

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date: 20/01/2023

Certificate No. G0T2023A3221

GRN No. 98479917



Stamp Duty Paid : ₹ 35000000

Penalty : ₹ 0

(In Words)

Seller / First Party Detail

Name: Nibro Limited

H.No/Floor: F/03

Sector/Ward: NA

LandMark: 1ST FLR TRIVENI COMMERCIAL COMPLEX

City/Village: SHEIKH SARAI

District: New delhi

State: Delhi

Phone: 98*****85



Buyer / Second Party Detail

Name: Spj Properties Pvt Ltd

H.No/Floor: Ap/11a

Sector/Ward: Na

LandMark: Na

City/Village: Pitampura

District: Delhi

State: Delhi

Phone: 93*****89

Purpose: SALE DEED



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

TYPE OF PROPERTY
VILLAGE/CITY NAME

UNITS LAND
TRANSACTION VALUE
STAMP DUTY

STAMP NO. /DATE
SHORT STAMP DUTY
STAMP NO. /DATE

Registration & Pasting Fees
Registration & Pasting Fees

ISSUED BY

: Land
: Gurgaon Gaon Tehsil &
Distt Gurugram
: 6 Bigha 13 BiswaPukhta Salam
: Rs. 50,00,00,000/-
: Rs. 3,50,00,000/-
: G0T2023A3221 dated 20-01-2023
: 16,12,000/-
: G0B2023B3464/dated 02-02-2023
: 50,010/-
: GRN No.98480212/20-01-2023
: Online

For NIBRO LIMITED
Ashok Kumar

Director

For SPJ PROPERTIES PVT. LTD.

Authorised Signatory/Director

मुद्रण दिनांक: 02/02/2023 04:58 PM

पंजीकरण दिनांक: 02-02-2023

प्रलेख क्र.: 12579

वसीका संबंधी विवरण

वसीका का नाम SALE URBAN AREA WITHIN MC

स्थित- 1 D C OPPOSITE SECTOR 14

गांव/शहर- गुरुग्राम लोक

पुराना शहरी क्षेत्र

तहसील/सब-तहसील- गुरुग्राम

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

पता : 290/2, Old Delhi road, Gurgaon Goan, IDC Opp Sector 14, Gurugram

धन संबंधी विवरण

कुल स्टाम्प शुल्क- 36611120 रुपये

स्टाम्प का मूल्य- 35000000 रुपये

पेस्टिंग शुल्क- 3 रुपये

डेफिशियेंसी शुल्क: 1612000

सेवा शुल्क- 200

राशि- 523016000 रुपये

स्टाम्प नं.- G0T2023A3221

EChallan: 98480212

रजिस्ट्रेशन फीस- 50000 रुपये

डेफिशियेंसी स्टाम्प- g0b2023b3464

डेफिशियेंसी Grno: 98921643

द्वारा तैयार किया गया- MK CHAUHAN ADV

भूमि का विवरण

20116 Sq. Yards

व्यवसायिक

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- ICP46BF0

प्रॉपर्टी नं- 290/2

मालिक- M/s Nibro Limited

पता- 290/2, Old Delhi road, Gurgaon Goan, IDC Opp Sector 14, Gurugram

यह प्रलेख आज दिनांक 02/02/2023 को 4:58:00 PM बजे श्री/श्रीमती/कुमारी MS NIBRO LTD द्वारा ASHOK KUMAR JHAJHARIAOTHER निवास NEW DELHI द्वारा पंजीकरण/रजि. प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
MS NIBRO LTD

Director

उप/संयुक्त पंजीयन अधिकारी (गुरुग्राम)

प्रलेख में वर्णित क्षेत्र नगर एवं शहरी 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 शहरी 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।

दिनांक 02-02-2023

For NIBRO LIMITED

Ashok Kumar

Director

MS NIBRO LTD.

