

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 25/03/2022

Certificate No. G0Y2022C3149



Stamp Duty Paid : ₹ 6875000
(Rs. Only)

GRN No. 88610572



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Priyam singh Yadav
H.No/Floor : H41/10 Sector/Ward : Na LandMark : Dlf phase 1
City/Village : Gurugram District : Gurugram State : Haryana
Phone: 98*****45

Buyer / Second Party Detail



Name: N b Buildcon Privated limited
H.No/Floor : 48 Sector/Ward : Na LandMark : Basant lok
City/Village: Vasant vihar District: New delhi State : Delhi
Phone : 98*****45
Purpose : 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

VILLAGE/CITY NAME

: Sohna, District Gurugram

UNITS LAND

: 31 Kanal, 2 Marla

TRANSACTION VALUE

: Rs. 9,82,04,287/-

STAMP DUTY

: Rs. 68,75,000/-

Stamp Certificate No. /Date

: G0Y2022C3149 / 25-03-2022

GRN NO.

: 88610572

Registration & Pasting Fees

: Rs. 50,010/-

Registration GRN No.

: 89310142

km

484
15-4-2022

484

प्रलेख नं: 484

दिनांक: 15-04-2022

डीड का नाम: SAILE URBAN AREA WITHIN MC		डीड संबंधी विवरण
तहसील/राज्य: सोहना	गांव/शहर: Sohna	स्थित: Sohna
शहरी - न्युक्लिस्ड क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : सोहना		
भवन का विवरण		
भूमि का विवरण		31 Kanal
धन संबंधी विवरण		
सुरक्षा प्रमाणपत्र क्रमांक	कुल स्टाम्प ड्यूटी की राशि: 6874300 रुपये	
स्टाम्प का क्रमांक: 2022C3149	स्टाम्प की राशि: 6875000 रुपये	
पंजीयन नं: 50000	चलान: 89310142	पेस्टिंग शुल्क: 3 रुपये
Document No: 50000 ROYAL ADV		Service Charge: 200

यह प्रलेख 15-04-2022 दिन शुक्रवार समय 3:03:00 PM बजे श्री/श्रीमती/कुमारी प्रीतम सिंह पुत्र धर्म सिंह निवास SOHNA द्वारा पंजीयन नं: 50000 के तहत जारी किया गया।

हस्ताक्षर



उप/सयुक्त पंजीयन अधिकारी (सोहना)
Sub Registrar
Sohna

प्रलेख में उल्लिखित एवं ग्राहीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीयन नं: 50000 के तहत जारी किया गया है।

या

प्रलेख नं: 50000 के तहत ग्राहीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीयन नं: 50000 के तहत जारी किया गया है।

हस्ताक्षर



उप/सयुक्त पंजीयन अधिकारी (सोहना)
Sub Registrar
Sohna

मुद्रांक: MSNB BUILDCON PVT LTD thru SUNIL MEHTAOTHER सजिस्ट्र है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने जांच कर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम 3 रुपये लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी VIRENDER KUMAR MC पिता --- निवासी SOHNA के पास GURMEET SINGH पिता --- निवासी UK ने की।

राज्य पंजीयन अधिनियम के रूप में जानते हैं तथा वह सही नं: 2 की पहचान करता है।

उप/सयुक्त पंजीयन अधिकारी (सोहना)
Sub Registrar
Sohna

This Sale Deed is made & executed at Tehsil Sohna, District Gurugram, Haryana on this 1st day of April, 2022 by and between:- MR. PRITAM SINGH YADAV (Aadhaar No. 8198-2502-3434 & PAN:- AAAPY0275F) son of Late Shri Dharam Singh Yadav, resident of Village Sikanderpur, Gurugram, Haryana, presently residing at H-41/10, DLF Phase-I, Gurugram, Haryana (hereinafter referred to as the Seller which expression shall unless repugnant or opposed to the context, shall deem to include the heirs, successors, assigns, executors as well)

