

3871
25/6/2024

Sale of Immovable Properties

Indian-Non Judicial Stamp
Haryana Government

Date: 25/06/2024

Certificate No. G0Y2024F4211

GRN No. 118137155

Stamp Duty Paid: ₹ 1897000
(Rs. Only)

Penalty: ₹ 0
(Rs. Date Only)

Seller / First Party Detail

Name: Bhagwanti

H.No/Floor: Na

City/Village: Badshahpur

Phone: 99*****88

Sector/Ward: Na

District: Gurugram

Others: Krishan sainsi hamarayan budho devi mukesh tekchand premchand niranjan kishan sainsi ashok sainsi parveen

LandMark: Sainipura mohalla

State: Haryana

Buyer / Second Party Detail

Name: Realbiz realty llp

H.No/Floor: C971

City/Village: Gurugram

Phone: 99*****88

Sector/Ward: Na

District: Gurugram

LandMark: Sushant lok i

State: Haryana

Purpose: For Sale Deed

THE SEAL OF THE SUB REGISTRAR

The authenticity of this document can be verified by scanning this QR Code through smart phone or on the website <https://egrahry.nic.in>

1. Type of Deed : Sale Deed
2. Village Name : Village-Badshahpur
3. Tehsil & District : Sub-Tehsil Badshahpur, Gurugram
4. Unit Land : 1 Kanal 17 Marla
5. Transaction Value : Rs. 2,70,89,287/-
6. Stamp Duty for the purpose of Registration : Rs. 18,97,000/-
7. Stamp No. & Date : G0Y2024F4211 dated 25.06.2024
8. GRN No : 118137155
9. Registration Fee : Rs. 50,005/-
10. Registration Fee GRN : 0118136576/dated 25.06.2024

1. Smt. Bhagwanti

2. Krishan Sainsi

3. Harnarayan

4. Smt. Budho Devi

5. Mukesh

6. Tekchand

7. Premchand

8. Niranjan

9. Smt. Kishan Sainsi

10. Ashok Sainsi

11. Parveen Sainsi

12. Sanjay Sainsi

13. Pushpa Devi

For REALBIZ REALTY LLP

Authorised Signatory

प्रलेख क्र.:3871

मुद्रण दिनांक 25/06/2024 06:51 PM

पंजीकरण दिनांक:25-06-2024

वसीका संबंधी विवरण	
वसीका का नाम SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील- बादशाहपुर	गांव/शहर- बादशाहपुर
स्थिति- Badshahpur	पंजीकृत कॉलोनी
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	
पता : 00, VILLAGE-BADSHAHPUR, SECTOR-68, GURUGRAM, 122101,	
धन संबंधी विवरण	
राशि- 30613000 रुपये	कुल स्टाम्प शुल्क- 2142910 रुपये
स्टाम्प नं- g0y2024f4211	स्टाम्प का मूल्य- 1897000 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	पेस्टिंग शुल्क- 3 रुपये
EChallan:118137359	डेफिशियेंसी शुल्क: 246000
डेफिशियेंसी स्टाम्प: G0Y2024F5041	सेवा शुल्क- 200
द्वारा तैयार किया गया- HR KHATANA ADV	
भूमि का विवरण	
1391.5 Sq. Yards	
निवासीय	
स्थानीय शहरी निकाय संबंधी विवरण	
प्रॉपर्टी आईडी- lcoqn626	प्रॉपर्टी नं- 00
मालिक- MUKESH, DAYACHAND, TEK CHAND, BUDH	
पता- 00, VILLAGE-BADSHAHPUR, SECTOR-68, GURUGRAM, 122101,	

