

Certificate No. G0A2019F412

Stamp Duty Paid : ₹ 39682700  
(Rs. Only)

GRN No. 47998251



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Raj kumar

H.No/Floor : 501/16

Sector/Ward : 0

LandMark : Behind radha palace civil lines

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 88\*\*\*\*\*10

Others : Mukesh kumar son of ganga sahai and gaurav son of satish kumar and saurabh son of satish kumar and vinod kumar son of devki nandan and parmody kumar son of devkinandan and ram son of ram niwas

**Buyer / Second Party Detail**

Name : Reach promoters Private Limited

H.No/Floor : 410

Sector/Ward : 0

LandMark : Ambadeep building 14 k g marg

City/Village : Connaughtplace

District : Delhi

State : Delhi

Phone : 98\*\*\*\*\*28

Purpose : NON JUDICIAL STAMP FOR 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>

1. Type of Deed	:	Sale Deed
2. Village/City Name & Code	:	Badshahpur ,
3. Tehsil & District	:	Sub-Tehsil Badshahpur, Gurugram
4. Unit Land	:	59 Kanal 11 Marla
5. Type of Property	:	Agricultural
6. Sale Consideration	:	Rs. 56,68,94,738/-
7. Stamp Duty	:	Rs. 3,96,82,700/-
8. Stamp No./Date	:	G0A2019F412/01-06-2019
9. Stamp GRN	:	47998251
10. Registration Fee	:	Rs. 50,003/-
11. Registration GRN/ Date	:	0047998020 / 31-05-2019

राजेश कुमार

Raj Kumar (alias  
Rajesh Kumar  
Mangla)

मुकेश कुमार

Mukesh Kumar

रमेश कुमार

Ramesh  
Kumar

गौरव मंगला

Gaurav  
Mangla

सुरभ मंगला

Saurabh  
Mangla

विनोद कुमार

Vinod  
Kumar

परमोद कुमार

Parmod  
Kumar

For Realbiz Realty LEA Reach Promoters Pvt. Ltd.

Authorised Signatory  
CONFIRMING  
PARTY

Authorised Signatory

VENDEE

VENDORS

डीड संबंधी विवरण	
डीड का नाम SALE WITH IN MC AREA	
तहसील/सब-तहसील बादशाहपुर	गांव/शहर बादशाहपुर बादशाहपुर स्थित INSIDE RZONE Co IN IND AREA
भवन का विवरण	
भूमि का विवरण	
कृषि साही	58 Kanal 31 Marla
घर संबंधी विवरण	
राशि 566894720 रुपये	कुल स्टाम्प ड्यूटी की राशि 39682632 रुपये
स्टाम्प नं : 90a2019f412	स्टाम्प की राशि 39682700 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	E.Challan:47998020
	पेंटिंग शुल्क 3 रुपये
Drafted By: Manoj Kumar Bhatnagar adv ggm	
Service Charge:200	

यह प्रलेख आज दिनांक 04-06-2019 दिन मंगलवार समय 1:15:00 PM बजे श्री/श्रीमती/कुमारी रमेश पुत्र राजनीश प्रमोद कुमार पुत्र देवकी नन्दन विनोद कुमार पुत्र देवकी नन्दन सोरव पुत्र सतीश गौरव पुत्र सतीश राजकुमार पुत्र गंगासहय मुकेश कुमार पुत्र गंगासहय सोरव पुत्र सतीश गौरव पुत्र सतीश मुकेश पुत्र गंगासहय निवास द्वारा पंजीकृत हेतु प्रस्तुत किया गया।

10/1/2019 13/4/2019  
रमेश प्रमोद कुमार पुत्र देवकी नन्दन  
हस्ताक्षर प्रस्तुतकर्ता  
उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)  
सब रजिस्ट्रार  
बादशाहपुर (गुरुग्राम)

रमेश प्रमोद कुमार विनोद कुमार सोरव गौरव राजकुमार मुकेश कुमार सोरव गौरव मुकेश

रमेश प्रमोद कुमार

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।

10/1/2019 13/4/2019  
रमेश प्रमोद कुमार पुत्र देवकी नन्दन  
हस्ताक्षर प्रस्तुतकर्ता  
उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)  
सब रजिस्ट्रार  
बादशाहपुर (गुरुग्राम)

दिनांक 04-06-2019

रमेश प्रमोद कुमार विनोद कुमार सोरव गौरव राजकुमार मुकेश कुमार सोरव गौरव मुकेश

उपरोक्त केताव श्री/श्रीमती/कुमारी Reach Promoters Private Limited thru Abhinav Sharma OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि विक्रेताने गैर समझ केता को अदा की तथा प्रलेख में वर्णित अधिकतम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Ravinder Bhat पिता Dharambir Bhat निवासी 35/1 Kua Chowk Sec 59 Hehrampur Gurugram व श्री/श्रीमती/कुमारी Vivek Chandra Lohani पिता Basant Ballabh निवासी 53B Gali No. 37C B Block Kaushik Enclave Barari North Dha ने की।

साही नं: को हम नम्बरदार/अधिकारी के रूप में जांचते हैं तथा यह साही नं: की पहचान करता है।

दिनांक 04-06-2019

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

सब रजिस्ट्रार  
बादशाहपुर (गुरुग्राम)



THIS Deed of sale (the "Sale Deed" / "Deed") is made at Gurugram on this 4th day of June, 2019

**BETWEEN**

Raj Kumar (alias Rajesh Kumar Mangla) (PAN AVIPM6434D) (Aadhaar No. 3895 5159 6598), aged about 54 years, son of Ganga Sahai who is the son of Parbhu Dayal R/o 501/16, Behind Radha Palace, Civil Lines, Gurgaon, Haryana - 122001 (2) Mukesh Kumar (PAN ARWPK6117H) (Aadhaar No. 9371 4454 6862), aged about 59 years, son of Ganga Sahai who is the son of Parbhu Dayal R/o 500/1/16, Baraf Khana, Civil Lines, Near Nehru Stadium, Gurgaon, Haryana - 122001, (3) Gaurav (alias Gaurav Mangla) (PAN ANDPM4784H) (Aadhaar No. 7047 5148 8166), aged about 39 years, son of Satish Kumar who is the son of Ganga Sahai R/o 501/16, Behind Radha Palace, Civil Lines, Gurgaon, Haryana - 122001 (4) Saurabh (alias Saurabh Mangla) (PAN ASDPM4804B) (Aadhaar No. 5107 5926 8277), aged about 38 years, son of Satish Kumar who is the son of Ganga Sahai R/o 500/1/16, Opposite Nehru Stadium, Civil Lines, Baraf Khana, Gurgaon, Haryana - 122001, (5) Vinod Kumar (alias Vinod Mangla) (PAN BTEPK6105J) (Aadhaar No. 5928 4388 4260), aged about 65 years, Son of Devki Nandan who is the son of Ganga Sahai R/o 961, Near Government Dispensary Bada Bazar, Darbaripur (162), Badshahpur, Sohna, Gurgaon, Haryana 122101 (6) Parmod Kumar (alias Parmod Mangla) (PAN AXXPM8008Q) (Aadhaar No. 7138 8472 6512), aged about 57 years, son of Devki Nandan (who is the son of Ganga Sahai) R/o House No. 446B/12, Khanna Wali Gali, Near Mission School, Jaccubaura, Farrukhnagar, Gurgaon, Haryana 122001, (7) Ramesh Kumar (PAN ALYPK7524J) (Aadhaar No. 8909 0660 9562), aged about 55 years, son of Ram Niwas who is the son of Ganga Sahai R/o 500/1/16, Mohalla Baraf Khana, Near Nehru Stadium, Civil Line, Gurgaon, Haryana 122001 hereinafter collectively called the 'VENDORS'

राजेश कुमार

Raj Kumar (alias  
Rajesh Kumar  
Mangla)

मकुश कुमार

रमेश  
कुमार

गौरव मंगला

Gaurav  
Mangla

सुराभ  
मंगला

Vinod  
Kumar

परमोद  
कुमार

**VENDORS**

For Realbiz Realty LLP

For Reach Promoters Pvt. Ltd.

Paramjit Singh

Authorised Signatory

**CONFIRMING  
PARTY**

Authorised Signatory

**VENDEE**

Reg. No.

Reg. Year

Book No.

2584

2019-2020

1



विक्रेता



क्रेता



गवाह



उप/संयुक्त पंजीयन अधिकारी  
विक्रेता :- रमेश प्रमोद कुमार विनोद कुमार सोरव गौरव राजकुमार मुकेश कुमार  
सौरव गौरव मुकेश विनोद कुमार प्रमोद कुमार  
क्रेता :- thru Albinav Sharma OTHERReach Promoters Private Limited  
गवाह 1 :- Ravinder Bhati Ravinder Bhati  
गवाह 2 :- Vivek Chandra Lohumi Vivek Chandra Lohumi

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2584 आज दिनांक 04-06-2019 को बही नं 1 जिल्द नं 32 के पृष्ठ नं 162 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 647 के पृष्ठ संख्या 25 से 26 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 04-06-2019



उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)  
बादशाहपुर (गुरुग्राम)

(which expression shall unless repugnant to the context of this agreement mean and include their respective legal heirs, administrators, and executors) of the FIRST PART.

