

3872
25/6/2024

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 25/06/2024

Certificate No. G0Y2024F4071

GRN No. 118135202

Stamp Duty Paid : ₹ 5279000
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Bhagwanti

H.No/Floor: Na

City/Village: Gurugram

Phone: 96*****03

Sector/Ward: Na

District: Gurugram

Others: Krishan saini and hamarayan and budho and tekchand and premchand and niranjan and kishan and sanjay saini and pushpa devi

LandMark: Sainipura mohalla main sohna road

State: Haryana

Buyer / Second Party Detail

Name: Ms Realbiz realty llp

H.No/Floor: C971

City/Village: Gurugram

Phone: 96*****88

Sector/Ward: Na

District: Gurugram

LandMark: Sushant lok 1

State: Haryana

Purpose: For Sale Deed

THE SEAL OF
THE SUB-REGISTRAR
BADSHAHPUR

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

1. Type of Deed : Sale Deed
2. Village Name : Village-Badshahpur
3. Tehsil & District : Sub-Tehsil Badshahpur, Gurugram
4. Unit Land : 5 Kanal 3 Marla
5. Transaction Value : Rs. 7,54,10,713/-
6. Stamp Duty for the purpose of Registration : Rs. 52,79,000/-
7. Stamp No. & Date : G0Y2024F4071 dated 25.06.2024
8. GRN No : 118135202
9. Registration Fee : Rs. 50,005/-
10. Registration Fee GRN : 0118137359/dated 25.06.2024

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

Authorised Signatory

वसीका संबंधी विवरण

वसीका का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील- बादशाहपुर गांव/शहर- बादशाहपुर स्थित- Badshahpur
 शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर पंजीकृत कॉलोनी
 पता : 00, VILLAGE-BADSHAHPUR, SECTOR-68, GURUGRAM, 122101,

धन संबंधी विवरण

राशि- 75410712 रुपये कुल स्टाम्प शुल्क- 5278750 रुपये
 स्टाम्प नं- G0Y2024F4071 स्टाम्प का मूल्य- 5279000 रुपये
 रजिस्ट्रेशन फीस- 50000 रुपये EChallan:118136576 पेस्टिंग शुल्क- 3 रुपये
 द्वारा तैयार किया गया- H R KHATANA ADV सेवा शुल्क- 200

भूमि का विवरण

निवासीय 3115.75 Sq. Yards

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- 1C3E54L7 प्रॉपर्टी नं- 00 मालिक- BHAGWANTI, BUDHO DEVI, MUKESH, DAY
 पता- 00, VILLAGE-BADSHAHPUR, SECTOR-68, GURUGRAM, 122101,

यह प्रलेख आज दिनांक 25-06-2024 दिन मंगलवार रागय 6:51:00 PM बजे श्री/श्रीमती/कुमारी BHAGWANTI पत्नी NANHERAM KRISHAN SAINI पुत्र NANHERAM HARNARAYAN पुत्र NANHERAM BUDHO DEVI पुत्र RAM RAM SAINI MUKESH पुत्र RAM SAINI TEKCHAND पुत्र RAJESH SAINI PREM CHAND पुत्र PRAHLAD SINGH SAINI पुत्र MANI SAINI पुत्र PRAHLAD SINGH SAINI KISHAN SAINI पुत्र MANI RAM SAINI ASHOK SAINI पुत्र MANNI RAM SAINI PARVEEN SAINI पुत्र MANNI RAM SAINI SANJAY SAINI पुत्र MANNI RAM SAINI PUSHPA DEVI पुत्र PRAHLAD SINGH SAINI निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता *Krishan* *Budho* *Sanjay* *Parveen*
 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।

Remchand Khatana *Moahoun* *Sanjay*
 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 DASAR SRINIVASU JOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की रशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनो पक्षों को पहचान श्री/श्रीमती/कुमारी SHUBHASH SAINI पिता, निवासी ADV GGM व श्री/श्रीमती/कुमारी DEEPAK KHATANA पिता, निवासी KISHAN SAINI साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

Rti Bhagwanti *Kishan* *Budho* *Pushpa*
 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-69790A/GN/DTP-E/9231/2024 dated 06.05.2024 is attached herewith.

