

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 25/04/2022

Certificate No. GOY2022D863

GRN No. 89708975



Stamp Duty Paid : ₹ 13343000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Haben Developers Privatelimited

H.No/Floor : 621a

Sector/Ward : 6th

LandMark : Devika towers

City/Village : Nehru place

District : New delhi

State : New delhi

Phone: 98*****18

Others : Bioko developers private limited salton developers private limited



Buyer / Second Party Detail

Name : GCC INFRA

H.No/Floor : P903

Sector/Ward : 48

LandMark : Jmd megapolis sector 48

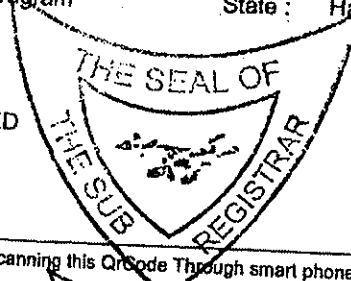
City/Village : Sohna road

District : Gurugram

State : Haryana

Phone : 98*****18

Purpose : FOR THE PURPOSE OF SALE DEED



872

26/04/2022

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

SALE DEED

TRANSACTION VALUE : Rs. 21,00,41,000/-
STAMP DUTY : Rs. 1,47,03,000/-
E-STAMP NO. & DATE : GOY2022K3316 Dated 25/04/2022
Amount 1360000/- and
GOY2022D863 Dated 25.04.2022
Amount 1,33,43,000/-
Dated 25-04-2022
VILLAGE/CITY NAME : Harsaru
UNIT LAND : 24 Kanal 14 Marla
ISSUED BY : HARYANA GOVERNMENT
NATURE OF LAND : CHAHI

THIS SALE DEED is executed at Harsaru, District Gurugram on this 25th day of April, 2022 by (1) M/s Salton Developers Pvt. Ltd a company

For Bioko Developers

For GCC INFRA

Page | 1

Authorised Signatory

Haben Developers Pvt. Ltd.

प्रलेख नं:872

दिनांक:26-04-2022

डीड संबंधी विवरण		
डीड का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील हरसरु	गांव/शहर हरसरु	स्थित Harsaru
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : Gurugram		
भवन का विवरण		
कुनि धारी 24 Kanal 14 Mana		
धन संबंधी विवरण		
राशि 210040992 रुपये	कुन स्टाम्प ड्यूटी की राशि 14702870 रुपये	
स्टाम्प नं : g0y2022d863	स्टाम्प की राशि 13343000 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:89721269	पेस्टिंग शुल्क 3 रुपये
DeficiencyStampno: g0y2022d3316	DeficiencyGrno: 89733246	DeficiencyAmt: 1360000
Drafted By: C P Batheja Adv		Service Charge:200

यह प्रलेख आज दिनांक 26-04-2022 दिन मंगलवार समय 2:53:00 PM बजे श्री/श्रीमती/कुमारी हबन डबलपर्स प्रासिथरु Surendra Mohan Joshi OTHER मै0 बीओको डबलपर्स प्रा ति ऐ 20 नाजपतनगर ॥ नई दिल्ली सैलटन डबलपर्स प्रा ति ऐ20 नाजपत नगर ॥ नई दिल्ली निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संबुक्त पंजीयन अधिकारी (हरसरु)

हस्ताक्षर प्रस्तुतकर्ता

हबन डबलपर्स प्रासि मै0 बीओको डबलपर्स प्रा ति ऐ 20 नाजपतनगर ॥ नई दिल्ली सैलटन डबलपर्स प्रा ति ऐ20 नाजपत नगर ॥ नई दिल्ली

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 26-04-2022

उप/संबुक्त पंजीयन अधिकारी (हरसरु)

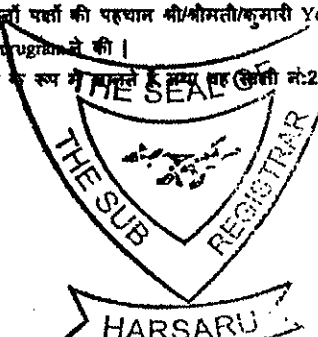
हबन डबलपर्स प्रासि मै0 बीओको डबलपर्स प्रा ति ऐ 20 नाजपतनगर ॥ नई दिल्ली सैलटन डबलपर्स प्रा ति ऐ20 नाजपत नगर ॥ नई दिल्ली

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी GCC INFRA thru Kuldeep Yadav OTHER हाजिर है । प्रस्तुत प्रलेख के तर्कों 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 अधिम अदा की गई राशि के लेन देन को स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Yogesh Kumar पिता — निवासी Adv Gurugram व श्री/श्रीमती/कुमारी Manoj Pathak पिता — निवासी Adv Gurugram ने की ।

साक्षी नं:1 को हम नम्बरदार/अधिकारता के रूप में प्रस्तुत है तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 26-04-2022

उप/संबुक्त पंजीयन अधिकारी (हरसरु)



Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date: 25/04/2022

Certificate No. G0Y2022D3316



Stamp Duty Paid : ₹ 1360000
(Rs. Only)

GRN No. 89733246



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

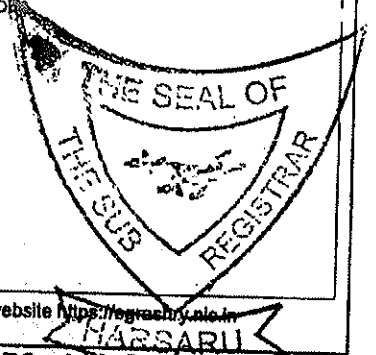
Name: Haben Developers Privatelimited
H.No/Floor: 621a Sector/Ward: 6th LandMark: Devika towers
City/Village: Nehru place District: New delhi State: New delhi
Phone: 98*****18 Others: Bioko developers private limited salton developers private limited



Buyer / Second Party Detail

H.No/Floor: P903 Sector/Ward: 48 LandMark: Jmd megapole
City/Village: Sohna road District: Gurugram State: Haryana
Phone: 98*****18

Purpose: FOR THE PURPOSE OF SALE DEED



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

incorporated under the provisions of the Companies Act, 1956 vide Corporate Identification Number U70100DL2010PTC210620 & PAN No. AAECG0196L and validly existing under the Companies Act, 2013, and having its registered office at A20, Lajpat Nagar-II, New Delhi (1/2 share) through its authorised representative Mr. Surendra Mohan Joshi (Aadhaar No. 2497-1895-5227) (authorised to enter upon the present Sale Deed with a resolution passed by the board of directors of the company on 08-04-2022 (Hereinafter referred to as Owner/Vendor No.1).

