

रजिस्ट्री संख्या २
रसीद पुस्तक क

1417

1417

कार्यालय सब-रजिस्ट्रार

दस्तावेज पेश करने वाले का नाम

अमर

दस्तावेज की तकलीफ करने वाले का नाम
और तकलीफ की तारीख

दस्तावेज पेश होने की तारीख

22/6

दस्तावेज की किस्म और
मुआवजे की रकम

302000

स्टाम्प मूल्य

प्राप्त हुए शुल्क, रजिस्ट्री शुल्क और नकल
शुल्क की रकम का जोड़ और विवरण

शब्दों की संख्या

रकम

15000

रजिस्ट्री अधिकारी के हस्ताक्षर

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 22/06/2018

Certificate No. G0V2018F232



Stamp Duty Paid : ₹ 302000

(Rs. Only)

GRN No. 36784116



Penalty : ₹ 0

(Rs Zero Only)

Seller / First Party Detail

Name: Pioneer Urban land and Infrastructure limited

H.No/Floor: A22/3rd

Sector/Ward: Nil

LandMark: Green park aurobindo marg

City/Village: New delhi

District: New delhi

State: Delhi

Phone: 7982877886



Buyer / Second Party Detail

Name: Signatureglobal Homes Private limited

H.No/Floor: 1309/13th

Sector/Ward: Nil

LandMark: Dr gopal dass bhawan

City/Village: New delhi

District: New delhi

State: Delhi

Phone: 7982877886

Purpose: Sale Deed

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

SALE DEED

Village	:	VILLAGE DHUNELA
Tehsil & District	:	TEHSIL SOHNA, DISTRICT GURUGRAM
Area	:	0 Kanal 17 Marla
Value	:	Rs. 43,03,125/-
Stamp Duty	:	Rs. 3,02,000/-
e-Stamp No. & Dated	:	G0V2018F232
Issued By	:	Haryana Government

This Sale Deed is made and executed at Sohna on this ____ day of June 2018.

[Signature]

[Signature]
Page 1 of 6

प्रलेख न:1417

दिनांक:22-06-2018

डीड का नाम SALE WITH IN MC AREA		डीड संबंधी विवरण
तहसील/सब-तहसील सोहना	गांव/शहर Dhunela	स्थित Dhunela
भवन का विवरण		
भूमि का विवरण		
निवासीय	17 Marla	
धन संबंधी विवरण		
राशि 4303125 रुपये	कुल स्टाम्प ड्यूटी की राशि 301218 रुपये	
स्टाम्प नं : G0V2018F232	स्टाम्प की राशि 302000 रुपये	
रजिस्ट्रेशन फीस की राशि 15000 रुपये	पेस्टिंग शुल्क 3 रुपये	
Drafted By: C P BATHEJA ADV		Service Charge:200

यह प्रलेख आज दिनांक 22-06-2018 दिन शुक्रवार समय 4:00:00 PM बजे श्री/श्रीमती/कुमारी मैसर्स पाईनियर अर्बन लैंड ऐण्ड इन्फास्ट्रक्चर लि0 पारस डाऊन टाउन सेंटर फ्लोर 5 व 7 सेंटर सेथ्रु DHARMENDAROTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (सोहना)

हस्ताक्षर प्रस्तुतकर्ता

मैसर्स पाईनियर अर्बन लैंड ऐण्ड इन्फास्ट्रक्चर लि0 पारस डाऊन टाउन सेंटर फ्लोर 5 व 7 सेंटर से

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 अनापति 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 अनापति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 22-06-2018

मैसर्स पाईनियर अर्बन लैंड ऐण्ड इन्फास्ट्रक्चर लि0 पारस डाऊन टाउन सेंटर फ्लोर 5 व 7 सेंटर से

उप/संयुक्त पंजीयन अधिकारी (सोहना)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी MS SIGNATUREGLOBAL HOMES PVT LTD thru DEVENDER AGGARWALOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि विक्रेताने मेरे समक्ष क्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी SHRI CHAND LAMBERDAR पिता — निवासी ALIPUR SOHNA व श्री/श्रीमती/कुमारी VINOD KUMAR CHOPRA पिता SUSHIL KUMAR CHOPRA निवासी S 168 UPPAL SOUTHEND GURUGRAM ने की।

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

दिनांक 22-06-2018

उप/संयुक्त पंजीयन अधिकारी (सोहना)

BY

M/S PIONEER URBAN LAND & INFRASTRUCTURE LIMITED (Having CIN: U65910DL1985PLC019985) & (PAN No. AACCP8576B) a company incorporated under the Companies Act, 1956, having its registered office at A-22, GREEN PARK, 3RD FLOOR AUROBINDO MARG, NEW DELHI- 110016 represented by its authorized signatory Mr. Dharmender S/o Mr. Khajan Singh (Aadhaar No. 493937172315) duly authorized in this regard vide Board Resolution dated 08.05.2018 hereinafter called the **"VENDOR/SELLER"**, which expression shall mean and include their heirs and legal representatives of the **First Part**.

