

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 01/05/2018

Certificate No. G0A2018E17

GRN No. 34836451



Stamp Duty Paid : ₹ 2045000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Dharampal

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Nil

City/Village : Dhunela

District : Gurugram

State : Haryana

Phone: 0798287788

Others : Mr suresh



Buyer / Second Party Detail

Name : Signatureglobal Homes Private limited

H.No/Floor : 1304/13th

Sector/Ward : Nil

LandMark : Dr gopal dass bhawan

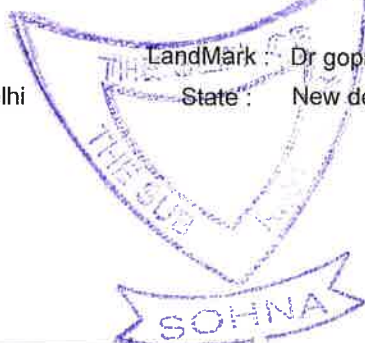
City/Village: New delhi

District : New delhi

State : New delhi

Phone : 0798287788

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

439
01-05-2018

Village	:	VILLAGE DHUNELA
Tehsil & District	:	TEHSIL SOHNA, DISTRICT GURUGRAM
Area	:	1.6930 ACRES or 13 KANAL 10 MARLA 8 Sarsai
Value	:	Rs. 5,06,25,000/-
Stamp Duty	:	Rs. 20,45,000/-
e-Stamp No. & Dated	:	G0A2018E17
Deficiency of Stamp	:	Rs. 15,00,000/-
e-Stamp No. & Dated	:	G0A2018E21
Issued By	:	Haryana Government

THIS SALE DEED is executed at Sohna, District Gurugram on this 1st day of May 2018 by

Suresh

[Signature]



Reg. No.

Reg. Year

Book No.

439

2018-2019

1



विक्रेता



क्रेता



गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- DHARAMPAL SURESH ALIAS SURESH KUMAR
YADAV

क्रेता :- thru DEVENDER AGGARWAL OTHERS SIGNATURE GLOBAL HOMES PVT
LTD

गवाह 1 :- SHRI CHAND LAMBERDAR

गवाह 2 :- SACHIN ARORA

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 439 आज दिनांक 01-05-2018 को बही नं 1 जिल्द नं 2113 के पृष्ठ नं 163.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1257 के पृष्ठ संख्या 54 से 55 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 01-05-2018

उप/सयुंक्त पंजीयन अधिकारी (सोहना)

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 01/05/2018

Certificate No. G0A2018E21



Stamp Duty Paid : ₹ 1500000
(Rs. Only)

GRN No. 34879897



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Dharampal

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Nil

City/Village : Dhunela

District : Gurugram

State : Haryana

Phone: 0798287788

Others : Mr suresh



Buyer / Second Party Detail

Name : Signatureglobal Homes Private limited

H.No/Floor : 1304/13th

Sector/Ward : Nil

LandMark : Dr gopal dass bhawan

City/Village: New delhi

District : New delhi

State : New delhi

Phone : 0798287788

Purpose : Stamp of Deficiency

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

Shri Dharampal (Aadhar No. 7938 2023 2202 & PAN No. APLPD1082K) S/o Shri Ganpat S/o Shri Tulsi (Vendor/Mikkar No. 1) and Suresh alias Suresh Kumar Yadav (Aadhar No. 3383 0041 0559 & PAN No. AITPY9568N), S/o Shri Om Parkash S/o Shri Ganpat (Vendor/Mikkar No. 2) R/o Village Dhunela, Tehsil Sohna, Dsitrit Gurgaon (hereinafter referred to as "Vendors").

IN FAVOUR 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 07-04-2018, (hereinafter referred to as "Vendee").

The expressions "Vendors" and "Vendee" unless repugnant to the context or otherwise shall mean and include their respective legal heirs, successors, executors, administrators, representatives, assigns and nominees etc.

