

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 11/04/2023

Certificate No. G0K2023D2671

G0K2023D2671

Stamp Duty Paid : ₹ 5600000
(Rs. Only)

GRN No. 101405006

101405006

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Deepak Dadlani

H.No/Floor : A388

Sector/Ward : X

LandMark : Defence colony lajpat nagar

City/Village : South delhi

District : South delhi

State : Delhi

Phone: 96*****91



841
13/04/2023

Buyer / Second Party Detail

Name : Fantasy Buildwell Private limited

H.No/Floor : S/551

Sector/Ward : X

LandMark : Room no 205 welcome plaza

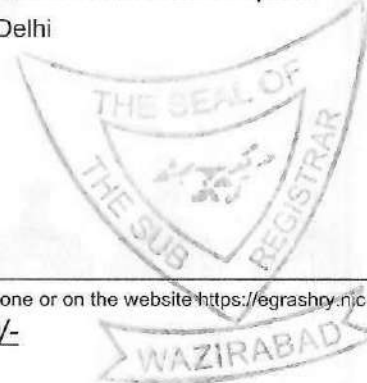
City/Village: Shakarpur

District : Delhi

State : Delhi

Phone : 74*****47

Purpose : Non Judicial Stamp paper 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 FOR RS. 8,00,00,000/-

1.	Type of Deed	:	Sale Deed
2.	Type of Property	:	Agricultural land
3.	Area	:	16 Kanal (2 Acres)
4.	Sector No.	:	Sector -2
5.	Village/City Name	:	Gwal Pahari
6.	Tehsil & District	:	Wazirabad, Gurugram
7.	Sale Consideration	:	Rs. 8,00,00,000/-
8.	Stamp Duty Percentage	:	@7% of the transaction value
9.	Stamp Duty Paid	:	Rs. 56,00,000/-
10.	E-Stamp Certificate No. /Dated	:	G0K2023D2671/11.04.2023
11.	Registration Fees Paid	:	Rs. 50,003/-
12.	Registration GRN	:	101405030

Myadman

वसीका संबंधी विवरण		
वसीका का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- वजीराबाद	गांव/शहर- ग्वाल पहाड़ी	स्थित- Gwal Pahari
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पट्ट : GWAL PAHARI		
धन संबंधी विवरण		
राशि- 80000000 रुपये		कुल स्टाम्प शुल्क- 5600000 रुपये
स्टाम्प नं- G0K2023D2671		स्टाम्प का मूल्य- 5600000 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:101405030	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- SELF		सेवा शुल्क- 200
भूमि का विवरण		
कृषि चाही		16 Kanal

यह प्रलेख आज दिनांक 13-04-2023 दिन गुरुवार समय 12:11:00 PM बजे श्री/श्रीमती/कुमारी दीपक दयालानी पुत्र सी एन दयालानी निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
दीपक दयालानी

Madhavi
(DEEPAK DADLANI)

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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 13-04-2023

Madhavi
(DEEPAK DADLANI)

उप/संयुक्त पंजीयन अधिकारी
(वजीराबाद)

दीपक दयालानी

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी FANTASY BUILDWELL PVT LTD thru VIJENDER KUMAR 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 P K Angrish पिता . निवासी ADV GGM व श्री/श्रीमती/कुमारी GITANJALI DADLANI GUPTA पिता . निवासी DELHI ने की।
साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 13-04-2023

उप/संयुक्त पंजीयन अधिकारी
(वजीराबाद)



This **Sale Deed** (hereinafter referred to as 'Deed') is executed at Gurugram on this **13th** day of April, 2023 by and between;

SHRI DEEPAK DADLANI (Aadhar Card No. 6392 6847 7102 & Permanent Account Number AAAPD0371R), aged 76 years, son of Shri P.N. Dadlani, resident of A-388, Defence Colony, New Delhi-110024, (hereinafter called the '**VENDOR**' and/or '**SELLER**'), which expression shall, unless it be repugnant to the context or meaning thereof be deemed to made and include him, his legal heirs, successor(s), legal representatives, administrators, executors, transferee(s), beneficiary(ies), legatee(s), probatee(s), nominees and assignee(s).

IN FAVOUR OF

FANTASY BUILDWELL PRIVATE LIMITED (Corporate Identity Number U45201DL2003PTC122055 & Permanent Account Number AAACF8350K), a Private Limited Company, duly incorporated under the Companies Act, 1956, having its Registered Office at Room No. 205, Welcome Plaza, S-551, School Block (II), Shakarpur, Delhi-110092 and corporate office at 11th Floor, Paras Twin Tower, Tower-B, Sector-54, Golf Course Road, Gurgaon, Haryana-122002, through its Authorised Representative **Mr. VIJENDER KUMAR** (Aadhar No. 5668 7569 5667), duly authorized vide resolution passed in the meeting of the Board of Directors held on 11.04.2023, (hereinafter called the '**VENDEE**' and/or '**PURCHASER**'), which expression shall, unless it be repugnant to the context or meaning thereof be deemed to made and include its legal representatives, administrators, executors, transferee(s), nominee(s) and assignee(s).

The 'Vendor' or 'Seller' and the 'Vendee' or 'Purchaser' herein are collectively referred to as 'Parties' hereto and individually as 'Party').

- 1) **WHEREAS** the 'Vendor/Seller' is the sole, absolute, lawful recorded owner and in actual physical possession of the **Land measuring 16 Kanal (2 Acres), comprised in Mustatil No. 8, Killa Nos. 14 (4-18), 15 (2-17), 16/1 (3-11), 17/1 (3-13), 26 (1-1), situated in the Revenue Estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram, Haryana**, as more particularly described in the Schedule-1 hereto, (hereinafter referred to as the "**SAID PROPERTY**"), having purchased by virtue of two separate Sale Deeds, details as under:-

M. Dadlani

Reg. No.

Reg. Year

Book No.

