

Certificate No. G0A2019F412



Stamp Duty Paid : ₹ 39682700

GRN No. 47998251



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Raj kumar

H.No/Floor: 501/16

Sector/Ward: 0

LandMark: Behind radha palace civil lines

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone: 88*****10

Others: Mukesh kumar son of ganga sahai and gaurav son of satish kumar and saurabh son of satish kumar and vinod kumar son of devki nandan and parmoo kumar son of devkinandan and ram son of ram niwas

**Buyer / Second Party Detail**

Name: Reach promoters Private Limited

H.No/Floor: 410

Sector/Ward: 0

LandMark: Ambadeep building 14 k g marg

City/Village: Connaughtplace

District: Delhi

State: Delhi

Phone: 98*****28

Purpose: NON JUDICIAL STAMP 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/City Name & Code	:	Badshahpur,
3. Tehsil & District	:	Sub-Tehsil Badshahpur, Gurugram
4. Unit Land	:	59 Kanal 11 Marla
5. Type of Property	:	Agricultural
6. Sale Consideration	:	Rs. 56,68,94,738/-
7. Stamp Duty	:	Rs. 3,96,82,700/-
8. Stamp No./Date	:	G0A2019F412/01-06-2019
9. Stamp GRN	:	47998251
10. Registration Fee	:	Rs. 50,003/-
11. Registration GRN/ Date	:	0047998020 / 31-05-2019

राजेश कुमार

Raj Kumar (alias
Rajesh Kumar
Mangla)

मुकेश कुमार

Mukesh Kumar

रमेश कुमार

Ramesh
Kumar

गौरव मंगला

Gaurav
Mangla

सुराभ मंगला

Saurabh
Mangla

विनोद कुमार

Vinod
Kumar

परमोद कुमार

Parmod
Kumar

For Realbiz Realty LLP Reach Promoters Pvt. Ltd.

Authorised Signatory
CONFIRMING
PARTY

VENDEE

VENDORS

डीड संबंधी विवरण	
डीड का नाम SALE WITH IN MC AREA	
तहसील/सब-तहसील बादशाहपुर	गांव/पट्टा बादशाहपुर बादशाहपुर स्थित INSIDE RZONE C6 IN IND AREA
भवन का विवरण	
भूमि का विवरण	
कृषि माही	58 Kanal 31 Marla
धन संबंधी विवरण	
राशि 566254720 रुपये	कुल रटाजप ड्यूटी की राशि 39682632 रुपये
स्टाम्प नं : 00a20191412	रटाजप की राशि 39682700 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan47998020
	घरिंटम शुल्क 3 रुपये
Drafted By: Manoj Kumar Bhatnagar adv gggn	Service Charge:200

यह प्रलेख आज दिनांक 04-06-2019 दिन मंगलवार समय 11:15:00 PM बजे श्री/श्रीमती/कुमारी रमेश पुत्र राजनिवास प्रमोद कुमार पुत्र देवकी मन्दन विनीत कुमार पुत्र देवकी मन्दन रॉरव पुत्र सतीश गौरव पुत्र सतीश राजकुमार पुत्र गंगाशरण मुकेश कुमार पुत्र गंगाशरण रॉरव पुत्र सतीश गौरव पुत्र सतीश मुकेश पुत्र गंगाशरण निवास द्वारा पंजीकृत हेतु प्रस्तुत किया गया।

10/1/2019 11:15 AM
रमेश कुमार पुत्र देवकी मन्दन
रमेश प्रमोद कुमार विनीत कुमार रॉरव गौरव राजकुमार मुकेश कुमार रॉरव गौरव मुकेश
10/1/2019 11:15 AM
उप/सयुक्त पंजीयन अधिकारी (बादशाहपुर)
सब रजिस्ट्रार
बादशाहपुर (गुरुग्राम)

रमेश प्रमोद कुमार विनीत कुमार रॉरव गौरव राजकुमार मुकेश कुमार रॉरव गौरव मुकेश

रमेश प्रमोद कुमार विनीत कुमार रॉरव गौरव राजकुमार मुकेश कुमार रॉरव गौरव मुकेश

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।

रमेश प्रमोद कुमार विनीत कुमार रॉरव गौरव राजकुमार मुकेश कुमार रॉरव गौरव मुकेश
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सब रजिस्ट्रार
बादशाहपुर (गुरुग्राम)

अप्रोक्त केताव श्री/श्रीमती/कुमारी Ramesh Promoters Private Limited thru Abhinav Sharma CHAIRMAN है। प्रस्तुत प्रलेख के तथ्यों को देखते पक्षी ने मुताबक तथा समझाकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि विक्रेता ने मेरे समक्ष केताव की अदा की तथा प्रलेख में वर्णित अधिकतम अदा की गई राशि के लेन देन को स्वीकार किया। लेनी पदों की पहचान श्री/श्रीमती/कुमारी Ravinder Bhatt पिता Dhanraj Bhatt निवासी 35/71 Kirti Chowk Sec 59 Dhiranagar Gurgaon व श्री/श्रीमती/कुमारी Vivek Chandra Lohani पिता Basant Lal Bhatt निवासी 53B Gali No. 37C B Block Kirti Chowk Enclave Baran North Dhiranagar की।

माही नं. को इस सम्बन्धित/अधिकतम के रूप में जानते हैं तथा वह साक्षी पत्र को पड़वाने करता है।

दिनांक 04-06-2019

उप/सयुक्त पंजीयन अधिकारी (बादशाहपुर)

सब रजिस्ट्रार
बादशाहपुर (गुरुग्राम)



THIS Deed of sale (the "Sale Deed"/ "Deed") is made at Gurugram on this 4th day of June, 2019

BETWEEN

Raj Kumar (alias Rajesh Kumar Mangla) (PAN AVIPM6434D) (Aadhaar No. 3895 5159 6598), aged about 54 years, son of Ganga Sahai who is the son of Parbhu Dayal R/o 501/16, Behind Radha Palace, Civil Lines, Gurgaon, Haryana - 122001 (2) Mukesh Kumar (PAN ARWPK6117H) (Aadhaar No. 9371 4454 6862), aged about 59 years, son of Ganga Sahai who is the son of Parbhu Dayal R/o 500/1/16, Baraf Khana, Civil Lines, Near Nehru Stadium, Gurgaon, Haryana - 122001, (3) Gaurav (alias Gaurav Mangla) (PAN ANDPM4784H) (Aadhaar No. 7047 5148 8166), aged about 39 years, son of Satish Kumar who is the son of Ganga Sahai R/o 501/16, Behind Radha Palace, Civil Lines, Gurgaon, Haryana - 122001 (4) Saurabh (alias Saurabh Mangla) (PAN ASDPM4804B) (Aadhaar No. 5107 5926 8277), aged about 38 years, son of Satish Kumar who is the son of Ganga Sahai R/o 500/1/16, Opposite Nehru Stadium, Civil Lines, Baraf Khana, Gurgaon, Haryana - 122001, (5) Vinod Kumar (alias Vinod Mangla) (PAN BTEPK6105J) (Aadhaar No. 5928 4388 4260), aged about 65 years, Son of Devki Nandan who is the son of Ganga Sahai R/o 961, Near Government Dispensary Bada Bazar, Darbaripur (162), Badshahpur, Sohna, Gurgaon, Haryana 122101 (6) Parmod Kumar (alias Parmod Mangla) (PAN AXXPM8008Q) (Aadhaar No. 7138 8472 6512), aged about 57 years, son of Devki Nandan (who is the son of Ganga Sahai) R/o House No. 446B/12, Khanna Wali Gali, Near Mission School, Jaccubaura, Farrukhnagar, Gurgaon, Haryana 122001, (7) Ramesh Kumar (PAN ALYPK7524J) (Aadhaar No. 8909 0660 9562), aged about 55 years, son of Ram Niwas who is the son of Ganga Sahai R/o 500/1/16, Mohalla Baraf Khana, Near Nehru Stadium, Civil Line, Gurgaon, Haryana 122001 hereinafter collectively called the 'VENDORS'

राजेश कुमार

Raj Kumar (alias
Rajesh Kumar
Mangla)

मकुश कुमार

Ramesh
Kumar

गौरव मंगला

Gaurav
Mangla

सुराभ मंगला

Saurabh
Mangla

Vinod
Kumar

परमोद कुमार

Parmod
Kumar

VENDORS

For Realbiz Realty LLP

Paramjit Singh

Authorized Signatory

**CONFIRMING
PARTY**

For Reach Promoters Pvt. Ltd.