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी MS SPJ PROPERTIES PVT LTD द्वारा HITESH GARGOTHER 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 अंदा की तथा प्रलेख में वर्णित अग्रिम अंदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी ROMESH KUMAR SALDI पिता RD SALDI निवासी SEC-15 II GOM व श्री/श्रीमती/कुमारी ANIL KUMAR पिता SATYAVIR SINGH निवासी BARDA MAHENDRA ARH ने की। साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 02-02-2023

उप/संयुक्त पंजीयन अधिकारी

(गुरुग्राम)

उप/संयुक्त पंजीयन अधिकारी

(गुरुग्राम)

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 02/02/2023

Certificate No. G0B2023B3464



Stamp Duty Paid : ₹ 1612000

GRN No. 98921643



Penalty : ₹ 0

(Rs. Four Only)

Seller / First Party Detail

Name: Nibro Limited

H.No/Floor : F/03

Sector/Ward : Na

LandMark : 1st flr triveni commercial complex

City/Village : Sheikh sarai

District : New delhi

State : Delhi

Phone: 98*****85



Buyer / Second Party Detail

Name : Spj Properties Pvt Ltd

H.No/Floor : Ap/11a

Sector/Ward : Na

LandMark : Na

City/Village : Pilampura

District : New delhi

State : Delhi

Phone: 93*****69

Purpose : DEFICENCY

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

THIS SALE DEED is made at Gurugram on this ----- day of January 2023 by **M/s Nibro Limited**, a Company Registered under the Companies Act 1956, having Regd. office at F-03 Triveni Commercial Complex Ist Floor, Sheikh Sarai Phase - 1, New Delhi -110017 (CIN#U28920DL1961PLC003548, Pan No. AAACN2524P), through its Authorized Signatory **Mr. Ashok Kumar Jhajharia** (Aadhar No. 7678 5124 8040) S/o Late Sh. Nand Kishore Jhajharia R/o W-130, Flat No- 8, Ground Floor, Greater Kailash Part-II, Delhi- 110048 Vide Board Resolution Dated 16-01-2023 (hereinafter called the "Vendor") which expression shall unless repugnant to the context hereof include its/their heirs, successors, survivors, administrators, executors, legal representatives, and assigns of the ONE PART.

For NIBRO LIMITED

Ashok Kumar

Director

For SPJ PROPERTIES PVT. LTD.

Ashok Kumar
Authorized Signatory/Director

Page - 2

Reg. No.

12579

Reg. Year

2022-2023

Book No.

1



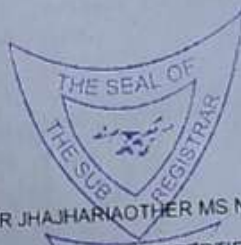
विशेषज्ञ



क्रेता



गवाह



उप/संयुक्त पंजीयन अधिकारी

विशेषज्ञ :- thru ASHOK KUMAR JHAJHARIA OTHER MS NIBRO LTD. ASHOK KUMAR LIMITED

क्रेता :- thru HITESH GARGO OTHER MS SPJ PROPERTIES PVT. LTD. MS SPJ PROPERTIES PVT. LTD.

Director

गवाह 1 :- ROMESH KUMAR SALDI

गवाह 2 :- ANIL KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12579 आज दिनांक 02-02-2023 को बही नं 1 जिल्द नं 80 के पृष्ठ नं 178.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2193 के पृष्ठ संख्या 65 से 67 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 02-02-2023

उप/संयुक्त पंजीयन अधिकारी (गुरुग्राम)

AND

M/s SPJ Properties Pvt. Ltd. (Pan No. ABHCS4620F CIN No 23012000006861PUNB) having Regd. office at AP-11A, Pitampura Delhi- 110034, through its Authorized Signatory Mr. Hitesh Garg (Aadhar No. 9618 7137 6041) (Director), S/o Sh. Ashok Kumar R/o B-601, Welcome Apartment, VTC Rohini Sector-9, PO Rohini Sector-7, Sub Distt. Narela, Distt. North West Delhi-110085, Vide Board Resolution Dated 19-01-2023 (hereinafter called the VENDEE) which expression shall mean and include her successors, nominees, representatives and assigns of the OTHER PART.