SALE DEED

THIS Sale Deed (Deed) is made at Gurugram on thisday 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. Niranjn Saini** (Aadhar No.5321 9314 8735) (7/99 share) sons of Late Sh. Prahlad Singh Saini,



1. **Smt. Bhagwanti**

Krishan

2. **Krishan Saini**

Harnarayan

3. **Harnarayan**



4. **Smt. Budho Devi**

Mukesh

5. **Mukesh**

Tekchand

6. **Tekchand**

Premchand

7. **Premchand**

Niranjn

8. **Niranjn**



9. **Smt. Kishan Saini**

Ashok

10. **Ashok Saini**

Parveen

11. **Parveen Saini**

Sanjay

12. **Sanjay Saini**



13. **Pushpa Devi**

For REALBIZ REALTY LLP

[Signature]

Authorised Signatory

Reg. No.

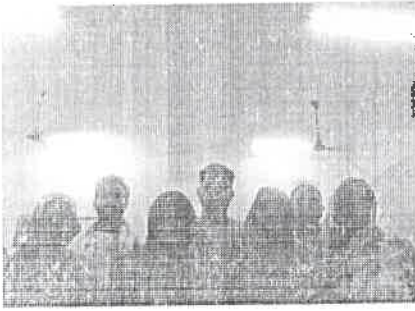
Reg. Year

Book No.

3872

2024-2025

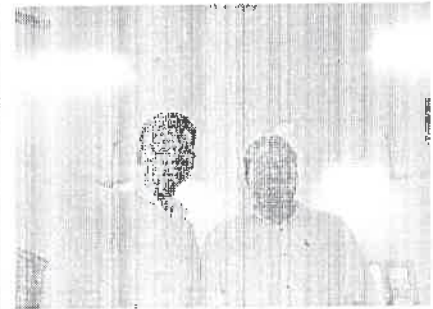
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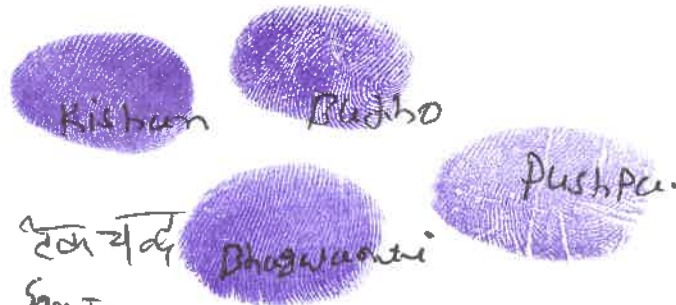
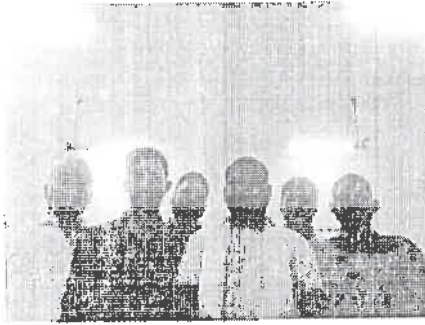
विक्रेता



क्रेता



गवाह



Ramchand Krishan Sanjay
Parveen/ASHOK निरंजन मुखरी Harshraj

उप/सयुक्त पंजीयन अधिकारी

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

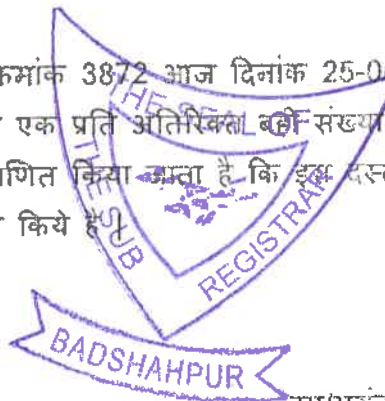
क्रेता :- thru DASARI SRINIVASULUOTHERREALBIZ REALTY
LLP