AND

(2) M/s Bioko Developers Pvt. Ltd, a company incorporated under the provisions of the Companies Act, 1956 vide Corporate Identification Number U45400DL2008PTC175043 & PAN No. AACCD8835D and validly existing under the Companies Act, 2013, and having its registered office at A20, Lajpat Nagar-II, New Delhi (1/4 share) through its authorised representative Mr. Surendra Mohan Joshi (Aadhaar No. 2497-1895-5227) (authorised to enter upon the

For Bioko Developers Private Limited

For GCC INFRA

Page | 2
Authorised Signatory

Authorised Signatory

For Haben Developers Pvt. Ltd.

Reg. No.

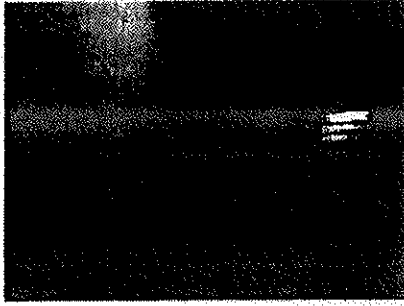
Reg. Year

Book No.

872

2022-2023

1



विक्रेता



क्रेता



गवाह

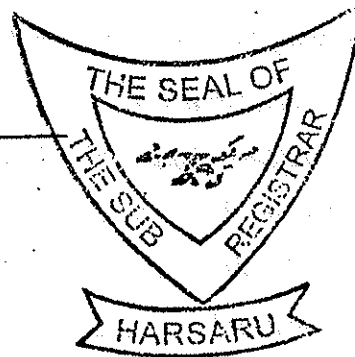
उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- thru Surendra Mohan Joshi OTHER हवन इवलपर्स प्राप्ति में 0 बीओको इवलपर्स प्राप्ति ऐ 20 लाजपतनगर ॥ नई दिल्ली सैलटन इवलपर्स प्राप्ति ऐ 20 लाजपत नगर ॥ नई दिल्ली

क्रेता :- thru Kuldeep Yadav OTHER GCC INFRA

गवाह 1 :- Yogesh Kumar

गवाह 2 :- Manoj Pathak



प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 872 आज दिनांक 26-04-2022 को बही नं 1 जिल्द नं 44 के पृष्ठ नं 124 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 950 के पृष्ठ संख्या 81 से 82 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 26-04-2022

उप/सयुंक्त पंजीयन अधिकारी(हरसरु)

REGISTRATION

REGISTRATION

present Sale Deed with a resolution passed by the board of directors of the company on 08-04-2022 (Hereinafter referred to as Owner/Vendor No.2).

AND

(3) M/s Haben Developers Pvt. Ltd, a company incorporated under the provisions of the Companies Act, 1956 vide Corporate Identification Number U70101DL2012PTC245611 & PAN No. AADCH0708A and validly existing under the Companies Act, 2013, and having its registered office at A20, Lajpat Nagar-II, New Delhi (1/4 share) through its authorised representative Mr. Surendra Mohan Joshi (Aadhaar No. 2497-1895-5227) (authorised to enter upon the present Sale Deed with a resolution passed by the board of directors of the company on 08-04-2022 (Hereinafter referred to as Owner/Vendor No.3).

The above mentioned land owners/Vendors No. 1, 2 & 3 are hereinafter collectively referred to as the said "Vendors", which expression shall unless repugnant to the context thereof, be deemed to mean and include his/their successors, legal heirs, executors, administrators, representatives, transferees and permitted assigns.

IN FAVOUR OF

M/s GCC INFRA, having its registered office at P-903-905, 9th floor wing C JMD Megapolis Sector 48 Sohna Road Gurugram, a Partnership Firm incorporated under Section 59 of Indian Partnership Act 1932 having PAN No. AAPFG4216R through its authorised representative Mr. Kuldeep Yadav (Aadhaar No. 6358-6047-6130) (authorised to enter upon the present Sale Deed) (hereinafter referred to as "Vendee") which expression shall unless repugnant to the context thereof, be deemed to mean and include his/their successors, legal heirs, executors, administrators, representatives, transferees and permitted assigns.

WHEREAS the Owners/Vendor No. 1 to 3 are lawful owners in joint possession of land comprising in **Khewat No. 1038, Khatoni No. 1112**, Rect. No. 55 Killa No. 10/1(6-12), 11/2(5-14), 12(8-0), 20/1(4-8) kita 4 area 24 Kanal 14 Marla **(3.0875 Acres)** situated within the revenue estate of Village Harsaru, Sector-

For Mico Developers Pvt. Limited

For Haben Developers Pvt. Ltd.

For GCC INFRA

Page | 3

For Haben Developers Pvt. Ltd.
Authorised Signatory

88A, Sub-Tehsil Harsaru, and District Gurugram (hereinafter called "the Land"),
Having fard badar no 6 Mutation no – 5219, Jamabandi Year – 2020-2021.

AND WHEREAS after acquiring the Land the Vendors are seized and possessed of the Land as absolute owners hereof and has been utilising the Land for their own use and benefits and the Vendors have absolute and unfettered right and authority to sell, dispose off and transfer the Land.

AND WHEREAS now for their business needs and requirements, the Vendors have agreed to sell the Land voluntarily without any pressure and in their good sense for a total sale consideration of Rs. 21,00,41,000/- (Rupees Twenty One Crores, Forty One Thousand only) to the Vendee by representing :

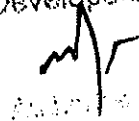
- a) That the Land is free from all liens, mortgages, charges, lispendens, tenancies, encumbrances or any restrictions and there is no notices of attachment, acquisition or requisition or notices thereto, relating to the Land;
- b) That the Vendors are the exclusive & absolute owners and in possession of the Land and has good and marketable title thereto and no one else other than the Vendors has any interest, share, right, title thereto;
- c) That there are no outstanding government dues, or dues of any local authority or any other person of whatsoever nature including the attachment by the Income Tax Authorities or under any law in force, in respect of the Land;
- d) That the Vendors have not entered into any Agreement with any other person(s) or with any bank(s) or financial institution for the Sale of the Land or any part thereof;
- e) That there is no legal impediment or bar whereby the Vendors can be prevented from selling, transferring and vesting the absolute title in the Land in favour of the Vendee; and

For Haben Developers Pvt. Ltd.
Authorised Signatory


For Bloko Developers Pvt. Ltd.

