

Sale of Immovable Properties

**Indian-Non Judicial Stamp  
Haryana Government**

Date : 27/09/2023

Certificate No. G0272023I2555  
GRN No. 107611635

Stamp Duty Paid : ₹ 2800000  
Penalty : ₹ 0

**Seller / First Party Detail**

Name: Pradeep Yadav  
H.No/Floor: B/550 Sector/Ward: 0 LandMark: Manzil sushant lok 1  
City/Village: Gurugram District: Gurugram State: Haryana  
Phone: 98\*\*\*\*\*89

**Buyer / Second Party Detail**

Name: Subh Housing gurgaon Lp  
H.No/Floor: 201 Sector/Ward: 52 LandMark: Swaran villa gh 09  
City/Village: Gurugram District: Gurugram State: Haryana  
Phone: 98\*\*\*\*\*89

Purpose: SALE DEED

THE SEAL OF  
THE SUB  
REGISTRAR  
BADSHAHPUR

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

8293  
28/9/23

TYPE OF PROPERTY	: AGRICULTURAL LAND
VILLAGE/CITY NAME	: PALDA
SEGMENT/BLOCK NAME	: PALDA, BADSHAHPUR
UNITS LAND	: 8 KANAL 5 MARLA 6 Sarsai
TRANSACTION VALUE	: Rs. 4,00,00,000/-
STAMP DUTY	: Rs. 28,00,000/-
STAMP NO. /DATE	: G0272023I2555/27-9-2023
ISSUED BY	: Online
REGISTRATION FEE GRN No.	: 107612003

*(Handwritten signature)*



प्रलेख क्र.: 8253

## वसीका संबंधी विवरण

वसीका का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील- बादशाहपुर

गांव/शहर- पलडा

स्थित- INSIDE RZONE Co IN IND AR...

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

अन्य क्षेत्र

पता : PALDA

## धन संबंधी विवरण

राशि- 40000000 रुपये

कुल स्टाम्प शुल्क- 2800000 रुपये

स्टाम्प नं- G027202312555

स्टाम्प का मूल्य- 2800000 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये

EChallan: 107612003

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- NITISH SHARMA ADV

सेवा शुल्क- 200

## भूमि का विवरण

कृषि चाही

7 Kanal 25 Marla

यह प्रलेख आज दिनांक 28-09-2023 दिन गुरुवार समय 11:58:00 AM बजे श्री/श्रीमती/कुमारी प्रदीप यादव पुत्र दयाराम निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

प्रस्तावक प्रस्तुतकर्ता

संयुक्त उप-पंजीयन अधिकारी NT Badshahpur

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।

दिनांक 28-09-2023

संयुक्त उप-पंजीयन अधिकारी NT Badshahpur

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी SUBH HOUSING GURGAON LLP thru ABHISHEK SINGLA OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने भेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अंश अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी NITISH SHARMA ADV पिता HEM RAM निवासी GURUGRAM व श्री/श्रीमती/कुमारी AYUSH SINGLA पिता RAJ KAMAL SINGLA निवासी GURUGRAM ने की। साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की प्रमाण करता है।



संयुक्त उप-पंजीयन अधिकारी NT Badshahpur



THIS SALE DEED IS MADE AT BADSHAHPUR, GURUGRAM ON THIS 28<sup>TH</sup> DAY OF September 2023 by Mr. Pradeep Yadav (Aadhaar No. 9451-7649-1961 & PAN No. AAMPY6288J) son of Sh. Daya Ram Yadav R/o Manzil, B-550, Sushant Lok-01, Behind Max Hospital, Gurugram-122009 hereinafter called the **VENDOR** which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the **ONE PART**:

**IN FAVOUR OF**

**SUBH HOUSING (GURGAON) LLP**, (PAN No. AFCFS7321B, TAN No. RTKS43179D) a LLP incorporated under the provisions of the Limited Liability Partnership Act., 2008, (LLP Identification No. ACD-1875), having its Regd. Office at Flat No. 201, Swaran Villa, GH-09, Sector 52, Gurugram, Haryana through its Designated Partner Mr. Abhishek Singla (Aadhaar No. 4873-9577-0841) son of Sh. Raj Kamal Singla resident of Flat No. 091, A Block, The Crest, DLF City-V, Gurugram, Haryana hereinafter called the **VENDEE** which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the **OTHER PART**:

**WHEREAS** the above said Vendor is owner and in possession of agricultural land bearing Khewat/Khata No. 139/143 Mustatil No. 8





Reg. No.