Authorized Signatory

VENDEE

Reg. No.

Reg. Year

Book No.

2584

2019-2020

1



विक्रेता



क्रेता



गवाह



विक्रेता

प्रमोद कुमार विनोद कुमार सौरव गौरव राजकुमार मुकेश कुमार

उप/संयुक्त पंजीयन अधिकारी

13/6/2019

सौरव गौरव मुकेश

विनोद कुमार प्रमोद कुमार

क्रेता :- thru Albinav Sharma OTHERReach Promoters Private Limited

गवाह 1 :- Ravinder Bhati

गवाह 2 :- Vivek Chandra Lohumi

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2584 आज दिनांक 04-06-2019 को बही नं 1 जिल्द नं 32 के पृष्ठ नं 162 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 647 के पृष्ठ संख्या 25 से 26 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 04-06-2019



उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)
बादशाहपुर (मुख्यालय)

(which expression shall unless repugnant to the context of this agreement mean and include their respective legal heirs, administrators, and executors) of the FIRST PART.

AND

Reach Promoters Private Limited (CIN U70109DL2006PTC150938) (PAN: AADCR3461L) a company duly incorporated under Companies Act 1956 and existing under Companies Act, 2013 having its Registered Office at 410, 4th Floor, Ambadeep Building, 14, K.G. Marg, Connaught Place, New Delhi 110 001 through its authorized signatory Mr. Abhinav Sharma (Aadhar: 9361 3729 6782) duly authorized by Board of Directors of the Company vide Resolution Dated 04/06/2019, hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include its successors and assigns) of the SECOND PART.

AND

Realbiz Realty LLP (LLPIN : AAC-8826) (PAN: AARFR8095D) a Limited Liability Partnership duly incorporated under LLP Act 2008 having its Registered Office at A-31/2 DLF City Phase-I, Gurugram and its Corporate Office at 315, 3rd Floor, Time Tower, M.G Road, Gurugram through its designated partner, Mr. Paramjit Singh (Aadhar: 8524 0822 7957) duly authorized by partners of the limited liability partnership vide Letter of Authority Dated 06/05/2019, hereinafter called the "CONFIRMING PARTY" (which expression shall unless repugnant to the context and meaning hereof mean and include its successors and assigns) of the THIRD PART.

WHEREAS:

राजेश कुमार

Raj Kumar (alias
Rajesh Kumar
Mangla)

मकुश कुमार

Mukesh Kumar

रमेश

Ramesh
Kumar

गौरव मंगला

Gaurav
Mangla

Saurabh
Mangla

विनोद

Vinod
Kumar

परमोद

Paramod
Kumar

VENDORS

For Realbiz Realty LLP

Paramjit Singh

Authorized Signatory
CONFIRMING
PARTY

For Reach Promoters Pvt. Ltd.

Authorized Signatory

VENDEE



- (a) The VENDORS are the absolute owners of and are in actual physical, vacant & peaceful possession of Land Comprised in Khewat no. 1893, Khata no. 1954 (bearing Khewat No.1432 and Khata No.1563 as per Jamabandi 2005-2006), Rect. No.122 Killa nos.17/2(5-11), 24(8-0), 25/1(1-0), 25/2(7-0), Rect. No. 133, Killa nos. 4(8-0), 5(8-0), 6(8-0), 7/1(4-0), 14/2(2-0), 15/3 (1-8), field 10 measuring 52 Kanal 19 Marla salam, and Khewat no. 1540 Khata no. 1592 (bearing Khewat No.1156 and Khata No.1268 as per Jamabandi 2005-2006) Rect. No.133, Killa Nos.15/1(2-16), 15/2(3-16), field 2, measuring 6 Kanal 12 Marla salam, totally measuring 59 Kanal 11 Marla, (7.44 acres) situated in the revenue estate of Badshahpur, Sub Tehsil Badshahpur, District Gurugram (Haryana) (hereinafter referred to as "Said Land") as per fard jamabandi for the year 2015-2016 and sanctioned Mutation Nos.6849, 7071, 7644, 7686 and 10114, and more particularly described in the **First Schedule** hereunder written. The said Land is shown on the Sazra Plan annexed herein as **Annexure A**.
- (b) The Said Land is owned and possessed by the constituents of the VENDORS in the following manner:-
- Raj Kumar – 5/24 share
 - Mukesh Kumar – 5/24 share
 - Gaurav – 5/48 share
 - Saurabh – 5/48 share
 - Vinod Kumar – 1/12 share
 - Parmod Kumar – 1/12 share
 - Ramesh Kumar – 5/24 share
- (c) The VENDORS have entered into an Agreement to Sell in regard to the said Land, with M/s Realbiz Realty LLP (Confirming Party) for a total consideration of Rs. 56,68,94,738/- (Rupees Fifty Six Crores Sixty Eight Lakh Ninety Four Thousand Seven Hundred Thirty Eight only) (the "Sale Consideration") for the sale and

राजेश कुमार

Raj Kumar (alias
Rajesh Kumar
Mangla)

मुकेश कुमार

Mukesh Kumar

रमेश

Ramesh
Kumar

गौरव मंगला

Gaurav
Mangla

Saurabh
Mangla

विनोद कुमार

Vinod
Kumar

Parmod
Kumar

VENDORS

For Realbiz Realty LLP

(Reach Promoters Pvt. Ltd.)

Authorized Signatory

**CONFIRMING
PARTY**

VENDEE



transfer of the Said Land in favour of the Confirming Party or its nominee calculated on the basis of a rate of Rs. 7,61,64,817/- (Rupees Seven Crores Sixty One Lakhs Sixty Four Thousand Eight Hundred and Seventeen Only) per acre subject to deduction of TDS @ 1% of Sale Consideration. The said Agreement was duly registered at Vasika No.1503 dated 8th May, 2019 in the office of Joint Sub-Registrar Badshahpur, Gurugram (hereinafter called the "said Agreement").

- (d) At the time of registration of the said Agreement, out of the agreed Sale Consideration, the VENDORS had received an amount of Rs. 8,25,00,000/- (Rupees Eight Crores Twenty Five Lakhs Only) from the Confirming Party as and by way of advance consideration ("Advance Consideration"). Further, TDS of Rs. 8,33,339/- (Rupees Eight Lakhs Thirty Three Thousand Three Hundred and Thirty Nine Only), has been deposited by the Confirming Party in addition to the Advance Consideration. Now as per the terms of the said Agreement as agreed between the VENDORS and the Confirming Party, the Confirming Party has nominated Reach Promoters Private Limited, the VENDEE, on its behalf to complete the transaction of purchase of the Said Land in favour of the VENDEE, and the VENDORS have consented to the same.
- (e) The VENDORS herein being desirous of selling the Said Land have agreed to hereby grant, convey, transfer, by way of sale the said Land and assign unto and in favour of the VENDEE, with the consent and confirmation of the Confirming Party, the Said Land and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, hereditaments, easementary rights, equities, claims, demands, privileges, appurtenances or any

राजेश कुमार Raj Kumar (alias Rajesh Kumar Mangla)	मकुश कुमार Mukesh Kumar	रमेश Ramesh Kumar
गौरव मंगला Gaurav Mangla	सुराभ मंगला Saurabh Mangla	विनोद कुमार Vinod Kumar
VENDORS		
For Realbiz Realty LLP Authorized Signatory CONFIRMING PARTY		For Reach Promoters Pvt. Ltd. Authorized Signatory VENDEE



other things and the VENDEE has agreed to purchase the Said Land in the manner hereinafter appearing :-

- (f) The VENDEE intends to obtain a license from the Director, Town and Country Planning Haryana for development of the Said Land.