BRIEF RECITAL OF LAND COMPRISED IN Khewat No. 3382 and 3522

Land Bearing Khewat No. 3382, Khatoni No. 4583, Khasra No. 4234/1747(2-17-0), 4235/1747(3-7-0), Kita 2, measuring 6 Bigha 4 Biswa 0 Biswansi Pukhta Salam Khewat No. 3522, Khatoni No. 4828/4411, Khasra No. 5416/4228/1741(0-9-0), Kita 1, measuring 0 Bigha 9 Biswa 0 Biswansi Pukhta Salam Total measuring 6 Bigha 13 Biswa 0 Biswansi Pukhta Salam, situated in the revenue estate of Village Gurgaon Gaon Tehsil & Distt. Gurugram, (Haryana) owned by M/S NIBRO Ltd by way of Takshim Mutation No. 39949 Dated 12-04-2007 and Badar No. 56 and Fard Jamabandi Year 1996-1997 (hereinafter referred to as "The Said Land").

WHEREAS the aforesaid M/S Nirula Brothers Pvt.Ltd. had purchased the above said land vide following sale deed.

AND WHEREAS initially aforesaid Smt. Dharmo Bewa Sh. Ram Lal R/o, Gurugram (HR) had sold out the aforesaid land (in Khewat /Khatoni No 506/1031, Khasra No 1747Min North (at present No 4234/1747(2-17-0) to M/S Nirula Brothers Pvt. Ltd. through Madan Gopal Nirula (Working Director)

For NIBRO LIMITED

Ashok Kumar
Director

For SPJ PROPERTIES PVT. LTD.

Hitesh Garg
Authorised Signatory/Director

by way of Sale Deed No 1579 Dated 26-09-1961 duly registered in the office of the Sub-Registrar Gurgaon (HARYANA).

AND WHEREAS initially aforesaid Sh Tulsi Ram S/o Pandit Bhagat Ram R/o Vill- Sehrol Distt Gurugram, had sold out the aforesaid land (in Khewat /Khatoni No 531/1076, Khasra No 1741(6-15-0)Share1/15 Measuring area 9 Biswa Pukhta, at present No 5416/4228/1741(0-9-0) to M/S Nirula Brothers Pvt. Ltd. through Madan Gopal Nirula (working Director) by way of Sale Deed No 2039 Dated 27-02-1962 duly registered in the office of the Sub-Registrar Gurgaon (HARYANA).

AND WHEREAS initially aforesaid Sh. Narain Das S/o Sh. Jhangi Ram R/o New Colony , Gurugram (HR) had sold out the aforesaid land (in Khewat/Khatoni No 506/1031, Khasra No 1747 Min (at present No 4235/1747(3-7-0)) to M/S Nirula Brothers Pvt. Ltd. through Madan Gopal (Working Director) by way of Sale Deed No 195 Dated 23-05-1962 duly registered in the office of the Sub-Registrar Gurgaon (HARYANA).

M/S Nirula Brothers Pvt. Ltd. which was originally incorporated on 21-09-1961 under the company act 1956 having duly passed the necessary resolution in terms of section 21 of Companies Act 1956, and the approval of the Central Government signified in writing having been recorded thereto in Vide R.D.S. letter No 1954-D/4659 Dated 19-07-1973 , name of the said company is change to M/S NIBRO Ltd. Name change Certificate issued by Mrs. C. Kapoor Assistant Registrar of Companies Delhi And Haryana on dated 17-08-1973 at New Delhi.

And name change of the company from M/S Nirula Brothers Pvt. Ltd. to M/S NIBRO Ltd updated in Revenue record. by Mutation No 5965 Manjoor Shuda dated 06-05-1974.