AND

Reach Promoters Private Limited (CIN U70109DL2006PTC150938) (PAN: AADCR3461L) a company duly incorporated under Companies Act 1956 and existing under Companies Act, 2013 having its Registered Office at 410, 4th Floor, Ambadeep Building, 14, K.G. Marg, Connaught Place, New Delhi 110 001 through its authorized signatory Mr. Abhinav Sharma (Aadhar: 9361 3729 6782) duly authorized by Board of Directors of the Company vide Resolution Dated 04/06/2019, hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include its successors and assigns) of the SECOND PART.

AND

Realbiz Realty LLP (LLPIN : AAC-8826) (PAN: AARFR8095D) a Limited Liability Partnership duly incorporated under LLP Act 2008 having its Registered Office at A-31/2 DLF City Phase-I, Gurugram and its Corporate Office at 315, 3rd Floor, Time Tower, M.G Road, Gurugram through its designated partner, Mr. Paramjit Singh (Aadhar: 8524 0822 7957) duly authorized by partners of the limited liability partnership vide Letter of Authority Dated 06/05/2019, hereinafter called the "CONFIRMING PARTY" (which expression shall unless repugnant to the context and meaning hereof mean and include its successors and assigns) of the THIRD PART.

WHEREAS:

राजेश कुमार

Raj Kumar (alias  
Rajesh Kumar  
Mangla)

मकुश कुमार

Mukesh Kumar

रमेश

Ramesh  
Kumar

गुराव मंगला

Gaurav  
Mangla

Saurabh  
Mangla

विनोद

Vinod  
Kumar

परमोद

Parmod  
Kumar

**VENDORS**

For Realbiz Realty LLP

Authorized Signatory  
CONFIRMING  
PARTY

For Reach Promoters Pvt. Ltd.

Authorized Signatory

**VENDEE**



- (a) The VENDORS are the absolute owners of and are in actual physical, vacant & peaceful possession of Land Comprised in Khewat no. 1893, Khata no. 1954 (bearing Khewat No.1432 and Khata No.1563 as per Jamabandi 2005-2006), Rect. No.122 Killa nos.17/2(5-11), 24(8-0), 25/1(1-0), 25/2(7-0), Rect. No. 133, Killa nos. 4(8-0), 5(8-0), 6(8-0), 7/1(4-0), 14/2(2-0), 15/3 (1-8), field 10 measuring 52 Kanal 19 Marla salam, and Khewat no. 1540 Khata no. 1592 (bearing Khewat No.1156 and Khata No.1268 as per Jamabandi 2005-2006) Rect. No.133, Killa Nos.15/1(2-16), 15/2(3-16), field 2, measuring 6 Kanal 12 Marla salam, totally measuring 59 Kanal 11 Marla, (7.44 acres) situated in the revenue estate of Badshahpur, Sub Tehsil Badshahpur, District Gurugram (Haryana) (hereinafter referred to as "Said Land") as per fard jamabandi for the year 2015-2016 and sanctioned Mutation Nos.6849, 7071, 7644, 7686 and 10114, and more particularly described in the **First Schedule** hereunder written. The said Land is shown on the Sazra Plan annexed herein as **Annexure A**.
- (b) The Said Land is owned and possessed by the constituents of the VENDORS in the following manner:-
- Raj Kumar -- 5/24 share
  - Mukesh Kumar -5/24 share
  - Gaurav -5/48 share
  - Saurabh -5/48 share
  - Vinod Kumar - 1/12 share
  - Parmod Kumar - 1/12 share
  - Ramesh Kumar - 5/24 share
- (c) The VENDORS have entered into an Agreement to Sell in regard to the said Land, with M/s Realbiz Realty LLP (Confirming Party) for a total consideration of Rs. 56,68,94,738/- (Rupees Fifty Six Crores Sixty Eight Lakh Ninety Four Thousand Seven Hundred Thirty Eight only) (the "Sale Consideration") for the sale and

राजेश कुमार

Raj Kumar (alias  
Rajesh Kumar  
Mangla)

मुकेश कुमार

Mukesh Kumar

रमेश

Ramesh  
Kumar

गौरव मंगला

Gaurav  
Mangla

सुराभ मंगला

Saurabh  
Mangla

विनोद कुमार

Vinod  
Kumar

परमोद कुमार

Parmod  
Kumar

**VENDORS**

For Realbiz Realty LLP

Reach Promoters Pvt. Ltd.

परमोद कुमार

Authorized Signatory

**CONFIRMING  
PARTY**

Authorised Signatory

**VENDEE**



transfer of the Said Land in favour of the Confirming Party or its nominee calculated on the basis of a rate of Rs. 7,61,64,817/- (Rupees Seven Crores Sixty One Lakhs Sixty Four Thousand Eight Hundred and Seventeen Only) per acre subject to deduction of TDS @ 1% of Sale Consideration. The said Agreement was duly registered at Vasika No.1503 dated 8<sup>th</sup> May, 2019 in the office of Joint Sub-Registrar Badshahpur, Gurugram (hereinafter called the "said Agreement").

- (d) At the time of registration of the said Agreement, out of the agreed Sale Consideration, the VENDORS had received an amount of Rs. 8,25,00,000/- (Rupees Eight Crores Twenty Five Lakhs Only) from the Confirming Party as and by way of advance consideration ("Advance Consideration"). Further, TDS of Rs. 8,33,339/- (Rupees Eight Lakhs Thirty Three Thousand Three Hundred and Thirty Nine Only), has been deposited by the Confirming Party in addition to the Advance Consideration. Now as per the terms of the said Agreement as agreed between the VENDORS and the Confirming Party, the Confirming Party has nominated Reach Promoters Private Limited, the VENDEE, on its behalf to complete the transaction of purchase of the Said Land in favour of the VENDEE, and the VENDORS have consented to the same.
- (e) The VENDORS herein being desirous of selling the Said Land have agreed to hereby grant, convey, transfer, by way of sale the said Land and assign unto and in favour of the VENDEE, with the consent and confirmation of the Confirming Party, the Said Land and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, hereditaments, easementary rights, equities, claims, demands, privileges, appurtenances or any

राजेश कुमार Raj Kumar (alias Rajesh Kumar Mangla)	मकुश कुमार Mukesh Kumar	रमेश Ramesh Kumar
गौरव मंगला Gaurav Mangla	सुराभ मंगला Saurabh Mangla	विनोद कुमार Vinod Kumar
<b>VENDORS</b>		
For Realbiz Realty LLP Parmod Kumar Authorised Signatory <b>CONFIRMING PARTY</b>		For Reach Promoters Pvt. Ltd. Authorised Signatory <b>VENDEE</b>



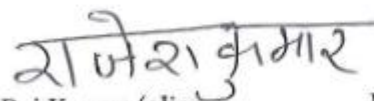
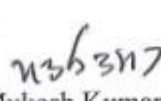
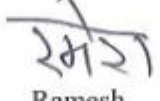
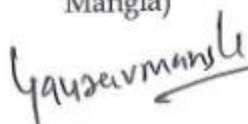
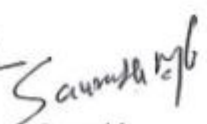
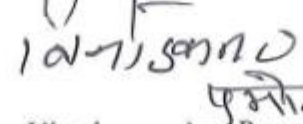
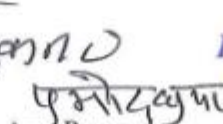
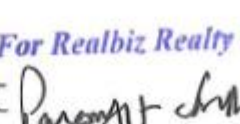

other things and the VENDEE has agreed to purchase the Said Land in the manner hereinafter appearing :-

- (f) The VENDEE intends to obtain a license from the Director, Town and Country Planning Haryana for development of the Said Land.

#### I. Definition and interpretation

In this deed:

- the 'Said Land' means Land Comprised in Khewat no. 1893, Khata no. 1954 (bearing Khewat No.1432 and Khata No.1563 as per Jamabandi 2005-2006), Rect. No.122 Killa nos.17/2(5-11), 24(8-0), 25/1(1-0), 25/2(7-0), Rect. No. 133, Killa nos. 4(8-0), 5(8-0), 6(8-0), 7/1(4-0), 14/2(2-0), 15/3 (1-8), field 10 measuring 52 Kanal 19 Marla salam, and Khewat no. 1540 Khata no. 1592 (bearing Khewat No.1156 and Khata No.1268 as per Jamabandi 2005-2006) Rect. No.133, Killa Nos.15/1(2-16), 15/2(3-16), field 2, measuring 6 Kanal 12 Marla salam, totally measuring 59 Kanal 11 Marla, (7.44 acres)situated in the revenue estate of Badshahpur, Sub Tehsil Badshahpur, District Gurugram (Haryana).
- words imparting the masculine gender include the feminine and the neuter and vice versa.
- words imparting the singular include the plural and vice versa.
- references to persons include bodies corporate and vice versa.
- 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.
- save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- Possession means actual vacant, peaceful and physical possession of the Said Land.