गवाह 1 :- SHUBHASH SAINI

गवाह 2 :- DEEPAK KHATANA

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3872 आज दिनांक 25-06-2024 को बही नं 1 जिल्द नं 612 के पृष्ठ नं 115 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1466 के पृष्ठ संख्या 61 से 65 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/सयुक्त पंजीयन अधिकारी बादशाहपुर

(Parties refereed at serial number 7 and 8 above hold joint share of 14/99 in equal proportion)

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

Krishan
2. Krishan Saini

Harnarayan
3. Harnarayan



4. Smt. Budho Devi

Mukesh

5. Mukesh

Tekchand

6. Tekchand

Premchand

7. Premchand

Niranjan

8. Niranjan



9. Smt. Kishan Saini

Ashok
10. Ashok Saini

Parveen
11. Parveen Saini

Sanjay
12. Sanjay Saini

13. Pushpa Devi

For REALBIZ REALTY LLP

Dasari Srinivasulu
Authorised Signatory

AND 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.

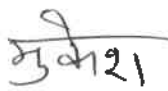
AND WHEREAS the landowners further decided to partition the land admeasuring 7 Kanal - 9 Marla for mutual partition in the court of learned Sub-Registrar, Tehsil Badshahpur, Gurugram and the mutation no. 12788 dated 21.06.2024 was duly sanctioned in the revenue records.

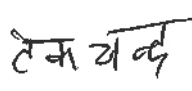

1. Smt. Bhagwanti


2. Krishan Saini

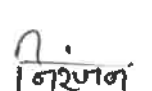

3. Harnarayan


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


Authorised Signatory

WHEREAS the VENDORS are the absolute owners in actual physical possession of agricultural Land comprised in Khewat No.2020/1, Khata No.2075/1 Rect. No.132, Kila No.20/2/1 Field 1 measuring 5 Kanal 3 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 5 Kanals 3 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. 7,54,10,713/- (Rupees Seven Crores Fifty Four Lakh Ten Thousand Seven Hundred and Thirteen 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.2020/1, Khata No.2075/1 Rect.



1. Smt. Bhagwanti

Krishan
2. Krishan Saini

Harnarayan
3. Harnarayan



4. Smt. Budho Devi

Mukesh

5. Mukesh

Tekchand

6. Tekchand

Premchand

7. Premchand

Niranjan

8. Niranjan



9. Smt. Kishan Saini

Ashok

10. Ashok Saini

Parveen
11. Parveen Saini

Sanjay
12. Sanjay Saini



13. Pushpa Devi

For REALBIZ REALTY LLP

[Signature]



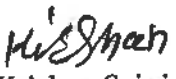
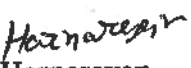
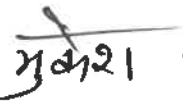
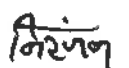
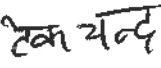





Authorised Signatory

No.132, Kila No.20/2/1(5-3) Field 1 measuring 5 Kanal 3 Marla salam 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

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

Page 6 | 14

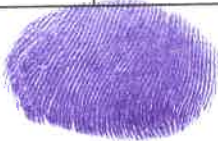
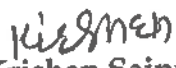
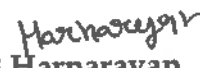
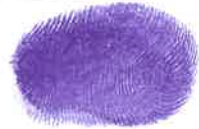
For REALBIZ REALTY LLP

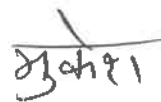
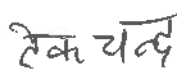

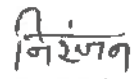


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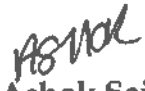



VENDORS shall be fully liable and responsible for the same and the VENDEE shall be entitled to recover all his/her losses from the VENDORS.