I. Definition and interpretation

In this deed:



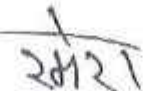
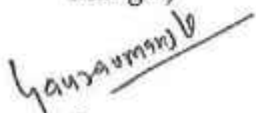
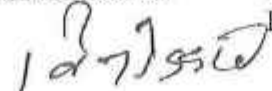
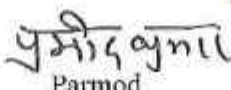
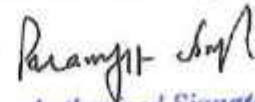

- a. the 'Said Land' means Land Comprised in Khewat no. 1893, Khata no. 1954 (bearing Khewat No.1432 and Khata No.1563 as per Jamabandi 2005-2006), Rect. No.122 Killa nos.17/2(5-11), 24(8-0), 25/1(1-0), 25/2(7-0), Rect. No. 133, Killa nos. 4(8-0), 5(8-0), 6(8-0), 7/1(4-0), 14/2(2-0), 15/3 (1-8), field 10 measuring 52 Kanal 19 Marla salam, and Khewat no. 1540 Khata no. 1592 (bearing Khewat No.1156 and Khata No.1268 as per Jamabandi 2005-2006) Rect. No.133, Killa Nos.15/1(2-16), 15/2(3-16), field 2, measuring 6 Kanal 12 Marla salam, totally measuring 59 Kanal 11 Marla, (7.44 acres)situated in the revenue estate of Badshahpur, Sub Tehsil Badshahpur, District Gurugram (Haryana).
- b. words imparting the masculine gender include the feminine and the neuter and vice versa.
- c. words imparting the singular include the plural and vice versa.
- d. references to persons include bodies corporate and vice versa.
- e. 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.
- f. save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- g. Possession means actual vacant, peaceful and physical possession of the Said Land.

राजेश कुमार Raj Kumar (alias Rajesh Kumar Mangla)	मुकेश कुमार Mukesh Kumar	रमेश Ramesh Kumar
गुरव मंगला Gaurav Mangla	सुराभ मंगला Saurabh Mangla	विनोद कुमार Vinod Kumar
पारमोद कुमार Parmod Kumar		परमप्रीत सिंह Paramjit Singh
VENDORS		CONFIRMING PARTY
		VENDEE



NOW THIS DEED WITNESSETH THAT in pursuance of the Said Agreement and in consideration of a total consideration of Rs. 56,68,94,738/- (Rupees Fifty Six Crores Sixty Eight Lakh Ninety Four Thousand Seven Hundred Thirty Eight only) (subject to tax deductible at source) (the "Sale Consideration") to be paid by the VENDEE to the VENDORS for the sale and transfer of the Said Land, and which has been paid by the Confirming Party (on behalf of the VENDEE) and the VENDEE to the VENDORS, in the manner hereinafter appearing:

- (i) The Advance Consideration of Rs. 8,25,00,000/- (Rupees Eight Crores Twenty Five Lakhs Only) (excluding TDS) has already been paid by the Confirming Party to the VENDORS at the time of execution and registration of Agreement to Sell dated 8th May, 2019 in the following manner (the payment and receipt whereof the VENDORS do and each of them doth hereby admit and acknowledge, and of and from the same and every part thereof, doth forever acquit, release and discharge the VENDEE);

			
Raj Kumar (alias Rajesh Kumar Mangla)	Mukesh Kumar	Ramesh Kumar	
			
Gaurav Mangla	Saurabh Mangla	Vinod Kumar	Parmod Kumar
VENDORS			<p>For Realbiz Realty LLP</p> <p></p> <p>Authorised Signatory</p> <p>CONFIRMING PARTY</p>
			<p></p> <p>VENDEE</p>



THE REAL OF

Cheque/UTR No.	Dated	Drawn on	In favour of	Amount
000454	25/02/2019	RBL Bank	Raj Kumar alias Rajesh Kumar Mangla	15,00,000/-
000452	25/02/2019	RBL Bank	Mukesh Kumar	15,00,000/-
000455	25/02/2019	RBL Bank	Ramesh Kumar	15,00,000/-
000456	25/02/2019	RBL Bank	Gaurav Mangla	7,50,000/-
000460	25/02/2019	RBL Bank	Saurabh Mangla	7,50,000/-
000458	25/02/2019	RBL Bank	Vinod Kumar	7,50,000/-
000461	25/02/2019	RBL Bank	Parmod Kumar	7,50,000/-
HDFCR52019050 776972334	06/05/2019	RBL Bank	Raj Kumar alias Rajesh Kumar Mangla	2,20,20,834/-
HDFCR52019050 776966649	06/05/2019	RBL Bank	Mukesh Kumar	1,40,20,833/-
HDFCR52019050 776966253	06/05/2019	RBL Bank	Ramesh Kumar	1,40,20,833/-
HDFCR52019050 776969244	06/05/2019	RBL Bank	Gaurav Mangla	70,10,417/-
HDFCR52019050 776960978	06/05/2019	RBL Bank	Saurabh Mangla	70,10,417/-
HDFCR52019050 776968663	06/05/2019	RBL Bank	Vinod Kumar	54,58,333/-
HDFCR52019050 776965475	06/05/2019	RBL Bank	Parmod Kumar	54,58,333/-
Total Advance Consideration				8,25,00,000/-

Raj Kumar (alias Rajesh Kumar Mangla)

Raj Kumar (alias
Rajesh Kumar
Mangla)

Mukesh Kumar

Mukesh Kumar

Ramesh Kumar

Ramesh
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Gaurav Mangla

Gaurav
Mangla

Saurabh Mangla

Saurabh
Mangla

Vinod
Kumar

Parmod Kumar

Parmod
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VENDORS

For Realbiz Realty LLP

Parmod Kumar
Authorised Signatory
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PARTY

For Reach Promoters Pvt. Ltd.

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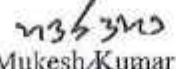



- (ii) TDS of Rs. 8,33,339/- (Rupees Eight Lakhs Thirty Three Thousand Three Hundred and Thirty Nine Only) has been deposited by the Confirming Party in addition to payment made to each VENDORS in the following manner:

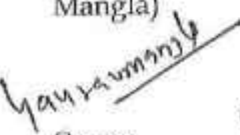
VENDOR NAME	TDS Amount
Raj Kumar alias Rajesh Kumar Mangla	2,37,585/-
Mukesh Kumar	1,56,777/-
Ramesh Kumar	1,56,777/-
Gaurav Mangla	78,389/-
Saurabh Mangla	78,389/-
Vinod Kumar	62,711/-
Parmod Kumar	62,711/-
TOTAL	8,33,339/-

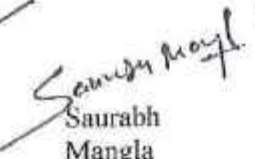
- (iii) The balance sale consideration Rs. 47,87,25,787/- (Rupees Forty Seven Crores Eighty Seven Lakhs Twenty Five Thousand Seven Hundred Eighty Seven Only) (excluding TDS) has been paid by the VENDEE to the VENDORS simultaneously with the execution hereof in the following manner:

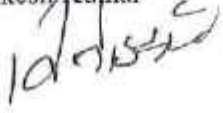

 Raj Kumar (alias
 Rajesh Kumar
 Mangla)



 Mukesh Kumar


 Ramesh
 Kumar


 Gaurav
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 Saurabh
 Mangla


 Vinod
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VENDORS

For Realbiz Realty LLP For Reach Promoters Pvt. L


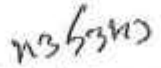

 CONFIRMING PARTY
 VENDEE

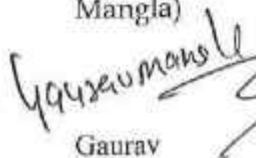
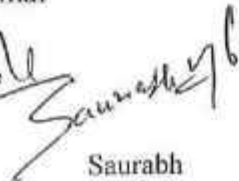




Cheque/UTR No.	Dated	Drawn on	In favour of	Amount
518936	04/06/2019	Kotak Mahindra Bank	Raj Kumar alias Rajesh Kumar Mangla	9,34,01,205/-
518937	04/06/2019	Kotak Mahindra Bank	Mukesh Kumar	10,14,01,206/-
518938	04/06/2019	Kotak Mahindra Bank	Ramesh Kumar	10,14,01,206/-
518939	04/06/2019	Kotak Mahindra Bank	Gaurav Mangla	5,07,00,602/-
518940	04/06/2019	Kotak Mahindra Bank	Saurabh Mangla	5,07,00,602/-
518941	04/06/2019	Kotak Mahindra Bank	Vinod Kumar	4,05,60,483/-
518944	04/06/2019	Kotak Mahindra Bank	Parmod Kumar	4,05,60,483/-
TOTAL				47,87,25,787/-