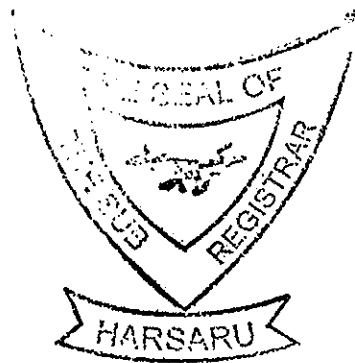

Authorised Signatory

For Saien Developers Pvt. Ltd.


Authorised Signatory

For GCC INFRA


Page | 4
Authorised Signatory



11/11/2022

f) That no prior permission is required from any authority/body or any other person for the sale and transfer of the Land to the Vendee.

The Vendee relying upon the aforesaid representations and assurances and believing them to be true and correct, has accepted the offer of the Vendors and has agreed to purchase the Land from the Vendor on the terms and conditions mentioned in this Sale Deed.

AND WHEREAS the Vendors has agreed to sell, convey, transfer and assign to the vendee and the vendee has agreed to purchase the Land with all rights of easements, patent or latent, including rights of way and access, enjoyed and deemed to be enjoyed in respect of the Land with all rights of ownership and possession, for a total sale consideration of Rs. **21,00,41,000/-** (Rupees Twenty One Crores, Forty One Thousand only)

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

That the Vendor has received the total sale consideration of Rs. **21,00,41,000/-** (Rupees Twenty One Crores, Forty One Thousand only) including TDS 1% in the following manner :-

Party Name	Date	Bank Name	Cheque No	Amount	TDS	Total
Bioko Developers Private Limited	2020-11-25	HDFC Bank Limited	4196	1700000	12847	1712847
Bioko Developers Private Limited	2021-06-11	HDFC Bank Limited	3225	210375	2125	212500
Bioko Developers Private Limited	2021-10-25	HDFC Bank Limited	4559	12818629	129481	12948110
Bioko Developers Private Limited	2022-04-25	HDFC Bank Limited	RTGS	40838350	412509	41250859
Total (A)						56124316
Salton Developers Private Limited	2020-11-25	HDFC Bank Limited	4198	1700000	12847	1712847
Salton Developers Private Limited	2021-06-11	HDFC Bank Limited	3219	210375	2125	212500
Salton Developers Private Limited	2021-10-25	HDFC Bank Limited	4560	10810712	109199	10919911
Salton Developers Private Limited	2022-04-25	HDFC Bank	RTGS	35269485	356257	35625742

Authorised Signatory

For Bioko Dev...

For Salton Developers Pvt. Ltd.

For GCC INFRA

Page | 5

1940-1941

1940-1941



1940-1941

1940-1941

Limited		Limited				
Total (B)						48471000
Haben Developers Private Limited	2020-11-25	HDFC Bank Limited	4199	1600000	12091	1612091
Haben Developers Private Limited	2021-06-11	HDFC Bank Limited	3223	198000	2000	200000
Haben Developers Private Limited	2021-10-25	HDFC Bank Limited	4561	25870659	261320	26131979
Haben Developers Private Limited	2022-04-25	HDFC Bank Limited	RTGS	76726598	775016	77501614
Total (C)						105445684
Grand Total (D=A+B+C)						21,00,41,000

The receipt of which the Vendors doth hereby admits and acknowledges as full and final settlement. Hence, in consideration of the above said amount the Vendors do hereby fully convey, transfer, sell, and assign the Land with all its rights and titles thereto unto the Vendee, who shall be the absolute owner of the same and shall enjoy all the rights attached to the Land without any hindrance, claim or title of any other person.

That the Vendors has handed over the vacant and actual physical possession of the Land to the Vendee at the spot and also handed over all original/Certified copies of documents concerning the Land to the Vendee at the spot.

That the Vendors hereby assures the Vendee that the Vendor has neither done any act nor been party to any act whereby the Vendor's right and title to the Land may in any way be impaired or whereby the Vendor may be prevented from selling and transferring the Land in favour of the Vendee.

That the Vendee will be fully entitled and empowered to have the Land mutated in its own name and entered in all revenue records and offices on the basis of this Sale Deed and the Vendors shall co-operate in getting the mutation effected in favour of the Vendee.

That the Vendors shall from time to time and at all times hereafter at the cost and request of the Vendee do and execute or cause to be done or executed all such further or other lawful acts, deeds and things and assurances in law for

For Haben Developers Private Limited.

For Haben Developers Pvt. Ltd.

For GCC INPRA

Page | 6

For Haben Developers Pvt. Ltd.
 Authorised Signatory



further better or more perfectly, assuring in law whatsoever and for further better assuring, transferring, granting, assigning and conveying the Land unto and to the use of the Vendee.

That all the land revenue, taxes, cesses, dues, demand and other charges etc. in respect of the Land up to the date of registration of the Sale Deed are to be borne by the Vendor and thereafter the Vendee shall be liable for the same.

That the Vendors have been left with no claim, title, interest whatsoever in the Land and now the Vendee has become absolute and exclusive owner thereof to enjoy all privileges and profits of the Land.

That the Land has not been notified under section 4 or 6 of the Land Acquisition Act, 1894, either for the planned development or for any other purpose.

That the Vendors fully assures to the Vendee that the Vendors are the absolute, actual and real owner of the Land and the same is free from all kinds of encumbrances such as prior sale, mortgage, gifts, will and inheritance disputes/claims, litigation, disputes, acquisition, requisition, attachment, decree of any court, notices, lien, court injunction, lease, agreements, or any other defects into the title and if it is proved otherwise or the whole or any part of the Land hereby conveyed/transferred is taken away or goes out of the possession of the Vendee on account of any reason whatsoever then the Vendors shall be liable to make good the loss thus sustained by the Vendee and keep the Vendee indemnified against all such losses, costs, charges and expenses etc. thereby occurred to the vendee in this connection.

That all costs and expenses of stamp duty and registration fee of this Sale Deed has been borne and paid by the Vendee.

Authorized Signatory

For Habem Developers Pvt. Ltd.

For Bioko Developers Private Limited

Authorized Signatory

For Galton Developers Pvt. Ltd.

For GCG INFRA

Authorized Signatory

Page 17

IN WITNESS WHEREOF the parties above named have affixed their signatures on this Sale Deed on the day, month and year written above in the presence of the witnesses given below.

For Balcon Developers Pvt. Ltd.
For Haben Developers Pvt. Ltd.

Authorised Signatory

VENDORS

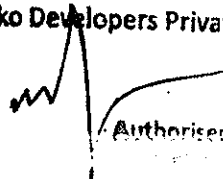
For Bioko Developers Private Lim

WITNESSES :-

1.