 Raj Kumar (alias Rajesh Kumar Mangla)	 Mukesh Kumar	 Ramesh Kumar
 Gaurav Mangla	 Saurabh Mangla	 Vinod Kumar
<b>VENDORS</b>		
 Parmod Kumar		 Paragjit Singh
<b>CONFIRMING PARTY</b>		 <b>VENDEE</b>

For Reach Promoters Pvt. L

Authorized Signatory



NOW THIS DEED WITNESSETH THAT in pursuance of the Said Agreement and in consideration of a total consideration of Rs. 56,68,94,738/- (Rupees Fifty Six Crores Sixty Eight Lakh Ninety Four Thousand Seven Hundred Thirty Eight only) (subject to tax deductible at source) (the "Sale Consideration") to be paid by the VENDEE to the VENDORS for the sale and transfer of the Said Land, and which has been paid by the Confirming Party (on behalf of the VENDEE) and the VENDEE to the VENDORS, in the manner hereinafter appearing:

- (i) The Advance Consideration of Rs. 8,25,00,000/- (Rupees Eight Crores Twenty Five Lakhs Only) (excluding TDS) has already been paid by the Confirming Party to the VENDORS at the time of execution and registration of Agreement to Sell dated 8<sup>th</sup> May, 2019 in the following manner (the payment and receipt whereof the VENDORS do and each of them doth hereby admit and acknowledge, and of and from the same and every part thereof, doth forever acquit, release and discharge the VENDEE);

राजेश कुमार  
Raj Kumar (alias  
Rajesh Kumar  
Mangla)

मकुश कुमार  
Mukesh Kumar

रमेश  
Ramesh  
Kumar

गुराव मंगला  
Gaurav  
Mangla

सुराभ मंगला  
Saurabh  
Mangla

विनोद  
Vinod  
Kumar

**VENDORS**

परमोद कुमार  
Parmod  
Kumar

*For Realbiz Realty LLP*

परमोद कुमार  
Parmod Kumar  
*Authorised Signatory*  
**CONFIRMING  
PARTY**

*For Reach Promoters Pvt. Ltd.*

**VENDEE**

*Authorised Signatory*



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Cheque/UTR No.	Dated	Drawn on	In favour of	Amount
000454	25/02/2019	RBL Bank	Raj Kumar alias Rajesh Kumar Mangla	15,00,000/-
000452	25/02/2019	RBL Bank	Mukesh Kumar	15,00,000/-
000455	25/02/2019	RBL Bank	Ramesh Kumar	15,00,000/-
000456	25/02/2019	RBL Bank	Gaurav Mangla	7,50,000/-
000460	25/02/2019	RBL Bank	Saurabh Mangla	7,50,000/-
000458	25/02/2019	RBL Bank	Vinod Kumar	7,50,000/-
000461	25/02/2019	RBL Bank	Parmod Kumar	7,50,000/-
HDFCR52019050 776972334	06/05/2019	RBL Bank	Raj Kumar alias Rajesh Kumar Mangla	2,20,20,834/-
HDFCR52019050 776966649	06/05/2019	RBL Bank	Mukesh Kumar	1,40,20,833/-
HDFCR52019050 776966253	06/05/2019	RBL Bank	Ramesh Kumar	1,40,20,833/-
HDFCR52019050 776969244	06/05/2019	RBL Bank	Gaurav Mangla	70,10,417/-
HDFCR52019050 776960978	06/05/2019	RBL Bank	Saurabh Mangla	70,10,417/-
HDFCR52019050 776968663	06/05/2019	RBL Bank	Vinod Kumar	54,58,333/-
HDFCR52019050 776965475	06/05/2019	RBL Bank	Parmod Kumar	54,58,333/-
<b>Total Advance Consideration</b>				<b>8,25,00,000/-</b>

राजेश कुमार

Raj Kumar (alias  
Rajesh Kumar  
Mangla)

मकुश कुमार

Mukesh Kumar

रमेश कुमार

Ramesh  
Kumar

गौरव मंगला

Gaurav  
Mangla

सुराभ मंगला

Saurabh  
Mangla

विनोद कुमार

Vinod  
Kumar

परमोद कुमार

Parmod  
Kumar

**VENDORS**

For Realbiz Realty LLP

Authorised Signatory  
CONFIRMING  
PARTY

For Reach Promoters Pvt. L

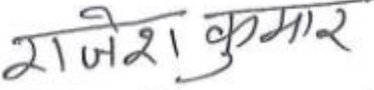
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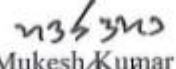



- (ii) TDS of Rs. 8,33,339/- (Rupees Eight Lakhs Thirty Three Thousand Three Hundred and Thirty Nine Only) has been deposited by the Confirming Party in addition to payment made to each VENDORS in the following manner:

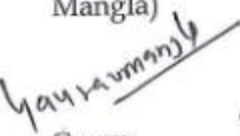
VENDOR NAME	TDS Amount
Raj Kumar alias Rajesh Kumar Mangla	2,37,585/-
Mukesh Kumar	1,56,777/-
Ramesh Kumar	1,56,777/-
Gaurav Mangla	78,389/-
Saurabh Mangla	78,389/-
Vinod Kumar	62,711/-
Parmod Kumar	62,711/-
<b>TOTAL</b>	<b>8,33,339/-</b>


- (iii) The balance sale consideration Rs. 47,87,25,787/- (Rupees Forty Seven Crores Eighty Seven Lakhs Twenty Five Thousand Seven Hundred Eighty Seven Only) (excluding TDS) has been paid by the VENDEE to the VENDORS simultaneously with the execution hereof in the following manner:

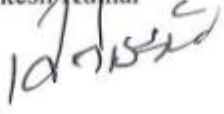
  
 Raj Kumar (alias Rajesh Kumar Mangla)

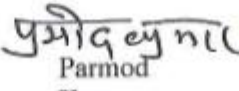
  
 Mukesh Kumar

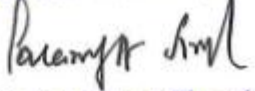
  
 Ramesh Kumar


  
 Gaurav Mangla

  
 Saurabh Mangla

  
 Vinod Kumar

  
 Parmod Kumar

  
 Parmod Kumar

  
 Parmod Kumar

**VENDORS**

**CONFIRMING PARTY**

**VENDEE**

For Realbiz Realty LLP  
 Authorized Signatory

For Reach Promoters Pvt. L  
 Authorized Signatory



Cheque/UTR No.	Dated	Drawn on	In favour of	Amount
518936	04/06/2019	Kotak Mahindra Bank	Raj Kumar alias Rajesh Kumar Mangla	9,34,01,205/-
518937	04/06/2019	Kotak Mahindra Bank	Mukesh Kumar	10,14,01,206/-
518938	04/06/2019	Kotak Mahindra Bank	Ramesh Kumar	10,14,01,206/-
518939	04/06/2019	Kotak Mahindra Bank	Gaurav Mangla	5,07,00,602/-
518940	04/06/2019	Kotak Mahindra Bank	Saurabh Mangla	5,07,00,602/-
518941	04/06/2019	Kotak Mahindra Bank	Vinod Kumar	4,05,60,483/-
518944	04/06/2019	Kotak Mahindra Bank	Parmod Kumar	4,05,60,483/-
<b>TOTAL</b>				<b>47,87,25,787/-</b>

(the payment and receipt whereof the VENDORS do and each of them doth hereby admit and acknowledge, and of and from the same and every part thereof, doth forever acquit, release and discharge the VENDEE)

- (iv) The balance TDS of Rs. 48,35,612/- (Rupees Forty Eight Lakhs Thirty Five Thousand Six Hundred and Twelve Only) has been deposited by the VENDEE against payment made to each of the VENDORS in the following manner:

राजेश कुमार

Raj Kumar (alias  
Rajesh Kumar  
Mangla)

मकुश कुमार

Mukesh Kumar

रमेश कुमार

Ramesh  
Kumar

गुराव मंगला

Gaurav  
Mangla

सुराभ मंगला

Saurabh  
Mangla

विनोद कुमार

Vinod  
Kumar

परमोद कुमार

Parmod  
Kumar

For Realbiz Realty LLP

CONFIRMING  
PARTY

For Realbiz Promoters Pvt. Ltd.

VENDEE  
Authorised Signatory

**VENDORS**



VENDOR NAME	TDS Amount
Raj Kumar alias Rajesh Kumar Mangla	9,43,446/-
Mukesh Kumar	10,24,254/-
Ramesh Kumar	10,24,254/-
Gaurav Mangla	5,12,127/-
Saurabh Mangla	5,12,127/-
Vinod Kumar	4,09,702/-
Parmod Kumar	4,09,702/-
<b>TOTAL</b>	<b>48,35,612/-</b>

Thereby constituting the full and final consideration payable by the VENDEE to the VENDORS viz. the Sale Consideration of Rs. 56,68,94,738/- (Rupees Fifty Six Crores Sixty Eight Lakh Ninety Four Thousand Seven Hundred Thirty Eight only) for the conveyance, assignment and transfer of the Said Land in favour of the VENDEE (the payment and receipt whereof the VENDORS do and each of them doth hereby admit and acknowledge, and of and from the same and every part thereof, doth forever acquit, release and discharge the VENDEE) The VENDORS, with the consent and confirmation of the Confirming Party, hereby jointly and severally grant, convey, transfer, assure and assign unto the VENDEE, free from all encumbrances, claims and reasonable doubts and with clear and marketable title, all those pieces and parcels of land comprised in Khewat no. 1893, Khata no. 1954 (bearing Khewat No.1432 and Khata No.1563 as per Jamabandi 2005-2006), Rect. No.122 Killa nos.17/2(5-11), 24(8-0), 25/1(1-0), 25/2(7-0), Rect. No. 133, Killa nos. 4(8-0), 5(8-0), 6(8-0), 7/1(4-0), 14/2(2-0), 15/3 (1-8), field 10 measuring 52 Kanal 19 Marla salam, and Khewat no. 1540 Khata no. 1592 (bearing Khewat No.1156 and Khata No. 1268 as per Jamabandi 2005 - 2006) Rect. No. 133, Killa Nos. 15/1 (2-16), 15/2 (3-16), field 2, measuring 6 Kanal 12 Marla salam, totally measuring