(the payment and receipt whereof the VENDORS do and each of them doth hereby admit and acknowledge, and of and from the same and every part thereof, doth forever acquit, release and discharge the VENDEE)


- (iv) The balance TDS of Rs. 48,35,612/- (Rupees Forty Eight Lakhs Thirty Five Thousand Six Hundred and Twelve Only) has been deposited by the VENDEE against payment made to each of the VENDORS in the following manner:




 Raj Kumar (alias Rajesh Kumar Mangla) Mukesh Kumar Ramesh Kumar





 Gaurav Mangla Saurabh Mangla Vinod Kumar Parmod Kumar

VENDORS


 For Realbiz Realty LLP
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VENDOR NAME	TDS Amount
Raj Kumar alias Rajesh Kumar Mangla	9,43,446/-
Mukesh Kumar	10,24,254/-
Ramesh Kumar	10,24,254/-
Gaurav Mangla	5,12,127/-
Saurabh Mangla	5,12,127/-
Vinod Kumar	4,09,702/-
Parmod Kumar	4,09,702/-
TOTAL	48,35,612/-

Thereby constituting the full and final consideration payable by the VENDEE to the VENDORS viz. the Sale Consideration of Rs. 56,68,94,738/- (Rupees Fifty Six Crores Sixty Eight Lakh Ninety Four Thousand Seven Hundred Thirty Eight only) for the conveyance, assignment and transfer of the Said Land in favour of the VENDEE (the payment and receipt whereof the VENDORS do and each of them doth hereby admit and acknowledge, and of and from the same and every part thereof, doth forever acquit, release and discharge the VENDEE) The VENDORS, with the consent and confirmation of the Confirming Party, hereby jointly and severally grant, convey, transfer, assure and assign unto the VENDEE, free from all encumbrances, claims and reasonable doubts and with clear and marketable title, all those pieces and parcels of land comprised in Khewat no. 1893, Khata no. 1954 (bearing Khewat No.1432 and Khata No.1563 as per Jamabandi 2005-2006), Rect. No.122 Killa nos.17/2(5-11), 24(8-0), 25/1(1-0), 25/2(7-0), Rect. No. 133, Killa nos. 4(8-0), 5(8-0), 6(8-0), 7/1(4-0), 14/2(2-0), 15/3 (1-8), field 10 measuring 52 Kanal 19 Marla salam, and Khewat no. 1540 Khata no. 1592 (bearing Khewat No.1156 and Khata No. 1268 as per Jamabandi 2005 - 2006) Rect. No. 133, Killa Nos. 15/1 (2-16), 15/2 (3-16), field 2, measuring 6 Kanal 12 Marla salam, totally measuring

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Ramesh
Kumar

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मंगला

Gaurav
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Vinod
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Parmod
Kumar

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PARTY**

For Reach Promoters Pvt

VENDEE



[Faint handwritten text, possibly a signature or date]

59 Kanal 11 Marla, (7.44 acres) situated in the revenue estate of Badshahpur, Sub Tehsil Badshahpur, District Gurugram (Haryana) more particularly described in the First Schedule hereunder written (hereinafter referred to as the "Said Land") and shown in the Plan annexed hereto as Annexure "A", TOGETHER WITH all and singular, the compounds, ditches, compound walls, fences, trees, plants, shrubs, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the Said Land or any part thereof belonging or in any way appertaining to or with the same or any part thereof now or at any time here before usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto free from any encumbrances, claims and reasonable doubts whatsoever TOGETHER ALSO WITH all the original/ certified deeds, documents, writings, vouchers and other evidences of title, interest, use, inheritance, possession, benefit, claim and demand whatsoever, at law and in equity, of the Vendor into or of or upon the Said Land in Annexure "B" AND TOGETHER WITH ALL THE ESTATE right, title, interest, claim and demand whatsoever, at law and in equity, of the VENDORS, in, to, out of or upon the Said Land or any part thereof TO HAVE AND TO HOLD all and singular the Said Land hereby granted, conveyed, sold, transferred and assured or intended or expressed so to be with its and every of its rights, members and appurtenances UNTO AND TO THE USE and benefit of the VENDEE, its successors and assigns forever SUBJECT TO the payment of all future rates, assessments, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the Director Town and Country Planning, Haryana, or any other public body or local authority in respect thereof AND the water and electricity connections, if any, pertaining to the Said Land shall stand transferred/ issued in the name of the VENDEE AND the VENDORS hereby for themselves and their respective heirs, executors and administrators

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Kumar

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PARTY**

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Authorised Signatory

VENDEE



jointly and severally covenant with the VENDEE THAT notwithstanding any act, deed, matter or thing whatsoever by the VENDORS (or any of them) or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them (or any of them) made, done, committed, omitted or knowingly or willingly suffered to the contrary, the VENDORS have good right, full power and absolute authority to grant, convey, transfer, sell and assure the Said Land hereby granted, conveyed, transferred, sold and assured or intended so to be unto and to the use of the VENDEE AND THAT it shall be lawful for the VENDEE, from time to time and at all times hereafter, peaceably and quietly to hold, enter upon, occupy, possess and enjoy the Said Land hereby granted, conveyed, transferred and assured with its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the VENDORS and/or any of them or by any person lawfully or equitably claiming or to claim by, from, through, under or in trust for them AND THAT the VENDEE, its successors in title and assigns free and clear and freely clearly and absolutely acquitted, exonerated, released and forever discharged from or otherwise by the VENDORS well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, charges and encumbrances whatsoever either already or hereafter had, made, executed, occasioned or suffered by the VENDORS or by any other person or persons lawfully or equitably claiming by, from, under, through or in trust for the VENDORS (or any of them) (including any claims, loss or damage that the VENDEE may sustain or suffer and/or any costs, charges or expenses including legal fees that the VENDEE may incur including on account of breach of any representations made herein and/or on account of any misrepresentations and/ or on account of any claims made, taken or adopted by any person claiming by, from, through, under or in trust for the VENDORS (or

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परमोद कुमार

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Kumar

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VENDORS



any of them) or their predecessors in title in respect of the Said Land and/ or on account of any defect in the title of the VENDORS to the Said Land and/ or on account of any claims from third parties/ authorities in respect of the Said Land or any part thereof) AND FURTHER THAT the VENDORS and the Confirming Party and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Said Land hereby sold, granted, conveyed, transferred and assured or any part thereof by, from, through, under or in trust for the VENDORS, shall and will, from time to time and at all times hereafter, at the request of the VENDEE, do and execute or cause to be done and executed, all such further and other lawful and reasonable acts, deeds, matters and things, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the VENDEE in the manner aforesaid as shall or may be reasonably required by the VENDEE or its counsel in law for assuring the Said Land and every part thereof hereby sold, granted, conveyed, transferred and assured unto and to the use of the VENDEE in the manner aforesaid AND simultaneously with the execution hereof, the VENDORS have placed the VENDEE in quiet, vacant and peaceful possession of the Said Land as the owner thereof and have handed over to the VENDEE the original title deeds pertaining to the said Land as set out in Annexure "B" hereto.

