021	IDBI BANK ROHINI DELHI
1,00,00,000/-	000104	15.01.2021	IDBI BANK ROHINI DELHI
1,00,00,000/-	000105	15.01.2021	IDBI BANK ROHINI DELHI
1,00,00,000/-	000106	15.01.2021	IDBI BANK ROHINI DELHI
1,00,00,000/-	000107	15.01.2021	IDBI BANK ROHINI DELHI
1,00,00,000/-	000108	15.01.2021	IDBI BANK ROHINI DELHI
1,00,00,000/-	000109	15.01.2021	IDBI BANK ROHINI DELHI
1,00,00,000/-	000110	15.01.2021	IDBI BANK ROHINI DELHI

**For PROLIFIC PROPBUILD LLP**

*[Handwritten Signature]*

**Partner/Auth.Signt.**



1,00,00,000/-	000111	15.01.2021	IDBI BANK ROHINI DELHI
63,39,609/-	000112	15.01.2021	IDBI BANK ROHINI DELHI
8,79,141/-	has been deducted by the VENDEE @0.75% of total sale consideration as TDS under provisions of Income Tax Act, 1961		

The Vendor hereby acknowledges the receipt of entire sale consideration. Now nothing remains due towards the VENDEE.

2. That the total sale consideration of a sum of Rs.11,72,18,750/- (Rupees Eleven Crore Seventy Two Lac Eighteen Thousand Seven Hundred Fifty Only), as aforementioned is paid by the VENDEE to the Vendor. The Vendor hereby confirms that full and final sale consideration has been received from VENDEE and now nothing is due from the VENDEE on account of sale consideration. The sale consideration includes the cost of tube-well, electricity connection, trees, boundary wall, etc.
3. The VENDOR being the absolute owner in physical, vacant & peaceful possession of the said land and has a clear and unencumbered title of it and is in actual physical possession of the entire above said land, hereby handover the possession of the land sold under this sale deed to the VENDEE. The VENDEE hereby confirms the receipt of the actual physical possession of the said Land from the VENDOR.
4. That the said land is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, collaboration, demand, and acquisition proceedings by Government/third party or in any other manner whatsoever and in case it be found otherwise at any point of time, the Vendor shall discharge the same from and out of his own funds and keep the VENDEE indemnified at all times. That the Vendor hereby confirms to the VENDEE that the Vendor has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the

**For PROLIFIC PROPBUILD LLP**

*[Handwritten Signature]*

**Partner/Auth. Sign.**

said land hereunder up to the date of execution of the present Sale Deed and thereafter the same shall be borne and paid by the VENDEE. If any arrears are found related to the earlier period prior to execution of the present Sale Deed, the same shall be discharged and paid by the Vendor.

5. That on the basis of this Sale Deed, the VENDEE is entitled to get the said Land mutated in its own name in the revenue record and also with other concerned authorities to which the Vendor shall have no objection and shall not raise any objection. The Vendor hereby confirms to assist and support the VENDEE in the mutation process.
6. That the Vendor has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the said Land which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the said land in favour of the VENDEE.
7. That the VENDEE has agreed to purchase the said land on the basis of assurances and representation made herein by the Vendor with regard to the title of the said land, in case it is proved otherwise the Vendor shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE. The Vendor further declare and undertake that, if at any time hereafter, any claim/ demand/ right/ interest is made/ claimed/ raised on the land sold herein by it and affirmations and declarations made by it in the Sale Deed and on account of the same the VENDEE suffers/incurs any losses, demands, claims, damages, penalties, costs etc., then the Vendor shall be liable to make good the said losses, demands, claims, damages, penalties, costs etc. including legal costs (without limitation) to the VENDEE. The Vendor further

**FOT PROLIFIC PROPBUILD LLP**

*[Handwritten Signature]*

**Partner/Auth. Sign.**

agrees to indemnify the VENDEE in case of any legal or other proceedings by any authority for any violations relating to the said land till the execution of this sale deed.

8. That the Vendor has handed over all the original documents related to the said Land viz. Sale Deeds, Certified Copies of Mutations, Certified Copy of Fard, Jambandi or other concerned documents and the VENDEE hereby confirms the receipt of the same.
9. That all charges and expenses for the transfer of the said Land i.e. stamp duty, registration charges etc. with respect to the present Sale Deed shall solely be borne by the VENDEE.

**THE VENDOR HEREBY ASSURE THE VENDEE**

- A. The VENDOR shall indemnify the VENDEE of any cost, charges, fees, fines, penalties, dues, etc. arising 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 only upto the date of the present Sale Deed, made/raised by the respective creditors either prior to or after the date of this Sale Deed.
- B. 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.
- C. All the representations, assurances, warranties, confirmations and declarations contained in the Recitals as well as in various clauses and / or as otherwise stated and recited in this Sale Deed are true and correct, no part thereof is false and nothing material has been concealed therefrom and if it is ever proved otherwise, or if the whole or any part of the said Land is ever taken away or goes out from the possession of the VENDEE on account of any of the

**FOR PROLIFIC PROPBUILD LLP**

*[Handwritten Signature]*

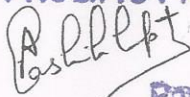
Partner/Authorized Signatory

representations, assurances, warranties, confirmations and declarations turning to be false or incorrect, then the Vendor shall be liable and responsible to indemnify and to make good the loss suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified against all such losses and damages suffered by the VENDEE and also against all claims, actions at law and other proceedings in respect thereof.

IN WITNESS WHEREOF the parties have set their respective hands and seal on these present after clear and complete understanding of this sale deed in Vernacular at the place and on the day, month and year first above written in the presence of the following witness:

~~Witness~~  
Ashok Kumar Sharma  
Advocate  
Distt. Court, Gurgaon  
Reg. No. 3403

**For PROLIFIC PROPBUILD LLP**  
**For PROLIFIC PROPBUILD LLP**

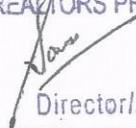


Partner/Authr. Signr.

**AUTHORISED SIGNATORY**

**VENDOR**

**For Copious Realtors Private Limited**  
**For COPIOUS REALTORS PRIVATE LIMITED**



Director/Auth. signatory

**AUTHORISED SIGNATORY**

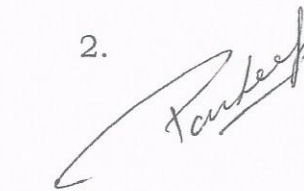
**VENDEE**

**WITNESSES:**

1.

~~Ashok Kumar Sharma~~  
~~Advocate~~  
~~Distt. Court, Gurgaon~~  
~~Reg. No. 3403~~

2.



Pardeep Kumar S/o Roshan Lal  
H.NO-33 B, Ramesh Nagar NO-11