

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 17/11/2023

Certificate No. G0Q2023K810



Stamp Duty Paid : ₹ 3675000  
(Rs. Only)

GRN No. 109478471



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Jagmohan Krishan Dang

H.No/Floor : K140

Sector/Ward : X

LandMark: South city 1

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 93\*\*\*\*\*51

Others : Ishaan dang



**Buyer / Second Party Detail**

Name: Realbiz Realty Llp

H.No/Floor : C971

Sector/Ward : X

LandMark: Basement sushant lok 1

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone: 74\*\*\*\*\*47

Purpose : Non Judicial Stamp for Sale Deed

11708

20/11/2023

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

- BADSHAHPUR**
- |     |                            |   |  |
|-----|----------------------------|---|--|
| 1.  | Type of Deed               | : | Sale Deed  |
| 2.  | Village Name               | : | Badshahpur   |
| 3.  | Tehsil & District          | : | Sub-Tehsil Badshahpur, Gurugram                    |
| 4.  | Unit Land                  | : | 5 Kanal 2 Marla                                    |
| 5.  | Nature of Documents        | : | Agriculture  |
| 6.  | Transaction Value          | : | Rs. 5,25,00,000/-                                  |
| 7.  | Stamp Duty                 | : | Rs. 36,75,000 +10,76,700/-<br>= Rs. 47,51,700/-    |
| 8.  | Stamp Certificate No./Date | : | G0Q2023K810/17.11.2023 &<br>G0Q2023K896/17.11.2023 |
| 9.  | Stamp GRN No.              | : | 109478471 & 109494155                              |
| 10. | Registration Fee           | : | Rs. 50003/-  |
| 11. | Registration Fee GRN       | : | 109478640  |

**Note:** No Objection Certificate u/s 7-A of Haryana Development and Regulations of Urban Areas Act, 1975 (Act No.8 of 1975) issued by District Town Planner (E) vide Memo No. NOC7A-5786A/GN/DTP-E/21405/2023 dated 08/11.2023 is attached

*gday* *Singh*

*Parag*



वसीका संबंधी विवरण		
वसीका का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- बादशाहपुर	गांव/शहर- बादशाहपुर	स्थित- INSIDE RZONE Co IN IND AREA
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : BADSHAHPUR		
धन संबंधी विवरण		
राशि- 67881000 रुपये		कुल स्टाम्प शुल्क- 4751670 रुपये
स्टाम्प नं- G0Q2023K810		स्टाम्प का मूल्य- 3675000 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:109478640	पेस्टिंग शुल्क- 3 रुपये
डेफिशियेंसी स्टाम्प: G0Q2023K896	डेफिशियेंसी Grnno: 109494155	डेफिशियेंसी शुल्क: 1076700
द्वारा तैयार किया गया- JP SHARMA ADV		सेवा शुल्क- 200
भूमि का विवरण		
कृषि और-मुमकिन		5 Kanal 2 Marla

यह प्रलेख आज दिनांक 20-11-2023 दिन सोमवार समय 3:34:00 PM बजे श्री/श्रीमती/कुमारी जगमोहन कृष्ण डांग पुत्र श्री कृष्ण लाल डांग ईशान डांग पुत्र जगमोहन कृष्ण डांग निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

*[Signature]*

संयुक्त उप पंजीयन अधिकारी NT Badshahpur

जगमोहन कृष्ण डांग ईशान डांग

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।

*[Signature]*

दिनांक 20-11-2023

संयुक्त उप पंजीयन अधिकारी NT Badshahpur

जगमोहन कृष्ण डांग ईशान डांग

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी REALBIZ REALTY LLP thru PARAMJIT SINGHOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी JP SHARMA ADV पिता R R SHARMA निवासी GURUGRAM व श्री/श्रीमती/कुमारी NITISH SHARMA ADV पिता HEM RAM निवासी GURUGRAM ने की। साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 20-11-2023