A. AND NOTWITHSTANDING ANYTHING CONTAINED IN THIS DEED, THE VENDORS DOTH HEREBY JOINTLY AND SEVERALLY REPRESENT, WARRANT AND COVENANT AS UNDER:

1. The VENDORS are the sole and absolute owners, occupants and holders of the Said Land, and are otherwise well and sufficiently entitled to and are seized and possessed of the Said Land, and save and except for the VENDORS, no other Person is entitled to the Said Land in any manner whatsoever;

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Ramesh
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Gaurav
Mangla

सुराभ मंगला

Saurabh
Mangla

विनोद
कुमार

Vinod
Kumar

VENDORS

परमोद कुमार

Parmod
Kumar

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2. The title to the Said Land is clear and marketable, free from all types of liens, encumbrances and claims;
3. No other person has any right, title, interest, property, claim or demand whatsoever unto or upon the Said Land or any part thereof by way of sale, agreement to sale (other than the Confirming Party pursuant to the said Agreement), mortgage, lien, gift, lease, trust, possession, tenancy, occupancy or otherwise;
4. The Said Land is free from litigations and/or proceedings, and there are no disputes threatened or pending before any court of authority nor is there any *lis pendens* in respect of the Said Land;
5. The VENDORS have not entered into any Memorandum of Understanding, or prior agreement of sale (other than the Confirming Party pursuant to the said Agreement), lease or transfer in any manner whatsoever pertaining to the Said Land nor have the VENDORS created any third party right, title and interest of any nature in the same;
6. All dues, levies charges, property tax etc. or other outgoings if any payable in respect of Said Land (including the amounts due to local bodies, revenue, urban and other authorities in respect of the Said Land) have been paid till date, and there are no claims or disputes of any nature whatsoever pending with any competent authority in this regard, and if any arrears are found due, the VENDORS shall discharge the same;
7. The Said Land is not affected by any reservation, designation and/ or acquisition and no part of the Said Land has been handed over or agreed to be handed over or

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परमोद कुमार

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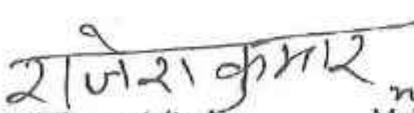
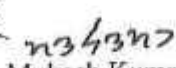

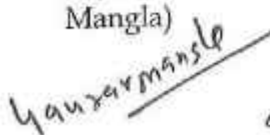


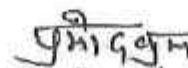
Authorized Signatory

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required to be handed over to any authority towards set-back or road widening or reservation or for any other reason;

8. The Said Land is not affected, in any manner, by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 (since repealed) and/ or Indian Forests Act, 1927 and/ or any other similar statute, act, notification, directive and/ or circular and no notices and/ or orders thereunder have been received in respect of the Said Land or any part thereof;
9. There is no injunction or status quo order or any order of attachment or demolition or any other order, notices, demands, *lis pendens*, passed/ issued/ filed by any authority or any third Party against the Said Land, which may in any manner, affect the title of the VENDORS to the Said Land or any part thereof or which may, in any manner, prohibit or restrict the right of VENDORS to deal with and/ or develop the Said Land;
10. No notices, claims, objections or demands from the central or the state government or any other local body or authority or under any law including the Epidemic Diseases Act or Land Acquisition Act or Town Planning Act or the Requisition and Acquisition of Lands Act or Tenancy and Agricultural laws or Municipal Acts or any State or Central Legislation, Rules, Regulation, Ordinance, Order, Notification, Resolution has been received by or served in respect of the Said Land which may, in any manner, affect the title to the Said Land or any part thereof and/or which may, in any manner, affect the development and/ or sale and transfer of the Said Land;


 Raj Kumar (alias
 Rajesh Kumar
 Mangla)

 Mukesh Kumar

 Ramesh
 Kumar

 Gaurav
 Mangla

 Saurabh
 Mangla

 Vinod
 Kumar

 Parmod
 Kumar

VENDORS

For Realbiz Realty LLP


 Parmod Kumar
 Authorised Signatory
 CONFIRMING
 PARTY

Promoters
 Authorised Signatory


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11. There is no prohibitory order or order of attachment of any department of income tax for taxes or of any department of the Government, Central and/or State, local body, public authority for taxes, levies, dues and cesses in respect of the Said Land or any part thereof and there is no proceeding pending under the Income Tax Act, 1961 and/ or any other taxation laws which may, in any manner, affect the Said Land or any part thereof and/or its transfer to the VENDEE with clear and marketable title, free from all encumbrances as set out herein.
12. There are no outstanding taxes or dues of any nature whatsoever payable by any of the VENDORS to the income tax authorities nor are there any proceedings under the Income Tax Act, 1961 threatened or pending against any of the VENDORS;
13. There are no disputes pertaining to the boundaries of the Said Land;
14. There are no easementary rights created under any document or by any covenant or by prescription (under law or by contract or otherwise) in respect of and /or upon the Said Land or any part thereof;
15. No minors and/or HUF or its co-parceners have any right, title and/ or interest in the Said Land or any part thereof;
16. The tenure of the Said Land is freehold tenure and the Said Land is not held on any grant from the Government and/or Government Lessee and/or any other tenure;

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Parmod
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परमोद कुमार

ACONFIRMING
PARTY

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परमोद कुमार

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VENDORS



17. All compliances, if any, in relation to the Said Land have been complied with under applicable laws and regulations and there is no outstanding claim or liability (crystallized or potential) that may affect the Said Land in terms of its further usage in any manner whatsoever;
18. The VENDORS have not omitted to disclose to VENDEE, any material fact in respect of the Said Land or any part thereof, which is within the knowledge of the VENDORS;
19. No permission or any third party consent is required to be obtained prior to the execution of this Deed or for the purpose of consummating the transaction contemplated herein in respect of the Said Land;
20. The Said Land has not been notified under the provisions of the Land Acquisition Act, 1894 and / or 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;
21. The Said Land is not subject of any General or Special Power of Attorney or any agreement to sell (other than the Confirming Party pursuant to the said Agreement), mortgage, and transfer, assignment, encumbrances by the VENDORS in favour of any other person prior to the date of this Deed, and is not subject matter of Punjab Land Preservation Act (PLPA) and Aravali Plantation;
22. No money decree has been passed against any of the VENDORS;

<p> Raj Kumar (alias Rajesh Kumar Mangla)</p> <p> Gaurav Mangla</p>	<p> Mukesh Kumar</p> <p> Saurabh Mangla</p>	<p> Ramesh Kumar</p> <p> Vinod Kumar</p>	<p> Parmod Kumar</p> <p> Authorized Signatory CONFIRMING PARTY</p>	<p> VENDEE</p>
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VENDORS

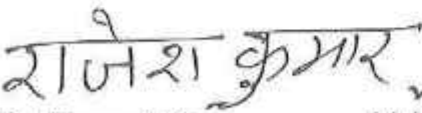
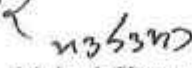

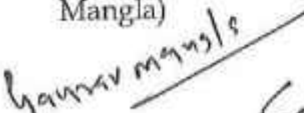

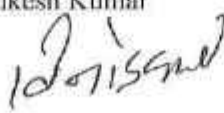
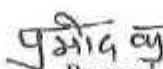
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B. AND THE VENDORS DOTH HEREBY JOINTLY AND SEVERALLY, CONFIRM AND DECLARE AS UNDER:

1. That the Sale Consideration viz. total sale consideration of Rs. 56,68,94,738/- (Rupees Fifty Six Crores Sixty Eight Lakh Ninety Four Thousand Seven Hundred Thirty Eight only) is calculated on the basis of actual measurement of the said Land as aforementioned, and has been paid by the VENDEE to the VENDORS.
2. That the value of the tube-well with electricity connection, trees, wire fencing & constructed building in the said Land, if any, is included in the above said total Sale Consideration.
3. The VENDORS shall not claim any amount for the same in future and the VENDEE has become absolute owner of the same and shall be entitled to use the Said Land in any manner whatsoever.
4. The VENDORS being the absolute owner in physical, vacant & peaceful possession of the said Land and having a clear and unencumbered title of it, do hereby jointly and severally confirm the hand over of the actual physical, vacant possession of the entire above-mentioned land under this deed, simultaneously with the execution hereof to the VENDEE.
5. The VENDORS hereby jointly and severally acknowledge the receipt of entire Sale Consideration and hereby affirm that now nothing is due towards the VENDEE


 Raj Kumar (alias
 Rajesh Kumar
 Mangla)

 Mukesh Kumar

 Ramesh
 Kumar

 Gaurav
 Mangla

 Saurabh
 Mangla

 Vinod
 Kumar

 Parmod
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Authorised Signatory
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 PARTY**

Promoters Pvt. Ltd.

VENDEE




and shall never make any claim on the VENDEE regarding the Said Land in any manner whatsoever or the consideration amount.

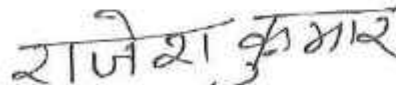
6. This Sale Deed supersedes all prior understandings/MOU/agreements/ATS/writings/documents executed by them with respect to the said Land sold under this Deed.

C. AND THE VENDORS DOTH HEREBY JOINTLY AND SEVERALLY DECLARE, CONFIRM, UNDERTAKE AND COVENANT AS UNDER:

1. That on the basis of this 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 VENDORS shall have no objection and shall not raise any objection. The VENDORS hereby confirm that the VENDORS shall assist and participate in the mutation process, and extend all support as may be extended in this regard.
2. That the VENDORS shall 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.

