

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 25/03/2022

Certificate No. G0Y2022C3111

GRN No. 88610282



Stamp Duty Paid : ₹ 13340000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Sharda Yadav
H.No/Floor : 5
City/Village : Rajokri
Phone: 98*****45
Sector/Ward : Na
District : New delhi
LandMark : Casuarina avenue westend greens
State : Delhi

Buyer / Second Party Detail



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

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

SALE DEED

482

VILLAGE/CITY NAME : Sohna, District Gurugram
UNITS LAND : 60 Kanal, 7 Marla
TRANSACTION VALUE : Rs. 19,05,66,835/-
STAMP DUTY : Rs. 1,33,40,000/-
Stamp Certificate No./Date : G0Y2022C3111 / 25-03-2022
GRN NO. : 88610282
Registration & Pasting Fees : Rs. 50,010/-
Registration GRN No. : 89310694

Sharda

प्रलेख नं:482

दिनांक:15-04-2022

डीड का नाम SALE URBAN AREA WITHIN MC		डीड संबंधी विवरण
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 चाही	59	Kanal 26 Maria
धन संबंधी विवरण		
राशि 180566832 रुपये	कुल स्टाम्प ड्यूटी की राशि 13339678 रुपये	
स्टाम्प नं : GOV2022C3111	स्टाम्प की राशि 13340000 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	ECChallan:89310694	पेस्टिंग शुल्क 3 रुपये
Draited By: MANOJ GOYAL ADV		
Service Charge:200		

यह प्रलेख आज दिनांक 15-04-2022 दिन शुक्रवार समय 3:00:00 PM बजे श्री/श्रीमती/कुमारी श्रीमती शारदा यादव पत्नी जगदीश यादव श्रीमती शारदा पत्नी जगदीश विवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Sharda

हस्ताक्षर प्रस्तुतकर्ता
श्रीमती शारदा यादव श्रीमती शारदा

उप/सयुक्त पंजीयन अधिकारी (सोहना)

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।

Sharda

दिनांक 15-04-2022

श्रीमती शारदा यादव श्रीमती शारदा

उप/सयुक्त पंजीयन अधिकारी (सोहना)

उपरोक्त केलाव श्री/श्रीमती/कुमारी MS N.B BULLDCON PVT LTD Inna SUNIL MEHTAOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि केला 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 VIRENDER KUMAR MC पिता --- निवासी SOHNA व श्री/श्रीमती/कुमारी GURMEET SINGH पिता --- निवासी UK ने की।

साक्षी नं:1 को हटा रजिस्ट्रार/अधिकारी के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 15-04-2022

उप/सयुक्त पंजीयन अधिकारी (सोहना)

Sub P. J. Officer
Sohna

This Sale Deed is made & executed at Tehsil Sohna, District Gurugram, Haryana on this 1st day of April, 2022 by and between:- SMT. SHARDA YADAV (Aadhaar No. 4925-2992-8121 & PAN:- AAAPY1957G) Wife of Shri Jagdish Yadav, resident of Village Sikanderpur, Gurugram, Haryana, presently residing at 5 Casuarina 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. 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.929/ 835, Khatauni No. 953, Mustil No. 224, Kila No. 11(7-7), 13(8-0), 14(6-16), 17(1-13), 18(1-8), 19(0-13) Kita 6, measuring 25Kanal17 Marla & Khewat/Khata No. 1835/1721, Khatauni No. 2046, Mustil No. 224, Kila No. 12(8-0), measuring 8 Kanal 0 Marla, & Khewat/Khata No. 2104/1983, Khatauni No. 2340, Mustil No. 183, Kila No. 18/1(7-2), 23(8-0), Mustil No. 224, Kila No. 2/2(3-8), 3(8-0) Kita 4, measuring 26 Kanal 10 Marla, Total measuring 60 Kanal 7 Marla, (approximately 7.54375 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.

482

2022-2023

1



विक्रेता

क्रेता

गवाह



उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- श्रीवती शारदा यादव श्रीमती शारदा

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

गवाह 1 :- VIRENDER KUMAR MC

गवाह 2 :- GURMEET SINGH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 482 आज दिनांक 15-04-2022 को बही नं 1 जिल्द नं 9 के पृष्ठ नं 68 पर दिखा गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 16 के पृष्ठ संख्या 92 से 93 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/विराज अंगूठा मेरे सामने किये है।

दिनांक 15-04-2022

उप/सयुक्त पंजीयन अधिकारी(सोहना)

Sub Registrar
Sohna

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 Sellerhas agreed to sell the said Land and the Buyerhas agreed to purchase the same for a sum of **Rupees 19,05,66,835/- (Rupees Nineteen Crore Five Lakhs Sixty Six Thousand Eight Hundred and Thirty Five 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. 5,07,94,584/-	569656	Corporation Bank	Sharda Yadav
Rs. 2,53,97,291/-	569664	Corporation Bank	Sharda Yadav
Rs. 2,04,48,962/-	000312	HDFC Bank	Sharda Yadav
Rs. 25,56,120/-	000335	HDFC Bank	Sharda Yadav
Rs. 3,83,41,804/-	000332	HDFC Bank	Sharda Yadav
Rs. 2,55,61,203/-	000358	HDFC Bank	Sharda Yadav
Rs. 2,55,61,203/-	000361	HDFC Bank	Sharda Yadav
Rs. 19,05,669/-	As Per TDS		

2. That the Seller being of sound mind and by free WILL without any pressure herein grants, conveys and transfer all her rights, titles and interests in the said land **Khewat/ Khata No. 929/ 835, Khatauni No. 953, Mustil No. 224, Kila No. 11(7-7), 13(8-0), 14(6-16), 17(1-13), 18(1-8), 19(0-13) Kita 6, measuring 25 Kanal 17 Marla & Khewat /Khata No. 1835/1721, Khatauni No. 2046, Mustil No. 224, Kila No. 12(8-0), measuring 8 Kanal 0 Marla, & Khewat/Khata No. 2104/1983, Khatauni No. 2340, Mustil No. 183, Kila No. 18/1(7-2), 23(8-0), Mustil No. 224, Kila No. 2/2(3-8), 3(8-0) Kita 4, measuring 26 Kanal 10 Marla, Total measuring 60 Kanal 7 Marla, (approximately 7.54375 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 her 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 her 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:





WITNESSES

SELLER

1.

Virender Kumar

Councillor Ward No 18

Safra (Gurgaon)


For NB BUILDCON PVT.LTD.


Director



BUYER

2 Mr. Gurmmeet 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.: 0089310694		Date: 11 Apr 2022 13:26:13			
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:					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No: 000150961348311042022					
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.: 0089310694		Date: 11 Apr 2022 13:26:13			
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/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:					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No: 000150961348311042022					
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.