IN FAVOR OF

M/S SIGNATUREGLOBAL HOMES PRIVATE LIMITED (Having CIN: U70100DL2008PTC176641) & (PAN No. AABCJ9888R) a company incorporated under the Companies Act, 1956, having its registered office at 1309, 13TH Floor, Dr. Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi, represented by Mr. Devender Aggarwal, (Aadhaar No. 534343700054) authorized in this behalf vide Board Resolution dated 17.05.2018, hereinafter referred to as **"VENDEE/PURCHASER"** which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns of the **Second Part**.

WHEREAS the Vendor is the absolute owner of and in possession of land comprised in **Khewat No. 264**, Khata No. 267, Rect. No. 10, Killa No. 21/1(4-13), 21/2/1(1-2) total field 2 and land measuring 5 Kanal 15 Marla to the extent of 17/115 share which comes to **0 Kanal 17 Marla situated at Revenue Estate of Village Dhunela Tehsil Sohna, District Gurugram, Haryana (now Sector 36, Urban Estate Sohna)** vide Jamabandi for the year 2014-15 (**hereinafter referred to as "Land"**).

AND WHEREAS the Vendor has further unequivocally represented and confirmed to the Vendee that:

- (i) notwithstanding anything stated to the contrary in this deed or any other document, the said Land consists of a piece of land which is in impartible share;
- (ii) it has all the necessary corporate power and authority and is duly authorized to enter into, execute and deliver this Deed and perform its obligations under this Deed;
- (iii) that neither the execution nor the performance of this Deed contravenes any provision of any applicable Laws and any contract, agreement or document by which the Parties may be bound;



Reg. No.

Reg. Year

Book No.

1417

2018-2019

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru DHARMENDAROTHER मैसर्स पाईनियर अर्बन लैंड ऐण्ड इन्फास्ट्रक्चर लि0 पारस डाउन टाउन सैन्टर फ्लोर 5व 7 सैन्टर से Dharmendar

क्रेता :- thru DEVENDER AGGARWALOTHERMS SIGNATUREGLOBAL HOMES PVT LTD Devender

गवाह 1 :- SHRI CHAND LAMBERDAR Shri Chand

गवाह 2 :- VINOD KUMAR CHOPRA Vinod

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1417 आज दिनांक 22-06-2018 को बही नं 1 जिल्द नं 2115 के पृष्ठ नं 8 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1278 के पृष्ठ संख्या 89 से 90 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 22-06-2018

उप/सयुक्त पंजीयन अधिकारी(सोहना)

- (iv) it is in lawful, peaceful and physical possession of the subject Land and every part thereof;
- (v) there is no impediment or restriction of any nature on their part to sell the said Land.
- (vi) it has the requisite right, title, power and authority to transfer and sell the said Land;
- (vii) that there is no impediment or restriction of any nature on their part to sell the subject Land.
- (viii) that there is no demand/ claim from revenue, taxation or other authority and in case any demand in respect of any transactions relating to the period prior to execution of this Deed
- (ix) that there is no stay, status quo or any other interim order passed or operating as on the date of execution of this Deed, which affects the said Land.
- (x) that no notification or acquisition under the Land Acquisition Act or any similar legislation/rule/statute/notification has ever been issued or effected with respect to the said Land and that no award under the said Land Acquisition Act/any other statute has ever been made in respect of the said land;
- (xi) that land has not been vested in Gram Sabha or any other official authorities;
- (xii) that all the required permissions and sanctions with respect to sale of the said Land in favour of the Vendee have been obtained/applied for by the Vendor;
- (xiii) that no violation of any provision of the applicable law have ever been committed with respect to the said Land by the Vendor or any other person and that no action or proceedings under the applicable law(s) have been initiated or contemplated with respect to the said Land,
- (xiv) that execution of this Sale Deed does not contravene the provisions of any Act/ statute/ notification restricting transfer of land.

AND WHEREAS the Vendor is agreeable to sell and the Vendee is agreeable to purchase the said land admeasuring on the terms and conditions mentioned hereinafter.