- D. AND THE PARTIES WITNESSETH** That all stamp duty and registration charges in respect of the Sale Deed and related expenses in connection therewith shall be/ have been borne and paid by the VENDEE.


Drafted By 
MANOJ KUMAR ADVOCATE
2019


Raj Kumar (alias
Rajesh Kumar
Mangla)

Gaurav
Mangla


Mukesh Kumar


Ramesh
Kumar


Vinod
Kumar


Parmod
Kumar

VENDORS

For Realbiz Realty LLP  Real Promoters Pvt. Ltd.

Authorised Signatory

**CONFIRMING
PARTY**


VENDEE

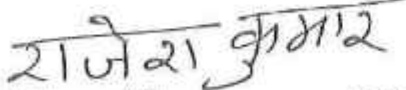
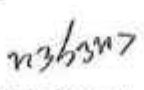

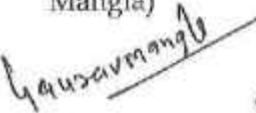
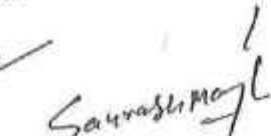

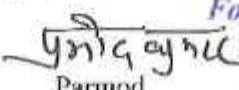
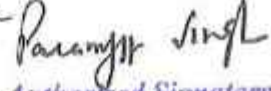



E. AND THE VENDORS DOTH HEREBY JOINTLY AND SEVERALLY ASSURE THE VENDEE AS UNDER:

The VENDORS hereby jointly and severally indemnifies and shall keep indemnified the VENDEE and its successors in title and/or assigns of, from and against, any and all cost, charges, fees, fines, claims, proceedings, demands, losses, damages, expenses, penalties, dues, that the VENDEE or its successors or assigns may suffer or incur on account of any of the following:

- (a) any act or omission by the VENDORS in respect of the said Land (or part thereof) prior to the execution of this Deed;
- (b) non-payment of land revenue, electricity charges, local taxes, and any other statutory or other dues, demands, claims, etc. relating to the period upto the date of this Deed (irrespective of whether any claims or proceedings in this regard are made or initiated either prior to or after the date of this Deed);
- (c) any defects in the title of the Said Land.
- (d) Any of the representations, assurances or undertakings either partially or fully, made by the VENDORS (or any of them) being found to be false, inaccurate or untrue;
- (e) breach of any of the covenants of this Deed.

F. AND The VENDORS DOTH hereby JOINTLY AND SEVERALLY agree and undertake to do all such acts, things and deeds which under the law, they are bound to do in respect of the said Land for the purpose of effectually carrying out the intention and purpose of this Deed, if required in any manner whatsoever, in

 Raj Kumar (alias Rajesh Kumar Mangla)	 Mukesh Kumar	 Ramesh Kumar
 Gaurav Mangla	 Saurabh Mangla	 Vinod Kumar
VENDORS		
 Parmod Kumar		
For Realbiz Realty LLP  Paramjit Singh Authorized Signatory CONFIRMING PARTY		
		 VENDEE



future including steps to be taken as the VENDORS for mutation of the name of the VENDEE in respect of the Said Land in the revenue records and shall not object to the mutation of the Said Land in favour of the VENDEE in the records of the appropriate authority. The VENDEE will also be entitled to get sanction of the mutation in revenue records in its name of the Said Land mentioned in this Deed.

G. AND THE CONFIRMING PARTY DOTH HEREBY CONFIRMS AND DECLARES that the Confirming Party is executing this Deed solely for the purpose of confirming the grant, conveyance and transfer of all the right, title and interest of the VENDORS in the Said Land, relinquishing all right, title and interest of the Confirming Party under the said Agreement in favour of the VENDEE pursuant to the execution of the Agreement and the Confirming Party has no right, title and interest in respect of the Said Land, and shall not claim any right, title and interest against the VENDORS, or the VENDEE or in respect of the Said Land.

H. AND THE VENDORS DOTH HEREBY JOINTLY AND SEVERALLY DECLARE AND CONFIRM AS UNDER:

1. From this day onwards, the VENDEE shall be absolute owner in possession of the said Land and will be entitled to use and utilize the said Land in any manner the VENDEE may like, to which the VENDORS shall have no objection in any manner whatsoever. Consequent upon the execution of this Sale Deed, the VENDORS shall have no interest in the Land and all rights, titles and interests shall pass on to the VENDEE.
2. The content of this Sale Deed has been read over and explained word by word


 Raj Kumar (alias
 Rajesh Kumar
 Mangla)

 Mukesh Kumar

 Ramesh
 Kumar

 Gaurav
 Mangla

 Saurabh
 Mangla

 Vinod
 Kumar

 Parmod
 Kumar
VENDORS

For Realbiz Realty LLP

CONFIRMING PARTY
VENDEE
For Realbiz Realty Pvt. Ltd.

VENDEE



to the VENDORS, and the Same has been understood by VENDORS and they have accordingly executed this Sale Deed.

3. That the VENDORS have understood the contents of this Sale Deed in their respective vernacular language and they have given their full consideration to all aspects and terms and conditions here in above and after understanding the same have agreed to execute this Sale Deed in the presence of their advocate who will sign it as witness.
4. 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 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 VENDORS shall be liable and responsible to indemnify and to make good the loss suffered by the VENDEE and keep the VENDEE or anyone claiming through the VENDEE saved, harmless and indemnified against all such losses and damages suffered by the VENDEE or its successors in title and interest 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 at the place and on the day, month and year first above written in the presence of the following witnesses:

Drafted By

MANOJ KUMAR BHATNAGAR
ADVOCATE

Raj Kumar (alias
Rajesh Kumar
Mangla)

Mukesh Kumar

Ramesh
Kumar

Gaurav
Mangla

Saurabh
Mangla

Vinod
Kumar

Parmod
Kumar

VENDORS

For Realbiz Realty LLP

Paragjit Singh

CONFIRMING
PARTY

VENDEE



Signed and Delivered by

The "VENDORS"

राजेरा कुमार
1. Raj Kumar

(alias Rajesh Kumar Mangla)

n363n2

2. Mukesh Kumar

Gaurav Mangla

3. Gaurav (alias Gaurav Mangla)

4. Saurabh

(alias Saurabh Mangla)

Saurabh Mangla

5. Vinod Kumar

(alias Vinod Mangla)

Parmod Kumar

6. Parmod Kumar

(alias Parmod Mangla)

Ramesh Kumar

7. Ramesh Kumar

WITNESSES:

1. Vivek Chandra Lohani
S/o. A. K. Lohani
H/o 52A, Galina No. 376, Kanpur
En. Delhi.

2. RAVINDER BHATTI

G 29 Sansar Lok II
Gurgaon

राजेरा कुमार

Raj Kumar (alias
Rajesh Kumar
Mangla)

Mukesh Kumar

Ramesh
Kumar

Gaurav Mangla

Gaurav
ManglaSaurabh
ManglaVinod
Kumar

VENDORS

Signed and Accepted by

The "VENDEE"

Authorized Signatory

REACH PROMOTERS PVT. LTD.

Signed and Accepted by

Paramjit Singh

Authorized Signatory

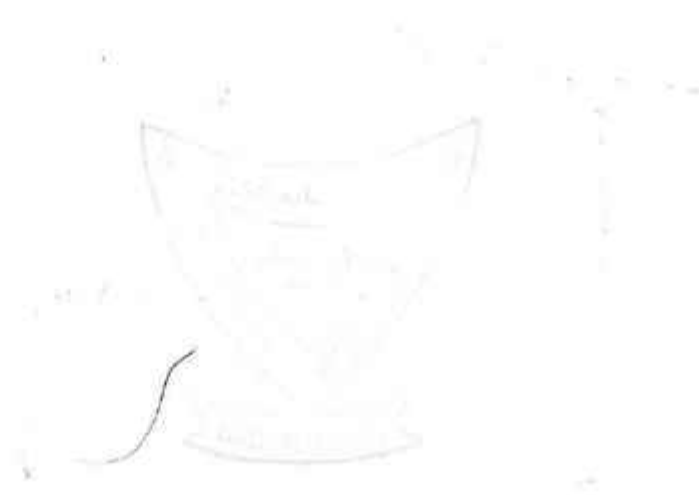
M/s. Realbiz Realty LLP

The "CONFIRMING PARTY"

For Realbiz Realty LLP For Reach Promoters Pvt. Ltd.