NAGESH KUMAR
Advocate
Distt. Court, Gurugram




Authorised Sign

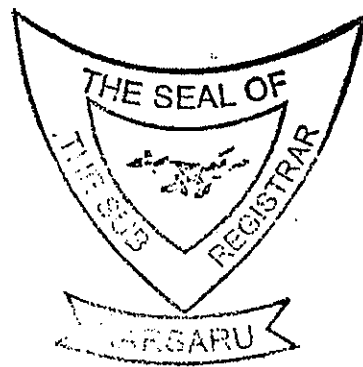
For GCC INFRA


Authorised Signatory

2.


Manoj Pathak
Advocate
Distt. Courts, Gurugram

VENDEE





हरियाणा HARYANA

51AA 206944

विश्व कसीका — S-D

कसीका संख्या — 1719

दिनांक — 06-07-2021

Attested

1 संयुक्त सब रजिस्ट्रार
हरसरु, गुरुग्राम

18 NOV 2021



Indian-Non Judicial Stamp
Haryana Government



Date: 02/07/2021

550 4000

Stamp No. G0B2021G2020
No. 78875339



Stamp Duty Paid : ₹ 21931070
(Rs. Only)
Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Vatikainxtwo Private Limited
Floor : 224a Sector/Ward : T6 LandMark : 2nd floor devika tower 6
Village : Nehru place District : New delhi State : New delhi
Pin : 98*****18 Others : Feldon developers private limited vatika limited yagn developers private limited



Buyer / Second Party Detail

Buyer : Gcc Infra
Floor : P903 Sector/Ward : 48 LandMark : Jmd megapolis sohna road
Village : Gurugram District : Gurugram State : Haryana
Pin : 98*****18

Use : FOR THE PURPOSE OF SALE DEED

1719

79/22/79

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

6/7

SALE DEED

TRANSACTION VALUE : Rs. 31,33,00,562/-
STAMP DUTY : Rs. 2,19,31,070/-
e-STAMP NO. & DATE : G0B2021G2020
Dated 02/07/2021
VILLAGE/CITY NAME : Harsaru
UNIT LAND : 40 Kanal 8 Marla
ISSUED BY : HARYANA GOVERNMENT
NATURE OF LAND : CHAHI

For Zabrina Developers Pvt. Ltd.

Authorized Signatory

For VATIKA LIMITED

Authorized Signatory

For Feldon Developers Pvt: Ltd.

Authorized Signatory

For GCC INFRA

Authorized Signatory

For Yapen Developers Pvt. Ltd.

Authorized Signatory

संयुक्त सब रजिस्ट्रार
हरसरु, गुरुग्राम
Page 1

18 NOV 2021

प्रलेख नं:1719

दिनांक:06-07-2021

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील हरसरु	गांव/शहर हरसरु हरसरु हरसरु हरसरु हरसरु
	स्थित Harsaru
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	अन्य क्षेत्र
पता : HARSARU GURUGRAM	
भवन का विवरण	
भूमि का विवरण	
भूमि प्लाट	39 Kanal 20 Marla
धन संबंधी विवरण	
राशि 313300576 रुपये	कुल स्टाम्प ड्यूटी की राशि 21931040 रुपये
स्टाम्प नं : g0b2021g2020	स्टाम्प नं राशि 21931070 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:79122179
	पेस्टिंग शुल्क 3 रुपये
Drafted By: YOGESH KUMAR ADV	Service Charge:200

यह प्रलेख आज दिनांक 06-07-2021 दिन मंगलवार समय 4:13:00 PM बजे श्री/श्रीमती/कुमारी मैडम केड्रोन इवलेपर्स प्रा0 लि0 कम्पनी मैसर्स यापन इवलेपर्स प्रा लि पंजीकृत कार्यालय 95 शाऊड फ्लोर मंगु मोहल्ला धीटोरनी नई दिल्ली मैसर्स यापन इवलेपर्स प्रा लि पंजीकृत कार्यालय फ्लेट न 621 ए 6वीं मंजिल वाटिका लिमिटेड रजिआफिस वाटिका ट्रैन्स 4th फ्लोर सुरान्त लोकफेस। गुल्याम मैसर्स जबरीना इवलेपर्स प्रा लि रजिआफिस 95 निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संबंधित पंजीयन अधिकारी (हरसरु)

हस्ताक्षर प्रस्तुतकर्ता

मैडम केड्रोन इवलेपर्स प्रा0 लि0 मैसर्स यापन इवलेपर्स प्रा लि पंजीकृत कार्यालय 95 शाऊड फ्लोर मंगु मोहल्ला धीटोरनी नई दिल्ली मैसर्स यापन इवलेपर्स प्रा लि पंजीकृत कार्यालय फ्लेट न 621 ए 6वीं मंजिल वाटिका लिमिटेड रजिआफिस वाटिका ट्रैन्स 4th फ्लोर सुरान्त लोकफेस। गुल्याम मैसर्स जबरीना इवलेपर्स प्रा लि रजिआफिस 95

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 06-07-2021

उप/संबंधित पंजीयन अधिकारी (हरसरु)

मैडम केड्रोन इवलेपर्स प्रा0 लि0 मैसर्स यापन इवलेपर्स प्रा लि पंजीकृत कार्यालय 95 शाऊड फ्लोर मंगु मोहल्ला धीटोरनी नई दिल्ली मैसर्स यापन इवलेपर्स प्रा लि पंजीकृत कार्यालय फ्लेट न 621 ए 6वीं मंजिल वाटिका लिमिटेड रजिआफिस वाटिका ट्रैन्स 4th फ्लोर सुरान्त लोकफेस। गुल्याम मैसर्स जबरीना इवलेपर्स प्रा लि रजिआफिस 95

उपरोक्त क्रेता श्री/श्रीमती/कुमारी GCC INFRA A PARTNERSHIP FIRM thru JITENDER JANGHUOTHER 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

THIS SALE DEED is executed at Harsaru, District Gurugram on this 6th day of July, 2021 by (1) **M/s Zabrina Developers Pvt. Ltd** (now known as Vatika INXT 2 Pvt. Ltd.), a company incorporated under the provisions of the Companies Act, 1956 vide Corporate Identification Number U70100DL2013PTC261950 & PAN No. AAACZ7195E and validly existing under the Companies Act, 2013, and having its registered office at Flat No. 224A, 2nd Floor, Devika Tower, 6, Nehru Place, New Delhi-110019 through its authorised representative Mr. Gautam Bhalla (Aadhaar No. 2544 7679 0903)/ Mr. Surender Mohan Joshi (Aadhaar No. 2497 1895 5227), (authorised to enter upon the present Sale Deed with a resolution passed by the board of directors of the company on Friday, July 02, 2021) (Hereinafter referred to as Owner/Vendor No.1).