यह प्रलेख आज दिनांक 25-06-2024 दिन मंगलवार समय 6:47:00 PM बजे श्री/श्रीमती/कुमारी BHAGWANTI पुत्र NANHERAM KRISHAN SAINI पुत्र NANHERAM HARNARAYAN पुत्र NANHERAM BUDHO DEVI पत्नी KALU RAM SAINI MUKESH पुत्र KALU RAM SAINI TEKCHAND पुत्र KALU RAM SAINI PREM CHAND पुत्र PRAHLAD SINGH SAINI NIRANJAN SAINI पुत्र PRAHLAD SINGH SAINI KISHAN SAINI पत्नी MANNI RAM SAINI ASHOK SAINI पुत्र MANNI RAM SAINI PARVEEN SAINI पुत्र MANNI RAM SAINI SANJAY SAINI पुत्र MANNI RAM SAINI PUSHPA DEVI पत्नी PRAHLAD SINGH SAINI निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया

हस्ताक्षर प्रस्तुतकर्ता          संयुक्त उप पंजीयन अधिकारी NT Badshahpur

BHAGWANTI KRISHAN SAINI HARNARAYAN BUDHO DEVI MUKESH TEKCHAND PREM CHAND NIRANJAN SAINI KISHAN SAINI ASHOK SAINI PARVEEN SAINI SANJAY SAINI PUSHPA DEVI

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

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।

THE SECTOR 68, GURUGRAM, 122101, Haryana. संयुक्त उप पंजीयन अधिकारी NT Badshahpur

BHAGWANTI KRISHAN SAINI HARNARAYAN BUDHO DEVI MUKESH TEKCHAND PREM CHAND NIRANJAN SAINI KISHAN SAINI ASHOK SAINI PARVEEN SAINI SANJAY SAINI PUSHPA DEVI उपरोक्त क्रेता व श्री/श्रीमती/कुमारी REALBIZ REALTY LLP thru DASARI SRINIVASULUOTHER 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 अधिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी SHUBHASH SAINI पिता HEMRAJ निवासी ADV GGM व श्री/श्रीमती/कुमारी DEEPAK KHATANA पिता निवासी RITHOJ ने की।

साक्षी सं. 1 को हम तस्बिरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 25-06-2024

संयुक्त उप पंजीयन अधिकारी NT Badshahpur

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-69781A/GN/DTP-E/9228/2024 dated 06.05.2024 is attached herewith.

SALE DEED

THIS Sale Deed (Deed) is made at Gurugram on this 25th day of June, 2024 by and between:

1. Smt. Bhagwanti (Aadhar No.6824 9876 8581) (35/792 share) w/o Late Nanheram,
2. Sh. Krishan Saini (Aadhar No.5654 2354 9482), (175/1584 share) son of Late Sh. Nanheram,
3. Harnarayan (Aadhar No.4212 0491 8172) (175/1584 share) son of Late Sh. Nanheram,
(Parties refereed at serial number 2 and 3 above hold joint share of 175/792 in equal proportion)
4. Smt. Budho Devi (Aadhar No.6283 5678 5229) (25/396 Share) w/o Late Sh. Kalu Ram Saini,
5. Sh. Mukesh (Aadhar No.7371 6651 8090) (7/99 share) son of Late Sh. Kalu Ram Saini,
6. Sh. Tekchand (Aadhar No.5472 7331 2046) (7/99 share) sons of Late Sh. Kalu Ram Saini,
(Parties refereed at serial number 5 and 6 above hold joint share of 14/99 in equal proportion)
7. Sh. Prem Chand (Aadhar No.6543 9134 3625) (7/99 share) son of Late Sh. Prahlad Singh Saini,
8. Sh. Niranjana Saini (Aadhar No.5321 9314 8735) (7/99 share) sons of Late Sh. Prahlad Singh Saini,
(Parties refereed at serial number 7 and 8 above hold joint share of 14/99 in equal proportion)

1. Smt. Bhagwanti

2. Krishan Saini

3. Harnarayan

4. Smt. Budho Devi

5. Mukesh

6. Tekchand

7. Premchand

8. Niranjana

9. Smt. Kishan Saini

10. Ashok Saini

11. Parveen Saini

12. Sanjay Saini

13. Pushpa Devi

For REALBIZ REALTY LLP

Authorised Signatory

Reg. No.