E/S of Suresh

[Signature]



प्रलेख नं:439

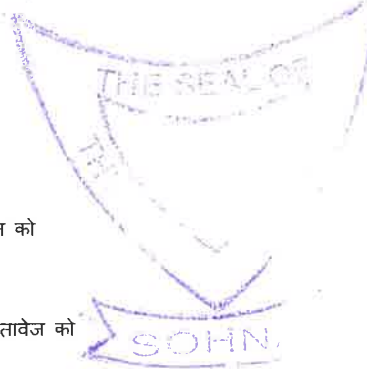
दिनांक:01-05-2018

डीड संबंधी विवरण		
डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर DhunelaDhunelaDhunelaDhunela DhunelaDhunelaDhunelaDhunela Dhunela	स्थित Dhunela
भवन का विवरण		
भूमि का विवरण		
चाही	11 Kanal 50.6 Marla	
धन संबंधी विवरण		
राशि 50625000 रुपये	कुल स्टाम्प ड्यूटी की राशि 3543750 रुपये	
स्टाम्प नं : G0A2018E17	स्टाम्प की राशि 2045000 रुपये	
रजिस्ट्रेशन फीस की राशि 15000 रुपये	पेस्टिंग शुल्क 2 रुपये	
DeficiencyStampno: G0A2018E21	DeficiencyGmno: 34879897	DeficiencyAmt: 1500000
Drafted By: C P BATHEJA ADV		Service Charge:100

यह प्रलेख आज दिनांक 01-05-2018 दिन मंगलवार समय 4:38:00 PM बजे श्री/श्रीमती/कुमारी DHARAMPAL पुत्र GANPAT SURESH ALIAS SURESH KUMAR YADAV पुत्र OM PARKASH निवास DHUNELA TEH SOHNA द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

(Signature)

उप/संयुक्त पंजीयन अधिकारी (सोहना)



हस्ताक्षर प्रस्तुतकर्ता

DHARAMPAL SURESH ALIAS SURESH KUMAR YADAV

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।

(Signature)

दिनांक 01-05-2018

DHARAMPAL SURESH ALIAS SURESH KUMAR YADAV

उप/संयुक्त पंजीयन अधिकारी (सोहना)

सोहना

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी SIGNATURE GLOBAL HOMES PVT LTD thru DEVENDER AGGARWAL OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 50625000 रुपये की राशि विक्रेताने मेरे समक्ष विक्रेता 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 SACHIN ARORA पिता NARESH KUMAR निवासी 24 /902 ORCHID PETAL SEC 49 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 01-05-2018

उप/संयुक्त पंजीयन अधिकारी (सोहना)

WHEREAS the **Vendor/Mikkar No. 1** is the absolute co-owner of and in joint possession of land comprised in **Khewat No. 226**, Khata No. 230, Rect. No. 9, Killa No. 16(8-0), 25(8-0), Rect. No. 21, Killa No. 5(8-0) total field 3 land measuring 24 Kanal 0 Marla to the extent of 1/21 share which comes to 1 Kanal 3 Marla, **Khewat No. 77**, Rect. No. 19, Killa No. 1/2(1-16) total fields 1 land measuring 1 Kanal 16 to the extent of 1/21 share i.e. 0 Kanal 1 Marla 5 Sarsai, **Khewat No. 265/3**, Rect. No. 9, Killa No. 9(8-0), 10/1(1-14), 11/2(4-1), 12/1(7-11) total fields 4 land measuring 21 Kanal 6 Marla to the extent of 1/7 Share which comes to 3 Kanal 1 Marla, **Khewat No. 361/1**, Rect. No. 9, Killa No. 13(8-0), 18(8-0), 19/2(7-12), 20/1(1-0) total measuring 24 Kanal 2 Marla to the extent of 1/7 share which comes to 3 Kanal 10 Marla, **Khewat No. 361**, Rect. No. 10, Killa No. 6(8-0) total field 1 and land measuring 8 Kanal 0 Marla to the extent of 1/7 share which comes to 1 Kanal 3 Marla, **Khewat No. 77**, Rect. No. 10, Killa No. 15/1(4-0), 15/2(4-0), 17/1/1(2-8), 18/1/1(0-7), total measuring total field 4 and land measuring 10 Kanal 15 Marla to the extent of 1/7 share which comes to 1 Kanal 10 Marla 7 Sarsai **Khewat No. 364**, Khata No. 369, Rect. No. 9, Killa No. 19/1(0-8), 22/2(0-8), total field 2 and land measuring 0 Kanal 16 Marla to the extent of 1/49 share which comes to 0 Kanal 0 Marla 3 Sarsai, **Khewat No. 267**, Khatoni No. 270, Rect. No. 7, Killa No. 18/2(0-2), 19/2(0-5), 22/2(0-9), Rect. No. 10, Killa No. 16/2(0-1), Rect. No. 9, Killa No. 10/2(0-8), 11/1(0-8), 11/3(0-6), 12/2(0-9), 2/1(0-9), total fields 9 and land measuring 2 Kanal 17 Marla to the extent of 1/49 share which comes to 0 Kanal 1 Marla 1 Sarsai, **Total admeasuring 10 Kanal 10 Marla 8 Sarsai** and **Vendor/Mikkar No. 2** is the absolute co-owner of and in joint possession of land comprised in **Khewat No. 263/1**, Rect. No. 9, Killa No. 16(8-0), 25(8-0), Rect. No. 21, Killa No. 5(8-0), total fields 3 land measuring 24 Kanal 0 Marla to the extent of 11/240 share which comes to 1 Kanal 2 Marla, **Khewat No. 265/3**, Rect. No. 9, Killa No. 9(8-0), 10/1(1-14), 11/2(4-1), 12/1(7-11), total measuring 21 Kanal 6 Marla to the extent of 17/426 share i.e. 0 Kanal 17 Marla and **Khewat 361/1**, Rect. No. 9, Killa No. 13(8-0), 18(8-0), 19/2(7-12), 20/1(1-0), total measuring 24 Kanal 12 Marla to the extent of 7/164 share i.e. 1 Kanal 1 Marla **Admeasuring 3 Kanal 0 Marla, Total land of both Vendors is 13 Kanal 10 Marla 8 Sarsai situated at Revenue Village Dhunela Tehsil Sohna, District Gurgaon, Haryana (now Sector 36)** as per Land detailed above in this Sale Deed (hereinafter referred to as "Land"). vide Fard jamabandi for the year 2014-15 and Mutations No. 1727, 1967, 1986 and Fard Badar No. 17.