Paramjit Singh
Authorized Signatory
CONFIRMING
PARTY

VENDEE



RECEIPT

Received on or prior to the execution hereof, of and from the within named VENDEE, the sum of Rs. 56,68,94,738/- (Rupees Fifty Six Crores Sixty Eight Lakhs Ninety Four Thousand Seven Hundred and Thirty Eight only), being the Sale Consideration, payable by the within named VENDEE to us in terms of this Deed, as follows:

Name of the Vendor	Cheque No./ UTR No.	Dated	Amount	Drawn in favour of
Raj Kumar alias Rajesh Kumar Mangla	000454	25/02/2019	15,00,000/-	RBL Bank
Mukesh Kumar	000452	25/02/2019	15,00,000/-	RBL Bank
Ramesh Kumar	000455	25/02/2019	15,00,000/-	RBL Bank
Gaurav Mangla	000456	25/02/2019	7,50,000/-	RBL Bank
Saurabh Mangla	000460	25/02/2019	7,50,000/-	RBL Bank
Vinod Kumar	000458	25/02/2019	7,50,000/-	RBL Bank
Parmod Kumar	000461	25/02/2019	7,50,000/-	RBL Bank
Raj Kumar alias Rajesh Kumar Mangla	HDFCR520190507769 72334	06/05/2019	2,20,20,834/-	RBL Bank
Mukesh Kumar	HDFCR520190507769 66649	06/05/2019	1,40,20,833/-	RBL Bank
Ramesh Kumar	HDFCR520190507769 66253	06/05/2019	1,40,20,833/-	RBL Bank
Gaurav Mangla	HDFCR520190507769 69244	06/05/2019	70,10,417/-	RBL Bank
Saurabh Mangla	HDFCR520190507769 60978	06/05/2019	70,10,417/-	RBL Bank
Vinod Kumar	HDFCR520190507769 68663	06/05/2019	54,58,333/-	RBL Bank
Parmod Kumar	HDFCR520190507769 65475	06/05/2019	54,58,333/-	RBL Bank
Raj Kumar alias Rajesh Kumar Mangla	518936	04/06/2019	9,34,01,205/-	Kotak Mahindra Bank
Mukesh Kumar	518937	04/06/2019	10,14,01,206/-	Kotak Mahindra

राजेश कुमार राजेश कुमार मुकेश कुमार रमेश कुमार
Raj Kumar (alias Rajesh Kumar Mangla) Mukesh Kumar Ramesh Kumar

गौरव मंगला सौरभ मंगला विनोद कुमार पारमोद कुमार
Gaurav Mangla Saurabh Mangla Vinod Kumar Parmod Kumar

VENDORS

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VENDEE

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				Bank
Ramesh Kumar	518938	04/06/2019	10,14,01,206/-	Kotak Mahindra Bank
Gaurav Mangla	518939	04/06/2019	5,07,00,602/-	Kotak Mahindra Bank
Saurabh Mangla	518940	04/06/2019	5,07,00,602/-	Kotak Mahindra Bank
Vinod Kumar	518941	04/06/2019	4,05,60,483/-	Kotak Mahindra Bank
Parmod Kumar	518944	04/06/2019	4,05,60,483/-	Kotak Mahindra Bank
TDS			56,68,951/-	
TOTAL			56,68,94,738/-	

WE SAY RECEIVED:

1. Raj Kumar (alias Rajesh Kumar Mangla)
2. Mukesh Kumar
3. Gaurav (alias Gaurva Mangla)
4. Saurabh (alias Saurabh Mangla)
5. Vinod Kumar (alias Vinod Mangla)
6. Parmod Kumar (alias Parmod Mangla)
7. Ramesh Kumar

राजेश कुमार
Raj Kumar (alias
Rajesh Kumar
Mangla)

मकुश कुमार
Mukesh Kumar

रमेश
Ramesh
Kumar

गुरव मंगला
Gaurav
Mangla

सुरभ
Saurabh
Mangla

विनोद
Vinod
Kumar

परमोद
Parmod
Kumar

VENDORS

For Realbiz Realty LLP
Parangir Singh

CONFIRMING
PARTY

For Real Promoters Pvt. Ltd.
Authorized Signatory

VENDEE



FIRST SCHEDULESAID LAND

The detail of the Said Land is as under:-

S.No	Khewat/Khata No.	Rectangle no	Kila no	Area	
				Kanal	Marla
1	Khewat 1893, Khata 1954	122	17/2	5	11
2		122	24	8	0
3		122	25/1	1	0
4	(bearing Khewat No.1432 and Khata No.1563 as per Jamabandi 2005-2006)	122	25/2	7	0
5		133	4	8	0
6		133	5	8	0
7		133	6	8	0
8		133	7/1	4	0
9		133	14/2	2	0
10		133	15/3	1	8
11		133	15/1	2	16
12	(bearing Khewat No.1156 and Khata No.1268 as per Jamabandi 2005-2006)	133	15/2	3	16
Total in Kanal & Marlas				59	11
Total in Marlas				1191	
Total in Acres				7.44375	

Situated in the Revenue Estate of Village Badshahpur, Sub Tehsil Badshahpur, District Gurugram, Sector 68, Haryana.

राजेश कुमार

Raj Kumar (alias
Rajesh Kumar
Mangla)

मकुश कुमार

Mukesh Kumar

रमेश
कुमारRamesh
Kumarगुरव
मंगलाGaurav
Manglaसुराभ
मंगलाSaurabh
Manglaविनोद
कुमारVinod
Kumarपरमोद
कुमारParmod
Kumar**VENDORS**

For Realbiz Realty LLP

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PARTY

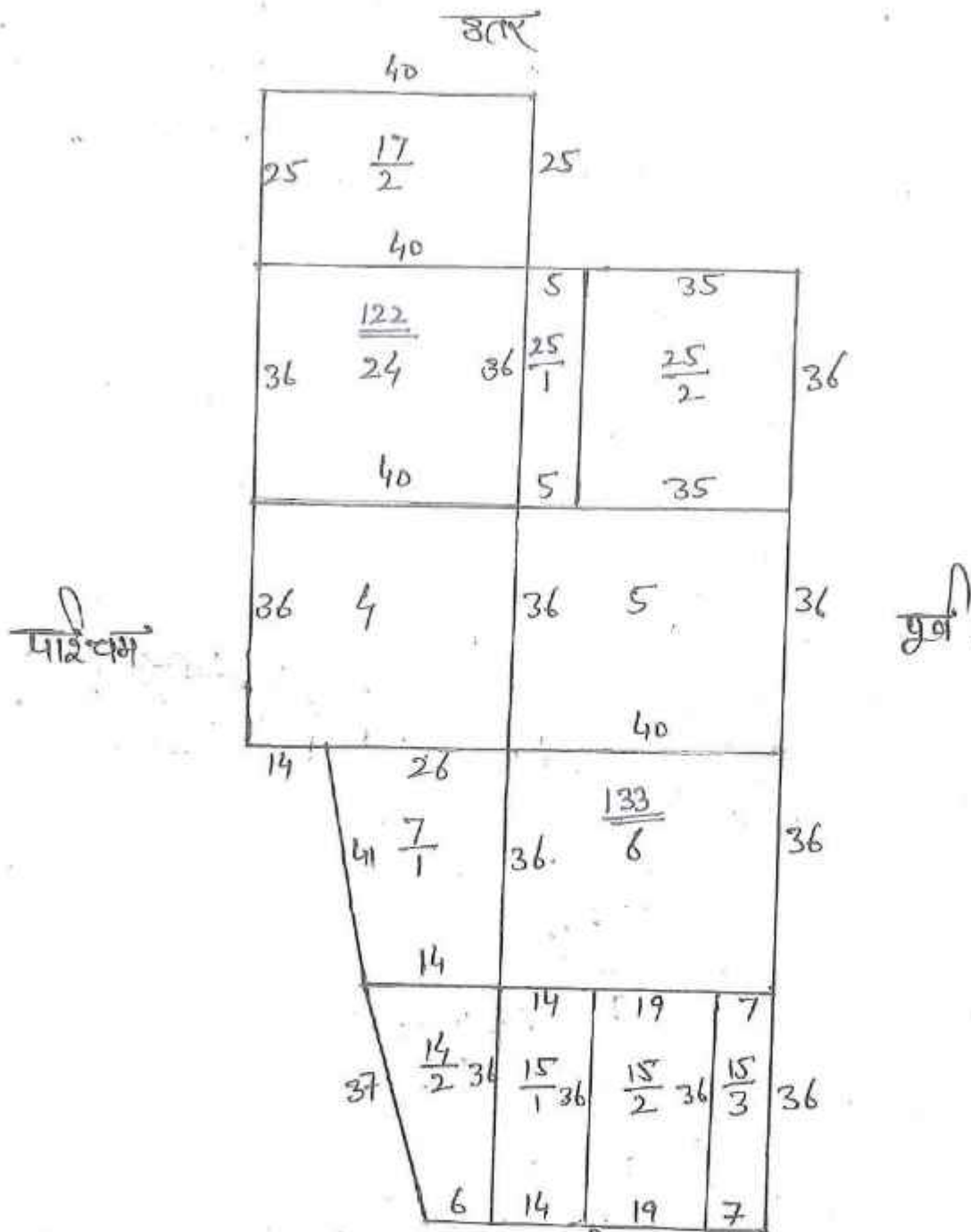
For Reach Promoters Pvt. Ltd.