841

2023-2024

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- दीपक दयालानी Madhavi (DEEPAK DADLANI)

क्रेता :- thru VIJENDER KUMAR OTHER FANTASY BUILDWELL PVT LTD Vijender

गवाह 1 :- P K Angrish P K Angrish

गवाह 2 :- GITANJALI DADLANI GUPTA Gitanjali

प्रमाण पत्र


प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 841 आज दिनांक 13-04-2023 को बही नं 1 जिल्द नं 134 के पृष्ठ नं 95.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 4147 के पृष्ठ संख्या 78 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 13-04-2023

उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)



- a) Sale Deed, dated May 12, 1999, bearing Document No. 275, duly registered in the office of the Sub-Registrar, Sohna, Gurugram, Haryana;
 - b) Sale Deed, dated May 12, 1999, bearing Document No. 276, duly registered in the office of the Sub-Registrar, Sohna, Gurugram, Haryana.
- 2) **AND WHEREAS** the 'Vendor/Seller' has full right, absolute authority to sell, dispose off and transfer the aforesaid property in whole or in parts and none else except the 'Vendor/Seller' has any right, title or interest in the same.
- 3) **AND WHEREAS** the 'Vendor/Seller' doth hereby assures and covenants with the 'Vendee/Purchaser' as follows;
- i) That the said property is free from all encumbrances, charges, liens, lis-pendens, attachments, trusts, acquisitions, requisitions etc. whatsoever or howsoever and there is no litigation or any other proceedings pending relating to the said property.
 - ii) That there is no order of attachment by the Income-Tax Authorities or by any other authority nor any notice of acquisition/requisition has been received in respect of the said property.
 - iii) The 'Vendor/Seller' have represented that no permission of the assessing officer of the Income Tax Department under the Section 281 of the Income Tax Act, 1961 is required in connection with the sale, transfer, conveyance, grant, assignment and delivery of the Property under Sale in favour of the 'Vendee/Purchaser'.
 - iv) That excepting the 'Vendor/Seller' nobody else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the said property and the 'Vendor/Seller' has full authority and power to sell, transfer the said property and receive the sale consideration in her own name and the said property is not subject matter of any HUF and no part of the said property is owned by any minor.
 - v) That there is no subsisting agreement for sale in respect of the said property nor has it been disposed of or transferred to any other person or persons under any Gift, Will, Exchange or any other arrangement etc. except this Sale Deed.

A handwritten signature in black ink, appearing to read 'Madam', is written over a long horizontal line that spans the width of the page.

- vi) That all taxes and dues in respect of the said property have been paid up to date and in the event there is any outstanding dues the 'Vendor/Seller' shall settle the same.

Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof, the 'Vendee/Purchaser' has agreed to purchase the said property and the 'Vendor/Seller' do hereby keep the 'Vendee/Purchaser' indemnified for all losses and damages that the 'Vendee/Purchaser' may suffer because of any defect in the title of the 'Vendor/Seller'.

- 4) **AND WHEREAS** prior to the execution of this Sale Deed, the 'Vendee/Purchaser' had undertaken an independent, exhaustive, complete and comprehensive due diligence ('DUE DILIGENCE') of the title and ownership of the said property and inspecting & verifying all the original documents of the said property and after being duly satisfied with all the aspects with respect to the said property. The 'Vendee/Purchaser' has also independently verified the status and the disclosures made by the 'Vendor/Seller' through examination and inspection of the governmental/ statutory / revenue records. Further, based on the Due Diligence, the 'Vendee/Purchaser' has now agreed to purchase the said property 'on as is where is basis' from the 'Vendor/Seller'.
- 5) **AND WHEREAS** the 'Vendor/Seller' for his bonafide needs and requirements has agreed to irrevocably sell, convey, transfer and assign to the 'Vendee/Purchaser' and the 'Vendee/Purchaser' has agreed to purchase the above mentioned property i.e. Land measuring 16 Kanal (2 Acres), comprised in Mustatil No. 8, Killa Nos. 14 (4-18), 15 (2-17), 16/1 (3-11), 17/1 (3-13), 26 (1-1), situated in the Revenue Estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram, Haryana, 'ON AS IS WHERE IS BASIS' together with the right to use and enjoy the said property with privileges, easements, appurtenances benefits, advantages, etc. appended to the said property, for a total sale consideration of Rs.8,00,00,000/- (Rupees Eight Crore only) (hereinafter referred to as "Total Sale Consideration").

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NOW THIS SALE DEED WITNESSETH AS UNDER:-

- 1) That in consideration of total sum of **Rs.8,00,00,000/- (Rupees Eight Crore only)** which has already been received by the 'Vendor/Seller' from the 'Vendee/Purchaser', in the following manner:-

AMOUNT	DD NO.	DATED	DRAWN ON
<u>Rs. 7,92,00,000/-</u>	<u>560426</u>	<u>11.04.2023</u>	<u>HDFC Bank,</u> <u>Gurgaon</u>
<u>Rs. 8,00,000/-</u>	Being the amount of TDS deducted and to be deposited by the 'Vendee/Purchaser' with the Income Tax Authorities in the account of the 'Vendor/Seller' (representing 1% of the sale consideration, as required under the relevant provisions of the Income Tax Act, 1961 and rules framed thereunder);		
<u>Rs. 8,00,00,000/-</u>	Total		

the separate receipt of which the 'Vendor/Seller' hereby admits and acknowledges, in full and final settlement. The 'Vendor/Seller' doth hereby sell, convey and transfer the said property to the 'Vendee/Purchaser', who shall hereinafter be the absolute sole owner of the same and shall enjoy all rights of ownership, possession, privileges, access, easements and appurtenances whatsoever of the said property, unto the 'Vendee/Purchaser', absolutely and forever, by way of this sale deed.

- 2) That the actual physical vacant possession of the said property has been delivered by the 'Vendor/Seller' to the 'Vendee/Purchaser', on spot alongwith original title deeds mentioned in scheduled-II.
- 3) That with the execution of this sale deed all the rights, title, interest, claim or concern of the 'Vendor/Seller' has ceased and the 'Vendee/Purchaser' has stepped into the shoes of the 'Vendor/Seller' forever. The 'Vendee/Purchaser' shall henceforth enjoy the rights of absolute ownership without any interference or objection from the 'Vendor/Seller' or anyone else.