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Mangla)

Mukesh Kumar

Ramesh  
Kumar

Gaurav  
Mangla

Saurabh  
Mangla

Vinod  
Kumar

Parmod  
Kumar

**VENDORS**

For Realbiz Realty LLP

**CONFIRMING  
PARTY**

For Reach Promoters Pvt

**VENDEE**



59 Kanal 11 Marla, (7.44 acres) situated in the revenue estate of Badshahpur, Sub Tehsil Badshahpur, District Gurugram (Haryana) more particularly described in the First Schedule hereunder written (hereinafter referred to as the "Said Land") and shown in the Plan annexed hereto as Annexure "A", TOGETHER WITH all and singular, the compounds, ditches, compound walls, fences, trees, plants, shrubs, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the Said Land or any part thereof belonging or in any way appertaining to or with the same or any part thereof now or at any time here before usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto free from any encumbrances, claims and reasonable doubts whatsoever TOGETHER ALSO WITH all the original/ certified deeds, documents, writings, vouchers and other evidences of title, interest, use, inheritance, possession, benefit, claim and demand whatsoever, at law and in equity, of the Vendor into or of or upon the Said Land in Annexure "B" AND TOGETHER WITH ALL THE ESTATE right, title, interest, claim and demand whatsoever, at law and in equity, of the VENDORS, in, to, out of or upon the Said Land or any part thereof TO HAVE AND TO HOLD all and singular the Said Land hereby granted, conveyed, sold, transferred and assured or intended or expressed so to be with its and every of its rights, members and appurtenances UNTO AND TO THE USE and benefit of the VENDEE, its successors and assigns forever SUBJECT TO the payment of all future rates, assessments, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the Director Town and Country Planning, Haryana, or any other public body or local authority in respect thereof AND the water and electricity connections, if any, pertaining to the Said Land shall stand transferred/ issued in the name of the VENDEE AND the VENDORS hereby for themselves and their respective heirs, executors and administrators

राजेश कुमार

Raj Kumar (alias  
Rajesh Kumar  
Mangla)

मकुश कुमार

Mukesh Kumar

रमेश  
कुमार

Ramesh  
Kumar

गुराव  
मंगला

Gaurav  
Mangla

सुराभ  
मंगला

Saurabh  
Mangla

विनोद  
कुमार

Vinod  
Kumar

परमोद  
कुमार

Parmod  
Kumar

**VENDORS**

for Realbiz Realty LLP

Authorised Signatory

**CONFIRMING  
PARTY**

each Promoters Pvt. Ltd.

Authorised Signatory

**VENDEE**



jointly and severally covenant with the VENDEE THAT notwithstanding any act, deed, matter or thing whatsoever by the VENDORS (or any of them) or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them (or any of them) made, done, committed, omitted or knowingly or willingly suffered to the contrary, the VENDORS have good right, full power and absolute authority to grant, convey, transfer, sell and assure the Said Land hereby granted, conveyed, transferred, sold and assured or intended so to be unto and to the use of the VENDEE AND THAT it shall be lawful for the VENDEE, from time to time and at all times hereafter, peaceably and quietly to hold, enter upon, occupy, possess and enjoy the Said Land hereby granted, conveyed, transferred and assured with its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the VENDORS and/or any of them or by any person lawfully or equitably claiming or to claim by, from, through, under or in trust for them AND THAT the VENDEE, its successors in title and assigns free and clear and freely clearly and absolutely acquitted, exonerated, released and forever discharged from or otherwise by the VENDORS well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, charges and encumbrances whatsoever either already or hereafter had, made, executed, occasioned or suffered by the VENDORS or by any other person or persons lawfully or equitably claiming by, from, under, through or in trust for the VENDORS (or any of them) (including any claims, loss or damage that the VENDEE may sustain or suffer and/or any costs, charges or expenses including legal fees that the VENDEE may incur including on account of breach of any representations made herein and/or on account of any misrepresentations and/ or on account of any claims made, taken or adopted by any person claiming by, from, through, under or in trust for the VENDORS (or

राजेश कुमार

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Mangla)

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Mukesh Kumar

रमेश

Ramesh  
Kumar

गुरव मंगला

Gaurav  
Mangla

सुरभ मंगला

Saurabh  
Mangla

Vinod  
Kumar

परमोद कुमार

Parmod  
Kumar

**VENDORS**

For Realbiz Realty LLP

परमोद कुमार

Authorised Signatory

**CONFIRMING  
PARTY**

Each Promoters Pvt. Ltd.

Authorised Signatory

**VENDEE**



any of them) or their predecessors in title in respect of the Said Land and/ or on account of any defect in the title of the VENDORS to the Said Land and/ or on account of any claims from third parties/ authorities in respect of the Said Land or any part thereof) AND FURTHER THAT the VENDORS and the Confirming Party and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Said Land hereby sold, granted, conveyed, transferred and assured or any part thereof by, from, through, under or in trust for the VENDORS, shall and will, from time to time and at all times hereafter, at the request of the VENDEE, do and execute or cause to be done and executed, all such further and other lawful and reasonable acts, deeds, matters and things, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the VENDEE in the manner aforesaid as shall or may be reasonably required by the VENDEE or its counsel in law for assuring the Said Land and every part thereof hereby sold, granted, conveyed, transferred and assured unto and to the use of the VENDEE in the manner aforesaid AND simultaneously with the execution hereof, the VENDORS have placed the VENDEE in quiet, vacant and peaceful possession of the Said Land as the owner thereof and have handed over to the VENDEE the original title deeds pertaining to the said Land as set out in Annexure "B" hereto.

A. AND NOTWITHSTANDING ANYTHING CONTAINED IN THIS DEED, THE VENDORS DOTH HEREBY JOINTLY AND SEVERALLY REPRESENT, WARRANT AND COVENANT AS UNDER:

1. The VENDORS are the sole and absolute owners, occupants and holders of the Said Land, and are otherwise well and sufficiently entitled to and are seized and possessed of the Said Land, and save and except for the VENDORS, no other Person is entitled to the Said Land in any manner whatsoever;

राजेश कुमार

Raj Kumar (alias  
Rajesh Kumar  
Mangla)

मकुश कुमार

Mukesh Kumar

रमेश  
कुमार

Ramesh  
Kumar

गौरव मंगला

Gaurav  
Mangla

सुराभ मंगला

Saurabh  
Mangla

Vinod  
Kumar

**VENDORS**

परमोद कुमार

Parmod  
Kumar

For Realbiz Realty LLP

Authorised Signatory  
CONFIRMING  
PARTY

Realbiz Promoters Pvt. Ltd.

Authorised Signatory

**VENDEE**



2. The title to the Said Land is clear and marketable, free from all types of liens, encumbrances and claims;
3. No other person has any right, title, interest, property, claim or demand whatsoever unto or upon the Said Land or any part thereof by way of sale, agreement to sale (other than the Confirming Party pursuant to the said Agreement), mortgage, lien, gift, lease, trust, possession, tenancy, occupancy or otherwise;
4. The Said Land is free from litigations and/or proceedings, and there are no disputes threatened or pending before any court of authority nor is there any *lis pendens* in respect of the Said Land;
5. The VENDORS have not entered into any Memorandum of Understanding, or prior agreement of sale (other than the Confirming Party pursuant to the said Agreement), lease or transfer in any manner whatsoever pertaining to the Said Land nor have the VENDORS created any third party right, title and interest of any nature in the same;
6. All dues, levies charges, property tax etc. or other outgoings if any payable in respect of Said Land (including the amounts due to local bodies, revenue, urban and other authorities in respect of the Said Land) have been paid till date, and there are no claims or disputes of any nature whatsoever pending with any competent authority in this regard, and if any arrears are found due, the VENDORS shall discharge the same;
7. The Said Land is not affected by any reservation, designation and/ or acquisition and no part of the Said Land has been handed over or agreed to be handed over or

राजेश कुमार

Raj Kumar (alias  
Rajesh Kumar  
Mangla)

मकुश कुमार

Mukesh Kumar

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Ramesh  
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गुराव मंगला

Gaurav  
Mangla

सुराभ मंगला

Saurabh  
Mangla

विनोद  
कुमार

Vinod  
Kumar

**VENDORS**

परमोद कुमार

Parmod  
Kumar

For Realbiz Realty LLP

परमोद कुमार

Authorised Signatory  
**CONFIRMING  
PARTY**

Promoters Pvt. Ltd.