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 Sales Consideration of Rs. 7,54,10,713/- (Rupees Seven Crores Fifty Four Lakh Ten Thousand Seven Hundred and Thirteen Only) and has paid the said sale consideration to the VENDORS in the following manner:

SI. No.	NAME OF VENDOR	AMOUNT (Rs)	CHEQUE NO	CHEQUE DATE
1	Bhagwanti	398,658.00	000426	07 Mar 2024
2	Krishan Saini	1,026,175.00	000428	07 Mar 2024
3	Harnarayan	1,026,175.00	000427	07 Mar 2024
4	Budho Devi	487,248.00	000429	07 Mar 2024
5	Tekchand	664,430.00	000432	07 Mar 2024
6	Mukesh	664,430.00	000430	07 Mar 2024
7	Niranjan Saini	664,430.00	000434	07 Mar 2024
8	Premchand	664,430.00	000433	07 Mar 2024
9	Kishan	317,449.00	000436	07 Mar 2024
10	Sanjay Saini	730,872.00	000439	07 Mar 2024
11	Ashok Saini	730,872.00	000437	07 Mar 2024

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 


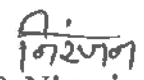
For REALBIZ REALTY LLP

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12	Parveen Saini	730,872.00	000438	07 Mar 2024
13	Puspa Devi	1,129,529.00	000435	07 Mar 2024
	TDS	93,289.00		
Sl. No.	Name of Vendor	AMOUNT (Rs)	DD NO/UTR NO	DD DATE
1	Bhagwanti	2,903,306.00	002581	25 Jun 2024
2	Krishan Saini	7,188,468.00	002582	25 Jun 2024
3	Harnarayan	7,188,468.00	002583	25 Jun 2024
4	Budho Devi	4,264,359.00	002584	25 Jun 2024
5	Tekchand	4,570,391.00	002585	25 Jun 2024
6	Mukesh	4,650,928.00	002586	25 Jun 2024
7	Niranjan Saini	4,570,391.00	002587	25 Jun 2024
8	Premchand	4,570,391.00	002588	25 Jun 2024
9	Kishan	2,179,157.00	002589	25 Jun 2024
10	Sanjay Saini	5,067,699.00	002590	25 Jun 2024
11	Ashok Saini	5,067,699.00	002591	25 Jun 2024
12	Parveen Saini	5,067,699.00	002592	25 Jun 2024
13	Puspa Devi	6,132,078.00	002593	25 Jun 2024
13 a	Puspa Devi	2,000,000.00	HDFCR52024062569072830	25 Jun 2024
	SUBTOTAL	74,749,893.00		
	TDS	660,820.00		
	TOTAL	75,410,713.00		




1. Smt. Bhagwanti *Krishan* 2. Krishan Saini *Harnarayan* 3. Harnarayan 4. Smt. Budho Devi

    5. Mukesh 6. Tekchand 7. Premchand 8. Niranjan 9. Smt. Kishan Saini

 *Parveen* *Sanjay* 10. Ashok Saini 11. Parveen Saini 12. Sanjay Saini 13. Pushpa Devi

For REALBIZ REALTY LLP

[Signature]
Authorised Signatory

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

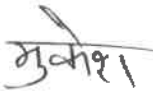
3. That VENDORS have handed over and delivered actual, vacant and peaceful physical possession of the said Land to the VENDEE. Now the VENDEE has become absolute owner of the above said Land and has all the rights to use the said Land in any manner whatsoever.
4. That VENDORS have agreed and undertaken to sign and execute all and every 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. The 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

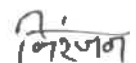

3. Harnarayan


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


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 Land under sale is free from all sorts of encumbrances such as prior assignments of Sale, Sale, Mortgage, Gift, Transfer, decree, litigation, lease,

