

Indian-Non Judicial Stamp
Haryana Government

Date: 06/11/2020

Certificate No. GOF2020K1479

GRN No. 69056599



Stamp Duty Paid : ₹ 2109500

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Receptive buildwell llp

H.No/Floor : 134gf

Sector/Ward : 0

LandMark : Old rohtak road kishanganj market

City/Village : Delhi

District : Delhi

State : Delhi

Phone: 98*****92

Buyer / Second Party Detail

Name : Smart arena hometown llp

H.No/Floor : B20sf

Sector/Ward : 0

LandMark : Maharani bagh new delhi

City/Village : New delhi

District : Delhi

State : Delhi

Phone: 98*****92



Purpose : NON JUDICIAL STAMP PAPER FOR SALE DEED

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

1. Type of Deed	:	Sale Deed
2. Village	:	Badha, Tehsil Manesar District Gurugram
3. Unit Land	:	12 Kanal 18 Marla Salam
4. Type of Property	:	Agriculture Land
5. Transaction Value	:	Rs.4,96,87,500/-
6. Stamp duty	:	Rs.21,09,500 + 3,75,000 = 2484500/-
7. Stamp Certificate No. :		GOF2020K1479 & GOU2020K1320
8. Stamp GRN	:	69056599 & 69563698
9. Registration Fee	:	Rs. 50,003/-
10.Registration GRN No.:		69056718

THIS Deed of absolute sale is made at Tehsil Manesar, District Gurugram on this ..24th...day of November, 2020

BETWEEN

For RECEPTIVE BUILDWELL LLP

Jitender Jitender
Partner/Auth.Sign.Abhishek
Authorized Sign.

प्रलेख नं:3874

दिनांक:24-11-2020

<p>डीड संबंधी विवरण</p> <p>डीड का नाम SALE URBAN AREA OUTSIDE MC</p> <p>तहसील/सब-तहसील Manesar गांव/सहर बड़ा बड़ा बड़ा स्थित Badha</p> <p>शहरी - म्युनिसिपल क्षेत्र सीमा के बाहर अन्य क्षेत्र</p> <p>पता : BADHA MANESAR GGM</p>	
<p>भवन का विवरण</p>	
<p>भूमि का विवरण</p> <p>कृषि पट्टी 12 Kanal 18 Marla</p> <p>सेक्टर नम्बर :- 473/1,474/1,364/1</p>	
<p>धन संबंधी विवरण</p> <p>राशि 49687500 रुपये कुल स्टाम्प ड्यूटी की राशि 2484375 रुपये</p> <p>स्टाम्प नं : G04/2020K14/9 स्टाम्प की राशि 2109500 रुपये</p> <p>रजिस्ट्रेशन फीस की राशि 50000 रुपये F.Challan:69056718</p> <p>Deficiency Stamp no: G04/2020K1320 Deficiency Gramd: 69563698</p> <p>Drated By: MANISH KUMAR SAINI ADV GGM Service Charge:200</p>	

यह प्रलेख आज दिनांक 24-11-2020 दिन मंगलवार समय 12:37:00 PM बजे श्री/श्रीमती/कुमारी मैसर्स रिसेप्टीव बिन्दुवैत एत एत पीथरु JITENDER WADHAWANOTHER निवात द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Jitender

Re
उप/संयुक्त पंजीयन अधिकारी (Manesar)

हस्ताक्षर प्रस्तुतकर्ता
मैसर्स रिसेप्टीव बिन्दुवैत एत एत पी

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।

Jitender

Re
उप/संयुक्त पंजीयन अधिकारी (Manesar)

दिनांक 24-11-2020
मैसर्स रिसेप्टीव बिन्दुवैत एत एत पी

उपरोक्त केताव श्री/श्रीमती/कुमारी SMART ARENA HOMETOWN LLP द्वारा NAVEEN KURELEOTHER हजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षां ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि केता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षां की पहचान श्री/श्रीमती/कुमारी MANISH KUMAR SAINI पिता — निवासी ADV GGM व श्री/श्रीमती/कुमारी ATUL KUMAR VERMA पिता VIRENDER KUMAR VERMA निवासी G 114 PARWANA ROAD PITAMPURA SARASWATI VIHAR DELHI की।

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

दिनांक 24-11-2020

Re
उप/संयुक्त पंजीयन अधिकारी (Manesar)





Indian-Non Judicial Stamp Haryana Government



Date : 21/11/2020

Certificate No. GOU2020K1320

GRN No. 69563698

Stamp Duty Paid : ₹ 375000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Receptive buildwell llp