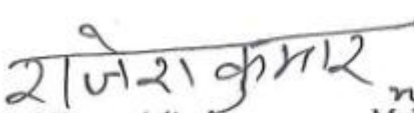
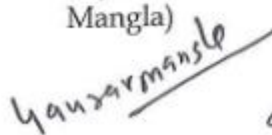
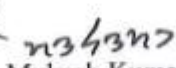
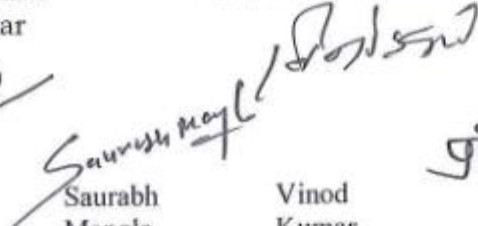


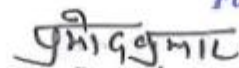
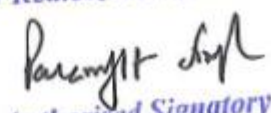

Authorised Signatory

**VENDEE**



required to be handed over to any authority towards set-back or road widening or reservation or for any other reason;

8. The Said Land is not affected, in any manner, by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 (since repealed) and/ or Indian Forests Act, 1927 and/ or any other similar statute, act, notification, directive and/ or circular and no notices and/ or orders thereunder have been received in respect of the Said Land or any part thereof;
9. There is no injunction or status quo order or any order of attachment or demolition or any other order, notices, demands, *lis pendens*, passed/ issued/ filed by any authority or any third Party against the Said Land, which may in any manner, affect the title of the VENDORS to the Said Land or any part thereof or which may, in any manner, prohibit or restrict the right of VENDORS to deal with and/ or develop the Said Land;
10. No notices, claims, objections or demands from the central or the state government or any other local body or authority or under any law including the Epidemic Diseases Act or Land Acquisition Act or Town Planning Act or the Requisition and Acquisition of Lands Act or Tenancy and Agricultural laws or Municipal Acts or any State or Central Legislation, Rules, Regulation, Ordinance, Order, Notification, Resolution has been received by or served in respect of the Said Land which may, in any manner, affect the title to the Said Land or any part thereof and/or which may, in any manner, affect the development and/ or sale and transfer of the Said Land;

<p> Raj Kumar (alias Rajesh Kumar Mangla)</p> <p> Gaurav Mangla</p>	<p> Mukesh Kumar</p> <p> Saurabh Mangla</p>	<p> Ramesh Kumar</p> <p> Vinod Kumar</p>	<p> Parmod Kumar</p> <p><b>For Realbiz Realty LLP</b>  <b>Authorised Signatory</b> <b>CONFIRMING</b> <b>PARTY</b></p>	<p><b>Promoters Pvt. Ltd.</b>  <b>Authorised Signatory</b></p> <p><b>VENDEE</b></p>
<b>VENDORS</b>				

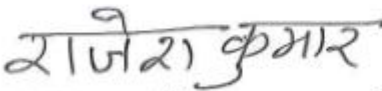
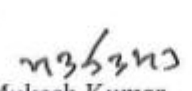


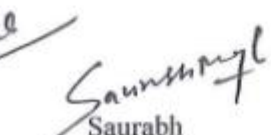
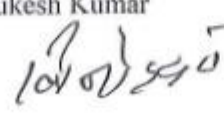

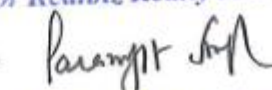



11. There is no prohibitory order or order of attachment of any department of income tax for taxes or of any department of the Government, Central and/or State, local body, public authority for taxes, levies, dues and cesses in respect of the Said Land or any part thereof and there is no proceeding pending under the Income Tax Act, 1961 and/ or any other taxation laws which may, in any manner, affect the Said Land or any part thereof and/or its transfer to the VENDEE with clear and marketable title, free from all encumbrances as set out herein.
12. There are no outstanding taxes or dues of any nature whatsoever payable by any of the VENDORS to the income tax authorities nor are there any proceedings under the Income Tax Act, 1961 threatened or pending against any of the VENDORS;
13. There are no disputes pertaining to the boundaries of the Said Land;
14. There are no easementary rights created under any document or by any covenant or by prescription (under law or by contract or otherwise) in respect of and /or upon the Said Land or any part thereof;
15. No minors and/or HUF or its co-parceners have any right, title and/ or interest in the Said Land or any part thereof;
16. The tenure of the Said Land is freehold tenure and the Said Land is not held on any grant from the Government and/or Government Lessee and/or any other tenure;

राजेश कुमार Raj Kumar (alias Rajesh Kumar Mangla)	मकुश कुमार Mukesh Kumar	रमेश कुमार Ramesh Kumar
गौरव मंगला Gaurav Mangla	सुरभ मंगला Saurabh Mangla	विनोद कुमार Vinod Kumar
<b>VENDORS</b>		
Parmod Kumar For Realbiz Realty LLP Authorized Signatory <b>CONFIRMING PARTY</b>		VENDEE



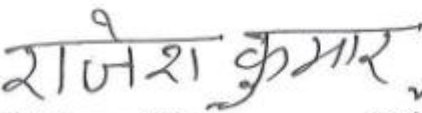
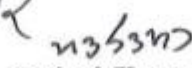

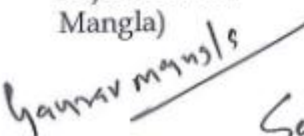
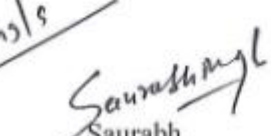
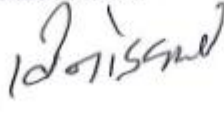
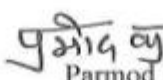
17. All compliances, if any, in relation to the Said Land have been complied with under applicable laws and regulations and there is no outstanding claim or liability (crystallized or potential) that may affect the Said Land in terms of its further usage in any manner whatsoever;
18. The VENDORS have not omitted to disclose to VENDEE, any material fact in respect of the Said Land or any part thereof, which is within the knowledge of the VENDORS;
19. No permission or any third party consent is required to be obtained prior to the execution of this Deed or for the purpose of consummating the transaction contemplated herein in respect of the Said Land;
20. The Said Land has not been notified under the provisions of the Land Acquisition Act, 1894 and / or Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, either for the planned development by the Government and/or any other authority;
21. The Said Land is not subject of any General or Special Power of Attorney or any agreement to sell (other than the Confirming Party pursuant to the said Agreement), mortgage, and 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 Punjab Land Preservation Act (PLPA) and Aravali Plantation;
22. No money decree has been passed against any of the VENDORS;

 Raj Kumar (alias Rajesh Kumar Mangla)	 Mukesh Kumar	 Ramesh Kumar
 Gaurav Mangla	 Saurabh Mangla	 Vinod Kumar
<b>VENDORS</b>		
 Parmod Kumar		 <b>For Realbiz Realty LLP</b> <b>Authorized Signatory</b> <b>CONFIRMING</b> <b>PARTY</b>
		 <b>For Ramdh Promoters Pvt. Ltd.</b> <b>Authorized Signatory</b> <b>VENDEE</b>



**B. AND THE VENDORS DOTH HEREBY JOINTLY AND SEVERALLY, CONFIRM AND DECLARE AS UNDER:**

1. That the Sale Consideration viz. total sale consideration of Rs. 56,68,94,738/- (Rupees Fifty Six Crores Sixty Eight Lakh Ninety Four Thousand Seven Hundred Thirty Eight only) is calculated on the basis of actual measurement of the said Land as aforementioned, and has been paid by the VENDEE to the VENDORS.
2. That the value of the tube-well with electricity connection, trees, wire fencing & constructed building in the said Land, if any, is included in the above said total Sale Consideration.
3. The VENDORS shall not claim any amount for the same in future and the VENDEE has become absolute owner of the same and shall be entitled to use the Said Land in any manner whatsoever.
4. The VENDORS being the absolute owner in physical, vacant & peaceful possession of the said Land and having a clear and unencumbered title of it, do hereby jointly and severally confirm the hand over of the actual physical, vacant possession of the entire above-mentioned land under this deed, simultaneously with the execution hereof to the VENDEE.
5. The VENDORS hereby jointly and severally acknowledge the receipt of entire Sale Consideration and hereby affirm that now nothing is due towards the VENDEE

  
 Raj Kumar (alias  
 Rajesh Kumar  
 Mangla)  
  
 Mukesh Kumar  
  
 Ramesh  
 Kumar  
  
 Gaurav  
 Mangla  
  
 Saurabh  
 Mangla  
  
 Vinod  
 Kumar  
  
 Parmod  
 Kumar

**VENDORS**

*For Realbiz Realty LLP*

*Authorised Signatory*  
**CONFIRMING  
 PARTY**

*Promoters Pvt. Ltd.*

**VENDEE**



and shall never make any claim on the VENDEE regarding the Said Land in any manner whatsoever or the consideration amount.

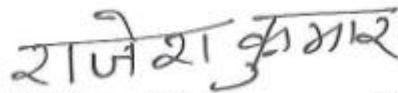
6. This Sale Deed supersedes all prior understandings/MOU/agreements/ATS/writings/documents executed by them with respect to the said Land sold under this Deed.

**C. AND THE VENDORS DOTH HEREBY JOINTLY AND SEVERALLY DECLARE, CONFIRM, UNDERTAKE AND COVENANT AS UNDER:**

1. That on the basis of this 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 to which the VENDORS shall have no objection and shall not raise any objection. The VENDORS hereby confirm that the VENDORS shall assist and participate in the mutation process, and extend all support as may be extended in this regard.
2. That the VENDORS shall sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the said 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 Land in favour of the VENDEE.

- D. AND THE PARTIES WITNESSETH** That all stamp duty and registration charges in respect of the Sale Deed and related expenses in connection therewith shall be/ have been borne and paid by the VENDEE.