AND WHEREAS after acquiring the Land the Vendors are seized and possessed of the Land as absolute owners hereof and have been utilising the Land for his own use and benefits and the Vendors have absolute and unfettered right and authority to sell, dispose off and transfer the Land.

AND WHEREAS now for their business needs and requirements, the Vendors have agreed to sell the Land voluntarily without any pressure and in their good sense for a total sale consideration of Rs. 5,06,25,000/- (Rupees Five Crore Six Lacs Twenty Five Thousand only) to the Vendee by representing :

(Signature) *Bunb*



Receipt Book (A)

Cash Receipt (First Party Copy)

Sub Registrar Office सोहना

Registration Date 01-05-2018

Registration No. 439
Name of Executor DHARAMPAL
Date of Execution 01-05-2018
Date of Presentation 01-05-2018
Type of Deed SALE
Transaction Value 50625000
Duty Paid thru Stamp 3543750

Registry Fees 15000
Pasting Fees 2
Total Fees 15002

Sub Registrar सोहना

The applicant will receive the final document on 01-05-2018 during the office hours

Receipt Book (A)

Cash Receipt (Second Party Copy)

Sub Registrar Office सोहना

Registration Date 01-05-2018

Registration No. 439
Name of Executor DHARAMPAL
Date of Execution 01-05-2018
Date of Presentation 01-05-2018
Type of Deed SALE
Transaction Value 50625000
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Pasting Fees 2
Total Fees 15002

Sub Registrar सोहना

The applicant will receive the final document on 01-05-2018 during the office hours



Receipt Book (A)

Cash Receipt (Office Copy)

Sub Registrar Office सोहना

Registration Date 01-05-2018

Registration No. 439
Name of Executor DHARAMPAL
Date of Execution 01-05-2018
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Registry Fees 15000
Pasting Fees 2
Total Fees 15002

Sub Registrar सोहना

The applicant will receive the final document on 01-05-2018 during the office hours

- a) That the Land is free from all liens, mortgages, charges, lispendens, tenancies, encumbrances or any restrictions and there is no notices of attachment, acquisition or requisition or notices thereto, relating to the Land;
- b) That the Vendors are the exclusive & absolute owners and in possession of the Land and have good and marketable title thereto and no one else other than the Vendors have any interest, share, right, title thereto;
- c) That there are no outstanding government dues, or dues of any local authority or any other person of whatsoever nature including the attachment by the Income Tax Authorities or under any law in force, in respect of the Land;
- d) That the Vendors have not entered into any Agreement with any other person(s) or with any bank(s) or financial institution for the Sale of the Land or any part thereof;
- e) That there is no legal impediment or bar whereby the Vendors can be prevented from selling, transferring and vesting the absolute title in the Land in favour of the Vendee; and
- f) That no prior permission is required from any authority/body or any other person for the sale and transfer of the Land to the Vendee.

The Vendee relying upon the aforesaid representations and assurances and believing them to be true and correct, has accepted the offer of the Vendors and has agreed to purchase the Land from the Vendors on the terms and conditions mentioned in this Sale Deed.