For NIBRO LIMITED

Arshad K. Khanna
Director

For SPJ PROPERTIES PVT. LTD.

Signature
Authorised Signatory/Director

Due Dilligence Report of the said Property kitta 3, Land admeasuring 6 bigha 13 biswa bearing khasra No. 4234/1747(2-17-0), 4235/1747(3-7-0), 5416/4228/1741(0-9-0) situated within the revenue estate of Village Gurgaon at Village Gurugram, Tehsil and District Gurugram in the State of Haryana prepared by **R. N Yadav & Company, Advocates & Solicitors** Office at: I-63, South City-I, Gurgaon & Chamber No. 37, Block C, Distt. Courts, Gurgaon 122001 at the request of M/S SPJ Properties Pvt. Ltd. to search and examine the record of title and encumbrances on basis of District Record Centre i.e., Sadar Kanoongo office at Gurugram and inspected the Shajra (Map) as well as the relevant old revenue records and second copy of revenue record for the last 30 years. Further as per report of Land Acquisition Office situated at Faridabad the above, mentioned land is free from acquisition proceeding u/s 4 or 6 of Land Acquisition Act. As per records of the Civil Court and verbal information made by the concerned official it appears that no litigation is pending against the said Land. In conclusion on the **basis of the Search and examination of registration record, including Index register revenue records from Halqua Patwari, the law firm opined that the title of the above said land is clear and marketable in favour of M/s Nibro Ltd, Tehsil and District Gurugram as mentioned above. That there is no loan/rehan mentioned against the said land and that there is no lease/patta mentioned against the said land.**

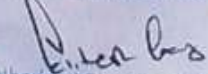
WHEREAS In the above background, the said **M/s Nibro Ltd**, the VENDOR, became the absolute owner of the said Property is the absolute owner and in possession of **Land Bearing Khewat No. 3382, Khatoni No. 4583, Khasra No. 4234/1747(2-17-0), 4235/1747(3-7-0), Kita 2, measuring 6 Bigha 4 Biswa 0 Biswansi Pukhta Salam, And Khewat No. 3522, Khatoni No. 4828/4411, Khasra No. 5416/4228/1741(0-9-0), Kita 1, measuring 0 Bigha 9 Biswa 0 Biswansi Pukhta Salam,**

For NIBRO LIMITED

Ashok Kumar

Director

For SPJ PROPERTIES PVT. LTD.


Authorised Signatory/Director

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Total measuring 6 Bigha 13 Biswa 0 Biswansi Pukhta Salam, situated in the revenue estate of Village Gurgaon Gaon Tehsil & Distt. Gurugram, (Haryana), by way of Takshim Mutation No. 39949 Dated 12-04-2007 and Badar No. 56 and Fard Jamabandi Year 1996-1997 (hereinafter referred to as "The Said Land").

The Vendor Company, have agreed to irrevocably sell, transfer and convey all their rights, title, privileges, benefits, advantages, right of ways, easements, liberties in respect of ownership of the Said Land and the Vendee has agreed to purchase the Said Land/ Property from the Vendor company for a total sale consideration of Rs.50,00,00,000/- (Rupees Fifty Crores only), which sale consideration has been paid by the Vendee to the Vendor as per the details given below and, nothing remains outstanding on account of the said agreed total sale consideration against the purchase of Said Property, on the terms and conditions appearing hereunder.