संयुक्त उप पंजीयन अधिकारी NT Badshahpur



Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 17/11/2023

Certificate No. G0Q2023K896



Stamp Duty Paid : ₹ 1076700  
(Rs. Only)

GRN No. 109494155



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Jagmohan Krishan Dang

H.No/Floor : K140

Sector/Ward : X

LandMark : South city 1

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 93\*\*\*\*\*51

Others : Ishaan dang



**Buyer / Second Party Detail**

Name : Realbiz Realty Llp

H.No/Floor : C971

Sector/Ward : X

LandMark : Basement sushant lok 1

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 74\*\*\*\*\*47

Purpose : Non Judicial Stamp for Sale Deed

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**SALE DEED**

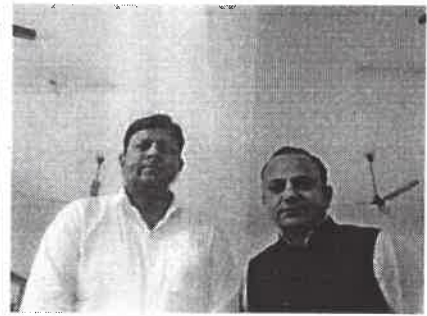
THIS Deed is made at Gurugram on this ~~20th~~ day of November, 2023 by and between:  
**Mr. Jagmohan Krishan Dang (Aadhaar No.5825 1654 6675 & PAN: ABPPD4461Q) son of late Shri Krishan Lal Dang -1/4 Share, AND Mr. Ishaan Dang (Aadhaar No. 2100 0137 3046 & PAN: PAN.: BEQPD5394R) son of Mr. Jagmohan Krishan Dang-1/4 Share, both resident of K-140, South City-I, Gurugram-122001, Haryana hereinafter Jointly called the "VENDORS" (which expression shall unless repugnant to the context and meaning hereof mean and include them and their respective heirs, legal representatives, administrators, executors and assignees etc.) of the ONE PART.**

*Jagmohan Dang*

*Ishaan Dang*

*Realbiz Realty Llp*





क्रेता

गवाह

उप/संयुक्त पंजीयन अधिकारी  
बादशाहपुर

:- जयमोहन कृष्ण डांग ईशान डांग

क्रे. thru PARAMJIT SINGH OTHERREALBIZ REALTY

LL

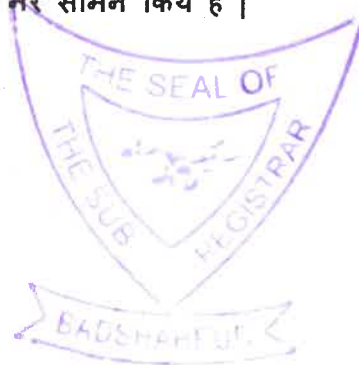
ग :- JP SHARMA ADV

ग :- NITISH SHARMA ADV

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11768 आज दिनांक 20-11-2023 को बही नं 1 जिल्द नं 598  
नं 74.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 997 के पृष्ठ संख्या  
65 पर पिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने  
अपना हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

20-11-2023



उप/संयुक्त पंजीयन अधिकारी बादशाहपुर

AND

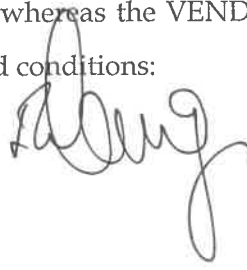
M/s Realbiz Realty LLP (LLPIN : AAC -8826) (PAN: AARFR8095D) a Limited Liability Partnership duly registered under LLP Act 2008 having its Registered Office at Basement, C-971, Sushant Lok-1, Gurugram through its partner, Mr. Paramjit Singh (Aadhar No. 8524 0822 7957) duly authorized by Partners vide Letter of Authority Dated 09.01.2023, hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, legal representatives, administrators, executors and assignees etc.) of the **OTHER PART.**