Reg. Year

Book No.

3871

2024-2025

1



विक्रेता



क्रेता



गवाह



निरंजन पुंकेश हार्नरयन विशाल
Parveen PunChand Krishan टेकचंद
Sanjay

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- BHAGWANTI KRISHAN SAINI HARNARAYAN BUDHO DEVI MUKESH
TEKCHAND PREM CHAND NIRANJAN SAINI KISHAN SAINI DEEPAK SAINI PARVEEN
SAINI SANJAY SAINI PUSHPA DEVI

क्रेता :- thru DASARI SRINIVASULUOTHERREALBIZ REAL
LLP

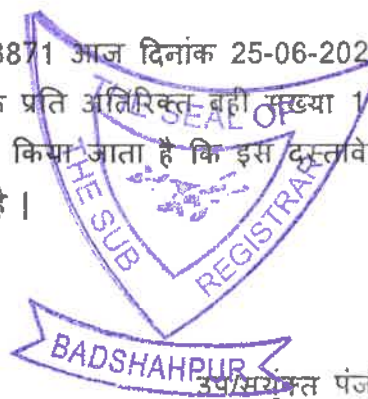
गवाह 1 :- SHUBHASH SAINI

गवाह 2 :- DEEPAK KHATANA

R.T.I. Kishan
R.T.I. PUSHPA Devi
R.T.I. Budho Devi
R.T.I. Blagwanji

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3871 आज दिनांक 25-06-2024 को बही नं 1 जिल्द नं 612 के पृष्ठ नं 114.75 पर किया गया तथा इसकी एक प्रति अनिवार्य बही संख्या 1 जिल्द नं 1466 के पृष्ठ संख्या 59 से 60 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 25-06-2024

उप/संयुक्त पंजीयन अधिकारी बादशाहपुर

9. Smt. Kishan Saini (Aadhar No. 3770 9699 5661) (35/1056 share) w/o Late Manni Ram Saini,
10. Ashok Saini (Aadhar No.9224 7108 4646) (245/3168 share) son of Late sh. Manni Ram Saini,
11. Parveen Saini (Aadhar No.3527 4019 5429) (245/3168 share) son of Late sh. Manni Ram Saini,
12. Sanjay Saini (Aadhaar No.6141 5335 7222) (245/3168 share) son of Late sh. Manni Ram Saini,
(Parties refereed at serial number 10, 11 and 12 above hold joint share of 245/1056 in equal proportion)
13. Smt. Pushpa Devi (Aadhar No.7125 0655 6766) (49/396 share) W/o Late Sh. Prahlad Singh Saini,

all residents of Sainipura Mohalla, Near Main Sohna Road, Village Badshahpur, Tethar (222), Gurugram, Haryana-122101 hereinafter Jointly and collectively 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**.

In Favour Of

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 authorized Signatory, Mr. Dasari Srinivasulu (Aadhaar No. 9451 1943 0392), duly authorized vide Letter of Authority dated 04.03.2024, 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**.

- | | |
|---|---|
|  |  |
| 1. Smt. Bhagwanti | 2. Krishan Saini |
|  | 4. Smt. Budho Devi |
| 3. Harnarayan | |
|  |  |
| 5. Mukesh | 6. Tekchand |
|  |  |
| 7. Premchand | 8. Niranjana |
|  | 9. Smt. Kishan Saini |
|  |  |
| 10. Ashok Saini | 11. Parveen Saini |
|  | 12. Sanjay Saini |
|  | 13. Pushpa Devi |

For REALBIZ REALTY LLP


Authorized Signatory

WHEREAS the land owners had entered into a receipt cum agreement dated 07.03.2024 for the agricultural Land comprised in Khewat No.2020 Khata No.2075 Rect. No.132, Kila No.20/2 Field 1 admeasuring 7 Kanal 0 Marla salam and Khewat No.2021 Khata No.2076 Rect. No.132, Kila No.21/1/1 Field 1 measuring 0 Kanal 9 Marla salam situated in the revenue estate of Badshahpur, Sub Tehsil Badshahpur, District Gurugram (Haryana).