H.No/Floor : 134agf

Sector/Ward : 0

LandMark : Old rohtak road kishanganj market

City/Village : Delhi

District : Delhi

State : Delhi

Phone: 98*****92

Buyer / Second Party Detail

Name : Smart arena hometown llp

H.No/Floor : B20sf

Sector/Ward : 0

LandMark : Maharani bagh new delhi

City/Village : Delhi

District : Delhi

State : Delhi

Phone : 98*****92



Purpose : NON JUDICIAL STAMP PAPER FOR SALE DEED

3874

24/11/2020

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M/S RECEPTIVE BUILDWELL LLP.(LLPIN: AAS-4888), a Limited Liability Partnership Firm duly incorporated under LLP Act., 2008 having its Registered office at Shop No. 134A, Ground Floor Old Rohtak Road, KishanGanj Market, Delhi - 110007 (PAN - ABBFR1882P) through its Designated Partner Mr. Jitender Wadhawan S/o Om Prakash Wadhawan (Aadhar No. 3224 4344 3848) who is authorized vide Resolution passed by its Partners in the meeting held on 05/11/2020, Copy of the said Resolution is attached herewith as Annexure-I)(hereinafter called VENDOR (which expression shall unless repugnant to the context and meaning hereof mean and include them and their respective heirs, legal representatives, administrators, executors and assignees etc.) of the **FIRST PART**.

AND

For RECEPTIVE BUILDWELL LLP PEERAGE BUILDWELL PRIVATE

Jitender Jitender
Partner/Auth.Sgn.

Abhishek
Authorised



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru JITENDER WADHAWANOTHER मैसर्स रिसेप्टीव बिल्डवैल एल. एल

पी Jitender

क्रेता :- thru NAVEEN KURELEOTHERSMART ARENA HOMETOWN

LLP NAVEEN

गवाह 1 :- MANSIH KUMAR SAINI

गवाह 2 :- ATUL KUMAR VERMA

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3874 आज दिनांक 24-11-2020 को बही नं 1 जिल्द नं 270 के पृष्ठ नं 156.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1151 के पृष्ठ संख्या 4 से 6 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 24-11-2020



उप/संयुक्त पंजीयन अधिकारी(Manesar)

M/S SMART ARENA HOMETOWN LLP.(LLPIN: AAU-0516), a Limited Liability Partnership Firm duly incorporated under LLP Act., 2008 having its Registered office at B-20, Second Floor, Maharani Bagh, New Delhi - 110065 (PAN-AEGFS8085K) through its Designated Partner Mr. Naveen Kurele S/o Sh. O.P.Kurele (Aadhar No. 84272874 3658) who is authorized vide Resolution passed by its Partners in the meeting held on 05/11/2020 Copy of the said Resolution is attached herewith as Annexure-II), hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, legal representatives, administrators, executors and assignees etc.) of the **SECOND PART**.

WHEREAS the **VENDOR** is the absolute owner and in actual physical, vacant & peaceful possession of Agricultural Land area admeasuring 12 Kanals 18 Marla Salam comprises in Khewat/Khata No. 473/478, Rectangle No.10, Field No.12/2/2(3-14), 13/1/1 (3-6), Khewat/Khata No. 474/479, Rectangle No.10, Field No.12/1/2 (4-5), Khewat No. 364/1 Khata No. 369/2, Rectangle No.10, Field No.19/1/1(1-13) total field 4, situated within the revenue estate of village Badha, Tehsil Manesar District Gurugram (Haryana) as per Mutation No. 3375 dated 29.10.2020, Mutation No. 3385 dt. 23.11.2020 vide Fard jamabandi year 2017 - 2018 (herein after referred to as the **said LAND**).

AND WHEREAS the Vendor to meet up the lawful needs and necessities of business and future development of the business, herein being desirous of selling the said land i.e. Agricultural Land area admeasuring 12 Kanals 18 Marla Salam comprises in Khewat/Khata No. 473/478, Rectangle No.10, Field No.12/2/2(3-14), 13/1/1 (3-6), Khewat/Khata No. 474/479, Rectangle No.10, Field No.12/1/2 (4-5), Khewat No. 364/1 Khata No. 369/2, Rectangle No.10, Field No.19/1/1(1-13) total field 4, situated within the revenue estate of village Badha, Tehsil Manesar District Gurugram (Haryana), have decided to and offered to convey, transfer, by way of absolute sale in favour of the VENDEE, the said land

For RECEPTIVE BUILDWELL LLP

Jitender Jitender
Partner/Auth. Sign.

