Non Judicial



## Indian-Non Judicial Stamp Haryana Government



Date: 10/07/2024

Certificate No.

S0J2024G387

GRN No.

118819878



Stamp Duty Paid: ₹ 10979100

₹0

(Rs. Zero Only)

Seller / First Party Detail

Name:

M s bright Star life Space pvt ltd

H.No/Floor: Na

Sector/Ward: 57

LandMark: White house

City/Village: Gurugram

District: Gurugram

State:

Haryana

Buyer / Second Party Detail

Phone:

Jai ganga Castle private Limited

H.No/Floor: Na

Sector/Ward: 54

District: Gugugram

LandMark: Vatika tower

State: Haryana

City/Village: Gurugram

Phone: 70\*\*\*\*10

70\*\*\*\*\*10

non judicial stamp paper for sale deed

verified by scanning this QrCode Through smart phone or on the website https://egrashry.nic.in

# Sale Deed

TYPE OF DEED

: SALE DEED

VILLAGE/CITY NAME

VILLAGE MANDHIYA KALAN,

TEHSIL REWARI

UNITS LAND

: 35 KANAL 17 MARLA 4 SARSAI

TYPE OF PROPERTY

: AGRICULTURE LAND

TRANSACTION VALUE

: Rs. 15,68,43,750/-

STAMP DUTY

STAMP CERTIFICATE NO. /DATE

: Rs. 1,09,79,100/-

: 505202467387 -10.07.2024

REG. FEES GRN NO./DATE

: 118820058

ISSUED BY

: GOVT. OF HARYANA

For Bright Star Life Space Private Limited

**Authorised Signatory** 

For Jai Gonga Castle Private Line Page | 1 Authorised Signstory

Ms Bright Star Life Space Signatory

प्रतेख 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 सबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

For फ़िलेक में वर्णित क्षेत्र नगर एवं यामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है |

Nith Kumar

दिनांक 11-07-2024

संयुक्त उप पंजीयन अधिकारी Rewari

Ms Bright Star LAU Sprised Signatory उपरोक्त केता व श्री/श्रीमती/कुमारी Ms Jai Ganga Castle Pvt Ltd thru Rahul SharmaOTHER हाजिर है | प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुःकर .. या समझकर स्वीकार किया | प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने 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 Surender Nambardar पिता . निवासी Budhpur व श्री/श्रीमती/कुमारी Rajpal Adv पिता . निवासी Rewari ने की | सादी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है |

दिनांक 11-07-2024

nutranest State

संयुक्त उप पंजीयन अधिकारी Rewari

THIS SALE DEED IS MADE AND EXECUTED AT REWARI ON THIS 11th DAY OF JULY 2024 by M/s Bright Star Life Space Pvt. Ltd (Formerly Known As Bright Star Institution Pvt. Ltd) (CIN: U80301HR2012PTC045011) (PAN: AAECB9331L) a company registered under Companies Act, 1956/ Companies Act, 2013, having its registered office at H-38, Ground Floor, M2K, White House, Sector 57, Gurugram, Haryana-122002, through its Authorized Signatory Mr. Nitin Kumar (Aadhar Card no. 8610 7743 4059) vide Board Regulation Dated 09.07.2024, hereinafter called the "VENDOR/ SELLER" which expression shall unless opposed to the context hereof include all their heirs, successors, survivors, administrators, executors, legal representatives and assigns of the ONE PART:

#### IN FAVOUR OF

M/s Jai Ganga Castle Pvt Ltd (CIN: U70109HR2023PTC122800) (PAN: AAFCJ8735R) having its registered office at Ground Floor, Tower-A, Vatika Tower, Sector -54, Gurugram -122011, through its Authorized Signatory Mr. Rahul Sharma (Aadhar No. 8151 6116 1269), As per board resolution passed on 09.07.2024, hereinafter called collectively the "VENDEE/PURCHASER" which expression shall unless opposed to the context hereof include all their heirs, successors, survivors, administrators, executors, legal representatives and assigns of the OTHER PART:

WHEREAS the above said VENDOR is sole and absolute owner and in possession of agricultural Land ad-measuring 35 Kanal and 17 Marlas 4 Sarsai i.e. 4.4840 Acres comprising khewat/ khatoni 64/65, Rect. No. 25, Killa no. 6(8-0), 15/1(4-16), 15/3(1-2), 16/2(7-14), 17(8-0), Rect. No. 26, Killa No. 10/2/2/1(7-5-6), 11/1(7-19) kitta 7 44K-16M-6S, to the extent of 50349/62930 share, at Village situated within the revenue estate of Village Mandhya Kalan, Tehsil & district Rewari, Haryana, ownership through jamabandi year 2019-20 and mutation no. 813 (hereinafter referred to as "THE SAID PROPERTY").

