

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 29/11/2023

Certificate No. G0292023K1925



GRN No. 109880193



Stamp Duty Paid : ₹ 11200000

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Ganesh Seth

H.No/Floor : M68

Sector/Ward : Nil

LandMark : G k 1 greater kailash

City/Village : Delhi

District : South west delhi

State : Delhi

Phone: 89\*\*\*\*\*06



**Buyer / Second Party Detail**

Name : Jms Infrareality Pvtld

H.No/Floor : 10/3rd

Sector/Ward : 44

LandMark : Nil

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 99\*\*\*\*\*82

Purpose : Sale Deed

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

**SALE DEED**



- |                             |   |                             |
|-----------------------------|---|-----------------------------|
| 1. Type of Deed             | : | Sale Deed                   |
| 2. Village/City Name        | : | Wazirpur, Harsaru, Gurugram |
| 3. Unit Land                | : | 18 Kanal 9 Marla 1 sarsai   |
| 4. Type of Property/Land    | : | Agriculture Land            |
| 5. Transaction Value        | : | Rs. 16,00,00,000/-          |
| 6. Stamp Duty               | : | Rs. 1,12,00,000/-           |
| 7. Stamp No. & Date         | : | G0292023k1925/29.11.2023    |
| 8. Issued By                | : | Haryana Govt.               |
| 9. No. of Words             | : | 1000 approx.                |
| 10. Registration Fees (GRN) | : | 109880281 Rs. 50,005/-      |

For JMS INFRA REALITY PVT. LTD.

Authorised Signatory

प्रलेख क्र.:8469

मुद्रण दिनांक 30/11/2023 03:58 PM

पंजीकरण दिनांक:30-11-2023

## वसीका संबंधी विवरण

वसीका का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील- हरसरु

गांव/शहर- वजीरपुर

स्थित- R Zone Com Ind Inst.

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

अन्य क्षेत्र

पता : wazirpur

## धन संबंधी विवरण

राशि- 160000000 रुपये

कुल स्टाम्प शुल्क- 11200000 रुपये

स्टाम्प नं- G0292023K1925

स्टाम्प का मूल्य- 11200000 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये

EChallan:109880281

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- Naveen Kumar Adv

सेवा शुल्क- 200

## भूमि का विवरण

कृषि चाही

18 Kanal 8 Marla

यह प्रलेख आज दिनांक 30-11-2023 दिन गुरुवार समय 3:21:00 PM बजे श्री/श्रीमती/कुमारी गणेश सेठ एण्ड सन्स एच.यु.एफ.कर्ता गणेश सेठ पुत्र राधेलाल सेठ गणेश सेठ एण्ड सन्स HUF कर्ता गणेश सेठ पुत्र राधेलाल सेठ निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

संयुक्त उप पंजीयन-अधिकारी NT Harsaru

गणेश सेठ एण्ड सन्स एच.यु.एफ.कर्ता गणेश सेठ गणेश सेठ एण्ड सन्स HUF कर्ता गणेश सेठ पुत्र राधेलाल सेठ

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 30-11-2023

संयुक्त उप पंजीयन अधिकारी NT Harsaru

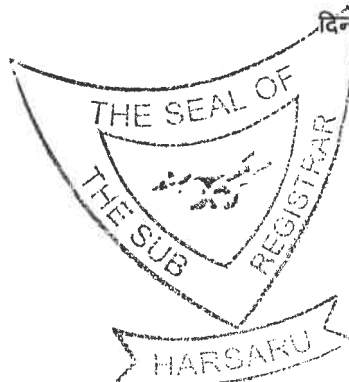
गणेश सेठ एण्ड सन्स एच.यु.एफ.कर्ता गणेश सेठ गणेश सेठ एण्ड सन्स HUF कर्ता गणेश सेठ पुत्र राधेलाल सेठ

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी JMS Infra Reality Pvt Ltd thru Sanjeev Kumar 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 मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अशिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Naveen Kumar पिता ROHTASH SINGH निवासी adv ggm व श्री/श्रीमती/कुमारी Deepak Kumar पिता Naresh Kumar निवासी Adv Gurugram ने की।

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

दिनांक 30-11-2023

संयुक्त उप पंजीयन अधिकारी NT Harsaru



This Sale Deed is made & executed at Tehsil Harsaru, District Gurugram on this 30<sup>th</sup> day of Nov., 2023 by

Ganesh Seth & son (Huf) Ganesh Seth (Karta)(Aadhar no. 483937760008) S/o Radhelal Seth R/o M-68, G.K.1, Greater Kailash S.O, Greater Kailash, South Delhi, Delhi-110048 Hereinafter called the "VENDORS" (which expression shall unless repugnant to the context and meaning hereof mean and include her/his/their heirs, legal representatives, administrators, executors and assignees, attorneys etc.) of the ONE PART.

AND

M/s JMS INFRA REALITY PRIVATE LIMITED (PAN NO. AAACP6308F), a company incorporated under the companies Act, 1956, having its registered office at Plot No. 2380 SP, Sector-46, Gurugram, Haryana-122001, through its Authorized Signatory Mr. Sanjeet Kumar (Aadhar No. 905731619174) S/o Sh. Devender Pal, Vide Board Resolution Dated 06 Nov.2023, hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include his/her/its heirs, legal representatives, administrators, executors, successors and assignees etc.) of the OTHER PART.