- 4) That the 'Vendor/Seller' hereby assures the 'Vendee/Purchaser' that the 'Vendor's/Seller' has neither done nor been party to any act whereby the 'Vendor/Seller's rights and title to the said property may in any way be impaired or whereby the 'Vendor/Seller' may be prevented from transferring the said property.
- 5) That the 'Vendor/Seller' hereby declares and represents that the said property is not subject matter of any HUF and that no part of the said property is owned by any minor.
- 6) That excepting the 'Vendor/Seller' nobody else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the said property and also enjoys the marketable title.
- 7) That now the 'Vendor/Seller' admits that the 'Vendor/Seller' has been left with no right, title, interest or concern of any nature whatsoever in the said property and the 'Vendee/Purchaser' has become the absolute sole owner of the said property by this Deed, who shall be fully competent to use and enjoy the said property or transfer or alienate the same to anyone by way of sale, gift, mortgage, lease or otherwise to anyone in the manner the 'Vendee/Purchaser' like, without any claim, demand and objection by the 'Vendor/Seller' and her other legal representatives.
- 8) The said property is free from all Encumbrances, liens, disputes including disputes relating to boundary, pre-emption, option, joint family interests, claims on account of partition, inheritance, reservation, etc. other charges of any nature whatsoever and howsoever. "Encumbrances" shall include any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other persons, claim, security interest, encumbrance, title defect, prior-sales, encroachments, hindrance, restrictions, disturbance, attachments, liability, title retention agreement, voting trust agreement, interest, litigations, legal defect, lis-pendens, decree, proceedings, disputes including possession disputes, disputes relating to boundary, pre-emption, option, joint family interests, claims on account of partition, inheritance, reservation, etc., arbitration, stay, agreements to sell executed with any third party, preferential right, trust arrangement, counterclaim or banker's lien, privilege or priority of any kind having the effect of security, injunction, option, lien, charge, commitment, restriction or limitation of any nature whatsoever, including restriction on use, voting rights, transfer, receipt of income

A handwritten signature in cursive script, appearing to read 'Madhavi', is written over a horizontal line.

or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same. And if it is ever proved otherwise, or if the whole or any portion of the said property is ever taken away or slips from the possession of the 'Vendee/Purchaser' on account of any of above legal defects in the ownership or litigation started by anyone claiming title thereto or on account of any act or omission of the 'Vendor/Seller', then the 'Vendor/Seller' will be liable and responsible to make good, the loss suffered by the 'Vendee/Purchaser' and keep the 'Vendee/Purchaser' indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the 'Vendee/Purchaser' at the prevailing rate, from moveable and immovable properties of the 'Vendor/Seller'.

- 9) The 'Vendee/Purchaser' has the right to get the said property transferred and mutated in its own name in the records of concerned authorities including the records maintained by Municipal Corporation of Gurugram ("MCG"), Dakshin Haryana Bijli Vitran Nigam Limited or any other power distributor ("DHBVNL"), etc. and the Seller agree and undertake to sign and execute any required documents for transfer of ownership, title of the said Property in favour of the 'Vendee/Purchaser', in the records of concerned authorities on the basis of this Sale Deed or its certified true copy and the 'Vendor/Seller' hereby assures to extend all help, for effectual transfer/mutation, at no extra costs.
- 10) That the 'Vendor/Seller' has confirm to the 'Vendee/Purchaser', that the 'Vendor/Seller' has already paid the land revenue, property tax or any dues and demands in respect of the said property upto the date of this Sale Deed and thereafter the 'Vendee/Purchaser' will be responsible for all the payments, dues and demands of the same.
- 11) That both the parties to this sale deed are Indian Nationals.
- 12) That in case, if the said property is acquired, then the 'Vendee/Purchaser' will be entitled to receive the compensation in his own name and the 'Vendor/Seller' will have no objection for the same.

A handwritten signature in dark ink, appearing to read 'Madhavi', is written over a long, horizontal, slightly wavy line that spans the width of the signature.

- 13) All the expenses for execution and registration of this sale deed viz. stamp duty, registration fee, advocate charges, etc., has been paid and borne by the 'Vendee/Purchaser'. In case any deficiency is found in payment of stamp duty and/or registration fee by any authority in future, the same shall be exclusively borne by the 'Vendee/Purchaser'. The 'Vendee/Purchaser' shall have the right to collect the original Sale Deed from the office of the Sub-Registrar.
- 14) This Deed shall be governed and interpreted by and construed in accordance with the laws of India and subject to this, the courts at Gurugram shall have the exclusive jurisdiction on all agreements and matters under this Deed.

SCHEDULE-I
DETAILS OF THE PROPERTY UNDER SALE

All that piece and parcel of Land admeasuring 16 Kanal (2 Acres), situated in the Revenue Estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram-122103, Haryana, together with privileges, benefits, advantages, easementary rights attached therewith, appendages and appurtenances whatsoever to the said property:

SL. NO.	RECTANGLE NO.	KILLA NO.	AREA	
			Kanal	Marla
1.	8	14	4	18
2.		15	2	17
3.		16/1	3	11
4.		17/1	3	13
5.		26	1	1
Total			16	0

SCHEDULE-I

List of Document of the said property handed over to the 'Vendee/Purchaser'


- a) Sale Deed, dated May 12, 1999, bearing Document No. 275, duly registered in the office of the Sub-Registrar, Sohna, Gurugram, Haryana;
- b) Sale Deed, dated May 12, 1999, bearing Document No. 276, duly registered in the office of the Sub-Registrar, Sohna, Gurugram, Haryana.



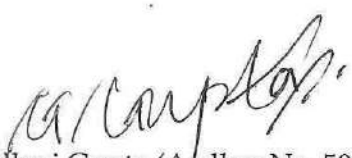
IN WITNESS WHEREOF the 'Vendor/Seller' and the 'Vendee/Purchaser' have signed this Sale Deed at Gurugram on the date first mentioned above in the presence of the following witnesses.

WITNESSES:-

1.


Parveen Kumar Angrish
Advocate
M.A.L.L.B., HONS.


(Deepak Dadlani)
'VENDOR/SELLER'


2. Gitanjali Dadlani Gupta (Aadhar No. 5031 5776 5327)
D/o Sh. Deepak Dadlani R/o 18, SFS Flats Hauz Khas,
South West Delhi, Delhi

For Fantasy Buildwell Private Limited
For Fantasy Buildwell Private Limited


(Vijender Kumar)
'VENDEE/PURCHASER'

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 11/04/2023

Certificate No. G0K2023D2748

G0K2023D2748

Stamp Duty Paid : ₹ 10171000
(Rs. Only)

GRN No. 101404963

101404963

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Gautam Tandon huf

H.No/Floor : 180/b

Sector/Ward : X

LandMark : Lane w6 western avenue sainik farms

City/Village : Hauz khas

District : South delhi

State : Delhi

Phone: 96*****91



Buyer / Second Party Detail

Name : Fantasy Buildwell Private limited

H.No/Floor : S/551

Sector/Ward : X

LandMark : Room no 205 welcome plaza

City/Village : Shakarpur

District : Delhi

State : Delhi

Phone : 74*****47

Purpose : Non Judicial Stamp paper 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. Type of Property	: Agriculture and
3. Area	: 18 Kanal 3 Marla(2.269 acres)
4. Sector No.	: Sector 2;
5. Village/City Name	: Gwal Pahari;
6. Tehsil & District	: Gurugram;
7. Sale Consideration	: Rs. 14,53,00,000/-
8. Stamp Duty Percentage	: @ 7% of the transaction value;
9. Stamp Duty paid	: Rs. 1,01,71,000/-;
10. E- Stamp Certificate details	: G0K2023D2748/11.04.2023
11. Registration Fees paid	: Rs. 50,003/-
12. Registration GRN	: 101404941

This Sale Deed ("Deed") is made and executed at Gurugram on this 12th day of April, 2023.

