

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 25/03/2022

Certificate No. G0Y2022C3161

GRN No. 88609940



Stamp Duty Paid : ₹ 5880000
(Rs. Only)
Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Virender Yadav
H.No/Floor : 11 Sector/Ward : Na LandMark : Mausari avenue westend greens
City/Village : Rajokri District : New delhi State : Delhi
Phone: 98*****45

Buyer / Second Party Detail



Name : N b Buildcon Private 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 : 26Kanal, 12Marla
TRANSACTION VALUE : Rs. 8,39,94,661/-
STAMP DUTY : Rs. 58,80,000/-
Stamp Certificate No. /Date : G0Y2022C3161 / 25-03-2022
GRN NO. : 88609940
Registration & Pasting Fees : Rs. 50,010/-
Registration GRN No. : 89309489

[Handwritten Signature]

483
15-4-2022

483

प्रलेख नं:483

दिनांक:15-04-2022

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील सोहना	गांव/शहर Sohna
स्थित Sohna	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	अन्य क्षेत्र
पता : SOHNA	
भवन का विवरण	
भूमि का विवरण	
कृषि काटे	26 Kanal 12 Marla
धन संबंधी विवरण	
राशि 83994664 रुपये	कुल स्टाम्प ड्यूटी की राशि 5879626 रुपये
स्टाम्प नं : GOVT2022C3161	स्टाम्प की राशि 5880000 रुपये
रजिस्ट्रेशन निस की राशि 50000 रुपये	पेस्टिंग शुल्क 3 रुपये
EChallan:89309489	
Detailed By: MANSU GOYAL ADV	
Service Charge:200	

यह प्रलेख आज दिनांक 15-04-2022 दिन शुक्रवार समय 3:01:00 PM बजे श्री/श्रीमती/कुमारी वीरेंद्र सिंह पुत्र धर्म सिंह वीरेंद्र पुत्र धर्म सिंह नियास द्वारा पंजीयन हेतु प्रस्तुत किया गया ।

उप/सयुक्त पंजीयन अधिकारी (सोहना)

हस्ताक्षर
वीरेंद्र सिंह

प्रलेख में वर्णित क्षेत्र धारा 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 धारा 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 ।

उप/सयुक्त पंजीयन अधिकारी (सोहना)

दिनांक 15-04-2022
वीरेंद्र सिंह काटे

उपरोक्त वेतन धारा 7-ए के अंतर्गत कुमारी MS N B BUILDCON PVT LTD तथा SUNIL MEHTAOTHER हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर साक्षात्कार स्वीकार किया । प्रलेख के अनुसार 0 रुपये की राशि केता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अभिम अदा की गई थी। के लेन देन को स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी VIRENDER KUMAR MC पिता --- निवासी SOHNA तहसील सोहना/ग्रामीण GURMEET SINGH पिता --- निवासी UK ने की ।

साक्षी नं:1 की पहचान उपरधार/अधिका के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 15-04-2022

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. VIRENDER YADAV** (Aadhaar No. 7684-7206-3484 & PAN:- AAAPY2856J) son of Late Shri Dharam Singh Yadav, resident of Village Sikanderpur, Gurugram, Haryana, presently residing at 11, Maulsari Avenue, Westend Greens, Rajokri, New Delhi-110038 (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. 444415823734) 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.2077/ 1955, Khatauni No. 2313, Mustil No. 224, Kila No. 5(4-14), 6(1-10), 7(8-0) Kita 3, measuring 14 Kanal** Marla & **Khewat /Khata No. 2103/1982, Khatauni No. 2339, Mustil No. 182, Kila No. 20/1(0-5), Mustil No. 183, Kila No. 16/1(5-5), 25(6-18), Kita 3, measuring 12 Kanal 8 Marla, Total measuring 26 Kanal 12 Marla, (approximately 3.325 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.

483

2022-2023

1



विक्रेता

क्रेता

गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता श्री श्रीरंजित सिंह

क्रेता श्री श्रीरंजित सिंह श्रीरंजित सिंह श्रीरंजित सिंह

LTD

गवाह 1 श्री श्रीरंजित सिंह

गवाह 2 श्री श्रीरंजित सिंह

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 483 आज दिनांक 15-04-2022 को बही नं 1 जिल्द नं 9 के पृष्ठ नं 63.25 पर दर्ज किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 16 के पृष्ठ संख्या 94 से 95 पर विपक्षी गवाहों में यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/मुद्रा अंगूठा करे सामने किये हैं।

दिनांक 15-04-2022

उप/सयुक्त पंजीयन अधिकारी(सोहना)

Sub Registrar
Sonina

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:

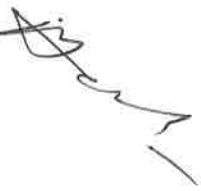
1. That the Seller has agreed to sell the said Land and the Buyer has agreed to purchase the same for a sum of **Rupees 8,39,94,661/- (Rupees Eight Crore Thirty Nine Lakhs Ninety Four Thousand Six Hundred and Sixty One only)** which is paid by the Buyer to the Seller including applicable TDS as per Govt. norms as the cost of the above said Land as under:-

Amount (Rs.)	Ch. /DD No.	Drawn On	In Favour of
Rs. 2,23,88,334/-	569658	Corporation Bank	Virender Yadav
Rs. 1,11,94,166/-	569666	Corporation Bank	Virender Yadav
Rs. 90,13,130/-	000311	HDFC Bank	Virender Yadav
Rs. 11,26,641/-	000334	HDFC Bank	Virender Yadav
Rs. 1,68,99,619/-	000331	HDFC Bank	Virender Yadav
Rs. 1,12,66,412/-	000357	HDFC Bank	Virender Yadav
Rs. 1,12,66,412/-	000360	HDFC Bank	Virender Yadav
Rs. 8,39,947/-	As Per TDS		





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. 2077/ 1955, Khatauni No. 2313, Mustil No. 224, Kila No. 5(4-14), 6(1-10), 7(8-0) Kita 3, measuring 14 Kanal 4 Marla & Khewat /Khata No. 2103/1982, Khatauni No. 2339, Mustil No. 182, Kila No. 20/1(0-5), Mustil No. 183, Kila No. 16/1(5-5), 25(6-18), Kita 3, measuring 12 Kanal 8 Marla, Total measuring 26 Kanal 12 Marla, (approximately 3.325 Acres) situated in the revenue estate of Village Sohna Tehsil, District Gurugram, 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:

SELLER

WITNESSES

1. Virender Kumar

Councillor Ward No 18

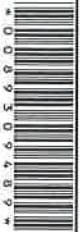
Sohna (Gurgaon)

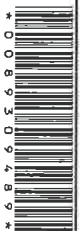
For NB BUILDCON PVT.LTD.

BUYER

Director

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

DDO Code: 0362		E - CHALLAN		Candidate Copy	
		Government of Haryana			
Valid Upto: 18-04-2022 (Cash) 12-04-2022 (Chq/DD)					
GRN No.: 0089309489		Date: 11 Apr 2022 13:07:32			
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/Act. 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: 000150961033111042022					
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)					
GRN No.: 0089309489		Date: 11 Apr 2022 13:07:32			
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Deduction Amount: ₹		0			
Total/Net Amount: ₹		50010			
₹ Fifty Thousands Ten only					
Tenderer's Detail					
GPF/PRAN/TIN/Act. 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: 000150961033111042022					
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.