Reg. Year

Book No.

8253

2023-2024

1



विक्रेता



क्रेता



गवाह

विक्रेता :- प्रदीप यादव

क्रेता :- thru ABHISHEK SINGLA OTHERS SUBH HOUSING GURGAON LLP

गवाह 1 :- NITISH SHARMA ADV

गवाह 2 :- AYUSH SINGLA

प्रमाण पत्र

उप/सयुक्त पंजीयन अधिकारी

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8253 आज दिनांक 28-09-2023 को बही नं 1 जिल्द नं 593 के पृष्ठ नं 195.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 845 के पृष्ठ संख्या 66 से 69 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 28-09-2023




उप/सयुक्त पंजीयन अधिकारी (बादशाहपुर)



Killa No. 25/2/1(3-16) Mustatil No. 20 Killa No. 5/2/2(0-15) land measuring 4 Kanal 11 Marla (Salam) and Khewat/Khata No. 140/144 Mustatil No. 8 Killa No. 25/2/2(2-4) Mustatil No. 9 Killa No. 21(8-0) Mustatil No. 19 Killa no. 1/1(0-18) Mustatil No. 20 Killa No. 5/2/1(0-2) land measuring 11 Kanal 4 Marla to the extent of 1/3 share which becomes 3 Kanal 14 Marla 6 Sarsai thus total land measuring 8 Kanal 5 Marla 6 Sarsai situated in the revenue estate of Village Palda Tehsil Badshahpur Distt. Gurugram vide Jamabandi year 2020-2021 (hereinafter called LAND).

**AND WHEREAS** the Said Property is the self-acquired property of the VENDOR and the Said Property is absolutely free from all sorts of encumbrances whatsoever such as prior sale, agreements, mortgage, gift, will, lien, litigations, court injunctions and stay orders, court decrees, attachment, disputes, legal flaws etc. and the VENDOR have clear and marketable title over the Said Property and there is no defect in the title of the VENDOR in respect of the Said Property and that the Said Property has not been taken over or re-entered by anyone including the Government, Municipal etc. and that the VENDOR have not entered into any Agreement to Sell nor the VENDOR have executed any other document in respect of the Said Property in favour of anyone and that no application for mutation or substitution or transfer in respect of the Said Property is pending with any authority.





**AND WHEREAS** the VENDOR have absolute right, title to deal with the Said Property and full power to sell, convey and transfer the Said Property unto the VENDEE by way of this Sale Deed and that the VENDOR have not done anything or knowingly suffered anything whereby their rights and power to sell and convey the Said Property to the VENDEE, get affected.

**AND WHEREAS** the VENDOR, for their needs and requirements, has agreed to sell the Said Property with all their ownership rights, title and interest, whatsoever, in the Said Property along with other easements/appurtenances etc. attached thereto and the VENDEE, relying on the aforesaid representations and believing the same to be true and acting on the faith thereof, have agreed to purchase the same.