For Gautam Tandon HUF

KARTA

वसीका संबंधी विवरण		
वसीका का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- वजीराबाद	गांव/शहर- ग्वाल पहाड़ी	स्थित- Gwal Pahari
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : GWAL PAHARI		
धन संबंधी विवरण		
राशि- 145300000 रुपये		कुल स्टाम्प शुल्क- 10171000 रुपये
स्टाम्प नं- G0K2023D2748		स्टाम्प का मूल्य- 10171000 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:101404941	पेस्टिंग शुल्क- 3 रुपये
द्वाग तैयार किया गया- SELF		सेवा शुल्क- 200
भूमि का विवरण		
कृषि चाही		18 Kanal 3 Marla

यह प्रलेख आज दिनांक 12-04-2023 दिन बुधवार समय 3:20:00 PM बजे श्री/श्रीमती/कुमारी गौतम टण्डन ऐच. यू. ऐफ. पुत्र अरविन्द टण्डन गौतम टण्डन एच यू एफ (GAUTAM TANDON) OTHER निवास नई दिल्ली द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

गौतम टण्डन ऐच. यू. ऐफ. गौतम टण्डन एच यू एफ

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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 12-04-2023

उप/संयुक्त पंजीयन अधिकारी
(वजीराबाद)

गौतम टण्डन ऐच. यू. ऐफ. गौतम टण्डन एच यू एफ

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी FANTASY BUILDWELL PVT LTD thru VIJENDER KUMAR 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 अंशिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी ADITI TANDON पिता . निवासी DELHI व श्री/श्रीमती/कुमारी ANSH TANDON पिता . निवासी DELHI ने की।

साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 12-04-2023

उप/संयुक्त पंजीयन अधिकारी
(वजीराबाद)



BY AND BETWEEN

MR. GAUTAM TANDON (HUF) (Income Tax Permanent Account Number : AAGHG7083K) having its place of business at House No. 180 /B, Lane W-6, Western Avenue, Sainik Farms, Deoli, South Delhi Hauz Khas, Delhi 110062, through its Karta Mr. Gautam Tandon (Aadhar Card No.: 711728756821), aged [55] years, son of Mr. Arvind Tandon, resident of 180/B, Lane W-6, Western Avenue, Sainik Farms, New Delhi - 110062 (hereinafter referred to as the "Seller", which expression shall, unless it be repugnant to the context or meaning hereof, be deemed to include the members, co-parceners, their respective legal heirs, successors, legal representatives, executors and permitted assigns);

AND

FANTASY BUILDWELL PRIVATE LIMITED (Corporate Identity Number U45201DL2003PTC122055 and Income Tax Permanent Account Number 06AAACF8350K1ZJ), a company within the meaning of the Companies Act, 1956, having its registered office address at Room No.205, Welcome Plaza, S-551, School Block (II), Shakarpur Delhi - 110092 and office at 11th Floor, Paras Twin Tower, Tower-B, Sector-54, Golf Course Road, Gurugram - 122002, duly represented by Mr. Vijender Kumar (Aadhar No.:5668 7569 5667), duly authorized *vide* board resolution passed in the board meeting held on 11.04.2023 (hereinafter referred to as "Purchaser", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include its successors, authorized representatives, administrators and assigns);

The Seller and the Purchaser are hereinafter individually referred to as a "Party" and collectively referred to as the "Parties".

WHEREAS:

- A. The Seller has represented and warranted to the Purchaser that the Seller is sole, exclusive and absolute owner of, and has all rights, title and interest and is in vacant and peaceful possession of land admeasuring 18 Kanal 3 Marla (2.26875 acres), situated in the revenue estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram - 122103, together with the right to use of all ways, paths, passages and the rights, liberties, privileges, easements, benefits, advantages, water courses, common passages, right to ingress/ egress, arrangements, installation and utilization of other facilities like water supply, power, light, sewages etc., including all easementary rights attached therewith, appendages and appurtenances whatsoever to the said land, or any part thereof, belonging to or in any way appertaining thereto or usually held, used, occupied or enjoyed or reputed or known as part and parcel thereof appurtenant thereto, with all fixtures, fittings, facilities, amenities, waterways, drains, electricity and water connections, etc., free from all Encumbrances (*as defined hereinafter*), encroachments, mortgages, hindrance, restrictions, disturbance, attachments, liabilities, defects, lis-pendens, claims, disputes, litigations, liens, charges, exchanges, gifts, decrees, requisition, acquisitions, will, trust, prior sales, or any other kinds of transfers, etc. of any nature whatsoever with clear, marketable title and legal possession (all

For Gautam Tandon HUF



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Reg. No.

Reg. Year

Book No.

762

2023-2024

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- गौतम टण्डन ऐच. यू. ऐफ. thru GAUTAM TANDON OTHER गौतम टण्डन एच यू
एफ

क्रेता :- thru VIJENDER KUMAR OTHER FANTASY BUILDWELL PVT
LTD

गवाह 1 :- ADITI TANDON Aditi Tandon

गवाह 2 :- ANSH TANDON Ansh Tandon

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 762 आज दिनांक 12-04-2023 को बही नं 1 जिल्द नं 134 के पृष्ठ नं 75.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 4145 के पृष्ठ संख्या 41 से 45 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 12-04-2023



उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)

collectively referred to as the "Property under Sale"), as more particularly described in the Schedule I hereto.