Drafted By   
MANOJ KUMAR BHATTAR  
ADVOCATE

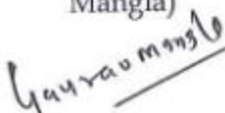


Raj Kumar (alias  
Rajesh Kumar  
Mangla)

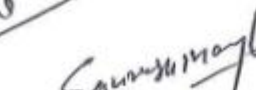
  
Mukesh Kumar



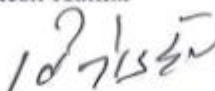
Ramesh  
Kumar




Gaurav  
Mangla



Saurabh  
Mangla



Vinod  
Kumar



Parmod  
Kumar

**VENDORS**

  
For Realbiz Realty LLP  
Rajesh Promoters Pvt. Ltd.

Authorised Signatory

**CONFIRMING  
PARTY**

  
**VENDEE**

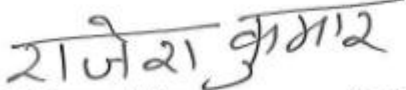
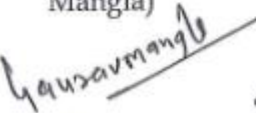
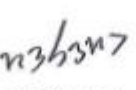
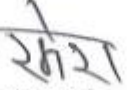
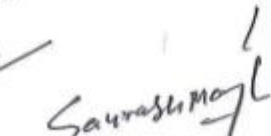

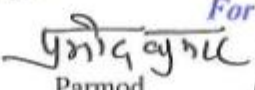
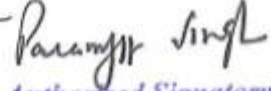



**E. AND THE VENDORS DOTH HEREBY JOINTLY AND SEVERALLY ASSURE THE VENDEE AS UNDER:**

The VENDORS hereby jointly and severally indemnifies and shall keep indemnified the VENDEE and its successors in title and/or assigns of, from and against, any and all cost, charges, fees, fines, claims, proceedings, demands, losses, damages, expenses, penalties, dues, that the VENDEE or its successors or assigns may suffer or incur on account of any of the following:

- (a) any act or omission by the VENDORS in respect of the said Land (or part thereof) prior to the execution of this Deed;
- (b) non-payment of land revenue, electricity charges, local taxes, and any other statutory or other dues, demands, claims, etc. relating to the period upto the date of this Deed (irrespective of whether any claims or proceedings in this regard are made or initiated either prior to or after the date of this Deed);
- (c) any defects in the title of the Said Land.
- (d) Any of the representations, assurances or undertakings either partially or fully, made by the VENDORS (or any of them) being found to be false, inaccurate or untrue;
- (e) breach of any of the covenants of this Deed.

**F. AND The VENDORS DOTH hereby JOINTLY AND SEVERALLY agree and undertake to do all such acts, things and deeds which under the law, they are bound to do in respect of the said Land for the purpose of effectually carrying out the intention and purpose of this Deed, if required in any manner whatsoever, in**

 Raj Kumar (alias Rajesh Kumar Mangla)  Gaurav Mangla	 Mukesh Kumar	 Ramesh Kumar	
 Saurabh Mangla	 Vinod Kumar	 Parmod Kumar	 For Realbiz Realty LLP Authorized Signatory <b>CONFIRMING PARTY</b>
<b>VENDORS</b>			 For Ranch Promoters Pvt. Ltd. Authorized Signatory <b>VENDEE</b>

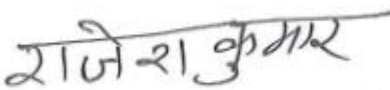
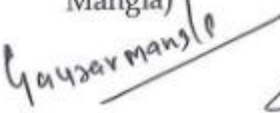
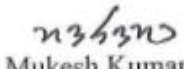

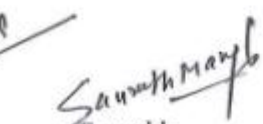
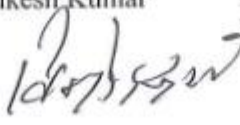



future including steps to be taken as the VENDORS for mutation of the name of the VENDEE in respect of the Said Land in the revenue records and shall not object to the mutation of the Said Land in favour of the VENDEE in the records of the appropriate authority. The VENDEE will also be entitled to get sanction of the mutation in revenue records in its name of the Said Land mentioned in this Deed.

G. AND THE CONFIRMING PARTY DOTH HEREBY CONFIRMS AND DECLARES that the Confirming Party is executing this Deed solely for the purpose of confirming the grant, conveyance and transfer of all the right, title and interest of the VENDORS in the Said Land, relinquishing all right, title and interest of the Confirming Party under the said Agreement in favour of the VENDEE pursuant to the execution of the Agreement and the Confirming Party has no right, title and interest in respect of the Said Land, and shall not claim any right, title and interest against the VENDORS, or the VENDEE or in respect of the Said Land.

H. AND THE VENDORS DOTH HEREBY JOINTLY AND SEVERALLY DECLARE AND CONFIRM AS UNDER:

1. 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 shall have no objection in any manner whatsoever. Consequent upon the execution of this Sale Deed, the VENDORS shall have no interest in the Land and all rights, titles and interests shall pass on to the VENDEE.
2. The content of this Sale Deed has been read over and explained word by word

  
 Raj Kumar (alias  
 Rajesh Kumar  
 Mangla)  
  
 Gaurav  
 Mangla  
  
 Mukesh Kumar  
  
 Ramesh  
 Kumar  
  
 Saurabh  
 Mangla  
  
 Vinod  
 Kumar  
  
 Parmod  
 Kumar  
**VENDORS**

**For Realbiz Realty LLP**  
  
**CONFIRMING PARTY**  
**VENDEE**  
**For Realbiz Realty Pvt. Ltd.**  
  
**Signatory**



to the VENDORS, and the Same has been understood by VENDORS and they have accordingly executed this Sale Deed.

3. That the VENDORS have understood the contents of this Sale Deed in their respective vernacular language and they have given their full consideration to all aspects and terms and conditions here in above and after understanding the same have agreed to execute this Sale Deed in the presence of their advocate who will sign it as witness.
4. All the representations, assurances, warranties, confirmations and declarations contained in the Recitals as well as in various clauses and / or as otherwise stated and recited in this Deed are true and correct, no part thereof is false and nothing material has been concealed therefrom and if it is ever proved otherwise, or if the whole or any part of the Said Land is ever taken away or goes out from the possession of the VENDEE on account of any of the representations, assurances, warranties, confirmations and declarations turning to be false or incorrect, then the VENDORS shall be liable and responsible to indemnify and to make good the loss suffered by the VENDEE and keep the VENDEE or anyone claiming through the VENDEE saved, harmless and indemnified against all such losses and damages suffered by the VENDEE or its successors in title and interest and also against all claims, actions at law and other proceedings in respect thereof.

IN WITNESS WHEREOF the parties have set their respective hands and seal on these present after clear and complete understanding of this Sale Deed at the place and on the day, month and year first above written in the presence of the following witnesses:

Drafted By  
MANOJ KUMAR BHATNAGAR  
ADVOCATE

Raj Kumar (alias  
Rajesh Kumar  
Mangla)

Mukesh Kumar

Ramesh  
Kumar

Gaurav  
Mangla

Saurabh  
Mangla

Vinod  
Kumar

Parmod  
Kumar

For Realbiz Realty LLP

Parmod Singh

CONFIRMING  
PARTY

VENDEE

VENDORS



Signed and Delivered by

The "VENDORS"

राजेश कुमार  
1. Raj Kumar

(alias Rajesh Kumar Mangla)

n363n2

2. Mukesh Kumar

Gaurav Mangla

3. Gaurav (alias Gaurav Mangla)

4. Saurabh

(alias Saurabh Mangla)

Saurabh Mangla

5. Vinod Kumar

(alias Vinod Mangla)

Parmod Kumar

6. Parmod Kumar

(alias Parmod Mangla)

Ramesh Kumar

7. Ramesh Kumar

WITNESSES:

1. Vivek Chandra Lohani  
S/o. A. K. Lohani  
H/o 52A, Gal. No. 376, Gurgaon  
Gurgaon

2. RAVINDER BHATTI

Gurgaon

राजेश कुमार

Raj Kumar (alias  
Rajesh Kumar  
Mangla)n363n2  
Mukesh KumarRamesh  
Kumar

Gaurav Mangla

Gaurav  
ManglaSaurabh  
ManglaVinod  
Kumar

VENDORS

Signed and Accepted by

The "VENDEE"

Authorized Signatory

REACH PROMOTERS PVT. LTD.

Signed and Accepted by

For Realbiz Realty LLP

Authorized Signatory

M/s. Realbiz Realty LLP

The "CONFIRMING PARTY"

For Realbiz Realty LLP For Reach Promoters Pvt. Ltd.