WHEREAS the VENDORS are the absolute & lawful owners and in actual physical possession of total Agricultural Land Measuring 18 kanal 6 Marla comprised in Khewat/Khata No. 9/10, Mustil No. 78, Killa No. 5/3 (0-11), Mustil No. 79, Killa No. 9/2(3-15), 10/2 (6-2), 12 (7-18) Kita 4, Land Measuring 18 Kanal 6 Marla having full share i.e. 18 Kanal 06 marla, & Khewat/Khata No. 25/30-31, Mustil No. 75 killa no. 15/2(0-12), 16/1(1-4), 18/2(0-4), 17/3(0-13) kitta 4 land measuring 2 kanal 13 marla extant share of 160/6307 becomes 0 kanal 1 marla 3 sarsai & Khewat/Khata No. 28/35, Mustil No. 70 killa no. 15 (8-0) kita 1 land measuring 8 kanal 0 marla extant share of 1/90 becomes 0 kanal 1 marla 7 sarsai, now total land measuring of all khewats is 18 kanal 9 marla 1 sarsai Situated in the Revenue Estate of Village Wazirpur, Sub-Tehsil Harsaru, Distt. Gurugram, Haryana., as per Jamabandi year 2021-2022.(hereafter referred as the said land)

AND WHEREAS the VENDORS herein being desirous of selling the said land measuring 18 Kanal 9 Marla 1 Sarsai and have decided to 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 and whereas the VENDEE has agreed to purchase the said land on the following terms and conditions:-

Definition and interpretation In this deed :

- a. the 'VENDORS' includes the real owners of the said property/land.

The said 'Land' means Agriculture Land Comprised in Agricultural Land Measuring 18 kanal



For JMS INFRA REALITY PRIVATE LTD.



Authorised Signatory

Reg. No.

Reg. Year

Book No.

8469

2023-2024

1



विक्रेता



क्रेता

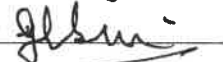


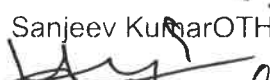
गवाह


उप/सयुक्त पंजीयन अधिकारी

हरसरु

विक्रेता :- गणेश सेठ एण्ड सन्स एच.यु.एफ.कर्ता गणेश सेठ गणेश सेठ एण्ड सन्स HUF कर्ता

गणेश सेठ पुत्र राधेलाल सेठ 

क्रेता :- thru Sanjeev Kumar OTHERJMS Infra Reality Pvt Ltd 

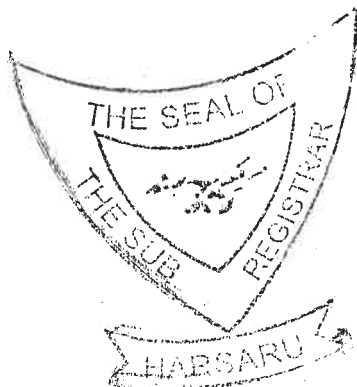
गवाह 1 :- Naveen Kumar 

गवाह 2 :- Deepak Kumar 

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8469 आज दिनांक 30-11-2023 को बही नं 1 जिल्द नं 72 के पृष्ठ नं 57.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1570 के पृष्ठ संख्या 16 से 20 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 30-11-2023



उप/सयुक्त पंजीयन अधिकारी हरसरु 

6 Marla comprised in Khewat/Khata No. 9/10, Mustil No. 78, Killa No. 5/3 (0-11), Mustil No. 79, Killa No. 9/2(3-15), 10/2 (6-2), 12 (7-18) Kita 4, Land Measuring 18 Kanal 16 Marla having full share i.e. 18 Kanal 06 marla & Khewat/Khata No. 25/30-31, Mustil No. 75 killa no. 15/2(0-12),16/1(1-4), 18/2(0-4),17/3(0-13) kitta 4 land measuring 2 kanal 13 marla extant share of 160/6307 becomes 0 kanal 1 marla 3 sarsai & Khewat/Khata No. 28/35, Mustil No. 70 killa no. 15 (8-00) kita 1 land measuring 8 kanal 0 marla extant share of 1/90 becomes 0 kanal 1 marla 7 sarsai, now total land measuring of all khewats is 18 kanal 9 marla 1 sarsai Situated in the Revenue Estate of Village Wazirpur, Sub-Tehsil Harsaru, Distt. Gurugram, Haryana., as per Jamabandi year 2021-2022.

- b. words importing the masculine gender include the feminine and the neuter and vice versa.
- c. words importing the singular include the plural and vice versa.
- d. references to persons include bodies corporate and vice versa.
- e. 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.
- f. save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- g. possession means actual vacant, peaceful and physical possession of the said land/property.