AND

M/S N. B. BUILDCON PRIVATE LIMITED (PAN:- AACCN3280E) having its Registered Office at 48 Basantlok, Vasant vihar New Delhi 110057 and Corporate office at 77B, Iffco Road, Sector-18, Gurugram, through its Authorized Signatory Shri Sunil Mehta (Aadhaar No. 4444-1582-3734) son of Shri Ravish Chander Mehta, resident of E 587 Greater Kailash II New Delhi 110048 has been authorized to enter upon the present addendum vide resolution passed on 23-03-2022 (hereinafter referred to as the Buyer which expression shall deem to include, unless repugnant or opposed to the context here of, its successors in interest, assigns, nominees et cetera)

AND WHEREAS the Seller is owner of land Khewat/ Khata No. 2076/ 1954, Khatauni No. 2312, Mustil No. 224, Kila No. 4(8-0), 8(8-0), Kita 2, measuring 16 Kanal 0 Marla & Khewat /Khata No. 2102/1981, Khatauni No. 2338, Mustil No. 183, Kila No. 17/1(7-2), 24(8-0), Kita 2, measuring 15 Kanal 2 Marla, Total measuring 31 Kanal 2 Marla, (approximately 3.8875 Acres) situated in the revenue estate of Village Sohna Tehsil, District Gurugram, Haryana by way of Jamabandi year 2016-17 (hereinafter referred to as the said land) the details of the said land have been mentioned in Schedule at the end of this Sale Deed.



Reg. No.

Reg. Year

Book No.

484

2022-2023

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- प्रीतम सिंह

Pritham Singh

क्रेता :- thru SUNIL MEHTAOTHERMS N.B BUILDCON PVT LTD

Sunil Mehta

Pritham Singh

गवाह 1 :- VIRENDER KUMAR MC

गवाह 2 :- GURMEET SINGH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 484 आज दिनांक 15-04-2022 को बही नं 1 जिल्द नं 9 के पृष्ठ नं 68.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 16 के पृष्ठ संख्या 96 से 97 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 15-04-2022

उप/सयुक्त पंजीयन अधिकारी (सोहना)

*Sub Registrar
Sonha*



AND WHEREAS the Seller herein due to some bonafide needs and commitments decided to sell the said Land and the Buyer herein agreed to purchase the same.

THEREFORE IT IS HEREBY AGREED DECLARED COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That the Seller has agreed to sell the said Land and the Buyer has agreed to purchase the same for a sum of **Rupees 9,82,04,287/- (Rupees Nine Crore Eighty Two Lakhs Four Thousand Two Hundred and Eighty Seven only)** which is paid by the Buyer to the Seller including applicable TDS as per Govt. norms as the cost of the above said Land as under:-

Amount (Rs.)	Ch. /DD No.	Drawn On	In Favour of
Rs. 2,61,75,834/-	569657	Corporation Bank	Pritam Singh Yadav
Rs. 1,30,87,916/-	569665	Corporation Bank	Pritam Singh Yadav
Rs. 1,05,37,908/-	000313	HDFC Bank	Pritam Singh Yadav
Rs. 13,17,239/-	000333	HDFC Bank	Pritam Singh Yadav
Rs. 1,97,58,577/-	000330	HDFC Bank	Pritam Singh Yadav
Rs. 1,31,72,385/-	000359	HDFC Bank	Pritam Singh Yadav
Rs. 1,31,72,385/-	000356	HDFC Bank	Pritam Singh Yadav
Rs. 9,82,043/-	As per TDS		

Bh w



2. That the Seller being of sound mind and by free WILL without any pressure herein grants, conveys and transfer all his rights, titles and interests in the said land **Khewat/ Khata No. 2076/ 1954, Khatauni No. 2312, Mustil No. 224, Kila No. 4(8-0), 8(8-0), Kita 2, measuring 16 Kanal 0 Marla & Khewat /Khata No. 2102/1981, Khatauni No. 2338, Mustil No. 183, Kila No. 17/1(7-2), 24(8-0), Kita 2, measuring 15 Kanal 2 Marla, Total measuring 31 Kanal 2 Marla, (approximately 3.8875 Acres) situated in the revenue estate of Village Sohna Tehsil, District Gurgaon, Haryana, unto the Buyer herein.**
3. That the said land transferred herein is free from all sorts of encumbrances, mortgages, litigations, prior sales, agreement to sell, gift, court attachment etc.
4. That the actual physical possession of the said land hereby conveyed has been delivered to the Buyer at the spot who has become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc and absolute owner in the said Land without any hindrance, claims, demands by the Seller or his legal heirs etc. etc.
5. That all the expenses for the stamping, engrossing and other incidental charges for this sale deed have been borne and paid by the Buyer.
6. That the taxes, ceases or dues or demands in respect of this Land have been paid and cleared by the Seller upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the Buyer for future taxes etc.
7. That photocopies of all the relevant papers in respect of this Land have been handed over by the Seller to the Buyer at the time of execution of this sale deed.