Abhishek
Authorised Sign

as described above and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances or any other things after due consultation, permission and at the instance of its Board of Directors and the VENDEE after due consultation, permission and at the instance of its Partners has agreed to purchase the said land for a total mutually agreed sale consideration of **Rs.4,96,87,500/- (Rupees Four Crore Ninety Six Lac Eighty Seven Thousand Five Hundred only)** on the following terms and conditions:-

Definition and interpretation

In this deed:

- i. the 'Vendor' means and includes the owner in physical, vacant & peaceful possession of the said Land.
- ii. the 'Said Land' means Agricultural Land area admeasuring 12 Kanal 18 Marla Salam comprises in Khewat/Khata No. 473/478, Rectangle No.10, Field No.12/2/2(3-14), 13/1/1 (3-6), Khewat/Khata No. 474/479, Rectangle No.10, Field No.12/1/2 (4-5), Khewat No. 364/1 Khata No. 369/2, Rectangle No.10, Field No.19/1/1(1-13) total field 4, situated within the revenue estate of village Badha, Tehsil Manesar District Gurugram (Haryana) as per Mutation No. 3375 dated 29.10.2020, Mutation No. 3385 dt. 23.11.2020 vide Fard jamabandi year 2017 - 2018.
- iii. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- iv. Words imparting the singular include the plural and vice versa.
- v. References to persons include bodies corporate and vice versa.
- vi. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- vii. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.

For RECEPTIVE BUILDWELL LLP

Titender Titender
Partner/Auth.Sign.

Abhish
Authorised Signatory

- viii. Possession means actual vacant, peaceful and physical possession of the said land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHEREAS the Vendor affirmed, represented, assured the VENDEE that the said land:

- i. That the VENDOR is the absolute owner and in actual physical, vacant & peaceful possession of Agricultural Land area admeasuring 12 Kanal 18 Marla Salam comprises in Khewat/Khata No. 473/478, Rectangle No.10, Field No.12/2/2(3-14), 13/1/1 (3-6), Khewat/Khata No. 474/479, Rectangle No.10, Field No.12/1/2 (4-5), Khewat No. 364/1 Khata No. 369/2, Rectangle No.10, Field No.19/1/1(1-13) total field 4, situated within the revenue estate of village Badha, Tehsil Manesar District Gurugram (Haryana) as per Mutation No. 3375 dated 29.10.2020, Mutation No. 3385 dt. 23.11.2020 vide Fard jamabandi year 2017 - 2018 (herein after referred to as the said Land).
- ii. That Vendor hereby confirms that the erstwhile Owner (the owner of the acquired land at the time of acquisition) was the owner of the land admeasuring 15 Marla out of land comprised in Rectangle No. 10, Field No.13/1 (4-1) and 3 Kanal 11 Marla out of Rectangle No. 10 Field No. 19/1 (5-4), which has been acquired vide Notification No. LAC(G) /NTLA/2010/1545 and vide Award No. 5 Dated 14.06.2010 (herein after referred to as the acquired land) in the Revenue Estate of Village Badha, Tehsil Manesar, District Gurugram (Haryana), the compensation of which was already been received by the erstwhile Owner.
- iii. In terms of the confirmation of the erstwhile Owners in the previous Sale Deed, the Vendor agrees to extend the confirmation as received from the erstwhile Owner in favour of the Vendee in the manner that in case the land acquired vide Notification No. LAC(G) /NTLA/2010/1545 and vide Award No. 5 Dated 14.06.2010 admeasuring 15 Marla out of Rectangle No. 10, Field

For RECEPTIVE BUILDWELL LLP

Jitender Jitender
Partner/Auth. Sign.

Abhishek
RECEPTIVE BUILDWELL LLP PRIVATE LIMITED

- No. 13/1 (4-1) and 3 Kanal 11 Marla out of Rectangle No. 10 Field No. 19/1 (5-4), as mentioned above is released or any part thereof is released by the competent authority at any point of time after the execution of this Sale Deed (herein after referred to the released land) in the name of the Vendor, then the Vendee shall have exclusive ownership right, title or interest over the said released land and the Vendor shall not be entitled to claim any right, title or interest over the said released land in any manner whatsoever subject however to the condition that the VENDEE shall refund/repay the amount to the extent of Land released out of Rectangle No. 10, Field No. 13/1 or 19/1 as demanded by the Competent Authority for such release and the VENDOR herein shall not be liable to refund or repay any amount whatsoever to Competent Authority or the VENDEE or any third party in any manner whatsoever with respect to the same.
- iv. The VENDOR has good, clear and legally marketable title of the said Land and the said Land is possessed by the VENDOR having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- v. The said Land is free from any charges or encumbrance such as prior sale, will, exchange, mortgage, gift, lien, lease, collaboration, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition etc.
- vi. The said Land is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.
- vii. That there are no dues, outstanding claims, demands penalties, etc. on the said Land for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- viii. The said Land does not have any warehouse, cattle live stock, rising of grass and is purely an agriculture land and has been entered in the records of the appropriate authority accordingly.

For RECEPTIVE BUILDWELL LLP

Jitender
Partner/Auth. Sign.