- B. The Seller represented and warranted to the Purchaser that the rights, title, interest and ownership of the Seller to the Sale Property has been acquired by the Seller by virtue of the following sale deeds:
- i. Sale Deed dated March 25, 1996, bearing document no. 5714, duly registered in the office of Sub-Registrar, Sohna, Gurugram.
 - ii. Sale Deed dated March 25, 1996, bearing document no. 5715, duly registered in the office of Sub-Registrar, Sohna, Gurugram and
 - iii. Sale Deed dated January 18, 2001, bearing document no. 2655, duly registered in the office of Sub-Registrar, Sohna, Gurugram.
- C. The Seller hereby sell, transfer, convey and assign the Property under Sale and the Purchaser hereby purchases from the Seller, the Property under Sale free from all Encumbrances, decrees, requisitions, acquisitions, will, trust, prior sales, or any other kind of transfers, etc. of any nature whatsoever with clear, marketable title and legal possession, relying on the various representations, warranties, stipulations, assurances, covenants, undertakings and indemnities of the Seller, and relying on such representations, warranties, assurances and covenants of the Seller, the Purchaser has entered into an agreement to sell dated 04.11.2022 ("Agreement") with the Seller to record the terms and conditions pertaining to sale of the Property under Sale by the Seller to the Purchaser; and
- D. In pursuance of the said Agreement dated 04.11.2022 the Seller is executing this Deed in favour of the Purchaser for irrevocable and absolute sale, transfer, conveyance, assignment, grant and delivery of the Property under Sale in favor of the Purchaser, free from all Encumbrances, encroachments, mortgages, hindrance, restrictions, disturbances, attachments, liabilities, defects, lis-pendens, claims, disputes, litigations, liens, charges, exchanges, gifts, decrees, requisition, acquisitions, will, trust, prior sales, or any other kind of transfers, etc. of any nature whatsoever with clear, marketable title and legal possession, for a total consideration of Rs.14,53,00,000/- (Rupees Fourteen Crores Fifty Three Lakh only) ("Sale Consideration")

NOW THEREFORE, IN CONSIDERATION OF THE RECITALS AND MUTUAL COVENANTS, REPRESENTATIONS AND WARRANTIES AND TERMS AND CONDITIONS SET FORTH HEREINAFTER, THE PARTIES TO THIS DEED INTEND TO BE IRREVOCABLY AND LEGALLY BOUND AND AGREE AS UNDER :-

1. The Seller hereby, irrevocably, absolutely and forever sell, transfer, convey, assign and deliver unto the Purchaser the Property under Sale i.e. entire freehold land admeasuring 18 Kanal 3 Marla (2.26875 acres), situated in the revenue estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram - 122103, including all easementary rights attached there with, appendages and appurtenances whatsoever to the Property under Sale, or any part thereof, belonging to or in any way

For Gautam Tandon HUF



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appertaining thereto or usually held, used, occupied or enjoyed or reputed or known as part and parcel thereof appurtenant thereto,, free from all Encumbrances, encroachments, mortgages, hindrance, restrictions, disturbances, attachments, liabilities, defects, lis-pendens, claims, disputes, litigations, liens, charges, exchanges, gifts, decrees, requisitions, acquisitions, will, trust, prior sales, or any other kinds of transfers, etc. of any nature whatsoever with clear, marketable title and legal possession.

2. The Seller hereby confirm and acknowledge that pursuant to the execution of this Deed, the Seller are left with no rights, interest or title in the Property under Sale, and the Purchaser has now become the sole and exclusive, legal and absolute owner of the Property under Sale, and all rights, title and interests in the Property under Sale hereby absolutely and irrevocably vest with the Purchaser.
3. In consideration of the irrevocable and absolute sale, transfer, conveyance, assignment and delivery of the Property under Sale by the Seller to the Purchaser together with all other rights, entitlements, interests, ownerships and title as set forth in this Deed and compliances and performance of the Seller with all other covenants and obligations as set forth in this Deed, the Purchaser has paid total agreed sale consideration i.e. amount of **Rs.14,53,00,000/- (Rupees Fourteen Crores Fifty Three Lakh only)** ("Total Consideration") to the Seller.

The details of the **Total Consideration** paid by the Purchaser to the Seller for the sale, transfer, grant and assignment of all rights, title and interest in the said Property are as under :

<u>Amount (Rs.)</u>	<u>DD /Cheque No.</u>	<u>Dated</u>	<u>Drawn on</u>	<u>In Favour of</u>
35,00,000/-	Fund Transfer to A/c no. 50100093806821 (Gautam Tandon HUF)	21.07.2015	HDFC Bank	Gautam Tandon HUF
50,00,000/-	Fund Transfer to A/c no. 50100093806821 (Gautam Tandon HUF)	21.07.2015	HDFC Bank	Gautam Tandon HUF
67,00,000/-	Fund Transfer to A/c no. 50100093806821 (Gautam Tandon HUF)	22.07.2015	HDFC Bank	Gautam Tandon HUF
1,80,00,000/-	Through DD	23.07.2015	HDFC Bank	Gautam Tandon HUF
1,00,00,000/-	008510	04.11.2022	HDFC Bank	Gautam Tandon HUF
1,00,00,000/-	008610	22.12.2022	HDFC Bank	Gautam Tandon HUF

For Gautam Tandon HUF



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4,00,00,000/-	957178	10.03.2023	HDFC Bank	Gautam Tandon HUF
5,06,47,000/-	008622		HDFC Bank	Gautam Tandon HUF
14,53,000/-	Out of the Sale Consideration has been deducted as tax deduction at source (TDS) on account of the Seller, under the provisions of the Income Tax Act, 1961 and paid the same.			
14,53,00,000/-	Total			

4. The Seller hereby acknowledge and confirm that the payment of Total Consideration in the manner set out in the Clause 3 above has been made, and the Seller hereby confirm and acknowledge the receipt of the entire Sale Consideration. The Purchaser is hereby acquitted and discharged of all its obligations of making payment of the Sale Consideration, and no amount remains due and payable, whatsoever, by the Purchaser to the Seller.
5. The Seller, having received the Total Consideration, has handed over to the Purchaser, the actual, vacant, peaceful and physical possession of the Property under Sale, free from all Encumbrances whatsoever.
6. The Seller has handed over to the Purchaser all the originals of the title documents in respect of the Property under Sale to the Purchaser. A list of the title documents and other documents has been set forth at Schedule II hereto.
7. The Purchaser has the right to get the Property under Sale transferred and mutated in its own name in the records of concerned authorities including the records maintained by Municipal Corporation of Gurugram ("MCG"), Dakshin Haryana Bijli Vitran Nigam Limited or any other power distributor ("DHBVNL"), etc. and the Seller agree and undertake to sign and execute any required documents for transfer of ownership, title of the said Property under Sale in favor of the Purchaser, in the records of concerned authorities. Seller
8. The Seller agree and undertake that the Purchaser shall be at liberty to obtain the electricity and water connections and other connections/ facilities in and over the Property under Sale at its own expenses. The Purchaser shall also be entitled to all deposits and securities made with the MCG, HUDA, DHBVNL or any other authority relating to electricity, water, sewage and/or other connections / facilities. Further, it is hereby agreed that the Seller, if required, shall sign all the necessary applications/ papers and documents to ensure that the aforesaid connections and other connections/ facilities are obtained for the Property under Sale.