**THEREFORE THIS DEED WITNESSES AND IT IS HEREBY AGREED
DECLARED COVENANTED AND RECORDED BY AND BETWEEN THE
PARTIES HERETO AS FOLLOWS:**

1. THAT the Vendor have agreed to sell the said Land Bearing Khewat No. 3382, Khatoni No. 4583, Khasra No. 4234/1747(2-17-0), 4235/1747(3-7-0), Kita 2, measuring 6 Bigha 4 Biswa 0 Biswansi Pukhta Salam, And Khewat No. 3522, Khatoni No. 4828/4411, Khasra No. 5416/4228/1741(0-9-0), Kita 1, measuring 0 Bigha 9 Biswa 0 Biswansi Pukhta Salam, Total measuring 6 Bigha 13 Biswa 0 Biswansi Pukhta Salam, situated in the revenue estate of Village Gurgaon Gaon Tehsil & Distt. Gurugram, (Haryana), and the VENDEE have agreed to purchase the same for a total sale consideration amount of Rs.50,00,00,000/- (Rupees Fifty Crore only) which has been paid by the VENDEE to the VENDOR as under:-

For NIBRO LIMITED

Arshad K Kumer

Director

For SPJ PROPERTIES PVT. LTD.

Arshad K Kumer
Authorised Signatory/Director

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Amount (in.Rs) in favour of the Vendor Company	Through RTGS UTR No.	Date	Drawn
4,50,00,000/-	PUNBR52023011910649045	19-01-2023	PNB Bank
10,00,00,000/-	PUNBR52023011910636378	19-01-2023	PNB Bank
11,00,00,000/-	PUNBR52023011910630351	19-01-2023	PNB Bank
3,00,00,000/-	PUNBR52023011910635113	19-01-2023	PNB Bank
4,50,00,000/-	PUNBR52023012010660137	20-01-2023	PNB Bank
4,50,00,000/-	PUNBR52023012010659459	20-01-2023	PNB Bank
4,50,00,000/-	PUNBR52023012010661077	20-01-2023	PNB Bank
4,50,00,000/-	PUNBR52023012010660687	20-01-2023	PNB Bank
3,00,00,000/-	PUNBR52023012010659918	20-01-2023	PNB Bank
50,00,000/-	Directly paid to the Income Tax Department for TDS on behalf of the Vendor by the Vendee. Vide BSR Code 0300232, Challan No.00329, Dated 20-01-2023 Acknowledgement No.AJ00574641		
50,00,00,000/-	Total Amount.		

2. That the VENDOR hereby grant, convey and transfer all its rights, titles and interests in the said **Land Bearing Khewat No. 3382, Khatoni No. 4583, Khasra No. 4234/1747(2-17-0), 4235/1747(3-7-0), Kita 2, measuring 6 Bigha 4 Biswa 0 Biswansi Pukhta Salam, And Khewat No. 3522, Khatoni No. 4828/4411, Khasra No. 5416/4228/1741(0-9-0), Kita 1, measuring 0 Bigha 9 Biswa 0 Biswansi Pukhta Salam, Total measuring 6 Bigha 13 Biswa 0**

For NIBRO LIMITED

Arshad K. Kumer

Director

For SPJ PROPERTIES PVT. LTD.

[Signature]

Authorised Signatory/Director

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Biswansi Pukhta Salam, situated in the revenue estate of Village Gurgaon Gaon Tehsil & Distt. Gurugram, (Haryana), unto the VENDEE herein absolutely and forever free from all encumbrances.

3. That the actual physical possession of the said Land Bearing Khewat No. 3382, Khatoni No. 4583, Khasra No. 4234/1747(2-17-0), 4235/1747(3-7-0), Kita 2, measuring 6 Bigha 4 Biswa 0 Biswansi Pukhta Salam, And Khewat No. 3522, Khatoni No. 4828/4411, Khasra No. 5416/4228/1741(0-9-0), Kita 1, measuring 0 Bigha 9 Biswa 0 Biswansi Pukhta Salam, Total measuring 6 Bigha 13 Biswa 0 Biswansi Pukhta Salam, situated in the revenue estate of Village Gurgaon Gaon Tehsil & Distt. Gurugram, (Haryana), hereby conveyed has been delivered to the VENDEE at the spot who admits and acknowledges the taking over of the possession of the same in as is where is conditions and shall enjoy all the rights, privileges, passages appurtenances and possession etc. as absolute owner thereof without any hindrance, claims, demands by the Vendor's or his/its heirs etc.
4. The Vendor Company, simultaneously with the execution of this Sale Deed, has handed over actual physical, vacant and peaceful possession of the Said Land in as is where is conditions to the Vendee. The Vendee admits and acknowledges receiving actual physical, vacant and peaceful possession of the Said Land in as is where is conditions from the Vendor Company through its Authorized Signatory on the date of execution of this Sale Deed.
5. In addition to the foregoing, the Vendor Company through its Authorized Signatory represent and warrant and covenant to the

