

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 20/02/2018

Certificate No. G0T2018B28

GRN No. 33615145



Stamp Duty Paid : ₹ 2750000

Penalty : ₹ 0

P.S. Stamp Comp

Seller / First Party Detail

Name: Prime Infoways Pvt Ltd

H.No/Floor: B2/3

Sector/Ward: Na

LandMark: Chhattarpur new delhi

City/Village: New delhi

District: New delhi

State: Delhi

Phone: 0

Others: Prime it solution pvt ltd



Buyer / Second Party Detail

Name: Renuka Traders Pvt Ltd

H.No/Floor: S2/3

Sector/Ward: Na

LandMark: Chhattarpur new delhi

City/Village: New delhi

District: New delhi

State: Delhi

Phone: 0

Purpose: Sale Deed



3675

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SALE DEED

TRANSACTION VALUE : Rs. 3,87,28,125/-
STAMP DUTY : Rs. 27,50,000/-
e-STAMP NO. & DATE : G0T2018B28/20.02.2018.
VILLAGE/CITY NAME : Gadauli Khurd
UNIT LAND : 20 Kanal 6 Marlas
NATURE OF LAND : CHAHI

THIS SALE DEED is executed at Gurgaon, District Gurgaon on this 20th day of February 2018 by M/s Prime Infoways Pvt. Ltd. (PAN No. AADCP5889N) a Company registered under the Companies Act, 1956 having its registered office at B-2/3 2ND Floor Khasara No. 8/8 Chattarpur, New Delhi through its authorized representative Mr. Arun Kumar Arora (Aadhar No. 216665760161) S/o Late Sh. Om Prakash Arora authorised vide Board Resolution dated 20/02/2018 (Vendor No. 1) and M/s Prime IT Solution Pvt. Ltd. (PAN No. AADCP5888P) a Company registered under the Companies Act, 1956 having its registered office at B-2/3 2ND Floor Khasara No. 8/8 Chattarpur, New Delhi through its authorized representative Mr. Arun Kumar Arora (Aadhar No. 216665760161) S/o Late Sh. Om Prakash Arora authorised vide Board Resolution dated 20/02/2018 (Vendor No. 2) (hereinafter referred to as "Vendors").

For PRIME IT SOLUTIONS PVT. LTD.

Arun Kumar Arora

Arun Kumar Arora

Renuka Traders Pvt Ltd
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IN FAVOUR OF

M/s Renuka Traders Pvt. Ltd. (PAN No. AACCR7713C), a Company registered under the Companies Act, 1956 having its registered office at having its registered office at B-2/3, 2ND Floor Khasara No. 8/8 Chhattarpur, New Delhi through its authorized representative Mr. Ranbir Singh (Aadhar No. 773406162231) S/o Late Sh. Bhagwan authorised vide Board Resolution dated 20/02/2018 (hereinafter referred to as "Vendee").

The expressions "Vendors" and "Vendee" unless repugnant to the context or otherwise shall mean and include their respective legal heirs, successors, executors, administrators, representatives, assigns and nominees etc.

WHEREAS the Vendor No. 1 is the actual legal owner and in possession of Agricultural land situated within revenue estate of Village Gadauli Khurd, Tehsil Kadipur, Distt. Gurgaon comprised in Khewat/Khata No. 272/278, Rect. No. 13, Killa No. 2/2/1(3-13-6), 3/2(6-6-6), 4/1/2(5-1-6) total 3 (three) fields land measuring 15 Kanal 2 Marlas Salam vide Mutation no. 2155.

AND WHEREAS THE Vendor No. 2 the Vendor No. 2 is the actual legal owner and in possession of Agricultural land situated within revenue estate of Village Gadauli Khurd, Tehsil Kadipur, Distt. Gurgaon comprised in Khewat/Khata No. 277/283, Rect. No. 8, Killa No. 24/2(5-3) total 1 (one) fields land measuring 5 Kanal 3 Marlas Salam vide Mutation no. 2155.

Total land of both vendors is 20 Kanal 5 Marla, situated within the revenue estate of Village Gadauli Khurd, Tehsil Kadipur, 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 have been utilising the Land for his 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. 3,87,28,125/- (Rupees Three Core Eighty Seven Lacs One Hundred Twenty Five only) to the Vendee by representing :

- a) That the Land is free from all liens, mortgages, charges, lispendens, tenancies, encumbrances or any restrictions and

For PRIME INFRAWAYS PVT. LTD. For PRIME IT SOLUTIONS PVT. LTD. RENUKA TRADERS PVT. LTD.

Amrinder

Amrinder

Ranbir Singh

Signature

Signature

Signature

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 have good and marketable title thereto and no one else other than the Vendors have 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
- 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 Vendors on the terms and conditions mentioned in this Sale Deed.

AND WHEREAS the Vendors have 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. 3,87,28,125/- (Rupees Three Core Eighty Seven Lacs One Hundred Twenty Five only).

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

That the Vendors have received the total sale consideration of Rs. 3,87,28,125/- (Rupees Three Core Eighty Seven Lacs One Hundred Twenty Five only) in the following manner :-

Cheque/ D.D. No.	Date	Drawn on	Amount (in Rupees)	In Favour of
631103	20/07/2018	Punjab National Bank	50,00,000.00	Prime Infoways Pvt. Ltd

For PRIME INFOWAYS PVT. LTD.

Anand K. B.

For PRIME IT SOLUTIONS PVT. LTD.

Anand K. B.

Rajiv
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631104	20/08/2018	Punjab National Bank	50,00,000.00	Prime Infoways Pvt. Ltd
631105	20/09/2018	Punjab National Bank	50,00,000.00	Prime Infoways Pvt. Ltd
631106	20/10/2018	Punjab National Bank	50,00,000.00	Prime Infoways Pvt. Ltd
631107	20/11/2018	Punjab National Bank	50,00,000.00	Prime Infoways Pvt. Ltd
631108	20/12/2018	Punjab National Bank	50,00,000.00	Prime Infoways Pvt. Ltd
631109	20/07/2018	Union Bank Of India	38,78,750.00	Prime Infoways Pvt. Ltd
631110	20/12/2018	Union Bank Of India	50,00,000.00	Prime It Solutions Pvt. Ltd
		Union Bank Of India	48,49,375.00	Prime It Solutions Pvt. Ltd
		Total	3,87,28,125.00	

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 have 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 Vendors have 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 Vendors 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 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 Vendors and thereafter the Vendee shall be liable for the same.

For PRIME INFOWAYS PVT. LTD. For PRIME IT SOLUTIONS PVT. LTD.

Arunkumar

Arunkumar

Ramkrishna

20/12/2018

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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.

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.

Drafted by C.P. Batheja Advocate Sohna

WITNESSES :-

1. C.P. Batheja Advocate.
Sohna

2. Magan Ram s/o
Sh Chander Ram
R/o - Gungun

For PRIME IT SOLUTIONS PVT. LTD.

VENDORS Arun K A Z
Director

For PRIME IT SOLUTIONS PVT. LTD.

Arun K A Z
DIRECTOR

VENDEE

Rohit K
Director