For Gautam Tandon HUF

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9. The Seller doth hereby jointly and severally represent, warrant, declare, covenant and confirm to the Purchaser and subsequent title holders that:-

- (i) The Seller is the absolute, lawful and registered owner of the Property under Sale and the same is reflected in the records of the relevant registrar having jurisdiction over the Property under Sale and the municipal/ local records of the governmental authorities;
- (ii) The Seller possess clear, marketable, legal title and interest in the Property under Sale;
- (iii) The Seller possess full power and absolute right and authority along with all necessary approvals to enter into this Deed and to sell, transfer, convey, assign and deliver the Property under Sale to the Purchaser and there is no impediment or restraint or injunction against the Seller and the Property under Sale, restricting the Seller from selling the Property under Sale and the Seller has not committed any act of commission or omission whereby, the Property under Sale or any part thereof can be attached or the Seller can be prevented from selling the Property under Sale and the Property under Sale being sold and the Seller are not precluded by the terms of any contract, agreement or other instrument by which they are bound, from entering into this Deed;
- (iv) The Property under Sale has not been reserved for any special purpose either by the Seller or by any governmental authority, in any manner whatsoever and there is no notification/ award pending against the Property under Sale;
- (v) The Property under Sale and every part of it is free from all attachments whether before or after judgment, disputes including disputes relating to pre-emption, option, joint family interests, claims on account of partition, inheritance, reservation, etc. other charges of any nature whatsoever and howsoever, litigations of any nature whatsoever and the Seller has not received any notice of acquisition or requisition and/ or notices of attachment of the Property under Sale or any part thereof from any court or authority or third parties. There are no recovery proceedings, acquisitions, requisitions, cautions, restrictions, inhibitions or notices against the Property under Sale or any part thereof;
- (vi) No power of attorney or any other authority, empowering any third party to deal with the Property under Sale for any purposes whatsoever has been issued and/ or executed and no person other than the Seller have any right or claim of any nature whatsoever over the Property under Sale or any part thereof; and the Seller has not entered into any agreement, arrangement or understanding, with any third party in relation to the Property under Sale

For Gautam Tandon HUF



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and/ or executed any document, thereby creating any subsisting right, title and interest in favour of the third party in relation to the Property under Sale or any part thereof for any purpose whatsoever;

- (vii) The execution of this Deed does not conflict with or will result in a breach of any of the terms, conditions and provisions of any documents, agreements, instruments, permissions, approvals or consents to which the Seller is party or by which the Seller and, or, the Property under Sale is bound;
- (viii) The copies of all documents provided by the Seller with respect to the Property under Sale, as provided by the Seller to the Purchaser are true and correct in all respects and are the only title documents in respect of the Property under Sale;
- (ix) The Seller are not prohibited and/ or restrained or expected to be prohibited and/ or restrained from conveying, transferring, dealing with or disposing off the Property under Sale or any part thereof to any third party. There are no orders, judgments, claims, proceedings, lis-pendens, litigations, disputes, arbitration etc., prohibiting and/ or restraining the Seller from conveying, transferring, dealing with or disposing off the Property under Sale;
- (x) The consideration mentioned in all the title deeds of the Property under Sale including the antecedent title deeds have been duly paid and no amount is outstanding or due to paid to any of the erstwhile land owners of the Property under Sale. All antecedent title deeds pertaining to the Property under Sale are duly registered and stamped at the correct valuation of the Property under Sale as required under the applicable laws.
- (xi) The Property under Sale is free from all Encumbrances, liens, disputes including disputes relating to boundary, pre-emption, option, joint family interests, claims on account of partition, inheritance, reservation, etc. other charges of any nature whatsoever and howsoever.

"Encumbrances" shall include any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other persons, claim, security interest, encumbrance, title defect, prior-sales, encroachments, hindrance, restrictions, disturbance, attachments, liability, title retention agreement, voting trust agreement, interest, litigations, legal defect, lis-pendens, decree, proceedings, disputes including possession disputes, disputes relating to boundary, pre-emption, option, joint family interests, claims on account of partition, inheritance, reservation, etc., arbitration, stay, agreements to sell executed with any third party, preferential right, trust arrangement, counterclaim or banker's lien,

For Gautam Tandon HUF



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privilege or priority of any kind having the effect of security, injunction, option, lien, charge, commitment, restriction or limitation of any nature whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same.

- (xii) All taxes, charges, rents, demands, claims, revenue, cesses, penalties and all other dues and outstanding towards any revenue, panchayat taxes, property tax, and other dues whatsoever payable to the government or any local authority in respect of the Property under Sale have been paid;
- (xiii) There are no proceedings of liquidation, bankruptcy, insolvency and/ or such analogous admitted under the applicable laws, before any court/ forum/ tribunal/ authority against or in relation to the Seller;
- (xiv) Neither income tax nor wealth tax or any other tax or dues is outstanding and payable by the Seller in respect of the Property under Sale;
- (xv) No attachment has been levied by any court or any other authority, either before judgment or in execution of any decree on the Property under Sale and no notice or lis-pendens has been filed/ registered in respect of the Property under Sale nor is there any notice issued under the Income Tax Act, 1961, against the Seller and there is no impediment of any nature for construction, development and sale/ lease/ license of units on the Property under Sale;
- (xvi) There are no pending disputes of any nature whatsoever in relation to the Property under Sale or the transaction contemplated under this Deed;
- (xvii) The Seller undertake to do, any and all other necessary act, deed, matter and things as may be required by the Purchaser, to perfect the Purchaser's title and/ or possession of the Property under Sale and/ or that may be necessary to enable the Purchaser to have the same mutated in its name and/ or to have any connection or facility in the Property under Sale transferred in the name of the Purchaser;
- (xviii) There is no outstanding property taxes, rates, duties, cess, levies including assessments, dues or any other charges, including any infrastructure charges, under any applicable laws, required to be paid to any governmental authority or other person in connection with the Property under Sale;

