

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 19/06/2018

Certificate No. G0S2018F1288



Stamp Duty Paid : ₹ 895000
(Rs Only)

GRN No. 34959484



Penalty : ₹ 0
(Rs Zero Only)

Seller / First Party Detail

Name: Dalip Singh

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Nil

City/Village : Mulahera

District : Gurugram

State : Haryana

Phone: 0

Others : Dinesh and rajender



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 : 9810642148

Purpose : Sale Deed

1350

HE SE

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	:	0.6125 ACRES or 4 KANAL 18 MARLA
Value	:	Rs. 2,45,00,000/-
Stamp Duty	:	Rs. 8,95,000/-
e-Stamp No. & Dated	:	G0S2018F1288
Deficiency of Stamp	:	Rs. 8,25,000/-
e-Stamp No. & Dated	:	G0S2018F1298
Issued By	:	Haryana Government

Signature of Seller

Dinesh

Signature of Buyer



प्रलेख न:1350

दिनांक:20-06-2018

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		
चाही	4 Kanal 18 Marla	
धन संबंधी विवरण		
राशि 24500000 रुपये	कुल स्टाम्प ड्यूटी की राशि 1715000 रुपये	
स्टाम्प नं : G0S2018F1288	स्टाम्प की राशि 895000 रुपये	
रजिस्ट्रेशन फीस की राशि 15000 रुपये	पेस्टिंग शुल्क 3 रुपये	
DeficiencyStampno: G0S2018F1298	DeficiencyAmt: 825000	
Drafted By: C P BATHEJA ADV	Service Charge:200	

यह प्रलेख आज दिनांक 20-06-2018 दिन बुधवार समय 2:36:00 PM बजे श्री/श्रीमती/कुमारी राजेन्द्र पुत्र दलीप सिंह दिनेश पुत्र दलीप सिंह पुत्र दलीप सिंह निवास MULAHERA TEH DISTT GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/सयुक्त पंजीयन अधिकारी (सोहना)

हरमाह्वार परस्तकर्ता

राजेन्द्र दिनेश दलीप सिंह

प्रलेख से 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 20-06-2018

राजेन्द्र दिनेश दलीप सिंह

उप/सयुक्त पंजीयन अधिकारी (सोहना)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी MS SINGNATUREGLOBAL 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 अंशिम 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 UPPALSOUTHEND 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 20-06-2018

उप/सयुक्त पंजीयन अधिकारी (सोहना)

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 19/06/2018

Certificate No. GOS2018F1298



Stamp Duty Paid : ₹ 825000
(Rs. Only)

GRN No. 36702696



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Dalip Singh

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Nil

City/Village : Mulahera

District : Gurugram

State : Haryana

Phone: 0

Others : Dinesh and rajender



Buyer / Second Party Detail

Name : Signatureglobal Homes Private limited

H.No/Floor : 1309/13th

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LandMark : Dr gopal dass bhawan

City/Village: New delhi

District : New delhi

State : Delhi

Phone : 9810642148

Purpose : Sale Deed

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

This Sale Deed is made and executed at Sohna, District Gurugram on this 20th day of June 2018.

BY

1. Shri Dalip Singh (Aadhar No. 841037062414 & PAN No. HOXPS4548H) S/o Shri Dharam Singh S/o Shri Shadi Ram, 57/115 share and 2. Dinesh (Aadhar No. 541829232231 & PAN No. BPRPD0374M) and 3. Rajender (Aadhar No. 600008488762 & PAN No. ASSPR1760N) sons of Shri Dalip Singh, in equal 41/115 share, all residents of Village Mulahera, Tehsil & District Gurgaon, hereinafter called the "VENDORS/SELLERS", which expression shall mean and include their heirs and legal representatives of the First Part.