AND

(2) M/s Feldon Developers Pvt. Ltd., a company incorporated under the provisions of the Companies Act, 1956, vide Corporate Identification Number U70200DL2010PTC209950 & PAN-AABCF6205C and validly existing under the Companies Act, 2013, and having its registered office at Flat No. 224A, 2nd Floor, Devika Tower, 6, Nehru Place, New Delhi-110019 through its authorised representative Mr. Gautam Bhalla (Aadhaar No. 2544 7679 0903)/ Mr. S. M. Joshi (Aadhaar No. 2497 1895 5227) (authorised to enter upon the present Sale Deed with a resolution passed by the board of directors of the company on Friday, July 02, 2021) (Hereinafter referred to as Owner/Vendor No.2).

AND

(3) M/s Vatika Limited, a company incorporated under the provisions of the Companies Act, 1956 vide Corporate Identification Number U74899HR1998PLC054821 & PAN No. AABCV5647G and validly existing under the Companies Act, 2013, and having its registered office at Unit No. - A-002,

Zabrina Developers Pvt. Ltd.

Authorised Signatory

For VATIKA LIMITED

Authorized Signatory

For Feldon Developers Pvt. Ltd.

Authorised Signatory

For Yapan Developers Pvt. Ltd.

For GCC INFRA

Authorized Signatory

Page | 2

गुगुरात सिविल रजिस्ट्रार
हर्सरु, गुगुरात

18 NOV 2021



विक्रेता

क्रेता

गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- मै0 फेड्रोन डवलपर्स प्रा0 लि0 मैसर्स यापन डवलपर्स प्रालिपजीकृत कार्यालय 95 ग्राउंड फ्लोर मंगु मोहल्ला घीटोरनी नई दिल्ली मैसर्स यापन डवलपर्स प्रा लि पंजीकृत कार्यालय फ्लेट न 621 ऐ 6वी मंजिल वाटिका लिमिटेड रजिआफिस वाटिका टैन्गल 4th फ्लोर सुसान्त लोकफेस1 गुरुग्राम मैसर्स जबरीना डवलपर्स प्रा लि रजिआफिस 95 _____

क्रेता :- thru JITENDER JAMSHUOTHEGCC INFRA A PARTNERSHIP FIRM _____

गवाह 1 :- YOGESH KUMAR _____

गवाह 2 :- MANOJ PATHAK _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1719 आज दिनांक 06-07-2021 को बही नं 1 जिल्द नं 32 के पृष्ठ नं 41.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 748 के पृष्ठ संख्या 27 से 28 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 06-07-2021

उप/सयुक्त पंजीयन अधिकारी(हरसरु)

INXT City Centre, Ground Floor, Block-A, Sector-83, Vatika India Next, Gurugram-122012 through its authorised representative Mr. Gautam Bhalla (Aadhaar No. 2544 7679 0903)/ Mr. S. M. Joshi (Aadhaar No. 2497 1895 5227) (authorised to enter upon the present Sale Deed with a resolution passed by the board of directors of the company on Friday, July 02, 2021) (Hereinafter referred to as Owner/Vendor No.3).

AND

(4) **M/s Yapen Developers Pvt Ltd.**, a company incorporated under the provisions of the Companies Act, 1956 vide Corporate Identification Number U70101DL2014PTC263026 & PAN No. AAACY6625N and validly existing under the Companies Act, 2013, and having its registered office at Flat No. 621-A, 6th Floor, Devika Tower, 6, Nehru Place, New Delhi-110019 through its authorised representative Mr. Gautam Bhalla (Aadhaar No. 2544 7679 0903)/ Mr. S. M. Joshi (Aadhaar No. 2497 1895 5227) (authorised to enter upon the present Sale Deed with a resolution passed by the board of directors of the company on Friday, July 02, 2021) (Hereinafter referred to as Owner/Vendor No.4).

AND

The abovementioned land owners/Vendors No. 1, 2 & 4 are hereinafter collectively referred to as the said "Vendors", which expression shall unless repugnant to the context thereof, be deemed to mean and include his/their successors, legal heirs, executors, administrators, representatives, transferees and permitted assigns.

IN FAVOUR OF

GCC Infra, a partnership firm (PAN-AAPFG4216R) having its office at P-903-905, 9th Floor, C Wing, JMD Megapolis, Sector-48, Sohna Road, Gurugram-122018 acting through its Partner Shri Jitender Janghu (Aadhar No. 638157415466) duly authorized signatory on behalf of GCC Infra authorised vide Resolution dated 03.07.2021 (hereinafter referred to as "Vendee") which

Yapen Developers Pvt. Ltd.

Authorised Signatory

For VATIKA LIMITED

Authorised Signatory

For GCC INFRA

Authorised Signatory

For Yapen Developers Pvt. Ltd.

For GCC INFRA

Authorised Signatory

Page 8

18 NOV 2021



expression shall unless repugnant to the context thereof, be deemed to mean and include his/their successors, legal heirs, executors, administrators, representatives, transferees and permitted assigns.

WHEREAS the Owner/Vendor No. 1 is lawful owner in possession of land comprising in **Khewat No. 93, Khatoni No. 95**, Rect. No. 55 Killa No. 8/2/1 (2-4), 9/1(4-0), kita 2 area 6 Kanal 4 Marla and **Khewat No. 92, Khatoni No.94**, Rect No. 55 Killa No. 8/2/2(2-4), 9/2(4-0) kita 2 area 6 Kanal 4 Marla total area of both khewat 12 Kanal 8 Marla (1.55 Acres) situated in revenue estate of village Harsaru, SubTehsil and District Gurugram vide Jamabandi for the year 2015-16 .

The Owner/Vendor No. 2 is lawful owner in possession of land comprising in **Khewat No. 101, Khatoni No. 103**, Rect. No. 55 Killa No. 7/2(4-1), 8/1(3-12) kita 2 area 7 Kanal 13 Marta (0.96 Acres) situated in revenue estate of Village Harsaru, Sub-Tehsil Harsaru, and District Gurugram vide Jamabandi for the year 2015-16

The Owner/Vendor No. 3 is lawful owner in possession of land comprising in **Khewat No. 461, Khatoni No. 487**, Rect. No. 56 Killa No. 1/2min (1-4) kita 1 area 1 Kanal 4 Marla (0.15 Acre) situated in revenue estate of Village Harsaru, Sub-Tehsil Harsaru, and District Gurugram vide Jamabandi for the year 2015-16 and mutation no – 4729 dated 22.06.2017.