For Gautam Tandon HUF



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- (xix) There are no arrears payable with regard to outstanding taxes, expenses, dues, Claims, penalties, demands, cess, municipal charges/ taxes, property taxes, under the documents under which the Property under Sale was acquired and otherwise, premiums, water charges, electricity charges, sewage charges, subscription fees, duties or any other amount payable or pending payment to any governmental/ regulatory or administrative authority including the outgoings or expenses to any public body and, or, any governmental authority and, or, person concerned with the Property under Sale. The Seller undertake to make full payment of any such charges up to the date of execution and registration of this Deed irrespective of when the bill or notice or demand for such payment has been issued or received. In case, if any dues are found outstanding against the Property under Sale regarding taxes, or any other outstanding dues, for the period, prior to the date of execution and registration of this Deed, the same shall be paid/ borne by the Seller, without any demur or cavil;
- (xx) The ownership of the Property under Sale, currently vests with the Seller and the Property under Sale is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Seller for the lawful purposes, and the Seller are fully entitled to sell the Property and receive all the proceeds from the sale of the property;
- (xxi) The Seller have represented that no permission of the assessing officer of the Income Tax Department under the Section 281 of the Income Tax Act, 1961 is required in connection with the sale, transfer, conveyance, grant, assignment and delivery of the Property under Sale in favour of the Purchaser;
- (xxii) There are no legal, quasi-legal, administrative, government investigations, suits, acquisition, requisition, court proceedings, decrees, unfulfilled or unsatisfied judgements, injunctions, court orders, dues, notices and, or, acquisition orders, attachment claims, actions, notices, litigations, arbitrations, mediations, conciliations, garnishee or other proceedings, claims, actions (including acquisition) or investigations or notifications of any nature pending or, threatened against or with respect to the Property under Sale, or with respect to the sale of the Property under Sale contemplated herein, and the Seller are not aware of any proceedings or circumstances likely to give rise to the same or which could adversely affect the sale of the Property under Sale by the Seller in favour of the Purchaser;

For Gautam Tandon HUF



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- (xxiii) There are no prohibitory orders by any government, state or central, income-tax authority or local authority or injunction by any court/ authority restraining the Seller from transferring the Property under Sale nor there is any attachment proceeding pending against the Property under Sale and there is no bar or prohibition in handing over vacant and peaceful possession of the Property under Sale;
- (xxiv) The Seller have duly paid all charges, dues, taxes, rates, levies, assessment, cesses, property tax, income tax for the period till the date of execution of this Deed and there are no arrears/ dues payable with regards to taxes, expenses, dues, claims, penalties, demands, cess, municipal charges/ taxes, property taxes, or any other payment under any of the title documents, premiums, duties or any other amounts payable or pending payment to any governmental/ regulatory or administrative authority and, or, to any other public body and, or, any governmental authority and, or, person in respect of the Property under Sale and otherwise;
- (xxv) There are no circumstances which exist that would restrict or terminate the continued occupation, use and enjoyment of the Property of sale by the Purchaser. There are no acts or omissions on the part of the Seller including without limitation: (a) any non-payment or delayed payment of any statutory dues; and (b) any modification in the usage of the Property under Sale and, or, any act or omission which in any manner interferes with or otherwise adversely affects or may affect the rights of the Purchaser to use, own and occupy the Property under Sale;
- (xxvi) The Seller have not done any act or thing which would or might constitute breach of any orders, regulations, by-laws of any governmental authorities including MCG and, or HUDA;
- (xxvii) There are no facilities, amenities, waterways, drains, electricity and water connections, etc. installed or available on the Property under Sale and there are no deposits, or any advances being made to any authority in this regard by the Seller. The Seller confirms that any utility service required for the Property under Sale shall be obtained by the Purchaser; and the Purchaser shall be entitled to all deposits and advances made in this regard.
- (xxviii) There is no other matter of which the Seller is aware that adversely effects the value of the Property under Sale or casts any doubt on the right or title of the Seller thereto or on the use of the Property under Sale as commercial and that there are no outstanding unobserved or unperformed obligations with respect to the Property under Sale;

For Gautam Tandon HUF



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- (xxix) No third party is likely to claim adverse possession on the Property under Sale or has acquired or claimed or is acquiring any rights adversely affecting the Property under Sale;
 - (xxx) The Seller has at all times complied with all applicable laws, statutes, byelaws, permits, obligations, statutory instruments, conditions, restrictions and requirements with respect to the Property under Sale and its proposed development, occupation, possession, use;
 - (xxxi) The Property under Sale is not subject to any covenants, restrictions, stipulations, easements, grants, exception or reservations or such other rights whether legal or equitable, the benefit of which is vested in the third parties. The Property under Sale is not subject to any agreement or right to acquire aforementioned third party rights or subject to any option, right of first refusal or similar matters, the provisions of which remained to be performed, and there are no outstanding actions, claims, demands between the Seller and any third party effecting or relating to the Property under Sale or the sale of the Property under Sale;
 - (xxxii) The Seller is in exclusive occupation and possession of the Property under Sale and there are no third-party rights, of any nature whatsoever, subsisting or existing with respect to the same and there are no third party rights in the Property under Sale either as the lessee, licensee, trespassers, or squatters or in any other manner whatsoever including but not limited to any adverse possession;
 - (xxxiii) there are no charges, dues, claims, liabilities, duties, levies (including interest amount, default/ penal amount, if applicable) in relation to the Property under Sale that are payable to any other person whatsoever; and
 - (xxxiv) The original title documents listed in Schedule II hereto are the only title documents in respect to the Property under Sale and the same are with and in actual possession of the Seller.
10. The Purchaser has the absolute right to transfer, assign, sell, convey, grant, encumber, charge, mortgage, dispose-off, monetize etc. the Property under Sale in any manner whatsoever as the Purchaser deems fit and proper at its sole and absolute discretion and deal with the Property under Sale in any manner whatsoever.
11. The Purchaser is entitled to peacefully and quietly hold, enter upon, have, occupy, possess and enjoy the Property under Sale hereby sold, transferred, conveyed, assigned, granted and assured with its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for any of its use and benefit without any suit, eviction, interruption, disturbance, interference, claim or demand