WHEREAS the VENDORS are the absolute owners in actual physical possession of agricultural Land comprised in Khewat/Khata No. 2078/2133, Rectangle No. 133, Killa No. 16(8-0), 25/1(2-4), field 2 land measuring 10 Kanals 4 Marlas to the extent of 1/2 undivided share i.e. 5 Kanals 2 Marlas situated in the revenue estate of Badshahpur, Sub Tehsil Badshahpur, District Gurugram (Haryana) by way of mutation No. 12350 sanction dated 01.05.2023 (hereinafter called the said LAND);

AND WHEREAS VENDORS represent that the title to the Said Land is clear and marketable and the Said Land is free from all types of liens, encumbrances and claims of any nature whatsoever.

AND WHEREAS for the growth and development of their family and bonafide needs and commitments, the VENDORS herein being desirous of selling the said land measuring 5 Kanals 2 Marlas and have decided to sell the Said Land and they do hereby grant, convey, transfer, by way of sale the Said Land and assign unto and in favour of the VENDEE, the Said Land and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, hereditaments, easement rights, equities, claims, demands, privileges, appurtenances or any other things for a Total Consideration of Rs. 5,25,00,000/- (Rupees Five Crore Twenty Five Lakh Only) and whereas the VENDEE has agreed to purchase the said land on the following terms and conditions:













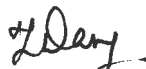

## Definition and interpretation

In this deed:

- a. 'LAND' means Land comprised in Khewat/Khata No. 2078/2133, Rectangle No. 133, Killa No. 16(8-0), 25/1(2-4), field 2 land measuring 10 Kanal 4 Marla to the extent of 1/2 undivided share i.e. 5 Kanal 2 Marla situated in the revenue estate of Badshahpur, Sub Tehsil Badshahpur, District Gurugram (Haryana) which is more particularly described in **Schedule-A**.
- b. 'VENDORS' mean and include the above mentioned owners in possession of the said Land.
- c. words importing the masculine gender include the feminine and the neuter and vice versa.
- d. words importing the singular include the plural and vice versa.
- e. references to persons include bodies corporate and vice versa.
- f. 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.
- g. save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- h. possession means actual vacant, peaceful and physical possession of the said Land.

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

1. That the VENDORS hereby grant, assign, convey, sell and transfer the Said Land alongwith all its rights of possession, ownership, occupancy, title, claim, interest, easement rights, privileges, appurtenances or any other things whatsoever of that nature in favour of the VENDEE i.e. **M/s Realbiz Realty LLP**, for and in full and final consideration of **Rs. 5,25,00,000/- (Rupees Five Crore Twenty Five Lakh Only)** and has paid the said sale consideration to the VENDOR in the following manner:







Amount (Rs.)	RTGS No.	Date	Bank	In fav. of
61,87,500/-	HDFCR52023102598382078	25.10.2023	HDFC	ISHAAN DANG
61,87,500/-	HDFCR52023102598390417	25.10.2023	HDFC	JAGMOHAN KRISHAN DANG
1,9,80,000/-	HDFCR52023110250926626	02.11.2023	HDFC	ISHAAN DANG
1,98,00,000/-	HDFCR52023102097382755	02.11.2023	HDFC	JAGMOHAN KRISHAN DANG
5,25,000/-	Deducted and deposited by the VENDEE as TDS @1% of sale consideration u/s 194IA of Income Tax Act, 1961			
5,25,00,000/-	<b>TOTAL</b>			

The VENDORS hereby acknowledge the receipt of the full and final payment and nothing is due towards the VENDEE.