**THEREFORE IT IS HEREBY AGREED, DECLARED, COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

1. That in consideration of the total sale consideration of Rs. 4,00,00,000/- (Rupees Four Crore Only), inclusive of TDS, the VENDOR hereby sells, transfers and conveys unto the VENDEE all rights, title and interest in the Said Property i.e. agricultural land bearing Khewat/Khata No. 139/143 Mustatil No. 8 Killa No. 25/2/1(3-16) Mustatil No. 20 Killa No. 5/2/2(0-15) land measuring 4 Kanal 11 Marla (Salam) and Khewat/Khata No. 140/144 Mustatil No. 8 Killa No. 25/2/2(2-4) Mustatil No. 9 Killa



No. 21(8-0) Mustatil No. 19 Killa no. 1/1(0-18) Mustatil No. 20 Killa No. 5/2/1(0-2) land measuring 11 Kanal 4 Marla to the extent of 1/3 share which becomes 3 Kanal 14 Marla 6 Sarsai thus total land measuring 8 Kanal 5 Marla 6 Sarsai situated in the revenue estate of Village Palda Tehsil Badshahpur Distt. Gurugram together with all right, title, interest, liberties, estate, easements, privileges, appurtenances, paths, ways, trees and benefits thereto into and upon the same and every part thereof whatsoever appertaining to the Said Property belonging to or in any way usually held, enjoyed or reputed to be known as part and parcel thereof, and their entire rights, title and interests whatsoever therein unto and upon the Said Property absolutely free from all encumbrances. That the VENDEE have paid the Total Sale Consideration to the VENDOR, as the cost of the above Said Property in the following manner: -

Amount	Instrument No.	Date	Drawn on
1,98,00,000	Ch. No. 000855	27.09.2023	ICICI Bank, Sector-56, Gurgaon
99,00,000	Ch. No. 000186	27.09.2023	ICICI Bank, Sector-56, Gurgaon
99,00,000	Ch. No. 000782	27.09.2023	ICICI Bank, Sector-56, Gurgaon
4,00,000	1% TDS		
4,00,00,000	Total		
(A sum of Rs. 400000/- (Rupees Four Lacs Only) Directly paid by the VENDEE to the Income Tax Department as per applicable Law on the Total Sale Consideration on behalf of the VENDOR)			



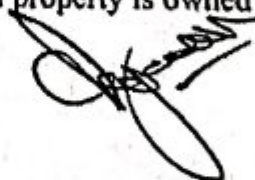


2. The VENDOR hereby confirms and acknowledges the receipt of the Total Sale Consideration in respect of the Said Property and the VENDOR further confirms and acknowledges that there is nothing due and payable from the VENDEE towards the Total Sale Consideration in respect of the Said Property.
3. That the Said Property transferred herein is freehold and is free from all sorts of encumbrances, claims, demands, dues, liens, gift, mortgages, decrees, litigations, prior sale, agreement to sell or any proceedings of the Court.
4. That the actual physical vacant possession of the Said Property, hereby conveyed, has been delivered to the VENDEE on the spot who has become the absolute owner and in possession of the same and shall enjoy all the rights, privileges, passages, easements, appurtenances etc. to the Said Property, without any hindrance, claim, demand or interference by the VENDOR or any persons(s) claiming under them.
5. That the VENDOR hereby admits that the VENDOR is left with no right, title, interest, claim or lien of any nature, whatsoever, in the Said Property hereby sold and VENDEE have become the absolute owner of the Said Property with all the right to use, enjoy, sell and transfer the same by whatever means the VENDEE like.

A handwritten signature in black ink, consisting of a stylized 'V' shape with a horizontal line extending to the right and a loop at the bottom.



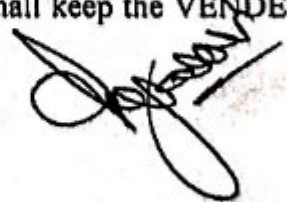
6. That all the expenses for the stamp duty, engrossing and other incidental charges for this Sale Deed have been borne and paid by the VENDEE.
7. That the property tax, taxes, charges including any levy by the Government of Haryana or any other authority, maintenance charges, water, electricity charges, penalties, cess, deposits, dues or demands in respect of the Said Property have been paid and cleared by the VENDOR up to the date of execution of this Sale Deed absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes etc. Any unpaid dues, demands, claims, charges, amounts, penalties, etc. relating to the period prior to the execution of this Sale Deed shall be the liability of the VENDOR.
8. That all the previous deeds & documents concerning the above Said Property have been handed over by the VENDOR to the VENDEE, in original, at the time of execution of this Sale Deed.
9. That the VENDEE is fully competent to apply and get the Said Property mutated/transferred in its own name as owner in the records of concerned authority on the basis of this Sale Deed.
10. That the Vendor declares and represents that the said property is not subject matter of any Hindu Undivided Family/ Joint Hindu Family and that no part of the said property is owned by any minor