The Owner/Vendor No. 4 is lawful owner in possession of land comprising in **Khewat No. 102, Khatoni No. 104**, Rect. No. 55 Killa No. 5(7-12), 6(7-12), 7/1(3-19) kita 3 area 19 Kanal 3 Marla (2.39 Acre) situated in revenue estate of Village Harsaru, Sub-Tehsil Harsaru, and District Gurugram vide Jamabandi for the year 2015-16 and mutation No- 4648 dated – 20.09.2016.

For Zabrina Developers Pvt. Ltd.

Authorized Signatory

For Feldon Developers Pvt. Ltd.

Authorized Signatory

For GCC/INFRA

Authorized Signatory

For VATIKA LIMITED

Authorized Signatory

For Yapun Developers Pvt. Ltd.

Page 14
18 NOV 2021



(Total land admeasuring 40 Kanal 8 Marla (5.05 Acres) situated with in the revenue estate of Village Harsaru, Sector-88A, Sub-Tehsil Harsaru, and District Gurugram (hereinafter called "the Land").

AND WHEREAS after acquiring the Land the Vendors are seized and possessed of the Land as absolute owners hereof and has been utilising the Land for their own use and benefits and the Vendors have absolute and unfettered right and authority to sell, dispose off and transfer the Land.

AND WHEREAS now for their business needs and requirements, the Vendors have agreed to sell the Land voluntarily without any pressure and in their good sense for a total sale consideration of Rs. 31,33,00,562/- (Rupees Thirty One Crore Thirty Three Lakh Five Hundred Sixty Two Only) to the Vendee by representing :

- a) That the Land is free from all liens, mortgages, charges, lispendens, tenancies, encumbrances or any restrictions and there is no notices of attachment, acquisition or requisition or notices thereto, relating to the Land;
- b) That the Vendors are the exclusive & absolute owners and in possession of the Land and has good and marketable title thereto and no one else other than the Vendors has any interest, share, right, title thereto;
- c) That there are no outstanding government dues, or dues of any local authority or any other person of whatsoever nature including the attachment by the Income Tax Authorities or under any law in force, in respect of the Land;
- d) That the Vendors have not entered into any Agreement with any other person(s) or with any bank(s) or financial institution for the Sale of the Land or any part thereof;

For Zabrina Developers Pvt. Ltd.

Authorized Signatory

For VATIKA LIMITED

Authorized Signatory

For Feldon Developers Pvt. Ltd.

Authorized Signatory

For Yapen Developers Pvt. Ltd.

For GCC INFRA

Authorized Signatory, Page 5

18 NOV 2021

- e) That there is no legal impediment or bar whereby the Vendors can be prevented from selling, transferring and vesting the absolute title in the Land in favour of the Vendee; and
- f) That no prior permission is required from any authority/body or any other person for the sale and transfer of the Land to the Vendee.

The Vendee relying upon the aforesaid representations and assurances and believing them to be true and correct, has accepted the offer of the Vendors and has agreed to purchase the Land from the Vendor on the terms and conditions mentioned in this Sale Deed.

AND WHEREAS the Vendors has agreed to sell, convey, transfer and assign to the Vendee and the Vendee has agreed to purchase the Land with all rights of easements, patent or latent, including rights of way and access, enjoyed and deemed to be enjoyed in respect of the Land with all rights of ownership and possession, for a total sale consideration of Rs. 31,33,00,562/- (Rupees Thirty One Crore Thirty Three Lakh Five Hundred Sixty Two Only)

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

That the Vendor has received the total sale consideration of Rs. 31,33,00,562/- (Rupees Thirty One Crore Thirty Three Lakh Five Hundred Sixty Two Only) including TDS 0.75% / 1% in the following manner :-

Party Name	Date	Bank Name	Cheque No/RTGS	Amount	TDS	Total
VATIKA INXT 2 PRIVATE LIMITED	25-11-2020	HDFC Bank Ltd	004197	12,50,000	9,446	12,59,446
VATIKA INXT 2 PRIVATE LIMITED	25-11-2020	HDFC Bank Ltd	004200	1,75,00,000	1,32,242	1,76,32,242
VATIKA INXT 2 PRIVATE LIMITED	30-11-2020	HDFC Bank Ltd	004183	1,00,00,000	76,667	1,00,76,667
VATIKA INXT 2 PRIVATE LIMITED	11-06-2021	HDFC Bank Ltd	003221	35,67,812	35,938	35,93,750
VATIKA INXT 2 PRIVATE LIMITED	06-07-2021	HDFC Bank Ltd	HDFCR52 0210706512 88848	6,29,64,548	6,36,006	6,36,00,554
FELDON DEVELOPERS PRIVATE LIMITED	25-11-2020	HDFC Bank Ltd	004192	12,50,000	9,446	12,59,446
FELDON DEVELOPERS PRIVATE LIMITED	25-11-2020	HDFC Bank Ltd	004201	1,10,00,000	83,123	1,10,83,123

For Zabrina Developers Pvt. Ltd.

Authorized Signatory
For VATIKA LIMITED.....

For Feldon Developers Pvt. Ltd.