AND WHEREAS the Vendors have agreed to sell, convey, transfer and assign to the Vendee and the Vendee has agreed to purchase the Land with all rights of easements, patent or latent, including rights of way and access, enjoyed and deemed to be enjoyed in respect of the Land with all rights of ownership and possession, for a total sale consideration of Rs. 5,06,25,000/- (Rupees Five Crore Six Lacs Twenty Five Thousand only).

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

That the Vendors have received the total sale consideration of Rs. 5,06,25,000/- (Rupees Five Crore Six Lacs Twenty Five Thousand only) in the following manner :-

Cheque/ D.D. No.	Date	Drawn on	Amount (in Rupees)	In Favour of
006208	16.04.2018	HDFC Bank	25,00,000/-	Dharam Pal
000024	30.04.2018	HDFC Bank	1,06,25,000/-	Dharam Pal

Eshwar *Dharam* *Pal*





000025	27.10.2018	HDFC Bank	2,58,56,250/-	Dharam Pal
006207	16.04.2018	HDFC Bank	5,00,000/-	Suresh alias Suresh Kumar Yadav
000026	30.04.2018	HDFC Bank	32,50,000/-	Suresh alias Suresh Kumar Yadav
000027	27.10.2018	HDFC Bank	73,87,500/-	Suresh alias Suresh Kumar Yadav
TDS	--	--	5,06,250/-	Dharampal and Suresh alias Suresh Kumar Yadav

The receipt of which the Vendors doth hereby admits and acknowledges as full and final settlement. Hence, in consideration of the above said amount the Vendors do hereby fully convey, transfer, sell, and assign the Land with all its rights and titles thereto unto the Vendee, who shall be the absolute owner of the same and shall enjoy all the rights attached to the Land without any hindrance, claim or title of any other person.

That the Vendors have handed over the vacant and actual physical possession of the Land to the Vendee at the spot and also handed over all original/Certified copies of documents concerning the Land to the Vendee at the spot.

That the Vendors hereby assures the Vendee that the Vendors have neither done any act nor been party to any act whereby the Vendor's right and title to the Land may in any way be impaired or whereby the Vendors may be prevented from selling and transferring the Land in favour of the Vendee.

That the Vendee will be fully entitled and empowered to have the Land mutated in its own name and entered in all revenue records and offices on the basis of this Sale Deed and the Vendors shall co-operate in getting the mutation effected in favour of the Vendee.

That the Vendors shall from time to time and at all times hereafter at the cost and request of the Vendee do and execute or cause to be done or executed all such further or other lawful acts, deeds and things and assurances in law for further better or more perfectly, assuring in law whatsoever and for further better assuring, transferring, granting, assigning and conveying the Land unto and to the use of the Vendee.

That all the land revenue, taxes, cesses, dues, demand and other charges etc. in respect of the Land up to the date of registration of the Sale Deed are to be borne by the Vendors and thereafter the Vendee shall be liable for the same.

Suresh

Suresh

[Signature]





That the Vendors have been left with no claim, title, interest whatsoever in the Land and now the Vendee has become absolute and exclusive owner thereof to enjoy all privileges and profits of the Land.

That the Land has not been notified under section 4 or 6 of the Land Acquisition Act, 1894, either for the planned development or for any other purpose.

That the Vendors fully assures to the Vendee that the Vendors are the absolute, actual and real owner of the Land and the same is free from all kinds of encumbrances such as prior sale, mortgage, gifts, will and inheritance disputes/claims, litigation, disputes, acquisition, requisition, attachment, decree of any court, notices, lien, court injunction, lease, agreements, or any other defects into the title and if it is proved otherwise or the whole or any part of the Land hereby conveyed/transferred is taken away or goes out of the possession of the Vendee on account of any reason whatsoever then the Vendors shall be liable to make good the loss thus sustained by the Vendee and keep the Vendee indemnified against all such losses, costs, charges and expenses etc. thereby occurred to the vendee in this connection.


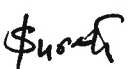


That all costs and expenses of stamp duty and registration fee of this Sale Deed has been borne and paid by the Vendee.

IN WITNESS WHEREOF the parties above named have affixed their signatures on this Sale Deed on the day, month and year written above in the presence of the witnesses given below.

Drafted by

C.P. Batheja Adv.

Gurugram


VENDORS	VENDEE
  Dharampal & Suresh alias Suresh Kumar Yadav	M/S SIGNATURE GLOBAL HOMES PRIVATE LIMITED  AUTHORISED SIGNATORY 

WITNESSES:

1. Shrichand Lamberdar Alipur

WITNESS

2. Braham Parkash Lamberdar Raisina


SACHIN ARORA
24/902, ORCHID ETALS, SE-49
GURUGRAM