and/or no minor has any right, title, interest and claim or concern of any nature with the said property and further none else other than the Vendor has any right, title or interest of any kind whatsoever in the whole or any part of the said property and further there is no impediment in the Vendor's right to transfer the said property.

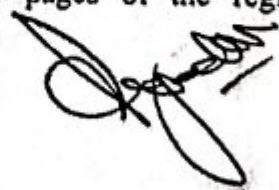
11. That the VENDOR hereby assures the VENDEE that the VENDOR have neither done nor been party to any act whereby the VENDOR'S right and title to the Said Property may, in any way, be impaired or whereby the VENDOR may be prevented from transferring the Said Property.
12. That the VENDOR further hereby assures the VENDEE that the Said Property is free from all kinds of encumbrances such as sale, mortgage, gift, dispute, family disputes, litigation, acquisition, dues, demands, liabilities, attachment in decree of any court, lien, court injunction, charges, lease, legal flaws, re-entry etc. and if it is ever proved otherwise and/or if the VENDEE suffer any loss due to misrepresentation/ concealment of facts by the VENDOR or if the whole or any portion of the Said Property is taken away or goes out from the possession of the VENDEE on account of any legal defect in the ownership/title of the VENDOR, then the VENDOR shall be liable and responsible to make good the loss thus sustained by the VENDEE and the VENDOR shall keep the VENDEE indemnified





against all actual losses, damages, cost and expenses etc. whatsoever thereby occurring to the VENDEE and the VENDEE shall have full rights to recover the same.

13. That the Parties hereby affirm & declare that they are executing the present Sale Deed without any threat, fear, coercion, fraud, pressure, influence etc. from anybody.
14. That the Parties have signed/executed this Sale Deed after carefully going through and understanding all contents of this Sale Deed.
15. That this Sale Deed constitutes the entire agreement among the Parties hereto with respect to the subject matter hereof, and supersedes all prior and contemporaneous correspondence(s), agreement(s), negotiations, discussion(s), or understandings, both written and oral, among the Parties, with respect to the subject matter hereof.
16. That this Sale Deed shall be governed by, and construed in accordance with the laws of India. The courts at Gurugram, Haryana shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this Sale Deed or transaction agreed under this Sale Deed.
17. That any error or omission or mis-description of the property under sale regarding the number of any references to the number of documents, books, volumes or pages of the registrar office,





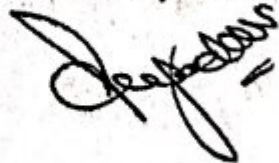
regarding the title deed of the said property shall not annul the sale deed and if such error or mis-description is material one, the VENDEE will be entitled to get it removed by the VENDOR or his/her/their attorney by obtaining further necessary deed of assurance or supplementary deed at the cost of VENDEE.

18. That all the rights, privileges, appurtenances, and easements, connections, facilities, benefits etc. attached to the above said property have been conveyed and transferred absolutely and forever by the VENDOR to the VENDEE
19. That the VENDOR further covenants with the VENDEE as under:-
  - a. That the PROPERTY hereby conveyed was self purchased/ acquired PROPERTY by virtue mentioned herein-above and that no one else except the VENDOR has rights, claims, interest and concern whatsoever in the PROPERTY hereby conveyed or any part thereof.
  - b. That the Said Property is free from all encumbrances, charges, liens, mortgages, lispendens, family disputes, prior agreements, attachments, trusts whatsoever and howsoever and there is no litigation or any other proceedings pending pertaining to the Said Property;