Abhishek
Authorised Signatory

- ix. The said land has not been notified under the provisions of the Land Acquisition Act, 1894 or under The Right To Fair Compensation And Transparency In Land Acquisition, Rehabilitation And Resettlement Act, 2013 either for the planned development by the Government and/or any other authority or for any other purposes.
- x. The said Land is not subject of any execution of General or Special Power of Attorney, mortgage, transfer, assignment, collaboration and encumbrance by the VENDOR in favour of any other person prior to the date of execution of this present Sale Deed.

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

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

1. That the VENDOR herein being desirous of selling the said land has decided to hereby grants, conveys, transfers by way sale, the said land and assign unto and in favour of the VENDEE and every part thereof together with the rights, titles and interests therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances or any other things and the VENDEE has agreed to purchase the said land for a total sale consideration of **Rs.4,96,87,500/- (Rupees Four Crore Ninety Six Lac Eighty Seven Thousand Five Hundred only)** The VENDEE has paid the said sale consideration as per below details :

For RECEPTIVE BUILDWELL LLP

Jitender Jitender
Partner/Auth.Sign.

For PEERAGE BUILDWELL PRIVATE LIMITED

Abhishek
Authorised Signatory

Amount (Rs.)	Ch./DD/ RTGS No.	Dated	Drawn on
4,18,71,093/-	UTR No. KKBKR520201 12100675571	21/11/2020	Kotak Mahindra Bank
74,43,750/-	UTR No. KKBKR520201 12100676132	21/11/2020	Kotak Mahindra Bank
3,72,657/-	has been deducted by the VENDEE @0.75% of total sale consideration as TDS under provisions of Income Tax Act, 1961		

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

2. That the total sale consideration of a sum of **Rs.4,96,87,500/- (Rupees Four Crore Ninety Six Lac Eighty Seven Thousand Five Hundred only)** as aforementioned is paid by the VENDEE to the Vendor. The Vendor hereby confirms that full and final sale consideration has been received from VENDEE and now nothing is due from the VENDEE on account of sale consideration. The sale consideration includes the cost of tube-well, electricity connection, tress, boundary wall, etc.
3. The VENDOR being the absolute owner in physical, vacant & peaceful possession of the said land and has a clear and unencumbered title of it and is in actual physical possession of the entire above said land, hereby handover the possession of the land sold under this sale deed to the VENDEE. The VENDEE hereby confirms the receipt of the actual physical possession of the said Land from the VENDOR.
4. That the said land is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, collaboration, demand, and acquisition proceedings by Government/third party or in any other manner whatsoever and in case it be found otherwise at any point of time, the VENDOR shall discharge the same from and out of his own funds and keep the VENDEE indemnified at all times. That the VENDOR hereby confirms to the

For RECEPTIVE BUILDWELL LLP

Jitender Jitender
Partner/Auth.Sign.

Abhishek
Authorized Sign.

RECEPTIVE BUILDWELL PRIVATE LIMITED

VENDEE that the VENDOR has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the said land hereunder up to the date of execution of the present Sale Deed and thereafter the same shall be borne and paid by the VENDEE. If any arrears are found related to the earlier period prior to execution of the present Sale Deed, the same shall be discharged and paid by the VENDOR.

5. That on the basis of this Sale Deed, the VENDEE is entitled to get the said Land mutated in its own name in the revenue record and also with other concerned authorities to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and support the VENDEE in the mutation process.

6. That the VENDOR has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the said Land which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the said land in favour of the VENDEE.

7. That the VENDEE has agreed to purchase the said land on the basis of assurances and representation made herein by the VENDOR with regard to the title of the said land, in case it is proved otherwise the VENDOR shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE. The VENDOR further declare and undertake that, if at any time hereafter, any claim/ demand/ right/ interest is made/ claimed/ raised on the land sold herein by it and affirmations and declarations made by it in the Sale Deed and on account of the same the VENDEE suffers/incurs any losses, demands, claims, damages, penalties, costs etc., then the VENDOR shall be liable to make good the said losses, demands, claims, damages, penalties, costs etc. including legal costs (without limitation) to the VENDEE.

For RECEPTIVE BUILDWELL LLP

Jitender Jitender
Partner/Auth. Sign.

For RECEPTIVE BUILDWELL PRIVATE LIMITED

Abhishek
Authorised Signatory

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

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

THE VENDOR HEREBY ASSURE THE VENDEE

- A. The VENDOR shall indemnify the VENDEE of any cost, charges, fees, fines, penalties, dues, etc. arising in respect of the said Land towards land revenue, electricity charges, local taxes, and any other statutory or other dues, demands, claims, etc. relating to the period only upto the date of the present Sale Deed, made/raised by the respective creditors either prior to or after the date of this Sale Deed.
- B. The VENDOR shall indemnify the VENDEE of any cost, charges, penalties, interest, constraints, disturbances and whatsoever of that nature suffered/to be suffered by the VENDEE out of any defects in the ownership title of the said Land.
- C. All the representations, assurances, warranties, confirmations and declarations contained in the Recitals as well as in various clauses and / or as otherwise stated and recited in this Sale Deed are true and correct, no part thereof is false and nothing material has been concealed therefrom and if it is ever proved otherwise, or if the whole or any part of the said Land is ever taken away or goes out from the possession of the VENDEE on account of any of the representations, assurances, warranties, confirmations and

For RECEPTIVE BUILDWELL LLP

Jitender Jitender
Partner/Auth. Sign.