AND WHEREAS the Landowners further partitioned the land Khewat No.2020 Khata No.2075 Rect. No.132, Kila No.20/2 Field 1 measuring 7 Kanal 0 Marla salam and the partition was sanctioned vide mutation no. 12749 and the land was partitioned into 2 Khewats i.e Khewat No.2020/1 Khata No.2075/1 Rect. No.132, Kila No.20/2/1 admeasuring 5 kanal 3 marla and Khewat No.2020/1 Khata No.2075/1 Kila No.20/2/2 admeasuring 1 Kanal 17 Marla, Fields 2 total admeasuring 7 Kanal 0 Marla salam.

AND WHEREAS the Landowners accordingly applied for No Objection Certificate u/s 7-A of Haryana Development and Regulations of Urban Areas Act, 1975 (Act No.8 of 1975) and was granted No Objection Certificate by District Town Planner (E) vide Memo No. NOC7A-69790A/GN/DTP-E/9231/2024 dated 06.05.2024 for Khewat No.2020/1 Khata No.2075/1 Rect. No.132, Kila No.20/2/1 admeasuring 5 Kanal 3 Marla and Memo No. NOC7A-69781A/GN/DTP-E/9228/2024 dated 06.05.2024 for Khewat No.2020/1 Khata No.2075/1 Kila No.20/2/2 admeasuring 1 Kanal 17 Marla and Khewat No.2021 Khata No.2076 Rect. No.132, Kila No.21/1/1 Field 1 measuring 0 Kanal 9 Marla salam total land admeasuring 2 Kanal 6 Marla.

AND WHEREAS the landowners further decided to partition the land admeasuring 7 Kanal - 9 Marla for mutual partition in the court of learned Sub-Registrar, Tehsil Badshahpur Gurugram and the mutation no. 12788 dated 21.06.2024 which was duly sanctioned in the revenue records.

AND WHEREAS the VENDORS are the absolute owners in actual physical possession of agricultural Land comprised in Khewat No.2020/2, Khata No.2075/2


1. Smt. Bhagwanti


2. Krishan Saini

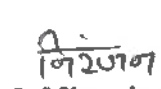

3. Harnarayan


4. Smt. Budho Devi


5. Mukesh


6. Tekchand


7. Premchand



8. Niranjana


9. Smt. Kishan Saini


10. Ashok Saini


11. Parveen Saini


12. Sanjay Saini


13. Pushpa Devi

For REALBIZ REALTY LLP



Authorised Signatory

Rect. No.132, Kila No.20/2/2 (1-17) Field 1 measuring 1 Kanal 17 Marla salam situated in the revenue estate of Badshahpur, Sub Tehsil Badshahpur, District Gurugram (Haryana) by way of mutation No. 12788 sanction dated 21.06.2024 (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 the VENDORS are fully and absolutely seized of the said Land in their possession and have absolute right, title and full power to sell, convey and transfer, by exercising all rights as the absolute owners and are entitled to sell, transfer or otherwise deal with the said Land in any manner at its absolute discretion subject to the terms contained herein in this Deed.