THE SELLER DECLARES AND ASSURES THE BUYER

- a) That the land hereby conveyed was self purchased Land by virtue mentioned hereinabove and that no one else except the Seller has rights, claims, interest and concern whatsoever in the land hereby conveyed or any part thereof.
- b) That the Land hereby conveyed is free from all sorts of encumbrances, legal flaws, notification, mortgages, court -decree and attachments etc.
- c) That the contents of these presents are true and correct, if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the Seller or his rights to sell the land hereby conveyed or any part thereof and the Buyer suffers any loss then the Seller shall be liable to make good the loss thus suffered by the Buyer and keep the Buyer saved, harmless and indemnified through their Property movable and immovable against all losses, costs, damages and expenses occurring thereby the Buyer.
- d) That the Buyer can get the said Land mutated/ transferred in its name as owner in the revenue records of the concerned revenue estate on the basis of this sale deed or its certified true copy.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:


Virender Kumar
Councillor Ward No 18
Sohna (Gurgaon)

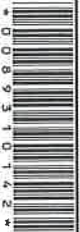
WITNESSES
1.

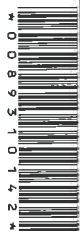

2 Mr. Gurnmeet Singh
S/o Sh. Dilbag Singh,
R/o Sajjana, Darau, Kichha
Udham Singh Nagar, Uttarakhand


SELLER
BUYER

FOR NB BUILDCON PVT.LTD.

Director

DDO Code: 0362	E - CHALLAN	Candidate Copy
Government of Haryana		
Valid Upto: 18-04-2022 (Cash) 12-04-2022 (Chq./DD)	 * 0 0 8 9 3 1 0 1 4 2 *	
GRN No.: 0089310142	Date: 11 Apr 2022 13:17:12	
Office Name: 0362-TEHSILDAR SOHNA		
Treasury: Sohna		
Period: (2022-23) One Time		
Head of Account		Amount ₹
0030-03-104-99-51 Fees for Registration		50000
0030-03-104-97-51 Pasting Fees		10
PD AcNo	0	
Deduction Amount: ₹		0
Total/Net Amount: ₹		50010
₹ Fifty Thousands Ten Rupees		
Tenderer's Detail		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: NB Buildcon p ltd		
Address: 77B Ifico Road Sector 18 Gurugram		
Particulars: RF PF		
Cheque-DD- Detail:		
Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No: 000150961193111042022		
Payment Date: 11/04/2022		
Bank: SBI Aggregator		
Status: Success		

DDO Code: 0362	E - CHALLAN	AG/ Dept Copy
Government of Haryana		
Valid Upto: 18-04-2022 (Cash) 12-04-2022 (Chq./DD)	 * 0 0 8 9 3 1 0 1 4 2 *	
GRN No.: 0089310142	Date: 11 Apr 2022 13:17:12	
Office Name: 0362-TEHSILDAR SOHNA		
Treasury: Sohna		
Period: (2022-23) One Time		
Head of Account		Amount ₹
0030-03-104-99-51 Fees for Registration		50000
0030-03-104-97-51 Pasting Fees		10
PD AcNo	0	
Deduction Amount: ₹		0
Total/Net Amount: ₹		50010
₹ Fifty Thousands Ten only		
Tenderer's Detail		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: NB Buildcon p ltd		
Address: 77B Ifico Road Sector 18 Gurugram		
Particulars: RF PF		
Cheque-DD- Detail:		
Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No: 000150961193111042022		
Payment Date: 11/04/2022		
Bank: SBI Aggregator		
Status: Success		



* Note :->Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.