For NIBRO LIMITED

Ashok Kumar

Director

For SPJ PROPERTIES PVT. LTD.

Authorised Signatory/Director

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Vendee, that:

- (i) The Vendor Company through its Authorized Signatory are the sole, absolute and exclusive owners of the Said Land/ Property, having absolute right, title and interest therein, and are thus fully entitled and competent to sell and transfer the same.
- (ii) They had not executed any power of attorney, in favour of any person / third party to deal with Said Property or any part thereof;
- (iii) They had not received any money from any other person other than the Vendee herein as advance, earnest money or deposit, or otherwise whatsoever in relation to the Said Property;
- (iv) The Said Property is free from any encumbrances whatsoever and particularly that the Vendor Company through its Authorized Signatory have not created any charge or mortgage on the same or any portion thereof and the same is also not subject to any *lispendens*, or any court decree or attachment, acquisition notices or proceedings etc and is also free of any rights or agreements in favour of any third party whomsoever.
- (v) The Said Property is not subject matter of any dispute between its predecessors-in-title, nor any litigation is pending, nor has received any notice with respect to any such proceedings;
- (vi) No government authority has issued any order restraining the sale of the Said Property and there is no notice of attachment or other prohibitory order issued by any Competent Court or government authority preventing or restraining the Vendor Company through its Authorized Signatory from dealing, disposing off, sale or transfer of the Said Property or any part thereof;
- (vii) No notice has been received from Gurugram Municipal Corporation for breach of any statutory provisions, rules and regulations in respect of the Said Property or any part thereof and that the Said

For NIBRO LIMITED

Ashok Kumar
Director

For SPJ PROPERTIES PVT. LTD.


Authorized Signatory/Director

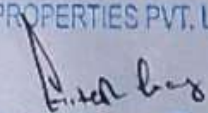
Property is not under requisition or acquisition by any government authority; and

- (viii) There is no an outstanding demand or claims on account of Income Tax or Property Tax pertaining to the Said Property.
 - (ix) The Vendor Company through its Authorized Signatory have good, subsisting and unencumbered freehold transferable and marketable title of the Said Property.
 - (x) No litigation of any manner is pending in respect of the Said Property.
 - (xi) There is no order of attachment by the Income Tax Authorities or any other authorities under any law for the time being in force and no notice or notification for acquisition / requisition under any of the statutes of the past or presently in force, have been received, served or passed by the statutory authority for acquisition or requisition of the Said Property or any part thereof.
 - (xii) Apart from the Vendor Company through its Authorized Signatory, no one else is entitled to or has any right, title or interest, over and in respect of the Said Property or in any manner howsoever.
 - (xiii) The Vendor Company through its Authorized Signatory further confirm and represent that they have original copy of the said sale deed which they shall handover to the Vendee on the execution date.
6. With the execution of this Sale Deed all the rights, titles, interest, claim or concern of the vendor company through its authorized signatory in the said property has ceased and the vendee shall henceforth enjoy the rights of absolute ownership of the said property without any interference or objection from the vendor company through its authorized signatory or anyone else.

For NIBRO LIMITED

Ashok Kumar
Director

For SPJ PROPERTIES PVT. LTD.