 
1. Smt. Bhagwanti 2. Krishan Saini 3. Harnarayan 4. Smt. Budho Devi


5. Mukesh 6. Tekchand 7. Premchand 8. Niranjani 9. Smt. Kishan Saini


10. Ashok Saini 11. Parveen Saini 12. Sanjay Saini 13. Pushpa Devi

For REALBIZ REALTY LLP
Authorized Signatory

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



1. Smt. Bhagwanti

Krishan
2. Krishan Saini

Harnarayan
3. Harnarayan



4. Smt. Budho Devi

Mukesh

5. Mukesh

Tekchand

6. Tekchand

Premchand

7. Premchand

Niranjan

8. Niranjan



9. Smt. Kishan Saini

Ashok
10. Ashok Saini

Parveen
11. Parveen Saini

Sanjay
12. Sanjay Saini



13. Pushpa Devi

For REALBIZ REALTY LLP

[Signature]
Authorised Signatory

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 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

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

WITNESSES:

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

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

SCHEDULE-A

DESCRIPTION OF THE SAID LAND

Khewat/Khata No. 2020/2075, Mustil No. 132, Kila No. 20/2/1 measuring 5 Kanal 3 Marla 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

Mukesh

5. Mukesh

Tekchand

6. Tekchand

Premchand

7. Premchand

Niranjan

8. Niranjan



9. Smt. Kishan Saini

Ashok

10. Ashok Saini

Parveen

11. Parveen Saini

Sanjay

12. Sanjay Saini



13. Pushpa Devi

For REALBIZ REALTY LLP

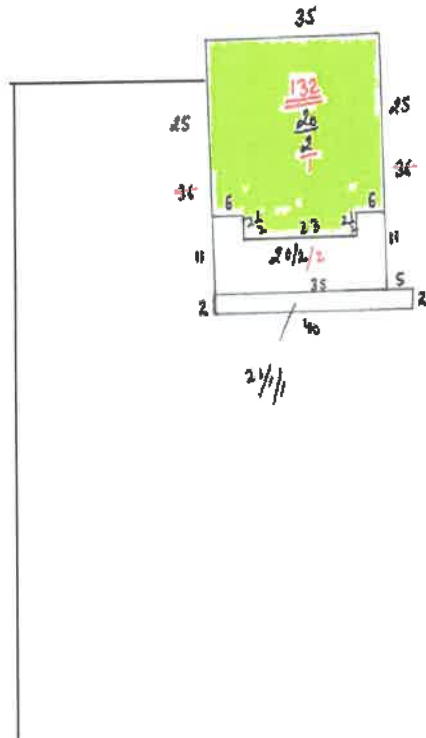
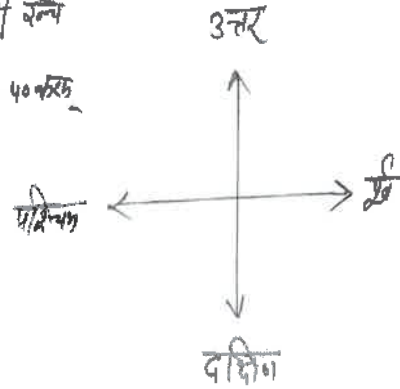
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Authorized Signatory

AKS SAJRA of the said Land

नक़ल: अक़्श साजरा बांका-बादशाहपुर उपतहसील- बादशाहपुर जिला-गुरुग्राम

पैसाहा - 40 कन्हा लकी रन्प

किला - 36 कन्हा * 40 कन्हा



श्रीमान को
सतर्फीक सौ बतौ है कि गलत मुताबिक
असल है अतः इस बाका मरद बसूल पावु है
हो प्रकटीकरण

Signature
20/04/24

Khewat/Khata No. 2020/2075, Mustil No. 132, Kila No. 20/2/1 measuring 5 Kanal 3 Marla situated in the revenue estate of Badshahpur, Sub Tehsil Badshahpur, District Gurugram (Haryana).



1. Smt. Bhagwanti

Kishan
2. Krishan Saini

Harnarayan
3. Harnarayan



4. Smt. Budho Devi

Mukesh

5. Mukesh

Tekchand
6. Tekchand

Premchand
7. Premchand

Niranjan
8. Niranjan



9. Smt. Kishan Saini

Ashok
10. Ashok Saini

Parveen
11. Parveen Saini

Sanjay
12. Sanjay Saini



13. Pushpa Devi

For REALBIZ REALTY LLP

Signature
Authorised Signatory