Authorised Signatory

VENDEE



जन्म मंत्र शिखर किरावडी मोठा वाळभूर हब नं 87 उदलधोला वाळभूर किरावडी
 व्यक्ती इन्डोकायन नं 7686



पश्चिम

पूर्व

श्री जेश कुमार

दाक्षिण

प्रमोद कुमार
 मोरा
 Samra 17/6
 Gaurav mansh

hasan
 12/1/2020

For Realbiz Realty LLP
 Paramjit Singh
 Authorised Signatory

श्रीमान जी,
 दस्तावेज की जाँची है कि नक्का
 शुद्ध है। उपरोक्त दस्तावेज है। सज्जन हस्ता
 जायता चलाए जाय।
 27-5-19

For Reach Promoters Pvt. Ltd.

Authorised Signatory



12/10/20

अटवारी को नुनगो फार्म नं० १०

जमाबन्दी गांव

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For Realbiz Realty, L.L.P.

Parental Signatory

Authorised Signatory

Аппендикс В,

[illegible]

पटवारी कार्यालय फार्म नं० 10

जमावर्न्दी गांव वाडवा/धुर

तहसील

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जिला

राजपूर

साल

2005-06

1	2	3	4	5	6	7	8	9	10	11	12
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समर्थ	समर्थ	समर्थ	समर्थ	समर्थ	समर्थ	समर्थ	समर्थ	समर्थ	समर्थ	समर्थ	समर्थ
10/11/2005	10/11/2005	10/11/2005	10/11/2005	10/11/2005	10/11/2005	10/11/2005	10/11/2005	10/11/2005	10/11/2005	10/11/2005	10/11/2005
10/11/2005	10/11/2005	10/11/2005	10/11/2005	10/11/2005	10/11/2005	10/11/2005	10/11/2005	10/11/2005	10/11/2005	10/11/2005	10/11/2005

For Reach Promoters Pvt. Ltd.

For Realbiz Realty LLP

Authorised Signatory

Authorised Signatory

नक़ल जमाबंदी (ऑनलाइन जमाबंदी)

गाँव : Badshapur

तहसील : बादशाहपुर

जिला : गुरुग्राम

साल : 2015-2016

Type : Online Jamabandi

1	2	3	4	5	6	7	8	9	10	11	12
खेपट या जमाबंदी न.	खतीनी न.	नाम तरफ या पत्नी	विवरण सहित मालिक नाम	विवरण सहित कास्टकार	कुल या सिंचाई के अन्य संधन का नाम	नम्बर खसरा या मुरखे और किले का नम्बर	रक्बा और फिस्स जमीन	दर और संख्या के खीरे के साथ खगान जो मुजारा देता है	हिस्सा या हकीकत का पैमाना और बाछ का ढंग	नाल और सवाई के खीरे सहित मांग	अभिमुक्ति
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//			प्रमोद कुमार पुत्रा			17/2	5-11 चाही		पड़ता वरारह		7071 रि.डीड
1713			देवकी नन्दन पुत्र			24	8-0 चाही		खेपट		
			गंगासहाय			25/1	1-0 चाही		न.		
			हर दो समभाग			25/2	7-0 चाही				
			1/5 भाग			133//					
			मुकेश,			4	8-0 चाही				
			राज कुमार पुत्रा			5	8-0 चाही				
			गंगासहाय पुत्र			6	8-0 चाही				
			हर दो समभाग			7/1	4-0 चाही				
			5/12 भाग			14/2	2-0 चाही				
			गौरव,			15/3	1-8 चाही				
			सौरव पुत्रा								
			सतीश पुत्र			फिस्स 10	52-19				
			गंगासहाय			कुल मजसमा					
			हर दो समभाग			52-19					
			5/24 भाग								
			वासीदेस								
			रमेश पुत्र			52-13 चाही					
			रामनिवास पुत्र								
			गंगासहाय								
			5/24 भाग								
			वासी								

For Realbiz Realty LLP

For Reach Prom...

Authorised Signatory

Signatory

खेपट या जमादो नः	वर्तनी नः	नाम तरफ या पती	विवरण सधित मालिक नाम	विवरण सधित कारखाना	कुंर या सिंचाइ के अन्य साधन का नाम	नम्बर खसरा या नुरखे और किले का नम्बर	रक्बा और किस्म जमीन	दर और संख्या के खीरे के साथ लगान जो मुजारा देता है	हिस्सा या हकीयत या पैमाना और बाड का डंग	माल और सचाई के खीरे सधित मोग	अभिधुति
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म.न.500/1/16

सिधिल

याती लाईन

गुडगांव

Hardev Mandi
Mandi

प्रमोद कुमार
Pradyumn

रमेश

राजेश कुमार

Sarvesh

For Realbiz Realty LLP

Pradyumn Singh

Authorised Signatory

For Reach Promoters Pvt. Ltd.

Hardev Mandi

Authorised Signatory

मक़ल जमाबंदी (ऑनलाइन जमाबंदी)

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गाँव : Badshapur

तहसील : बदशाहपुर

जिला : गुरुग्राम

साल : 2015-2016

Type : Online Jamabandi

1	2	3	4	5	6	7	8	9	10	11	12
खेट या जमाबंदी नं.	खतौली नं.	नाम तरफ या पत्नी	विषय सहित मालिक नाम	विषय सहित काश्तकार	बुंग या सिंचाइ के अन्य साधन या नाम	नम्बर खसरा या मुरखे और किले का नम्बर	रकबा और किरम जमीन	हर और संख्या के ध्यारे के साथ लगान जो बुजारा देता है	हिस्सा या हकीकत का पैमाना और बाड का डेग	नाल और सवाई के ध्यारे सहित मींग	अभिवृत्ति

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पड़ता खसरा खेवट न.1

10114 पारिवारिक हस्तांतरण

गंगासहाय पुत्र

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गोमच,

सौरभ पुत्र

सतीश पुत्र

गंगासहाय

हर दो समभाग

5/24 भाग

शिलोद कुमार,

प्रमोद कुमार पुत्र

देवकी लक्ष्मण पुत्र

गंगासहाय

हर दो समभाग

1/6 भाग

चन्दीदेह

रमेश पुत्र

रमेशिवात पुत्र

गंगासहाय

5/24 भाग

For Reelbiz Realty LLP

For Reach Promoters Pvt. Ltd.

Ramgopal Singh

Authorised Signatory

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सेल्ट या जमाबंदी नं.	खतौनी न. नाम तरफ या पत्नी	विवरण सहित मालिक नाम	विवरण सहित कारतकार	कुंए या सिंचाइ के अन्य साधन का नाम	नम्बर खसरा या नुरखे और किले का नम्बर	रकबा और बिस्म जमीन	दर और संख्या के ज्वारे के साथ लगान जो गुबारा देता है	हिस्सा या हकीयत का पैमाना और बाछ का डंग	नाल और सवाई के द्वारे सहित मोग	अभियुक्ति
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सिविल

वासी लाईन

गुडगांव

पुष्पकान्त
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राजेश कुमार

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