Abhishek
Authorised Signatory

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

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

Dr. Manish Kumar Saini
Advocate
Distt. Courts Gurugram
Reg. No. 3408

Drafted by
Manish Kumar Saini
Advocate
Distt. Courts Gurugram

For & on behalf of

Jitender Jitender
Partner/Auth. Sign.
VENDOR

For & on behalf of
For Smart Arena Hometown LLP

ANIL
Designated Partner
VENDEE

WITNESSES:

1.

Manish Kumar Saini
Advocate
Distt. Courts Gurugram
Reg. No. 3408

Manish Kumar Saini
Advocate
Distt. Courts Gurugram

2.

Anil Kumar Verma
S/o Sh. Birendra Kumar
Verma 2/0 A-114, Ground
Floor, Patwara Road,
Subh Estate, Pitampura
Delhi

For PEBRAGE BUILDWELL PRIVATE LIMITED

Abhishek
Authorized Signatory



Indian-Non Judicial Stamp Haryana Government



Date : 06/11/2020

Certificate No. G0F2020K1534



Stamp Duty Paid : ₹ 3862500

(Rs. Only)

GRN No. 69039454



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Receptive buildwell llp

H.No/Floor : 134agf

Sector/Ward : 0

LandMark : Old rohtak road kishanganj market

City/Village : Delhi

District : Delhi

State : Delhi

Phone: 98*****92



Buyer / Second Party Detail

Name : Smart arena hometown llp

H.No/Floor : B20sf

Sector/Ward : 0

LandMark : Maharani bagh new delhi

City/Village : New delhi

District : Delhi

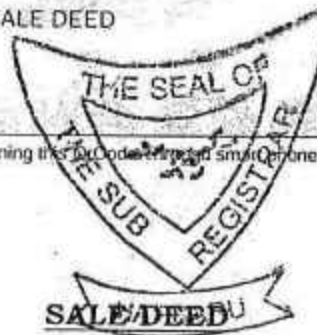
State : Delhi

Phone : 98*****92

Purpose : NON JUDICIAL STAMP PAPER FOR SALE DEED

2719
24/11/2020

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



1. Type of Deed	:	Sale Deed
2. Village	:	Hayatpur, Sub-Tehsil Harsaru, Gurugram
3. Unit Land	:	20Kanal12Marla
4. Type of Property	:	Agriculture Land
5. Transaction Value	:	Rs. 7,72,50,000/-
6. Stamp duty	:	Rs. 38,62,500/-
7. Stamp Certificate No.	:	G0F2020K1534
8. Stamp GRN	:	69039454
9. Registration Fee	:	Rs. 50003/-
10. Registration GRN	:	69656156

THIS SALE Deed of absolute sale is made at Sub-Tehsil Harsaru,
District Gurugram on this 24th day of November 2020

BETWEEN

M/S RECEPTIVE BUILDWELL LLP. (LLPIN: AAS-4888), a Limited
Liability Partnership Firm duly incorporated under LLP Act., 2008

For RECEPTIVE BUILDWELL PRIVATE LIMITED

[Signature]
Authorised Signatory

For RECEPTIVE BUILDWELL LLP

[Signature]
Inser/Auth. Sign.

प्रलेख नं:2719

दिनांक:24-11-2020

डीड संबंधी विवरण	
डीड का नाम SALE TO TENANT URBAN AREA OUTSIDE MC	
तहसील/सब-तहसील हरसरु	गांव/शहर हयातपुर
स्थित R Zone Com Ind Ind.	
शहरी - म्युनिसिपल क्षेत्र सीमा के बाहर	अन्य क्षेत्र
पता : HAYATPUR HARSARU	
भवन का विवरण	
भूमि का विवरण	
कृषि पट्टी	20 Kanal 12 Marla
खेवट नम्बर > 237	
धन संबंधी विवरण	
राशि 77250000 रुपये	कुल स्टाम्प ह्यूटी की राशि 3862500 रुपये
स्टाम्प नं : GOF2020K1534	स्टाम्प की राशि 3862500 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:69656156
	पेन्टिंग शुल्क 3 रुपये
Drafted By: manish kumar saini adv	Service Charge:200

यह प्रलेख आज दिनांक 24-11-2020 दिन मंगलवार समय 1:45:00 P.M बजे श्री/श्रीमती/कुमारी MS RECEPTIVE BUILDWELL LLP Pihu JITENDER WADHAWANOTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Jitender