IN FAVOR OF

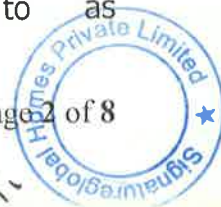
M/S SIGNATUREGLOBAL HOMES PRIVATE LIMITED (Having CIN: U70100DL2008PTC176641) & (PAN No. AABCJ9888R) a company incorporated under the Companies Act, 1956, having its registered office at 1309, 13TH Floor, Dr. Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi, represented by Mr. Devender Aggarwal, (Aadhaar No. 534343700054) authorized in this behalf vide Board Resolution dated 17-05-2018, hereinafter referred to as

Early Sign

Dinesh

Re

Page 2 of 8



Reg. No.

Reg. Year

Book No.

1350

2018-2019

1



विक्रेता



क्रेता



गवाह


विक्रेता :- राजेन्द्र दिनेश दलीप सिंह 

उप/सयुक्त पंजीयन अधिकारी

क्रेता :- thru DEVENDER AGGARWALOTHERMS SINGNATUREGLOBAL HOMES
PVT LTD 

गवाह 1 :- SHRI CHAND LAMBERDAR 

गवाह 2 :- VINOD KUMAR CHOPRA 

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1350 आज दिनांक 20-06-2018 को बही नं 1 जिल्द नं 2114 के पृष्ठ नं 191.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1277 के पृष्ठ संख्या 56 से 57 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 20-06-2018

उप/सयुक्त पंजीयन अधिकारी (सोहना)


सब रजिस्ट्रार
सोहना

"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 Vendors are the absolute owners of and in joint 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 98/115 share which comes to **4 Kanal 18 Marla or 0.6125 ACRES) situated at Revenue Estate of Village Dhunela Tehsil Sohna, District Gurugram, Haryana (now Sector 36, Urban Estate Sohna)** vide Mutation of Partition bearing No. 1558 sanctioned on 17.02.2009 and Fard jamabandi for the year 2014-15 (**hereinafter referred to as "Land"**).

AND WHEREAS the Vendors have 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) They have all the necessary power and absolute right 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;
- (iv) They are 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) They have the requisite right, title, power and authority to transfer and sell the said Land;
- (vii) No one else except the Vendors have any share, title concern or right on it in any manner and said property is free from all encumbrances including sale, gift, lease, agreement/arrangement, mortgage, attachment, lien, securities, disputes or litigation in any manner and the Vendors are quite legally competent to sell, transfer and assign said property to the Vendee;
- (viii) That there is no impediment or restriction of any nature on their part to sell the subject Land.

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]





- (ix) 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
- (x) 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.
- (xi) that no notification or acquisition under the Land Acquisition Act or any similar legislation/rule/statue/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 statue has ever been made in respect of the said land;
- (xii) That land has not vested in Gram Sabha or any other official authorities;
- (xiii) That all the required permissions and sanctions with respect to sale of the said Land in favour of the Vendee have been obtained/applied by the Vendors;
- (xiv) That no violation of any provision of the applicable law have ever been committed with respect to the said Land by the Vendors 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,
- (xv) That execution of this Sale Deed does not contravene the provisions of any Act/ statute/ notification restricting transfer of land.

AND WHEREAS the Vendee has further unequivocally represented and confirmed to the Vendors that it maintains good financial health and shall always be in the position to honour its postdated cheques and further confirms, assures and undertakes to Vendors that none of its Director are willful defaulter

AND WHEREAS the Vendors are 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 Vendors doth hereby sells and transfers all their 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

[Handwritten signature]

[Handwritten signature]





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. 2,45,00,000/- (Rupees Two Crores Forty Five Lakhs only) which is subject to deduction of TDS of Rs. 2,45,000/-, as per applicable laws, which will be further deposited by Vendee to tax authorities and the said net payable amount of Rs. 2,42,55,000/- is being paid by the Vendee to the Vendors as under:

S. No.	Demand Draft/ RTGS/ Cheque No. and Date	Net Amount Payable (In Rs.)	Drawn on the Bank and Branch	Favouring
1	HDFCR52018062 082984970 dt. 20.06.2018	2,116,125.00	HDFC Bank Limited , KG Marg, N. Delhi	Dalip Singh
2	HDFCR52018062 082987377 dt. 20.06.2018	761,063.00	HDFC Bank Limited , KG Marg, N. Delhi	Dinesh
3	HDFCR52018062 082981685 dt. 20.06.2018	761,062.00	HDFC Bank Limited , KG Marg, N. Delhi	Rajender Singh
4	000041 dt. 20.07.2018	1,410,750.00	HDFC Bank Limited , KG Marg, N. Delhi	Dalip Singh
5	000042 dt. 20.07.2018	507,375.00	HDFC Bank Limited , KG Marg, N. Delhi	Dinesh
6	000043 dt. 20.07.2018	507,375.00	HDFC Bank Limited , KG Marg, N. Delhi	Rajender Singh
7	000044 dt. 20.03.2019	10,580,625.00	HDFC Bank Limited , KG Marg, N. Delhi	Dalip Singh
8	000045 dt. 20.03.2019	3,805,312.00	HDFC Bank Limited , KG Marg, N. Delhi	Dinesh
9	000047 dt. 20.03.2019	3,805,313.00	HDFC Bank Limited , KG Marg, N. Delhi	Rajender Singh

3. That in the aforesaid mode and manner the Vendors 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.

[Signature]

[Signature]

[Signature]





4. That the Vendors have assured the Vendee 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 Vendors 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 Vendors have 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 Vendors shall be liable to make good all the losses, damages and cost of the Vendee and shall keep it fully indemnified in this regard.
6. That the Vendors 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 Vendors and it shall keep the Vendee fully indemnified in this regard and thereafter the Vendee will be responsible for the same.
7. That the actual, vacant physical possession of the said Land and other super structures has been handed over at the spot by the Vendors to the Vendee at the time of execution of this sale deed. It is specifically recorded that the standing crops of the Vendors have been removed by the Vendors from the said Land prior to handing over the possession of the above to the Vendee
8. That all the original title documents have been handed over by the Vendors to the Vendee at the time of execution of this Sale Deed.
9. That the Vendee has now become the exclusive owner of the said Land and the Vendors are not left with any rights, title or interest in the same.
10. That the Vendors 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 Vendors.
11. That the Vendee shall be fully entitled to transfer, sell, assign its rights in the subject land without any reference to the Vendors after realisation of total sale consideration. That the Vendee shall also be entitled to raise

Signature

Signature

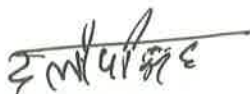
Signature





finance/ loan by way of mortgage/ charge or otherwise over the subject land in favour of bank/ financial institution or any other person/ entity.

12. That the Vendors 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 Vendors to further perfect the title of the Vendee or for any other purposes, the Vendors 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 Vendors nor it will be necessary for the Vendors to be present in the office of the concerned authorities and the said mutation can be obtained in the absence of the Vendors.
13. That a part of agreed consideration is being paid by way of post-dated cheques and the Vendee undertakes to get the said cheques honoured on presentation or make payment in lieu thereof on or before the agreed date to the Vendors. Notwithstanding anything stated to the contrary in this deed or any document, the Vendee hereby admits and acknowledges that every covenant of this Sale Deed is subject to realisation of total sale consideration by the Vendors failing which the Vendors will be free to take appropriate legal remedies against Vendee as may be advised to it including for cancellation of the sale deed / forfeiture of received amount.
14. That the Parties have executed this Sale Deed after fully going through and understanding the same and accepting the same to be correct.
15. That all costs of stamping and registration of this sale deed have been borne by the Vendee.
16. That the Original Sale Deed shall be kept with the Vendee and the Vendors 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.

VENDORS

VENDEE

**M/S SIGNATUREGLOBAL HOMES
PRIVATE LIMITED**

Mr. Dalip Singh

Dinesh

Rajender

Signature



Mr. Dalip Singh , Dinesh and Rajender

AUTHORISED SIGNATORY

WITNESSES:

Vinod

Vinod K. Chopra

S/o Sh. Sushil Chopra

S-168 U.S.E Sector-14

Gurgaon

WITNESS

Shri Chand

**श्री चंद नम्बरदार
बौध अलीपुर तहसील सोहवा
जिला गुरुगढ़**

Drafted by

**C.P. Batheja Adv.
Gurugram**

Signature