For Bright Star Life Space Private Limited

**Authorised Signatory** 

For Jai Ganga Castla Private Limited

Reg. No.

Reg. Year

Book No.

2259

2024-2025

1

Part of the search of

विक्रेता :- thru Nitin KumarOTHER Ms Bright Star Life Space Pvt Ltd\_\_\_\_\_

क्रेता :- thru Rahul SharmaOTHERMs Jai Ganga Castle Pvt

Ltd laker-shaw

गवाह 1 :- Surender Nambardar

1 :- Surender Nambardar

Nith Kumax

गवाह 2 :- Rajpal Adv

#### प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2259 आज दिनांक 11-07-2024 को बही नं 1 जिल्द नं 673 के पृष्ठ नं 86 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 98 के पृष्ठ संख्या 78 से 83 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 11-07-2024

उप/सयुंक्त पंजीयन अधिकारी रिवाडी

उप/सयंक्त पंजीयन अधिकारी

And whereas the said Property stands duly mutated in the name of the VENDOR in the revenue records as owner and possessor and the VENDOR have full right and absolute authority to sell and transfer the same.

AND WHEREAS the VENDOR has offered and agreed to sell the said Property to the VENDEE by representing:

- a) That the said Property 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 said Property
- b) That the VENDOR is the exclusive & absolute owner and in possession of the said Property and has good and marketable title thereto and none else other the VENDOR has any interest, share, right, title thereto.
- c) That there are no outstanding government dues, or dues of any local authority of whatsoever nature including the attachment by the Income Tax Authorities or under any law in force, in respect of the said property.
- d) That the VENDOR has not entered into any Agreement with any other person(s) or with any bank(s) or financial institution for the Sale of the said Property or any part thereof.
- e) That there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring and vesting the absolute title in the said property, in favour of the VENDEE.

AND WHEREAS the VENDOR has agreed to sell, convey, transfer and assign to the VENDEE and the VENDEE have agreed to purchase the said **Land** with all rights of easements, patent or latent, including rights of way and access, enjoyed and reputed to be enjoyed in respect of the said Property, with all rights, of ownership

For Bright Star Life Space Private Limited

Nifin Kumar Authorised Signatory

For Jai Ganga Castle Private Limited

Authorised Signatory

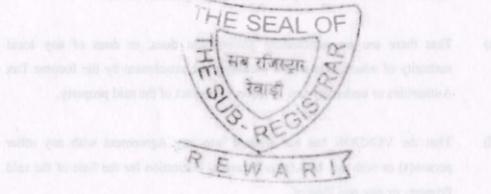
And whereign the weld Property number duty minuted in the volume of the VENDOR by the development recognise as present and problems and the VENDOR have full right and alreading authority to sell and number tire arms.

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This the and Property to the form all fines, margages, charges, liquesters, or extense of the market of the market of the sections of any establishes of nations of nations and thereto, adming an the test disputy.

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and possession, for a total sale consideration of Rs. 15,68,43,750./- (Rupces Fifteen Crores Sixty Eight Lakhs Forty Three Thousands Seven Hundred Fifty only).

### NOW THIS SALE DEED WITNESSETH AS UNDER:

 That in consideration of a sum of 15,68,43,750/- (Rupees Fifteen Crores Sixty Eight Lakhs Forty-Three Thousands Seven Hundred Fifty only) which has been paid by the VENDEE to the VENDOR as under:

AMOUNT IN RS.	CH/DD/NEFT/RTGS UTR NO.	DATED	DRAWN ON
9,50,00,000	ICICR52024070900861936	09.07.2024	ICICI BANK
6,02,75,312	001107	11.07.2024	ICICI BANK
15,68,438	1% TDS		
15,68,43,750	Total Consideration		

the receipt of which the VENDOR admits and acknowledges in full and final settlement and release and absolve the VENDEE from any further payment thereof, the VENDOR doth hereby sell, convey, transfer, assign, assure, grant by way of absolute sale the said property, with all rights of ownership, possession, privileges, easements and appurtenances, free from all encumbrances, unto the VENDEE TO HAVE AND TO HOLD the said property hereby conveyed to the VENDEE absolutely and forever.