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 1 Kanals 17 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 Sale Consideration of Rs. 2,70,89,287/- (Rupees Two Crore Seventy Lakh Eighty Nine Thousand Two Hundred and Eighty Seven 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 No.2020/2, Khata No.2075/2 Rect. No.132, Kila No.20/2/2 (1-17) Field 1 measuring 1 Kanal 17 Marla salam

1. Smt. Bhagwanti


Krishan
2. Krishan Saini

Harnarayan
3. Harnarayan


4. Smt. Budho Devi

मुकेश
5. Mukesh

टेकचन्द
6. Tekchand

पुष्पचन्द
7. Premchand

निरंजन
8. Niranjana


9. Smt. Kishan Saini

ASHOK
10. Ashok Saini

Parveen
11. Parveen Saini

Sanjay
12. Sanjay Saini


13. Pushpa Devi

For REALBIZ REALTY LLP

Authorised Signatory

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 said Land more fully described in the Schedule A hereunder shall be quietly and peacefully entered into and absolutely held and enjoyed by the VENDEE without any interference, interruption, or disturbance from the VENDORS or any person be it their respective heirs, legal representatives, administrators, executors and assignees claiming through or under them including any claim arising out of the Transfer Deeds and other mutations sanctioned vide mutation no. 12371, 12372, 12402, 12779 and 12788. The VENDORS undertake to indemnify the VENDEE for all such loss and the VENDORS shall be fully liable and responsible for the same and the VENDEE shall be entitled to recover all his/her losses from the VENDORS.


1. Smt. Bhagwanti


2. Krishan Saini


3. Harnarayan


4. Smt. Budho Devi


5. Mukesh


6. Tekchand


7. Premchand


8. Niranjana


9. Smt. Kishan Saini


10. Ashok Saini


11. Parveen Saini


12. Sanjay Saini


13. Pushpa Devi

For REALBIZ REALTY LLP


Authorised Signatory

2. That the VENDORS hereby in their sound and disposing mind without any pressure, force, compulsion or coercion grant, assign, convey, sell and transfer the said Land absolutely and forever along with 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 Total Sale Consideration of Rs. 2,70,89,287/- (Rupees Two Crore Seventy Lakh Eighty Nine Thousand Two Hundred and Eighty Seven Only) and has paid the said sale consideration to the VENDORS in the following manner:

Sl. No.	NAME OF VENDOR	AMOUNT (Rs)	DD NO	DD DATE
1	Bhagwanti	1,208,037.00	002594	25 Jun 2024
2	Krishan Saini	2,899,285.00	002595	25 Jun 2024
3	Harnarayan	2,899,285.00	002596	25 Jun 2024
4	Budho Devi	1,691,251.00	002597	25 Jun 2024
5	Tekchand	1,932,857.00	002598	25 Jun 2024
6	Mukesh	1,852,323.00	002599	25 Jun 2024
7	Niranjan Saini	1,932,857.00	002600	25 Jun 2024
8	Premchand	1,932,857.00	001083	25 Jun 2024
9	Kishan	885,894.00	001084	25 Jun 2024
10	Sanjay Saini	2,093,928.00	001085	25 Jun 2024
11	Ashok Saini	2,093,928.00	001086	25 Jun 2024
12	Parveen Saini	2,093,928.00	001087	25 Jun 2024
13	Puspa Devi	3,301,964.00	001088	25 Jun 2024
	TDS	270,893.00		
	TOTAL	27,089,287.00		

1. Smt. Bhagwanti

2. Krishan Saini

3. Harnarayan

4. Smt. Budho Devi

5. Mukesh

6. Tekchand

7. Premchand

8. Niranjan

9. Smt. Kishan Saini

10. Ashok Saini

11. Parveen Saini

12. Sanjay Saini

13. Pushpa Devi

For REALBIZ REALTY LLP

Authorised Signatory

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

3. 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.
4. That VENDORS have agreed and undertaken to sign and execute 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.
5. That VENDEE shall have full right to get the said Land transferred/ mutated in his/her own name from the concerned department on the basis of this Sale Deed or its certified true copy and the VENDORS shall execute necessary documents if required for updation of revenue records.
6. That all charges and expenses of the transfer i.e. stamp duty, registration charges for this Deed shall be borne by the VENDEE.
7. 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.
8. That VENDORS hereby agree and undertake to do all such acts, things and