उप/संबंधित पंजीयन अधिकारी (हरसरु)

हस्ताक्षर प्रस्तुतकर्ता
MS RECEPTIVE BUILDWELL LLP

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।

Jitender

दिनांक 24-11-2020
MS RECEPTIVE BUILDWELL LLP

उप/संबंधित पंजीयन अधिकारी (हरसरु)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी MS SMART ARENA HOMETOWN LLP thru NAVEEN KURELEOTHER 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 DEEPAK KUMAR पिता — निवासी ADV CGM व श्री/श्रीमती/कुमारी ATUL KUMAR VERMA पिता B KUMAR VERMA निवासी G 114 G FLOOR PARWANA ROAD NEW DELHI ने की।

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

दिनांक 24-11-2020



उप/संबंधित पंजीयन अधिकारी (हरसरु)

having its Registered office at Shop No. 134A, Ground Floor Old Rohtak Road, KishanGanj Market, Delhi - 110007(PAN - ABBFR1882P) through its Designated Partner Mr. Jitender Wadhawan S/o Om Prakash Wadhawan (Aadhar No. 3224 4344 3848), who is authorized vide Resolution passed by the Board of Directors in the meeting held on November 5, 2020, Copy of the said Resolution is attached herewith as Annexure I), hereinafter referred to as the "VENDOR" (which expressions shall, unless repugnant to the meaning and context thereof be deemed to mean and include its successors, assigns etc.) of the FIRST PART.

AND

M/S SMART ARENA HOMETOWN LLP.(LLPIN: AAU-0516), a Limited Liability Partnership Firm duly incorporated under LLP Act., 2008 having its Registered office at B-20, Second Floor, Maharani Bagh, New Delhi - 110065 (PAN-AEGGS8085K) through its Designated Partner Mr. Naveen Kurele S/o Sh. O.P.Kurele (Aadhar No. 8427 2874 3658) who is authorized vide Resolution passed by its Partners in the meeting held on 05/11/2020 Copy of the said Resolution is attached herewith as Annexure-II), hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, legal representatives, administrators, executors and assignees etc.) of the **SECOND PART.**

WHEREAS the VENDOR is the absolute owner and in actual physical, vacant and peaceful possession of Agricultural land comprises in Khewat/Khata No. 237/245, Rectangle No. 70, Field No. 3/2/2 (1-5), 4/2 (7-2), 5(8-3), 6(4-2), total field 4, total Land admeasuring 20 Kanal 12 Marla Salam situated within the Revenue Estate of Village Hayatpur, Sub-Tehsil Harsaru, District Gurugram (Haryana) vide Mutation No. 3871 & 3872 dt. 20/10/2020 as per fard jamabandi for the year 2014-15.

For RECEPTIVE BUILDWELL LLP

For PEERAGE BUILDWELL PRIVATE LIMITED

Abhishy
Authorised Signatory

Jitender
Partner/Auth.Sign.

Reg. No.

Reg. Year

Book No.

2719

2020-2021

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru JITENDER WADHAWANOTHER MS RECEPTIVE BUILDWELL

LLP Jitender

क्रेता :- thru NAVEEN KURELEOTHERMS SMART ARENA HOMETOWN

LLP NAVEEN

गवाह 1 :- DEEPAK KUMAR Deepak

गवाह 2 :- ATUL KUMAR VERMA Atul

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2719 आज दिनांक 24-11-2020 को बही नं 1 जिल्द नं 27 के पृष्ठ नं 58.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 652 के पृष्ठ संख्या 14 से 15 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 24-11-2020



[Signature]
उप/सयुक्त पंजीयन अधिकारी(हरसरु)

AND WHEREAS the VENDOR in order to meet up the lawful needs and necessities of business and future development of the business, being desirous of selling Agricultural land comprises in Khewat/Khata No. 237/245, Rectangle No. 70, Field No. 3/2/2 (1-5), 4/2 (7-2), 5(8-3), 6 (4-2), total field 4, total Land admeasuring 20 Kanal 12 Marla Salam situated within the Revenue Estate of Village Hayatpur, Sub-Tehsil Harsaru, District Gurugram (Haryana) vide Mutation No. 3871 & 3872 dt. 20/10/2020 as per fard jamabandi for the year 2014-15 (hereinafter referred to as the said land), have decided to and offered to convey, transfer, by way of absolute sale in favour of the VENDEE, the said land as described above and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, claims, demands, privileges, appurtenances or any other things and the VENDEE after due consultation, permission and at the instance of its Partners have agreed to purchase the said land on the following terms and conditions:-

Definition and interpretation

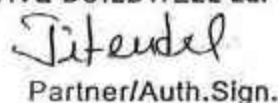
In this deed:

- i. the 'VENDOR' means and includes the owner in physical, vacant & peaceful possession of the said Land.
- ii. the 'Said Land' means Agricultural land comprises in Khewat/Khata No. 237/245, Rectangle No. 70, Field No. 3/2/2 (1-5), 4/2 (7-2), 5(8-3), 6(4-2), total field 4, total Land admeasuring 20 Kanal 12 Marla Salam situated within the Revenue Estate of Village Hayatpur, Sub-Tehsil Harsaru, District Gurugram (Haryana) vide Mutation No. 3871 & 3872 dt. 20/10/2020 as per fard jamabandi for the year 2014-15.
- iii. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- iv. Words imparting the singular include the plural and vice versa.