- That the actual physical vacant possession of the said property has been delivered by the VENDOR to the VENDEE, on the spot.
- 3. That now, the VENDOR has been left with no right, interest, claim or concern etc. of any nature with the said property and the VENDEE has become the absolute owner of the said property with full right to use, enjoy, sell and transfer the said Property in any manner, the VENDEE likes, without any objection/hindrance by the VENDOR or any other person(s) claiming through or under the VENDOR.

For Bright Star Life Space Private Limited

**Authorised Signatory** 

For Jal Ganga Castle Private L. 4

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Page | 4

and persention, for a total sale consideration of No. 15,63,63,7580-1,95pper Filters Crosso Silvey Kigts Latter Force Three Thousastells Server Hondred Filty-only).

NOW THIS SALE DIEED WITHESSELIE AS UNDER-

Not in consideration of a sum of 19,08,43,780- (Ruptor Fifters Crores Stars Eight Lakto Forzy-Three Timutopits Seven Mandord Fifty units) which has

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has the second physical yearest prescribes of the sold property has been delivered by the VEASION to the VEASION, on the upon.

then now, the VENDOR has been left with no right, interest, claim or ecourers etc. of any nature with the said property and the VENDOE has become the obsolute owner of the said property, with full right to the cripcy, sell and marrier the said Property in any natures, the VENDOE tiles, without any obsertion/plentages by the VENDOR or any other personnel claiming through

- 4. That the VENDOR hereby assures the VENDEE that the VENDOR have neither done nor been party any act whereby the VENDOR's right and title to the said property may in way be impaired or whereby the VENDOR may be prevented from transferring the said property in favour of the VENDEE.
- 5. That the VENDOR hereby assures the VENDEE that the said property is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, disputes, litigations, acquisition, attachment in the decree of any court, lien, Court Injunction, Will, Trust, Exchange, lease, loan, surety, security, legal flaws, claims, prior Agreement to sell, stay order etc. etc. if it is ever proved otherwise, or if the whole or any portion of the said property hereby conveyed to the VENDEE are ever taken away or goes out from the possession of the VENDEE on account of any legal defect in the ownership and title of the VENDOR, then the VENDOR (without prejudice to the other rights and remedies of the VENDEE), will be liable and responsible to make good the loss and/or damages suffered and costs and expenses incurred by the VENDEE and shall always keep the VENDEE indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the VENDEE.
- 6. That the VENDOR undertakes to have the said property mutated in favour of the VENDEE in the Records of the other concerned authorities, otherwise, the VENDEE can also get the said Property mutated in its own name in the Records of the concerned authority/body on the basis of this sale deed or its certified true copy.
- 7. That the taxes, ceases or dues or demands in respect of the said property have been paid and cleared by the VENDOR upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes etc. If the demand for the same is made hereafter for the period prior to this sale deed the same shall be paid by the VENDOR.

For Bright Star Life Space Private Limited
Nitin Kumao

Authorised Signatory

For Jai Ganga Castle Private Linear Sanga Castle Private L

That the VENIDUR benefit ranges the VENIDER that the VENDOR have notible done now been party any act whereby the VENIDOR's tight and title to the said property may in way he largained on whereby the VENIDOR may be reswented from transferving the said property in the said property of the VENIDOR.

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That the cases, onades or items or demands to respect of the suid property have been paid and circuit by the VESCOUR upto the data of execution of this subciteed absolutely and abstractive is shall be the responsibility of the VESCOUR factor made for the state is made foresitter for the period major to this case deed the cases which he exist the VESCOUR.