1. Smt. Bhagwanti


2. Krishan Saini

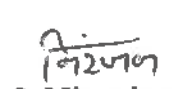

3. Harnarayan


4. Smt. Budho Devi


5. Mukesh


6. Tekchand


7. Premchand


8. Niranjana


9. Smt. Kishan Saini


10. Ashok Saini


11. Parveen Saini


12. Sanjay Saini


13. Pushpa Devi



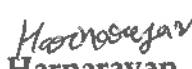


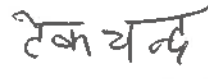
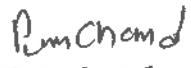





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deeds which under the law, it is bound to do in respect of the land for the purpose of effectually carrying out the intention and purpose of this deed of sale, if required in any manner whatsoever, in future including steps to be taken as the VENDORS 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 the sanction of mutation in revenue records in its name of the land mentioned in this Deed.

9. That VENDORS hereby covenant with the VENDEE that all taxes, charges, dues, demands, arrears, electricity charges, water charges, outstanding bills, said Land tax, any other charges etc. if any, in respect of the said Land for the period prior to the date of execution of this Deed shall be paid and borne by the VENDORS and thereafter the same shall be paid and borne by the VENDEE and if any amount is found payable post VENDEE taking possession of the Land which relates to the date prior to the date of this Deed then the VENDORS shall be liable to pay the same and shall make payment of such amount on demand by the VENDEE.
10. 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 and lawful 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.

11. That the VENDORS have assured and delivered to the VENDEE that the said

			
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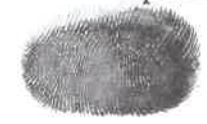
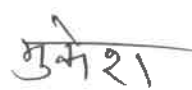
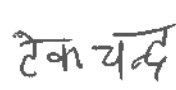
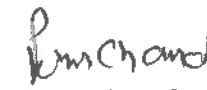
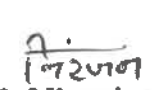


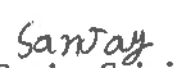


Land under sale is free from all sorts of encumbrances such as prior assignments of Sale, Sale, Mortgage, Gift, Transfer, decree, litigation, lease, acquisition/ notification etc. and there is no defect in the title of the VENDORS and if it is proved otherwise at any time and the VENDEE suffers any loss, then the VENDORS shall indemnify the VENDEE for all such loss and the VENDORS shall be fully liable and responsible for the same and the VENDEE shall be entitled to recover all his/her losses from the VENDORS.

12. That the VENDEE shall have full right to apply and get the Water, Electric and Sewerage connection regarding the said Land from the concerned authorities and if required shall also get the existing name changed in his/her own name from the department concerned without any written consent of the VENDORS.

13. That this Sale Deed constitutes the entire agreement/deed between the Parties and supersedes all previous correspondence between the Parties, whether written, oral or implied, if any, concerning the matter.

14. That the contents of these presents are true and correct and 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 said Land hereby conveyed or any part thereof, the VENDORS shall indemnify the VENDEE for such defects in the title or their rights to sell the said Land and shall cure such defect at its own cost and expenses, and ensure that the said Land has a good and marketable title.

15. That the VENDORS will at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the

			
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5. Mukesh	6. Tekchand	7. Premchand	8. Niranjana
			
10. Ashok Saini	11. Parveen Saini	12. Sanjay Saini	9. Smt. Kishan Saini
			
			13. Pushpa Devi

For REALBIZ REALTY LLP


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title to the PURCHASER in the property hereby sold and conveyed herein

16. 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.

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:

Signed and Delivered by " VENDORS "

1. Smt. Bhagwanti

Krishan
2. Krishan Saini

Harnarayan
3. Harnarayan

4. Smt. Budho Devi

मुकेश टेकचन्द प्रेमचन्द निरान्जण
5. Mukesh 6. Tekchand 7. Premchand 8. Niranjana

Ashok
10. Ashok Saini

Parveen
11. Parveen Saini

Sanjay
12. Sanjay Saini

13. Pushpa Devi

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

For REALBIZ REALTY LLP

[Signature]
Authorised Signatory

WITNESSES:

1.