- c. That there is no order of attachment by the Income-Tax Authorities, Scheduled Bank, Private Bank or any other financial institution/or any other Authority nor any notice of attachment, acquisition/requisition has/have been received, in respect of the Said Property;
- d. That except the VENDOR, nobody else has/have any right, title, interest, claim or demand, whatsoever or howsoever, in respect of the Said Property and the VENDOR have full authority and power to sell, transfer the Said Property and receive the sale consideration in their own name;
- e. That there is no subsisting Agreement for sale in respect of the Said Property nor has it been disposed of or transferred to any other person or persons under any GIFT, WILL, EXCHANGE or any other arrangement etc. except with the VENDEE and the VENDOR have not executed in favour of any person in respect of the Said Property.
- f. That the contents of this Sale Deed are true and correct and the Vendor has absolute marketable title in respect of the said property.
- g. That neither the VENDOR, nor any person claiming under him shall take or cause to take any action which shall in any manner jeopardize







the interest of the VENDEE in the Said Property and under this Sale Deed.

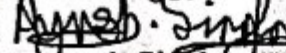
IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:

**WITNESSES**

  
**DRAFTED BY**  
As per Instruction Given  
By Both Parties  
**NITISH SHARMA (ADVOCATE)**  
GURUGRAM

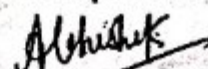
1.

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

2.   
**Mr. Ayush Singla**  
S/o Raj Kamal Singla  
R/o A-92, The Crest,  
DLF City-V, Gurugram  
Haryana

  
**(Pradeep Yadav)**  
VENDOR

**SUBH HOUSING (GURGAON) LLP**

  
**Designated Partner**  
**(SUBH HOUSING (GURGAON)**  
LLP through its Designated Partner  
**Mr. Abhishek Singla)**  
VENDEE



Sale of Immovable Properties



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 02/11/2023

Certificate No. G0B2023K1165

GRN No. 108955936



Stamp Duty Paid : ₹ 1633000

Penalty : ₹ 0

(As per Govt)

**Seller / First Party Detail**

Name: Raj Kamal Singla

H.No/Floor : 091

Sector/Ward : 0

LandMark : A block the crest

City/Village : Dlf city v

District : Gurugram

State : Haryana

Phone: 98\*\*\*\*\*89



**Buyer / Second Party Detail**

Name : Subh Housing Gurgaon llp

H.No/Floor : 201

Sector/Ward : 52

LandMark : Gh 9 swaran villa

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98\*\*\*\*\*89

Purpose : SALE DEED



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

**TYPE OF PROPERTY**  
**VILLAGE/CITY NAME**  
**SEGMENT/BLOCK NAME**  
**UNITS LAND**  
**TRANSACTION VALUE**  
**STAMP DUTY**  
**CERTIFICATE NO. /DATE**  
**ISSUED**  
**REGISTRATION FEE GRN No.**

**: Agricultural Land**  
**: PALDA**  
**: PALDA, Badshahpur**  
**: 7 Kanal 9 Marla 3 Sarsai**  
**: Rs. 2,33,28,125/-**  
**: Rs. 16,33,000/-**  
**: G0B2023K1165/2-11-2023**  
**: ONLINE**  
**: 108956042**

**DTP NOC NO.**

**: NOC7A-59235A /GN/DTP-E/2147**  
**202**

**dated :- 08/11/2023**

*Signature*



**वसीका संबंधी विवरण**

**वसीका का नाम SALE URBAN AREA WITHIN MC**

तहसील/सब-तहसील- बादशाहपुर

गांव/शहर- पलडा

स्थित- INSIDE RZONE Co IN IND AREA

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

अन्य क्षेत्र

पता : PALDA

**धन संबंधी विवरण**

राशि- 23328124 रुपये

कुल स्टाम्प शुल्क- 1632968 रुपये

स्टाम्प नं- G0B2023K1165

स्टाम्प का मूल्य- 1633000 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये

EChallan:108956042

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- NITISH SHARMA ADV

सेवा शुल्क- 200

**भूमि का विवरण**

कृषि चाही

7 Kanal 9 Marla

प्रलेख आज दिनांक 09-11-2023 दिन गुरुवार समय 1:12:00 PM बजे श्री/श्रीमती/कुमारी राजकमल सिंगला पुत्र बलराज सिंगला निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

*(Signature)*  
राजकमल सिंगला

संयुक्त उप पंजीयन अधिकारी NT Badshahpur

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।

दिनांक 09-11-2023

संयुक्त उप पंजीयन अधिकारी NT Badshahpur

प्रस्तुत क्रेता व श्री/श्रीमती/कुमारी SUBHI HOUSING GURGAON LLP thru AYUSHI SINGLA OTHIER 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 अंशिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी NITISH SHARMA ADV पिता HEM LAM निवासी GURUGRAM व श्री/श्रीमती/कुमारी BIJENDER पिता RAM PHOOL 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।



संयुक्त उप पंजीयन अधिकारी NT Badshahpur



THIS SALE DEED IS MADE AT BADSHAHPUR, GURUGRAM ON THIS 9TH DAY OF November 2023 by Sh. Raj Kamal Singla (PAN No. ACQPS9048A & Aadhaar No. 9876-8608-4001) son of Sh. Balraj Singla resident of Flat No. 091, A Block, The Crest, DLF City-V, Gurugram, Haryana hereinafter called the **VENDOR** which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the ONE PART:

**IN FAVOUR OF**

**SUBH HOUSING (GURGAON) LLP**, (PAN No. AFCFS7321B, TAN No. RTKS43179D) a LLP incorporated under the provisions of the Limited Liability Partnership Act., 2008, (LLP Identification No. ACD-1875), having its Regd. Office at Flat No. 201, Swaran Villa, GH-09, Sector 52, Gurugram, Haryana through its Designated Partner Mr. Ayush Singla (Aadhaar No. 4326-4857-3531) son of Sh. Raj Kamal Singla resident of Flat No. 091, A Block, The Crest, DLF City-V, Gurugram, Haryana hereinafter called the **VENDEE** which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the OTHER PART:

*Ai Dhula*



Reg. No.

Reg. Year

Book No.

11378

2023-2024

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी  
बादशाहपुर

विक्रेता :- राजकमल सिंगला

*Signature of Rajkamal Singla*

क्रेता :- thru AYUSH SINGLA OTHERS SUBH HOUSING GURGAON

LLP *Signature of Ayush Singla*

गवाह 1 :- NITISH SHARMA ADV

*Signature of Nitish Sharma*

गवाह 2 :- BIJENDER

*Signature of Bijender*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11378 आज दिनांक 09-11-2023 को बही नं 1 जिल्द नं 597 के पृष्ठ नं 176.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 982 के पृष्ठ संख्या 1 से 4 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 09-11-2023

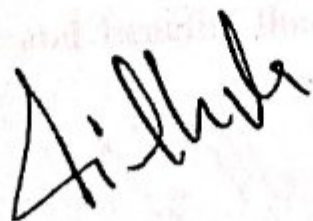


*Signature of Sub Registrar*  
उप/संयुक्त पंजीयन अधिकारी बादशाहपुर



WHEREAS the above said VENDOR is the sole, exclusive and absolute owner and in possession of a agricultural land bearing Khewat/Khata No. 140/144 Mustatil No. 8 Killa No. 25/2/2(2-4) Mustatil No. 9 Killa No. 21(8-0) Mustatil No. 19 Killa No. 1/1(0-18) Mustatil No. 20 Killa No. 5/2/1(0-2) land measuring 11 Kanal 4 Marla to the extent of 2/3 share which becomes 7 Kanal 9 Marla 3 Sarsai situated in the revenue estate of Village Palda Tehsil Badshahpur Distt. Gurugram vide Fard Jamabandi year 2020-2021 (hereinafter called the PROPERTY.)