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

1. That the Vendor doth hereby sells and transfers all his rights, title and interest in respect of the said Land together with all rights in trees, shrubs, passages, pathways, super structures, if any, and all rights of easements and other rights appurtenant to the said Land and to the Vendee herein absolutely and forever.
2. That the consideration for the sale of the said Land has been fixed at Rs. 43,03,125/- (Rupees Forty Three Lacs Three Thousand One Hundred Twenty Five only) which is subject to deduction of TDS of Rs. Rs. 43,031/- as per applicable laws, which will be further deposited by Vendee to tax authorities and the said net payable amount of Rs. 42,60,094/- is being paid by the Vendee to the Vendor as under:

S. No.	RTGS/ Cheque No. and Date	Net Amount Payable (In Rs.)	Drawn on the Bank and Branch	Favouring
1	806229577239	42,60,094/-	HDFC Bank Ltd	PIONEER URBAN LAND & INFRASTRUCTURE LIMITED

That in the aforesaid mode and manner the Vendor hereby expressly admit and acknowledge the receipt of the total agreed consideration towards the Sale Deed for the subject land and confirm that no further or other amounts are payable to it by the Vendee.

3. That the Parties have assured each other that all the representations made in the Recitals to the present deed are true and correct and in case any of the said representation is discovered to be incorrect, then the defaulting Party shall be liable to make good all the losses, damages and cost to the other Party.
4. That the Vendor has assured the Vendee that the said Land hereby sold to the Vendee is free from all encumbrances and all defects of title and is not the subject matter of any mortgage, lien, charges and attachment by any authority and in case any of the said assurances is discovered to be incorrect, then the Vendor shall be liable to make good all the losses, damages and cost of the Vendee and shall keep it fully indemnified in this regard.
5. That the Vendor declares that there is no demand/ claim from revenue, taxation or other authority and in case any demand in respect of any transactions relating to the period prior to execution of this Deed, the same





shall be met by the Vendor and it shall keep the Vendee fully indemnified in this regard and thereafter the Vendee will be responsible for the same.

6. That the actual, vacant physical possession of the said Land has been handed over at the spot by the Vendor to the Vendee at the time of execution of this sale deed. It is specifically recorded that the standing crops of the Vendor have been removed by the Vendor from the said Land prior to handing over the possession of the above to the Vendee
7. That all the original title documents have been handed over by the Vendor to the Vendee at the time of execution of this Sale Deed.
8. That the Vendee has now become the exclusive owner of the said Land and the Vendor is not left with any rights, title or interest in the same.
9. That the Vendor shall be left with no right, title, claim or interest in the said Land and affirms that there are no tenants or occupants authorized or unauthorized, no third-party rights have been created on the said Land by Vendor.
10. That the Vendee shall be fully entitled to transfer, sell, assign its rights in the subject land without any reference to the Vendor. That the Vendee shall also be entitled to raise finance/ loan by way of mortgage/ charge or otherwise over the subject land in favour of bank/ financial institution or any other person/ entity.
11. That the Vendor undertakes to perform every act, deed, matters and things necessary for transferring the title in the name of Vendee in the relevant records as the absolute owner. That in case the Vendee requires any other documents to be executed by the Vendor to further perfect the title of the Vendee or for any other purposes, the Vendor shall execute and/ or register the same at the cost of the Vendee. That the Vendee shall be entitled to have the said Land mutated in the revenue and the other governmental records in its name on the strength of this sale deed or its certified copy and no further no objection certificate of any kind shall be required from the Vendor nor it will be necessary for the Vendor to be present in the office of the concerned authorities and the said mutation can be obtained in the absence of the Vendor.
12. That the Parties have executed this Sale Deed after fully going through and understanding the same and accepting the same to be correct.
13. That all costs of stamping and registration of this sale deed have been borne by the Vendee.
14. That the Original Sale Deed shall be kept with the Vendee and the Vendor shall be entitled to keep a copy of the executed and registered Sale Deed.



In Witness of the above, the parties hereto have set their hands to this sale deed on the day, month and year first above written in the presence of the witnesses.

VENDOR	VENDEE
M/S PIONEER URBAN LAND & INFRASTRUCTURE LIMITED	M/S SIGNATUREGLOBAL HOMES PRIVATE LIMITED
 AUTHORISED SIGNATORY	 AUTHORISED SIGNATORY

WITNESS:


Shrichand Lamberdar Alipur

WITNESS


Vinod Kumar Chopra S/o
Shri Sushil Kumar Chopra
R/o S-168, Uppal Southend
Gurugram