**AFFIRMATION AND REPRESENTATIONS BY THE VENDORS**

~~WHEREAS~~ the VENDORS affirmed, represented, assured the Vendee that the said land

- i) is good, clear and legally marketable property owned and possessed by the VENDORS having full legal & lawful right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- ii) is free from any charges or encumbrance such as sell, will, exchange, mortgage, gift, lien, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition, etc.
- iii) is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.
- iv) is not subject to any dues, outstanding claims, demands penalties, etc. for any services, provided by any Government and / or local authority and / or toward any other statutory dues and/or that under the law of the land.
- v) does not have any warehouse, cattle live stock, mandhi raising of grass on the said land and is purely an agricultural land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
- vi) has not been notified under the provisions of the Land Acquisition Act, 1894, either for the planned development by the Government and/or any other authority.

For JMS INFRA REALITY PVT. LTD.

Authorised Signatory

vii) is not subject of any execution of General or Special Power of Attorney or any agreement to sell, mortgage, transfer, assignment, encumbrances by the VENDORS in favour of any other person prior to the date of this deed, and is not subject matter of PLPA and Aravali Plantation.

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

1. That the VENDORS hereby grant, assign, convey, sell and transfer the said land along with all their rights of possession, ownership, occupancy, titles, claims, interest, easement rights, privileges, appurtenances or any other things whatsoever of that nature in favour of the Vendee for and in full and final consideration **Rs. 16,00,00,000/-** (Rupees Sixteen Crore Only). The Vendee has paid the said sale consideration i.e. **Rs. 16,00,00,000/-** to the VENDORS in the following manner :

S. No.	Amount Rs.	Cheque no./RTGS no.	Name of Bank	Dated	In favor of
1	8,00,00,000/-	INFT/034197784181/2 9962744	ICICI Bank	31.10.23	Ganesh Seth & Son Huf
2	3,00,00,000/-	INFT/034198275601/2 9964997	ICICI Bank	31.10.23	Ganesh Seth & Son Huf
3	2,50,00,000/-	INFT/034297300081/3 0324365	ICICI Bank	07.11.23	Ganesh Seth & Son Huf
4	2,50,00,000/-	540053	SBI Bank	14.11.23	Ganesh Seth & Son Huf

2. That the total sale consideration of **Rs. 16,00,00,000/-** which is worked out based on actual measurement of the land as aforementioned is paid by the VENDEE to the VENDORS.
3. That on the basis of this sale deed, the VENDEE is entitled to get the said land mutated in its own name in the revenue record and also with other concerned authorities on the basis of this sale deed or its certified true copy to which the VENDORS shall have no objection and shall not raise any objection. The VENDORS hereby confirm to assist and participate in mutation process.
4. That the VENDORS have agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every papers, documents, applications, etc. in respect of the said property/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 property/land in favor of the VENDEE.



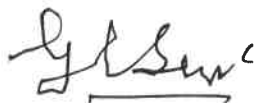
For JMS INFRA REALITY PVT. LTD.

Authorised Signatory

5. That the VENDEE has agreed to purchase the said property on the basis of assurances and representation made herein by the VENDORS in regard to the title of the said land and in case it is proved otherwise the VENDORS shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE and would pay back the amount paid on execution of the present Sale Deed. The VENDORS further agree to indemnify the VENDEE in case of any legal proceedings or by any governmental authority for any violations relating to the property till execution and registration of this sale deed.
- 6 That all charges and expenses of the transfer i.e. stamp duty, registration charges for this deed and sale deed have been borne by the VENDEE.
- 7 That the Value of the tube-well with electricity connection, trees, wire fencing & constructed building in the above said land, if any, is included in the above said total sale consideration. The VENDORS shall not claim for the same in future and the Vendee has become absolute owner of the same and shall be entitled to use the same in any manner whatsoever.

THE VENDORS HEREBY ASSURE THE VENDEE

- A. The VENDORS shall indemnify the Vendee of any cost, charges, fees, fines, penalties, dues, etc. in respect of the said land towards land revenue, electricity charges, local taxes, and any other statutory or other dues, demands, claims, etc. relating to the period up to the date of this sale deed made/raised by the respective creditors either prior to or after the date of this sale deed.
- B. The VENDORS shall indemnify the Vendee of any cost, charges, penalties, interest, constraints, disturbances and whatsoever of that nature suffered/to be suffered by the Vendee out of any defects in the ownership title of the said land.
- C. The VENDORS hereby agree and undertake to do all such acts, things and deeds which under the law, they are 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 favor of the Vendee in the records of the appropriate authority. The Vendee will also be entitled to get sanction the mutation in revenue records in its name of the land mentioned in the sale deed.
- D. That from this day onwards the Vendee shall be absolute owner in possession of the said land and will 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.



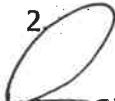
For JMS INFRA REALITY PVT. LTD.




Authorised Signatory


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:

WITNESSES:  
1. NAVEEN KUMAR  
Advocate  
Distt. Court Gurugram

2.   
Deepak Kumar  
Advocate  
Distt. Court Gurugram

Drafted By   
NAVEEN KUMAR (Advocate)  
Distt. Court Gurugram  
As per both parties instructions  
30/11/23

  
VENDOR

For JMS INFRA REALITY PVT. LTD.  
  
VENDEE  
Authorised Signatory