Authorized Signatory

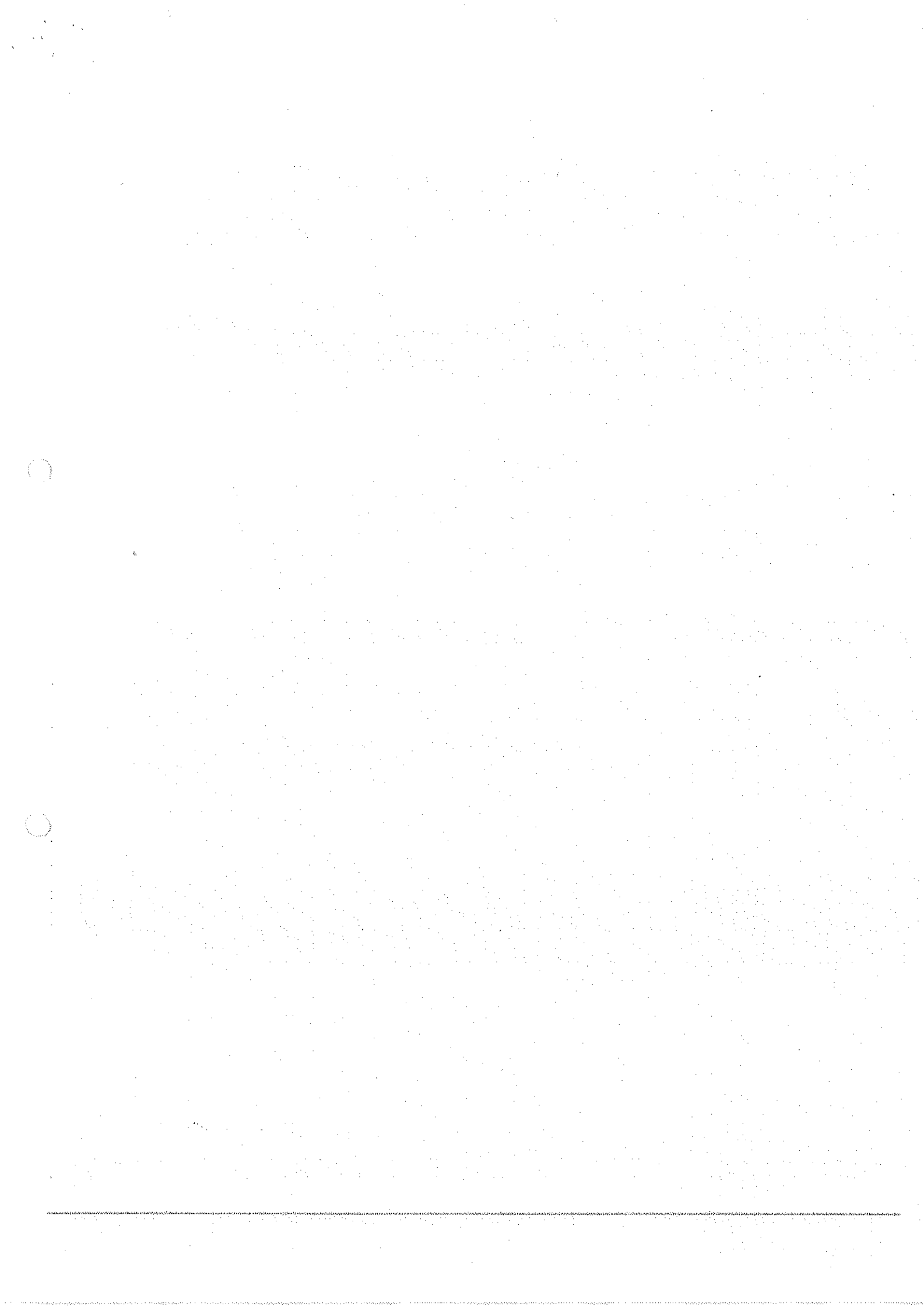
For GCC INFRA

Authorized Signatory

For Yapen Developers Pvt. Ltd.

Page | 6

शुभकृत सच रजिस्ट्रार
हरसरु, गुरुग्राम
18 NOV 2021



FELDON DEVELOPERS PRIVATE LIMITED	30-11-2020	HDFC Bank Ltd	004184	60,00,000	45,340	60,45,340
FELDON DEVELOPERS PRIVATE LIMITED	06-07-2021	HDFC Bank Ltd	HDFCR52021 070651289003	4,07,68,516	4,11,702	4,11,70,218
VATIKA LIMITED	25-11-2020	HDFC Bank Ltd	004208	12,50,000	9,446	12,59,446
VATIKA LIMITED	25-11-2020	HDFC Bank Ltd	004202	50,00,000	37,783	50,37,783
VATIKA LIMITED	02-12-2020	HDFC Bank Ltd	004186	5,00,000	3,778	5,03,778
VATIKA LIMITED	06-07-2021	HDFC Bank Ltd	004528	24,79,900	25,049	25,04,949
YAPEN DEVELOPERS PRIVATE LIMITED	25-11-2020	HDFC Bank Ltd	004193	12,50,000	9,446	12,59,446
YAPEN DEVELOPERS PRIVATE LIMITED	25-11-2020	HDFC Bank Ltd	004203	2,00,00,000	1,51,134	2,01,51,134
YAPEN DEVELOPERS PRIVATE LIMITED	30-11-2020	HDFC Bank Ltd	004187	2,50,00,000	1,88,917	2,51,88,917
YAPEN DEVELOPERS PRIVATE LIMITED	11-06-2021	HDFC Bank Ltd	003224	57,23,437	57,813	57,81,250
YAPEN DEVELOPERS PRIVATE LIMITED	06-07-2021	HDFC Bank Ltd	HDFCR52021 070651297964	9,49,35,231	0,58,942	9,58,94,173
TOTAL				81,04,19,444	28,81,118	81,33,00,562

The receipt of which the Vendors doth hereby admits and acknowledges as full and final settlement. Hence, in consideration of the above said amount the Vendors do hereby fully convey, transfer, sell, and assign the Land with all its rights and titles thereto unto the Vendee, who shall be the absolute owner of the same and shall enjoy all the rights attached to the Land without any hindrance, claim or title of any other person.

That the Vendors has handed over the vacant and actual physical possession of the Land to the Vendee at the spot and also handed over all original/Certified copies of documents concerning the Land to the Vendee at the spot.

That the Vendors hereby assures the Vendee that the Vendor has neither done any act nor been party to any act whereby the Vendor's right and title to the Land may in any way be impaired or whereby the Vendor may be prevented from selling and transferring the Land in favour of the Vendee.

That the Vendee will be fully entitled and empowered to have the Land mutated in its own name and entered in all revenue records and offices on the basis of this Sale Deed and the Vendors shall co-operate in getting the mutation effected in favour of the Vendee.

For VATIKA LIMITED

Authorized Signatory

For Zabrina Developers Pvt. Ltd.

Authorized Signatory

For Feldon Developers Pvt. Ltd.

Authorized Signatory

For GCC INFRA

Authorized Signatory

For Yapen Developers Pvt. Ltd.

Page 7

संयुक्त सब रजिस्ट्रार
हरसाह, गुरुग्राम
18 NOV 2021



That the Vendors shall from time to time and at all times hereafter at the cost and request of the Vendee do and execute or cause to be done or executed all such further or other lawful acts, deeds and things and assurances in law for further better or more perfectly; assuring in law whatsoever and for further better assuring, transferring, granting, assigning and conveying the Land unto and to the use of the Vendee.

That all the land revenue, taxes, cesses, dues, demand and other charges etc. in respect of the Land up to the date of registration of the Sale Deed are to be borne by the Vendor and thereafter the Vendee shall be liable for the same.