2. That VENDORS have handed over and delivered actual, vacant and peaceful physical possession of the Said Land to the VENDEE. Now the VENDEE has become absolute owner of the above said Land and has all the rights to use the said Land in any manner whatsoever.
3. That on the basis of this Deed, the VENDEE is entitled to get the Said Land mutated in its own name in the revenue records and also with other concerned authorities on the basis of this Deed or its certified true copy to which VENDORS shall have no objection.
4. That VENDORS have agreed and undertaken to sign and execute all and every papers, 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.
5. That all charges and expenses of the transfer i.e. stamp duty, registration charges for this Deed shall be borne by the VENDEE.

*2024* *Shree*





6. That VENDORS have handed over to the VENDEE, all original documents available with VENDORS in respect of the Said Land simultaneously with handing over vacant possession of the Said Land.
7. That VENDORS hereby agree and undertake to do all such acts, things and deeds which under the law, it is bound to do in respect of the land for the purpose of effectually carrying out the intention and purpose of this deed of sale, if required in any manner whatsoever, in future including steps to be taken as the VENDORS for mutation 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 is also entitled to get sanction the mutation in revenue records in its name of the land mentioned in this Deed.
8. That VENDORS hereby covenant with the VENDEE that VENDORS have paid all the rates and taxes/land revenue, if any, that are due to and payable on the Said Land up to the date of this Deed and if any amount is found payable later on which relates to the date prior to the date of this deed then the VENDEE shall be liable for the same and shall make payment of such amount.
9. That VENDORS confirm that consequent upon the execution of this Deed, the VENDORS shall have no interest in the Said Land and all rights, title and interest shall pass on to the VENDEE and from this day onwards the VENDEE shall be absolute owner in possession of the Said land and shall be entitled to use and utilize the Said Land in any manner the VENDEE may like, to which the VENDORS will have no objection in any manner whatsoever.
10. That this Sale Deed constitutes the entire agreement/deed between the Parties and revokes and supersedes all previous correspondence between the Parties, whether written, oral or implied, if any, concerning the matters.
11. 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 or their rights to sell the land of the VENDORS hereby

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*





conveyed or any part thereof, both the parties shall endeavour to cure such defect in the title of the Said Land, if any, and make it a good and marketable title.

12. That this Sale Deed and the rights and obligations of the Parties under or arising out of this Deed shall be construed and enforced in accordance with the laws of India.

#### SCHEDULE-A

##### DESCRIPTION OF THE SAID LAND

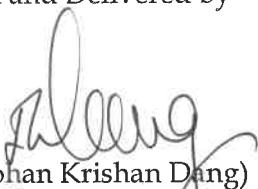

Khewat/Khata No. 2078/2133, Rectangle No. 133, Killa No. 16(8-0), 25/1(2-4), field 2 land measuring 10 Kanal 4 Marla to the extent of 1/2 undivided share i.e. 5 Kanal 2 Marla situated in the revenue estate of Badshahpur, Sub Tehsil Badshahpur, District Gurugram (Haryana).

IN WITNESS WHEREOF the parties have set their respective hands and seal on these presents at the place and on the day, month and year first above written in the presence of the following witnesses:

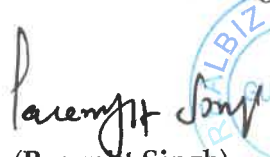
**DRAFTED BY**  
As per Instruction Given  
By Seller & Purchaser

**JP SHARMA (ADVOCATE)**  
GURUGRAM

Signed and Delivered by " VENDORS "

  
(Jagmohan Krishan Dang)   
(Ishaan Dang)

Signed and Accepted by "VENDEE"  
M/s Realbiz Realty LLP  
Th. its authorized signatory

  
(Paramjit Singh)

WITNESSES :

1. **IDENTIFIED BY ME**  
After Seen Aadhar Card of Parties  
(Not Responsible if ID is not Genuine)

**JP SHARMA (ADVOCATE)**  
GURUGRAM

2.

**IDENTIFIED BY**  
After Seen Aadhar Card of Parties  
(Not Responsible if ID is not Genuine)  
**NITISH SHARMA (ADVOCATE)**  
GURUGRAM