For PEEVAGE BUILDWELL PRIVATE LIMITED


Authorised Signatory

For RECEPTIVE BUILDWELL LLP


Partner/Auth. Sign.

- v. References to persons include bodies corporate and vice versa.
- vi. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- vii. 'Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- viii. Possession means actual vacant, peaceful and physical possession of the said land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

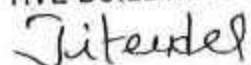
AND WHEREAS the VENDOR affirm, represent, assure the VENDEE that:

- i. Vendor is the lawful owner of Agricultural land comprises in Khewat/Khata No. 237/245, Rectangle No. 70, Field No. 3/2/2 (1-5), 4/2 (7-2), 5(8-3), 6(4-2, total field 4, total Land admeasuring 20 Kanal 12 Marla Salam situated within the Revenue Estate of Village Hayatpur, Sub-Tehsil Harsaru, District Gurugram (Haryana) vide Mutation No. 3871 & 3872 dt. 20/10/2020 as per fard jamabandi for the year 2014-15.
- ii. The Vendor has good, clear and legally marketable title of the said Land and the said Land is possessed by the VENDOR having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- iii. The said Land is free from any charges or encumbrance such as prior sale, will, exchange, mortgage, gift, lien, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition etc.
- iv. The said Land is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.

For PEEBAGE BUILDWELL PRIVATE LIMITED


Authorised Signatory

For RECEPTIVE BUILDWELL LLP


Partner/Auth.Sign.

- v. There is no dues, outstanding claims, demands penalties, etc. on the said Land for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- vi. The said Land does not have any warehouse, cattle live stock, rising of grass and is purely an agriculture land and has been entered in the records of the appropriate authority accordingly.
- vii. The said land has not been notified under the provisions of the Land Acquisition Act, 1894 or under The Right To Fair Compensation And Transparency In Land Acquisition, Rehabilitation And Resettlement Act, 2013 either for the planned development by the Government and/or any other authority or for any other purposes.
- viii. The said Land is not subject of any execution of General or Special Power of Attorney, mortgage, transfer, assignment, and encumbrance by the VENDOR in favour of any other person prior to the date of execution of this present Sale Deed.

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

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

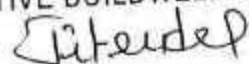
1. That the VENDOR herein being desirous of selling the said land has decided to hereby grants, conveys, transfers by way sale, the said land and assign unto and in favour of the VENDEE and every part thereof together with all rights, titles and interests therein, with all the benefits advantages, concessions, licenses, easement rights, claims, demands, privileges, appurtenances or

For REEPRAGE BUILDWELL PRIVATE LIMITED



Authorised Signatory

For RECEPTIVE BUILDWELL LLP



Partner/Auth. Sign.

any other things and the VENDEE has agreed to purchase the said land for a total sale consideration of a sum of Rs. 7,72,50,000/- (Rupees Seven Crore Seventy Two Lac Fifty Thousand Only). The VENDEE has paid the said sale consideration as per below details :

Amount (Rs.)	Ch./DD/ RTGS No.	Dated	Drawn on
4,00,00,000/-	UTR No. KKBKR520201 12100674879	21/11/2020	Kotak Mahindra Bank
3,66,70,625/-	UTR No. KKBKR520201 12100675920	21/11/2020	Kotak Mahindra Bank
5,79,375/-	TDS has been deducted by the VENDEE @ 0.75% of total sale consideration as TDS under provisions of Income Tax Act, 1961		

The Vendor hereby acknowledges the receipt of entire sale consideration.

2. That the total sale consideration of a sum of Rs. 7,72,50,000/- (Rupees Seven Crore Seventy Two Lac Fifty Thousand Only) as aforementioned is paid by the VENDEE to the VENDOR. The VENDOR hereby confirms that full and final sale consideration has been received from VENDEE and now nothing is due from the VENDEE on account of sale consideration.
3. The VENDOR being the absolute lawful owner in physical, vacant & peaceful possession of the said land and has a clear and unencumbered title of it and is in actual physical possession of the entire above said land, hereby handover the possession of the land sold under the present Sale Deed to the VENDEE. The

For PEERAGE BUILDWELL PRIVATE LIMITED

Abhishek
Authorised Signatory

For RECEPTIVE BUILDWELL LLP

Gitendra
Partner/Auth.Sign.