That the Vendors have been left with no claim, title, interest whatsoever in the Land and now the Vendee has become absolute and exclusive owner thereof to enjoy all privileges and profits of the Land.

That the Land has not been notified under section 4 or 6 of the Land Acquisition Act, 1894, either for the planned development or for any other purpose.

That the Vendors fully assures to the Vendee that the Vendors are the absolute, actual and real owner of the Land and the same is free from all kinds of encumbrances such as prior sale, mortgage, gifts, will and inheritance disputes/claims, litigation, disputes, acquisition, requisition, attachment, decree of any court, notices, lien, court injunction, lease, agreements, or any other defects into the title and if it is proved otherwise or the whole or any part of the Land hereby conveyed/transferred is taken away or goes out of the possession of the Vendee on account of any reason whatsoever then the Vendors shall be liable to make good the loss thus sustained by the Vendee and keep the Vendee indemnified against all such losses, costs, charges and expenses etc. thereby occurred to the vendee in this connection.

That all costs and expenses of stamp duty and registration fee of this Sale Deed has been borne and paid by the Vendee.

Zabrina Developers Pvt. Ltd.

Authorised Signatory
For VATIKAN LIMITED

For Feldon Developers Pvt. Ltd.

Authorised Signatory

For GCC INFRA

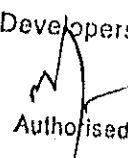
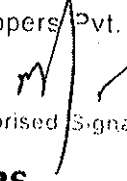
Authorised Signatory Page | 8

For Yapen Developers Pvt. Ltd.

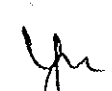

18 NOV 2021




IN WITNESS WHEREOF the parties above named have affixed their signatures on this Sale Deed on the day, month and year written above in the presence of the witnesses given below.

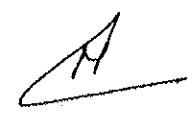
For Zabrina Developers Pvt. Ltd. For Yapen Developers Pvt. Ltd.
 
Authorised Signatory Authorised Signatory


WITNESSES :-

1. 
YOGESH KURI
Adv.
Distt. Court, Gurugram
For Feldon Developers Pvt. Ltd.
For VATIKA LIMITED

Authorized Signatory
Authorized Signatory

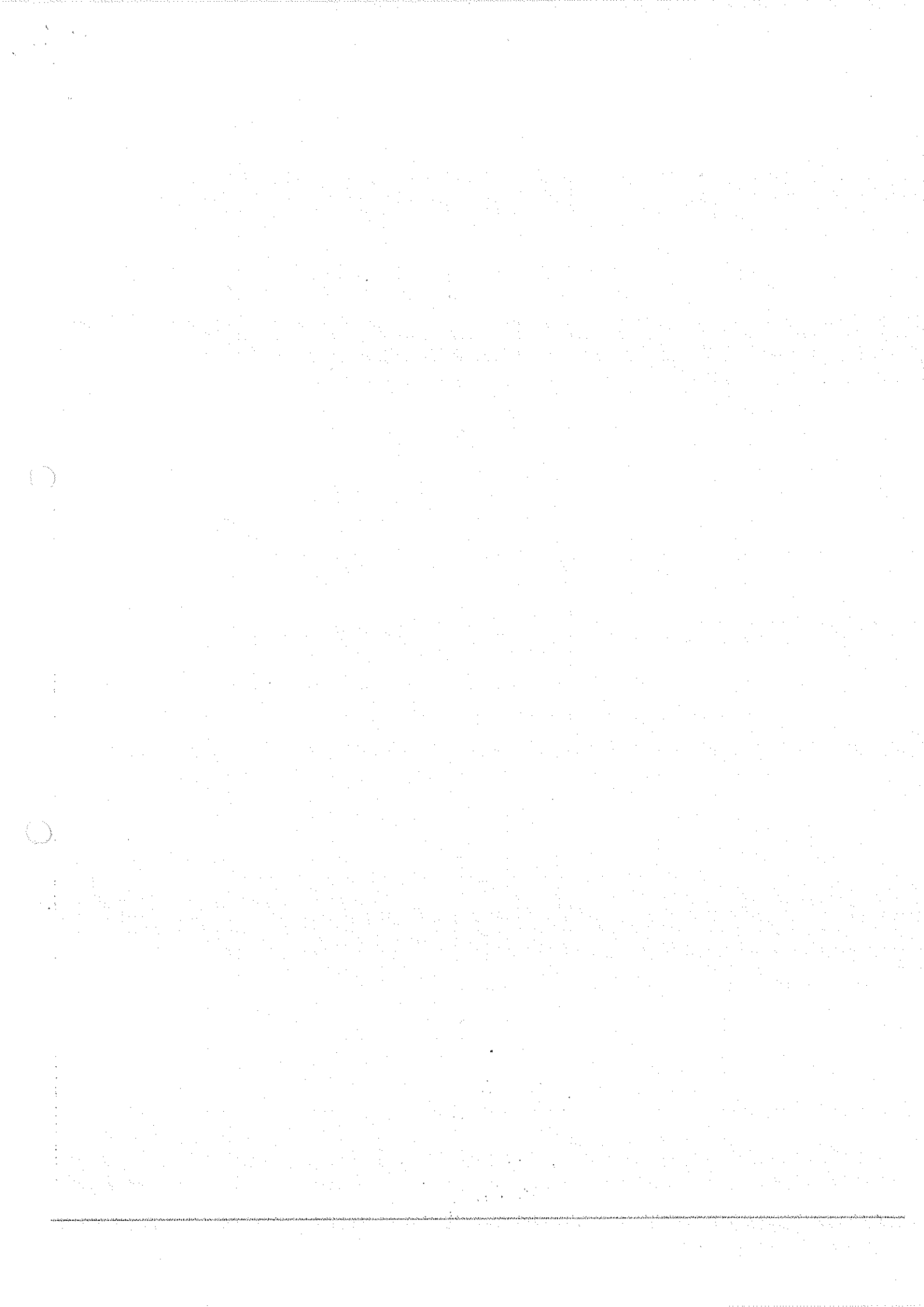
VENDORS

VENDEE
For GOCINFRA

Authorized Signatory

2. 
MANOJ PATHAK ADV
Genl.


संयुक्त सचिव रजिस्ट्रार
हरिसाहू, गुरुग्राम

18 NOV 2021



4778

Kuldeep D. Sharma

Copy
NEERAJ SHARMA

17 NOV 2021

STAMP VENDOR, GURGAON