AND WHEREAS the Said Property is the self-acquired property of the VENDOR and the Said Property is absolutely free from all sorts of encumbrances whatsoever such as prior sale, agreements, mortgage, gift, will, lien, litigations, court injunctions and stay orders, court decrees, attachment, disputes, legal flaws etc. and the VENDOR have clear and marketable title over the Said Property and there is no defect in the title of the VENDOR in respect of the Said Property and that the Said Property has not been taken over or re-entered by anyone including the Government, Municipal etc. and that the VENDOR have not entered into any Agreement to Sell nor the VENDOR have executed any other document in respect of the Said Property in favour of anyone and that no application for mutation or substitution or transfer in respect of the Said Property is pending with any authority.



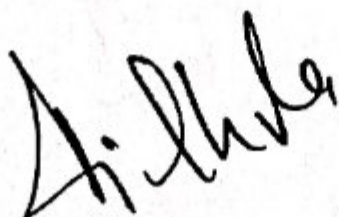


**AND WHEREAS** the **VENDOR** have absolute right, title to deal with the Said Property and full power to sell, convey and transfer the Said Property unto the **VENDEE** by way of this Sale Deed and that the **VENDOR** have not done anything or knowingly suffered anything whereby their rights and power to sell and convey the Said Property to the **VENDEE**, get affected.

**AND WHEREAS** the **VENDOR**, for their needs and requirements, has agreed to sell the Said Property with all their ownership rights, title and interest, whatsoever, in the Said Property along with other easements/appurtenances etc. attached thereto and the **VENDEE**, relying on the aforesaid representations and believing the same to be true and acting on the faith thereof, have agreed to purchase the same.

**THEREFORE IT IS HEREBY AGREED, DECLARED, COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

1. That in consideration of the total sale consideration of Rs. **2,33,28,125/- (Rupees Two Crore Thirty Three Lacs twenty eight thousand one hundred twenty five Only)**, inclusive of TDS, the **VENDOR** hereby sells, transfers and conveys unto the **VENDEE** all rights, title and interest in the Said Property together with all right, title, interest, liberties, estate, easements, privileges, appurtenances and benefits thereto into and upon the same and





every part thereof what-so-ever appertaining to the Said Property belonging to or in any way usually held, enjoyed or reputed to be known as part and parcel thereof, and their entire rights, title and interests whatsoever therein unto and upon the Said Property absolutely free from all encumbrances. That the VENDEE have paid the Total Sale Consideration to the VENDOR, as the cost of the above Said Property in the following manner: -

Amount	Instrument No.	Date	Drawn on
50,00,000/-	000014	2/11/2023	ICICI Bank
50,00,000/-	000015	2/11/2023	ICICI Bank
50,00,000/-	000016	2/11/2023	ICICI Bank
50,00,000/-	000017	2/11/2023	ICICI Bank
30,94,844/-	000018	2/11/2023	ICICI Bank
2,33,281/-	(Directly paid by the VENDEE to the Income Tax Department as per applicable Law on the Total Sale Consideration on behalf of the VENDOR)		

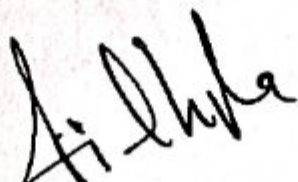
2. The VENDOR hereby confirms and acknowledges the receipt of the Total Sale Consideration in respect of the Said Property and the VENDOR further confirms and acknowledges that there is nothing due and payable from the VENDEE towards the Total Sale Consideration in respect of the Said Property.
3. That the Said Property transferred herein is freehold and is free from all sorts of encumbrances, claims, demands, dues, liens, gift,





mortgages, decrees, litigations, prior sale, agreement to sell or any proceedings of the Court.