Authorised Signatory/Director

7. Vendee shall, hereinafter, at all times, peacefully use, occupy, possess and enjoy the Said Property and every part thereof, without any hindrance, interruption, claim, demand, whatsoever from or by the Vendor Company through its Authorized Signatory, or by any person(s) lawfully or equitably claiming or to claim by, from, under or in trust for the Vendor Company through its Authorized Signatory, after execution and registration of this Sale Deed.
8. All outstanding demands for payment to Gurugram Municipal Corporation with respect to the Said Property up to the Execution Date in favour of the Vendee, shall be borne and paid by the Vendor Company through its Authorized Signatory and thereafter the same shall be payable by the Vendee. However, If any amount is found due now or after the sale deed, for the period prior to the execution of the sale deed, the same shall be paid by the Vendor Company through its Authorized Signatory.
9. The Sale Consideration is final and includes all the cost and expenses for the land and building, development, fixtures and fittings and all other facilities available in the Said Property.
10. The Vendee shall get the Said Property mutated, at his own cost, in his own name in the record of GMC and other concerned authorities, on the basis of this Deed or its certified true copy.
11. The Vendee, from execution of this Sale Deed, shall have unlimited, unfettered and unrestricted proprietary rights to either dispose-off the Said Property or any portion thereof, to put the same to any use, as permissible under building bye-laws or by any other Govt. Authority, by enjoying its rents, profits, income, etc., as absolute owner thereof, without any interruption, claim or demand whatsoever by or on behalf

For NIBRO LIMITED

Ashok Kumar

Director

For SPJ PROPERTIES PVT. LTD.

Authorised Signatory/Director

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of the Vendor Company through its Authorized Signatory and/or their predecessors-in-interest, or any other person(s) claiming under or through them.

12. From the date of this Sale Deed, the Vendee shall have all rights in the Said Property, which the Vendor Company through its Authorized Signatory had in the same.
13. Vendor Company through its Authorized Signatory have, on the Execution Date of this Sale Deed, has handed over original title documents. The Vendee admits receipt of the same.
14. By executing this sale deed, the parties hereby confirm to each other that they are not aware of any fact which would constitute a breach of the representation, warranties given by each other under this Deed.
15. The Said Property has not been notified under Section 4 or 6 of the Land Acquisition Act, 1894 or Right to Fair Compensation and Transparency in Land Acquisition Act, 2015, either for planned Development of Haryana or any other purposes. Further, as on date, there is no pending notice under any act/law, which has been issued/received nor any proceedings under any provisions of law are pending in any court or tribunal in respect of the Said Property and the Said Property is in possession of the Vendor Company through its Authorized Signatory and there is no bar or prohibition of handing over possession to the Vendee.
16. Any error or omission or mis-description of the property under sale regarding the numbers or any references to the number of documents, books, volumes or pages of Registrar's office, regarding the title deed of the said property shall not annul the said deed and if such error or

For NIBRO LIMITED

Ashok Kumar
Director

For SPAR PROPERTIES PVT. LTD.

Authorized Signatory/Director

E - CHALLAN		Candidate Copy
Government of Haryana		
DD Code: 0062	Valid Upto: 27-01-2023 (Cash) 21-01-2023 (Chq/DD)	
GRN No.: 0098480212	Date: 20 Jan 2023 11:36:27	
Office Name: 0362-TEHSILDAR GURGAON	Treasury: Gurgaon	
Period: (2022-23) One Time		
Head of Account	Amount ₹	
0030-03-104-99-51 Fees for Registration	50010	
PD AcNo: 0		
Deduction Amount: ₹	0	
Total/Net Amount: ₹	50010	
₹ Fifty Thousands Ten Rupees		
Tenderer's Detail		
GPF/PRAN/TIN/Act. no./VehicleNo/Taxid:-		
PAN No:		
Tenderer's Name: SPJ PROPERTIES PRIVATE LIMITED		
Address: DELHI		
Particulars: RF		
Cheque/DD- Detail:		
Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	000150954164320012023	
Payment Date:	20/01/2023	
Bank:	SBI Aggregator	
Status:	For NIBRO LIMITED	