Deepak
Deepak S/o Subhash
2. V.P.O- Rithoj
Gurugram

1. Smt. Bhagwanti

Krishan
2. Krishan Saini

Harnarayan
3. Harnarayan

4. Smt. Budho Devi

मुकेश टेकचन्द प्रेमचन्द निरान्जण
5. Mukesh 6. Tekchand 7. Premchand 8. Niranjana

Ashok
10. Ashok Saini

Parveen
11. Parveen Saini

Sanjay
12. Sanjay Saini

13. Pushpa Devi

For REALBIZ REALTY LLP

[Signature]
Authorised Signatory

SCHEDULE-A

DESCRIPTION OF THE SAID LAND

Khewat No.2020/2, Khata No.2075/2 Rect. No.132, Kila No.20/2/2(1-17) Field 1 measuring 1 Kanal 17 Marla salam situated in the revenue estate of Badshahpur, Sub Tehsil Badshahpur, District Gurugram (Haryana).

Butted and Bounded by

North: Other's Land

South: Other's Land

East: Other's Land

West: Other's Land



1. Smt. Bhagwanti

Krishan

2. Krishan Saini

Harnarayan

3. Harnarayan



4. Smt. Budho Devi

मुकेश

5. Mukesh

टेकचंद

6. Tekchand

Premchand

7. Premchand

निरंजन

8. Niranjana



9. Smt. Kishan Saini



13. Pushpa Devi

ASHOK

10. Ashok Saini

Parveen

11. Parveen Saini

Sanjay

12. Sanjay Saini

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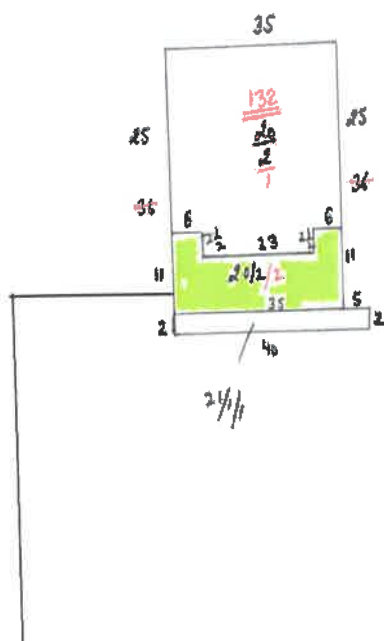
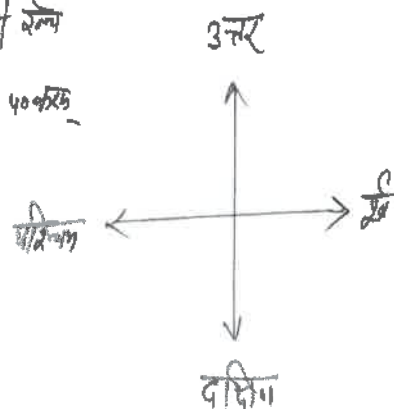
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AKS SAJRA of the said Land

नकल: अमर शिखर वाका-बादशाहपुर उपतहसील- बादशाहपुर जिला- हरियाणा

पैसाका - 40 करके ली रेखा

किला - 31 करके x 40 करके



भीमाव जी
हस्ताक्षर की जाती है कि मकान मुताबिक
कतल है कतल इत्य आला मकान बसतुस पर है
हो प्रमाणित

Signature
20/04/24

Khewat No.2020/2, Khata No.2075/2 Rect. No.132, Kila No.20/2/2(1-17) Field 1 measuring 1 Kanal 17 Marla salam situated in the revenue estate of Badshahpur, Sub Tehsil Badshahpur, District Gurugram (Haryana).

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