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whatsoever from or by the Seller, their respective successors or assigns or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

12. The Seller agree and undertake to settle any claim received from any third party disputing the title of the Seller to the Property under Sale or any part thereof at his own costs and expenses.
13. Notwithstanding anything else contained herein, and without prejudice to the other rights of the Purchaser under this Deed or the applicable law, the Seller hereby jointly and severally agree and undertake to indemnify, defend and hold the Purchaser harmless and indemnified to the fullest extent permitted by applicable laws, from and against any and all losses, liabilities, claims, actions, damages, proceedings, settlements, penalties, judgments, taxes, expenses and the like which the Purchaser may bear, incur, suffer and, or, which may be made, levied, or imposed on the Purchaser and, or, claimed from the Purchaser due to any reason arising out of or in connection with:
 - (i) any defect in the title, right, ownership or interest of the Seller in the Property under Sale or any Encumbrance thereon;
 - (ii) any misrepresentation, inaccuracy or any breach of any representations or warranties of the Seller or any of the representations or warranties of the Seller being or becoming incorrect, false or misleading;
 - (iii) breach/ non-compliance of, or failure to perform, any terms, conditions, undertakings or covenants as contained in this Deed by the Seller;
 - (iv) any legal, quasi-legal, administrative, claims, actions, notices, litigations, arbitrations, mediation, conciliation, garnishee or other proceedings settled, pending or threatened against or with respect to the Property under Sale for the period prior to the execution and registration of this Deed;
 - (v) any orders, judgements, litigations, claims, arbitration, proceedings and, or complaints pertaining to any action / inaction in relation to the Property under Sale for the period prior to the execution and registration of this Deed;
 - (vi) any tax liability owed to a tax authority / any claim made by any tax authority over or in respect of the Property under Sale or any tax authority commencing any proceedings or taking any action in relation to the Property under Sale for the period prior to the execution and registration of this Deed;

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- (vii) any liability of any nature whatsoever, in relation to the Property under Sale for the period prior to the execution and registration of this Deed;
 - (viii) any claims, liabilities, actions and other demands of any nature whatsoever made by any governmental authority or taxation authority pertaining to the Property under Sale for the period prior to the execution and registration of this Deed;
 - (ix) any taxes including income tax in relation to the Land, re-assessment/recovery proceedings property tax, withholding tax on acquisition/ purchase of land, GST, value added tax, any stamp duties concerning any erstwhile documents pertaining to the Land, for the period prior to the execution and registration of this Deed;
 - (x) any past liabilities connected with or in relation to the Property under Sale including any liabilities on account of any land acquisition cost, compensation, damages, claims, dues, etc. for the period prior to the execution and registration of this Deed;
14. The Seller agrees to do all such further acts and execute all such further writings, to give effect to the provisions of this Deed and effect the sale and transfer of the said Property under Sale in the manner hereinafter contemplated.
15. The schedules to this Deed are part and parcel of this Deed and may be read in conjunction with this Deed while interpreting this Deed.
16. This Deed shall be governed and interpreted by and construed in accordance with the laws of India and subject to this, the courts at Gurugram shall have the exclusive jurisdiction on all agreements and matters under this Deed.
17. All the expenses for execution and registration of this sale deed viz. stamp duty, registration fee, advocate charges, etc., has been paid and borne by the Purchaser. In case any deficiency is found in payment of stamp duty and/or registration fee by any authority in future, the same shall be exclusively borne by the Purchaser.

For Gautam Tandon HUF



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SCHEDULE-I

Details of the Sale Property

All that piece and parcel of land admeasuring 18 Kanal 3 Marla (2.26875 (two point two six eight seven five) acres), situated in the revenue estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram - 122103, together with the right to use of all ways, paths, passages and the rights, liberties, privileges, easements, benefits, advantages, water courses, common passages, right to ingress/ egress, arrangements, installation and utilization of other facilities like water supply, power, light, sewages etc., including all easementary rights attached therewith, appendages and appurtenances whatsoever to the said land, or any part thereof, belonging to or in any way appertaining thereto or usually held, used, occupied or enjoyed or reputed or known as part and parcel thereof appurtenant thereto, with all fixtures, fittings, facilities, amenities, waterways, drains, electricity and water connections, etc., free from all Encumbrances, encroachments, mortgages, hindrance, restrictions, disturbance, attachments, liabilities, defects, lis-pendens, claims, disputes, litigations, liens, charges, exchanges, gifts, decrees, requisition, acquisitions, will, trust, prior sales, or any other kinds of transfers, etc. of any nature whatsoever with clear, marketable title and legal possession:

S. No.	Rectangle No.	Killa No.	Area	
			Kanal	Marla
1.	07	26	2	7
2	08	16/2	4	0
		17/2/1	1	12
		24/2	2	4
		25	7	7
3.	13	5/1	0	13
Total			18	3

For Gautam Tandon HUF



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SCHEDULE-II

List of title documents of the Property under Sale handed over to the Purchaser

1. Sale Deed dated March 25, 1996 registered with Sub-Registrar, Sohna, Gurugram *vide* document no. 5714;
2. Sale Deed dated March 25, 1996 registered with Sub-Registrar, Sohna, Gurugram *vide* document no. 5715; and
3. Sale Deed dated January 18, 2001 registered with Sub-Registrar, Sohna, Gurugram *vide* document no. 2655.

For Gautam Tandon HUF



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IN WITNESS WHEREOF, the Parties have caused this Deed to be duly executed by their duly authorized representatives as of the date and year first hereinabove written:

SELLER

For Gautam Tandon (HUF)
Through its Karta

For Gautam Tandon HUF

(Gautam Tandon)

KARTA

PURCHASER

For Fantasy Buildwell Pvt. Ltd.
through its authorized signatory
For Fantasy Buildwell Private Limited

(Vijender Kumar)

Authorised Signatory

Witnesses: -

Aditi Tandon

- 1) Aditi Tandon (Aadhar No. 3240 0388 6820)
W/o. Sh. Gautam Tandon R/o H. No. 180/b,
Lane W-6, Western Avenue Sainik Farms
Deoli, Hauz Khas, South Delhi, Delhi

Ansh Tandon

- 2) Ansh Tandon (Aadhar No. 4435 9204 4637)
S/o. Sh. Gautam Tandon R/o H. No. 180/b,
Lane W-6, Western Avenue Sainik Farms
Deoli, Hauz Khas, South Delhi, Delhi