Vendee hereby confirms the receipt of the actual physical possession of the said Land from the VENDOR.

4. That the said land is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, and acquisition proceedings by Government/third party or in any other manner whatsoever and in case it be found otherwise at any point of time, the VENDOR shall discharge the same from and out of his own funds and keep the VENDEE indemnified at all times. That the VENDOR hereby confirms to the VENDEE that the VENDOR has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the said land hereunder up to the date of execution of the present Sale Deed and thereafter the same shall be borne and paid by the VENDEE. If any arrears are found related to the earlier period prior to execution of the present Sale Deed, the same shall be discharged and paid by the VENDOR.
5. That on the basis of this Sale Deed, the VENDEE is entitled to get the said Land mutated in its own name in the revenue record and also with other concerned authorities to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and support the VENDEE in the mutation process.
6. That the VENDOR has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the said Land which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the said land in favour of the VENDEE.

For PEERAGE BUILDWELL PRIVATE LIMITED

Abhishek

For RECEPTIVE BUILDWELL LLP

Jitender
Partner/Auth.Sign.

7. That the VENDEE has agreed to purchase the said land on the basis of assurances and representation made herein by the VENDOR with regard to the title of the said land, in case it is proved otherwise the VENDOR shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE. The Vendor further declare and undertake that, if at any time hereafter, any claim/demand/right/interest is made/claimed/raised on the land sold herein by it and affirmations and declarations made by it in the Sale Deed and on account of the same the VENDEE suffers/incurs any losses, demands, claims, damages, penalties, costs etc., then the VENDOR shall be liable to make good the said losses, demands, claims, damages, penalties, costs etc. including legal costs (without limitation) to the VENDEE. The VENDOR further agrees to indemnify the VENDEE in case of any legal or other proceedings by any authority for any violations relating to the said land till the execution of this sale deed.
8. That the VENDOR has handed over all the original documents related to the said Land viz. Sale Deeds, Certified Copies of Mutations, Certified Copy of Fard, Jambandi or other concerned documents and the VENDEE hereby confirms the receipt of the same.
9. That all charges and expenses for the transfer of the said Land i.e. stamp duty, registration charges etc. with respect to the present Sale Deed shall solely be borne by the VENDEE.

For RECEPTIVE BUILDWELL LLP

Gitendel

Partner/Auth.Sign.

For PEERAGE BUILDWELL PRIVATE LIMITED

Abhishek

Authorised Signatory

THE VENDOR HEREBY ASSURE THE VENDEE

- A. The VENDOR shall indemnify the VENDEE of any cost, charges, fees, fines, penalties, dues, etc. arising in respect of the said Land towards land revenue, electricity charges, local taxes, and any other statutory or other dues, demands, claims, etc. relating to the period only upto the date of the present Sale Deed, made/raised by the respective creditors either prior to or after the date of this Sale Deed.
- B. The VENDOR shall indemnify the VENDEE of any cost, charges, penalties, interest, constraints, disturbances and whatsoever of that nature suffered/to be suffered by the VENDEE out of any defects in the ownership title of the said Land.
- C. All the representations, assurances, warranties, confirmations and declarations contained in the Recitals as well as in various clauses and / or as otherwise stated and recited in this Sale Deed are true and correct, no part thereof is false and nothing material has been concealed therefrom and if it is ever proved otherwise, or if the whole or any part of the said Land is ever taken away or goes out from the possession of the VENDEE on account of any of the representations, assurances, warranties, confirmations and declarations turning to be false or incorrect, then the VENDOR shall be liable and responsible to indemnify and to make good the loss suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified against all such losses and damages suffered by the VENDEE and also against all claims, actions at law and other proceedings in respect thereof.

For RECEPTIVE BUILDWELL LLP

Jitendra

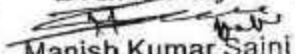
Partner/Auth.Sign.

For RECEPTIVE BUILDWELL PRIVATE LIMITED

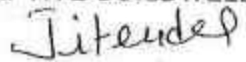
Abhishek

Authorised Signatory

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

Drafted by

Manish Kumar Saint
Advocate
Distt. Courts Gurugram

For & on behalf of
For RECEPTIVE BUILDWELL LLP



Jitender
Partner/ Auth. Sign.
VENDOR

For & on behalf of
For Smart Arena Hometown LLP


Designated Partner
VENDEE

WITNESSES:

1. 
Deepak Kumar
Advocate
Distt. Court, Gurugram

2. 
Mr. Atul Kumar Verma
S/o Birendra Kumar Verma
G-114, GF, Parwana Road
opp Kirt World School
Saraswati Vihar North west Delhi

For RECEPTIVE BUILDWELL PRIVATE LIMITED


Authorised Signatory