Authorized Signatory  
CONFIRMING  
PARTY

VENDEE



## RECEIPT

Received on or prior to the execution hereof, of and from the within named VENDEE, the sum of Rs. 56,68,94,738/- (Rupees Fifty Six Crores Sixty Eight Lakhs Ninety Four Thousand Seven Hundred and Thirty Eight only), being the Sale Consideration, payable by the within named VENDEE to us in terms of this Deed, as follows:

Name of the Vendor	Cheque No./ UTR No.	Dated	Amount	Drawn in favour of
Raj Kumar alias Rajesh Kumar Mangla	000454	25/02/2019	15,00,000/-	RBL Bank
Mukesh Kumar	000452	25/02/2019	15,00,000/-	RBL Bank
Ramesh Kumar	000455	25/02/2019	15,00,000/-	RBL Bank
Gaurav Mangla	000456	25/02/2019	7,50,000/-	RBL Bank
Saurabh Mangla	000460	25/02/2019	7,50,000/-	RBL Bank
Vinod Kumar	000458	25/02/2019	7,50,000/-	RBL Bank
Parmod Kumar	000461	25/02/2019	7,50,000/-	RBL Bank
Raj Kumar alias Rajesh Kumar Mangla	HDFCR520190507769 72334	06/05/2019	2,20,20,834/-	RBL Bank
Mukesh Kumar	HDFCR520190507769 66649	06/05/2019	1,40,20,833/-	RBL Bank
Ramesh Kumar	HDFCR520190507769 66253	06/05/2019	1,40,20,833/-	RBL Bank
Gaurav Mangla	HDFCR520190507769 69244	06/05/2019	70,10,417/-	RBL Bank
Saurabh Mangla	HDFCR520190507769 60978	06/05/2019	70,10,417/-	RBL Bank
Vinod Kumar	HDFCR520190507769 68663	06/05/2019	54,58,333/-	RBL Bank
Parmod Kumar	HDFCR520190507769 65475	06/05/2019	54,58,333/-	RBL Bank
Raj Kumar alias Rajesh Kumar Mangla	518936	04/06/2019	9,34,01,205/-	Kotak Mahindra Bank
Mukesh Kumar	518937	04/06/2019	10,14,01,206/-	Kotak Mahindra

राजेश कुमार राजेश कुमार मुकेश कुमार रमेश कुमार  
Raj Kumar (alias Rajesh Kumar Mangla) Mukesh Kumar Ramesh Kumar

गौरव मंगला साुरभ मंगला विनोद कुमार पारमोद कुमार  
Gaurav Mangla Saurabh Mangla Vinod Kumar Parmod Kumar

VENDORS

For Realbiz Realty LLP

CONFIRMING PARTY  
VENDEE  
Authorized Signatory



				Bank
Ramesh Kumar	518938	04/06/2019	10,14,01,206/-	Kotak Mahindra Bank
Gaurav Mangla	518939	04/06/2019	5,07,00,602/-	Kotak Mahindra Bank
Saurabh Mangla	518940	04/06/2019	5,07,00,602/-	Kotak Mahindra Bank
Vinod Kumar	518941	04/06/2019	4,05,60,483/-	Kotak Mahindra Bank
Parmod Kumar	518944	04/06/2019	4,05,60,483/-	Kotak Mahindra Bank
TDS			56,68,951/-	
TOTAL			56,68,94,738/-	

## WE SAY RECEIVED:

1. Raj Kumar (alias Rajesh Kumar Mangla)
2. Mukesh Kumar
3. Gaurav (alias Gaurva Mangla)
4. Saurabh (alias Saurabh Mangla)
5. Vinod Kumar (alias Vinod Mangla)
6. Parmod Kumar (alias Parmod Mangla)
7. Ramesh Kumar

राजेश कुमार  
Raj Kumar (alias Rajesh Kumar Mangla)

मकुश कुमार  
Mukesh Kumar

रमेश कुमार  
Ramesh Kumar

गुराव मंगला  
Gaurav Mangla

सुराबह मंगला  
Saurabh Mangla

विनोद कुमार  
Vinod Kumar

परमोद कुमार  
Parmod Kumar

VENDORS

CONFIRMING

PARTY

VENDEE

Authorized Signatory



**FIRST SCHEDULE****SAID LAND**

The detail of the Said Land is as under:-

S.No	Khewat/Khata No.	Rectangle no	Kila no	Area	
				Kanal	Marla
1	Khewat 1893, Khata 1954	122	17/2	5	11
2		122	24	8	0
3		122	25/1	1	0
4	(bearing Khewat No.1432 and Khata No.1563 as per Jamabandi 2005-2006)	122	25/2	7	0
5		133	4	8	0
6		133	5	8	0
7		133	6	8	0
8		133	7/1	4	0
9		133	14/2	2	0
10		133	15/3	1	8
11	Khewat 1540, Khata 1592	133	15/1	2	16
12	(bearing Khewat No.1156 and Khata No.1268 as per Jamabandi 2005-2006)	133	15/2	3	16
<b>Total in Kanal &amp; Marlas</b>				<b>59</b>	<b>11</b>
<b>Total in Marlas</b>				<b>1191</b>	
<b>Total in Acres</b>				<b>7.44375</b>	

Situated in the Revenue Estate of Village Badshahpur, Sub Tehsil Badshahpur, District Gurugram, Sector 68, Haryana.

राजेश कुमार

Raj Kumar (alias  
Rajesh Kumar  
Mangla)

Mukesh Kumar

Ramesh  
Kumar

Gaurav  
Mangla

Saurabh  
Mangla

Vinod  
Kumar

Parmod  
Kumar

**VENDORS**

For Realbiz Realty LLP

CONFIRMING  
PARTY

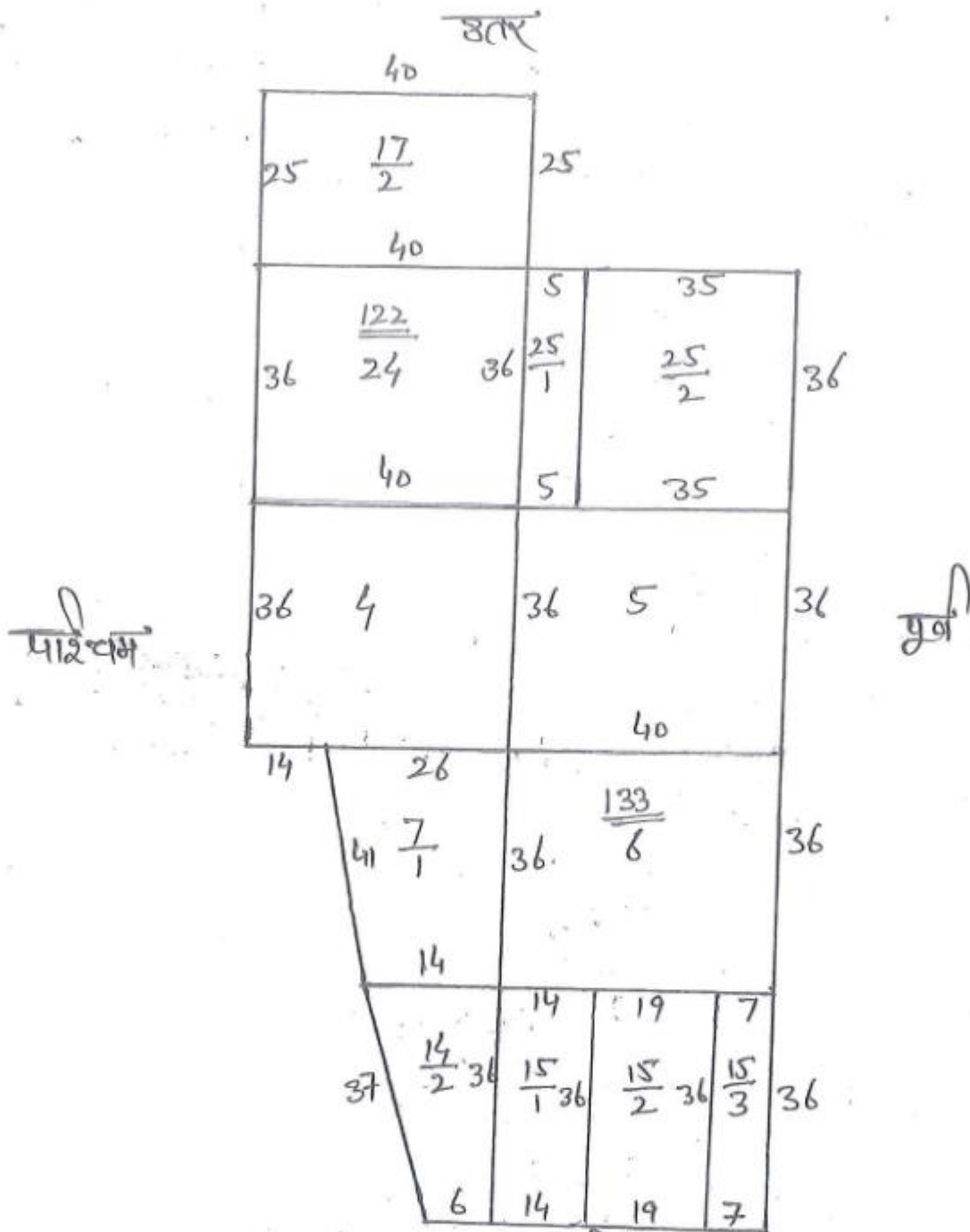
For Reach Promoters Pvt. Ltd.

Authorised Signatory

**VENDEE**



जलवा मन्त्र विभाग किला बन्दी मोजा बागमधुर हब नं 87 उपलब्ध बागमधुर विभाग किला  
 बन्दी इन्टरकाय नं 7686 है



श्री जेश कुमार

प्रमोद कुमार

रमेश

Sansar Singh  
 Gaurav Manshi

hasan

12/1/2019

For Realbiz Realty LLP  
 Paramjit Singh  
 Authorised Signatory

श्रीमान जी,  
 तल्लूक की जाती है कि नक्का  
 मुद्रांकन एवं डीपीक है। सजस्त हस्त  
 जावता यन्त्र माई

29-5-19

For Reach Promoters Pvt. Ltd.