4. That the actual physical vacant possession of the Said Property, hereby conveyed, has been delivered to the VENDEE on the spot who has become the absolute owner and in possession of the same and shall enjoy all the rights, privileges, passages, easements, appurtenances etc. to the Said Property, without any hindrance, claim, demand or interference by the VENDOR or any persons(s) claiming under them.
5. That the VENDOR hereby admits that the VENDOR is left with no right, title, interest, claim or lien of any nature, whatsoever, in the Said Property hereby sold and VENDEE have become the absolute owner of the Said Property with all the right to use, enjoy, sell and transfer the same by whatever means the VENDEE like.
6. That all the expenses for the stamp duty, engrossing and other incidental charges for this Sale Deed have been borne and paid by the VENDEE.
7. That the property tax, taxes, charges including any levy by the Government of Haryana or any other authority, maintenance charges, water, electricity charges, penalties, cess, deposits, dues or demands in respect of the Said Property have been paid and cleared





by the VENDOR up to the date of execution of this Sale Deed absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes etc. Any unpaid dues, demands, claims, charges, amounts, penalties, etc. relating to the period prior to the execution of this Sale Deed shall be the liability of the VENDOR.

8. That all the previous deeds & documents concerning the above Said Property have been handed over by the VENDOR to the VENDEE, in original, at the time of execution of this Sale Deed.
9. That the VENDOR further covenants with the VENDEE as under:-
  - a. That the PROPERTY hereby conveyed was self purchased/ acquired PROPERTY by virtue mentioned herein-above and that no one else except the VENDOR has rights, claims, interest and concern whatsoever in the PROPERTY hereby conveyed or any part thereof.
  - b. That the Said Property is free from all encumbrances, charges, liens, mortgages, lispendens, family disputes, prior agreements, attachments, trusts whatsoever and howsoever and there is no litigation or any other proceedings pending pertaining to the Said Property;

*Handwritten signature*



- c. That there is no order of attachment by the Income-Tax Authorities, Scheduled Bank, Private Bank or any other financial institution/or any other Authority nor any notice of attachment, acquisition/requisition has/have been received, in respect of the Said Property;
- d. That except the VENDOR, nobody else has/have any right, title, interest, claim or demand, whatsoever or howsoever, in respect of the Said Property and the VENDOR have full authority and power to sell, transfer the Said Property and receive the sale consideration in their own name;
- e. That there is no subsisting Agreement for sale in respect of the Said Property nor has it been disposed of or transferred to any other person or persons under any GIFT, WILL, EXCHANGE or any other arrangement etc. except with the VENDEE and the VENDOR have not executed in favour of any person in respect of the Said Property.
- f. That the contents of this Sale Deed are true and correct and the Vendor has absolute marketable title in respect of the said property.
- g. That the VENDEE can get the Said Property mutated/transferred in its own name, as owner, in the records of the developer

*Hi Phida*



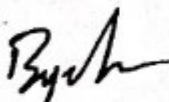
/MCG/maintenance agency and other concerned authorities on the basis of this Sale Deed or its certified true copy.

- h. That neither the VENDOR, nor any person claiming under him shall take or cause to take any action which shall in any manner jeopardize the interest of the VENDEE in the Said Property and under this Sale Deed.

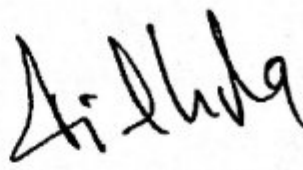
IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW

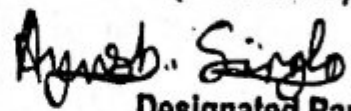
WITNESSES  
DRAFTED BY  
As per Instruction Given  
By Both Parties  
NITISH SHARMA (ADVOCATE)  
GURUGRAM

IDENTIFIED BY  
1. After Seen Aadhar/I.D. Card of Parties  
(Not Responsible if ID is not Genuine)  
NITISH SHARMA (ADVOCATE)  
GURUGRAM

2. 

Mr. Bijender  
S/o Sh. Ram Phool  
R/o 169, Village Rethoj  
Distt. Gurugram, Haryana

  
(Raj Kamal Singla)  
VENDOR  
SUBH HOUSING (GURGAON) LLP

  
Designated Partner

(SUBH HOUSING (GURGAON) LLP,  
through its Designated Partner Mr.  
Ayush Singla)  
VENDEE