E - CHALLAN		Agg/Dept Copy
Government of Haryana		
DD Code: 0062	Valid Upto: 27-01-2023 (Cash) 21-01-2023 (Chq/DD)	
GRN No.: 0098480212	Date: 20 Jan 2023 11:36:27	
Office Name: 0362-TEHSILDAR GURGAON	Treasury: Gurgaon	
Period: (2022-23) One Time		
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0030-03-104-99-51 Fees for Registration	50010	
PD AcNo: 0		
Deduction Amount: ₹	0	
Total/Net Amount: ₹	50010	
₹ Fifty Thousands Ten only		
Tenderer's Detail		
GPF/PRAN/TIN/Act. no./VehicleNo/Taxid:-		
PAN No:		
Tenderer's Name: SPJ PROPERTIES PRIVATE LIMITED		
Address: DELHI		
Particulars: RF		
Cheque/DD- Detail:		
Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	000150954164320012023	
Payment Date:	20/01/2023	
Bank:	SBI Aggregator	
Status:	Success	

For NIBRO LIMITED

For SPJ PROPERTIES PVT. LTD.

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

- mis-description is material one, the VENDEE will be entitled to get it removed by executing necessary deed of assurance or supplementary deed at the cost of the VENDEE.
17. All expenses of the sale deed, such as stamp duty, registration fee, and legal expenses etc, whatsoever, have been paid / to be paid, will be borne by the Vendee alone.
18. The Sale Deed is executed at Gurugram and Court(s) in Gurugram, alone will have the exclusive jurisdiction to address and resolve any matter pertaining to this Sale Deed.

IN WITNESSES WHEREOF, the Vendor Company through its Authorized Signatory and the Vendee have set their respective hands to this Sale Deed on the day, month and year, first above-written, and the presence of following witnesses.

**SIGNED, EXECUTED AND
DELIVERED BY:**

WITNESSES :

1. *Romesh Kumar Saldi*

Romesh Kumar Saldi S/o
Sh.R.D. Saldi R/o 1620,
Sector -15, Part-II, Gurugram
(HR) 122001.

2. *Anil Kumar*

Anil Kumar S/o Sh. Satyavir Singh
R/o Vill- Barda Distt -Mahendergarh
Haryana.

For NIBRO LIMITED

Ashok Kumar
Director

VENDOR

M/S Nibro Ltd. Authorized
Ashok Kumar Jhajharia.

For SPJ PROPERTIES PVT. LTD.

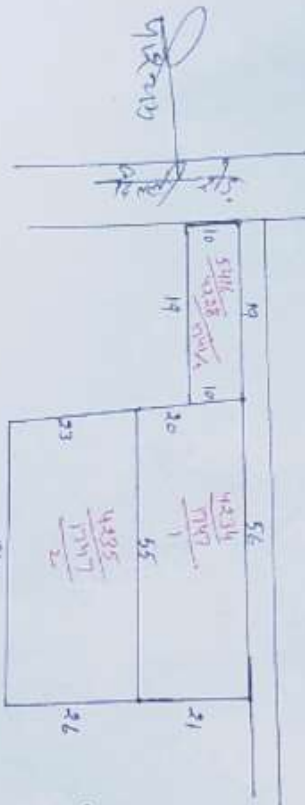
Hitesh Garg
Authorized Signatory/Director
VENDEE

M/S SPJ Properties Pvt.Ltd.
Authorized Hitesh Garg

गोपनीय और निजी सेवा प्रदाता के लिए प्रमाण

डॉ. 2827-3664 गौरी प्रसाद

3K



Def

7/5/21

प्रमाणित
गोपनीय और निजी सेवा प्रदाता के लिए प्रमाण
डॉ. 2827-3664 गौरी प्रसाद

For NIBRO LIMITED

Ashok Kumar

Director

For SPJ PROPERTIES PVT. LTD.

Authorized Signatory/Director