Authorised Signatory



जमाबन्दी गांव

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2005-06

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नकल जमाबंदी (ऑनलाइन जमाबंदी)

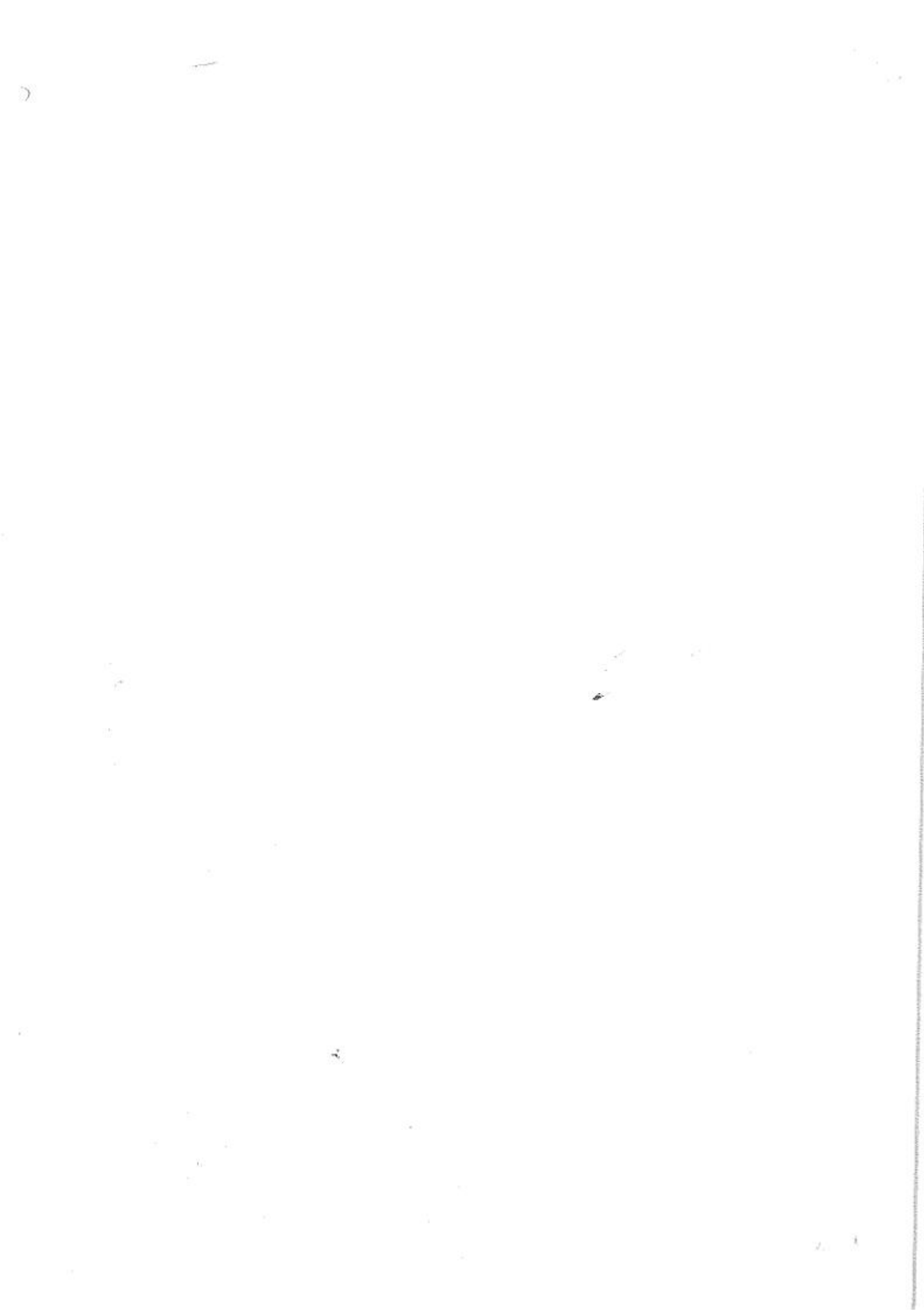
1	2	3	4	5	6	7	8	9	10	11	12
खेट या जमाबंदी न.	खतौली न.	नाम तरफ या पत्ती	विवरण सहित मालिक नाम	विवरण सहित कारतकार	कुंय या सिंचाई के अन्य साधन का नाम	नम्बर खसरा या मुरखे और किले का नम्बर	रकबा और फिस्म जमीन	दर और संख्या के ब्यारे के साथ लगान जो मुखारा देता है	हिस्सा या हकीयत का पैमाना और बाछ का ढंग	माल और सवाई के ब्यारे सहित मांग	अभियुक्ति
1893	1954	मुरतरका	पिनोद कुमार,	खुदकाशत		122//			कच्चा		6849,7644 बिरासत
//			प्रमोद कुमार पुत्रान			17/2	5-11 चाही		पड़ता बराह		7071 रि.डीड
1713			देवकी नन्दन पुत्र			24	8-0 चाही		खेवट		10114 पारिवारिक हस्तांतरण
			गंगासहाय			25/1	1-0 चाही		न.1		
			हर दो समभाग			25/2	7-0 चाही				
			1/6 भाग			133//					
			मुकेश,			4	8-0 चाही				
			राज कुमार पुत्रान			5	8-0 चाही				
			गंगासहाय पुत्र			6	8-0 चाही				
			हर दो समभाग			7/1	4-0 चाही				
			5/12 भाग			14/2	2-0 चाही				
			गौरव,			15/3	1-8 चाही				
			सौरव पुत्रान								
			सतीश पुत्र			किते 10	52-19				
			गंगासहाय			कुल मजराआ					
			हर दो समभाग			52-19					
			5/24 भाग								
			वासीदेह								
			रमेश पुत्र			52-19 चाही					
			रामनिवास पुत्र								
			गंगासहाय								
			5/24 भाग								
			वासी								

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Signatory



खेपट या जमांदी न.	वर्तनी न.	नाम तरफ या पत्नी	विवरण सहित मालिक नाम	विवरण सहित काश्तकार	बुंग या सिंचाइ के अन्य साधन का नाम	नम्बर खसरा या मुरब्बे और किले का नम्बर	रक्बा और किसम जमीन	दर और संख्या के ब्यारे के साथ लगान जो मुजारा होता है	हिस्सा या हुकीयत का पैमाना और बाड का डंग	नाल और सवाई के ब्यारे सहित मांग	अभियुक्ति
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म.न.500/1/16

सिविल

यासी लाईन

गुडगांव

Harshv Manoj  
नरेश्वर

प्रमोद कुमार

प्रादिस्युन

रमेश

राजेश कुमार

Sarvesh

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Paragpr Singh

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For Reach Promoters Pvt. Ltd.

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# नकल जमाबंदी (ऑनलाइन जमाबंदी)

गोंद : Badshapur

तहसील : बादशाहपुर

जिला : गुरगाम

साल : 2015-2016

Type : Online Jamabandi

1	2	3	4	5	6	7	8	9	10	11	12
खेपट या जमाबंदी न.	खतौली न.	नाम तरफ या पत्ती	विवरण सहित मालिक नाम	विवरण सहित काश्तकार	कुंए या सिंचाइ के अन्य साधन का नाम	नम्बर खसरा या मुरब्बे और किले का नम्बर	रक्बा और किसम जमीन	दर और संख्या के ब्यारे के साथ लगान जो मुनारा देता है	हिस्सा या इस्कीयत का पैमाना और बाछ का ढंग	माल और सवाई के ब्यारे सहित माल	अभियुक्ति

1540 1592 मोती मुकेश कुमार, खुदकाश्त 133// 10114 पारिवारिक हस्तांतरण

// राजकुमार पुवान 15/1 2-16 चाही पड़ता बरहर खेवट न.1

1408 गंगासाहाय पुत्र प्रभूदयाल 15/2 3-16 चाही

हर दो समभाग 5/12 भाग 6-12

गौरव, सौरव पुवान किले 2 कुल मजरआ 6-12

सतीश पुत्र गंगासाहाय 6-12

हर दो समभाग 5/24 भाग 6-12 चाही

विनोद कुमार, प्रमोद कुमार पुवान

देवकी नन्दन पुत्र गंगासाहाय

हर दो समभाग 1/6 भाग

यासीदेस रामेश पुत्र समन्वित पुत्र

गंगासाहाय 5/24 भाग

For Realbic Realty LLP

For Reach Promoters Pvt. Ltd.

Ramgopal Singh

Authorised Signatory

AP

पुमोदयनार

राजेश कुमार

समन्वित

गंगासाहाय

5/24 भाग



खेवट या जमाबंदी नं.	खर्तानी न.	नाम तरफ या पत्नी	विवरण सहित मालिक नाम	विवरण सहित कारतकार	कुंए या सिंचाइ के अन्य साधन का नाम	नम्बर खसरा या मुरव्वे और किले का नम्बर	रक्बा और किस्म जमीन	दर और संख्या के द्यौरे के साथ लगान जो मुबारा देता है	हिस्सा या हकीयत का पैमाना और बाछ का ढंग	माल और सवाई के द्यौरे सहित मांग	अभियुक्ति
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वासी  
म.न.500/1/16  
सिविल  
वासी लाईन  
गुडगांव

पुष्पकान्त शर्मा

रमेश

विमलेश्वर

प्रमोद कुमार

राजेश कुमार

सुरेश

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