- 8. That the Vender hereby further covenants that the VENDEE and its successor-in –interest shall and may at all times hereafter peacefully and quietly possess and enjoy the said Property and every part thereof without any eviction, interruption, claim or demand whatsoever from or by the VENDOR or any one of his legal heirs or by any other person (s)and the VENDOR undertakes to keep the VENDEE fully indemnified from and against any such claim and against any defect in title of the VENDOR in the same Property.
- 9. That the VENDOR 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 said Property unto and to the use of the VENDEE.
- That all relevant documents in original in respect of the said Property have been handed over by the VENDOR to the VENDEE.
- That all the expenses of this sale deed viz. stamp duty, registration charges etc. have been borne and paid by the VENDEE.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:

WITNESSES

1. RAJPALADA

2

Surender Yadav Nambarder Aspur Vill. - Bhudpur Teh. - Distt. - Rewari ( Hr. ) For Bright Star Life Space Private Limited

V E N D O Authorised Signatory

VENDEE

For Jai Ganga Castle Private Limited

Authorised Significary

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Non Judicial



## Indian-Non Judicial Stamp Haryana Government



Date: 10/07/2024

Certificate No.

S0J2024G388

GRN No.

118819945



Stamp Duty Paid: ₹ 5014400

Penalty:

(Fig. Zero-Only)

Seller / First Party Detail

Name:

Ms pyramid Infratech Pvt Itd

H.No/Floor:

Sector/Ward: 57

LandMark: White house

State: Haryana

11/07/2024

City/Village: Gurugram Phone:

70\*\*\*\*\*10

Buyer / Second Party Detail

Name:

Jai ganga Castle private Limited

H,No/Floor: Na

Sector/Ward: 54

LandMark: Vatika tower

City/Village: Gurugram

District: Gugugram

District: Gurugram

State:

Haryana

Phone:

70\*\*\*\*\*10

Purpose:

non judicial stamp paper for sale deed

# 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

TYPE OF DEED

: SALE DEED

VILLAGE/CITY NAME

: VILLAGE MANDHIYA KALAN,

TEHSIL REWARI

UNITS LAND

: 18 KANAL 9 MARLA 7 SARSAI

TYPE OF PROPERTY

: AGRICULTURE LAND

TRANSACTION VALUE

: Rs. 7,16,33,681/-

STAMP DUTY

: Rs. 50,14,400/-

STAMP CERTIFICATE NO. /DATE

: 505 2024 4388

REG. FEES GRN NO./DATE

: 118820010

ISSUED BY

: GOVT. OF HARYANA

For Jai Ganga Castle Private

Sahul Shains Authorised Signatury

Page | 1

Por Pyramueth eneder w. uni-Miting Kymas

#### वसीका संबंधी विवरण वसीका का नाम SALE URBAN AREA OUTSIDE MC स्थित- MANDHIYA KALAN गांव/शहर- मांढिया कलां तहसील/सब-तहसील- रिवाडी अन्य क्षेत्र शहरी - म्युनिसिपल क्षेत्र सीमा के बाहर पता: धन संबंधी विवरण क्ल स्टाम्प श्ल्क- 5014357 रुपये राशि- 71633680 रुपये स्टाम्प का मुल्य- 5014400 रुपये स्टाम्प नं- S0J2024G388 पेस्टिंग शुल्क- 3 रुपये EChallan:118820010 रजिस्ट्रेशन फीस- 50000 रुपये सेवा शुल्क- 200 सब रजिस्टार दवारा तैयार किया गया- VA भमि का विवरण 17 Kanal 29 Marla कृषि चाही खेवट नम्बर :- 50,52,64/8

यह प्रलेख आज दिनांक 11-07-2024 दिन गुरुवार समय 3:21:00 PM बजे श्रीश्रीमती/कुम्सी Ms Pyrappid Infrateck Pvi Ltdthru Nitin KumarOTHER निवास Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

हस्ताक्षर प्रस्तुतकर्ता

Nitin Kermar

संयुक्त उप पंजीयन अधिकारी Rewari

Ms Pytamid Infratech Pet Ltd

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 सबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

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Nitin Kumar

दिनांक 11-07-2024

संयुक्त उप पंजीयन अधिकारी Reward

Ms Pyramid Infrarech Pvt Ltd 1 Signatory उपरोक्त केला व श्रीश्रीमती/कुमारी Ms Jai Ganga Castle Pvt Ltd thru Rabul SharmaOTHER हाजिर है | प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुजकर तथा समझकर स्वीकार किया | प्रलेख के अनुसार 0 रूपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के सेन देन को स्वीकार किया | दोनों पक्षों की पहचान श्री/श्रीमती/कमारी Surender Nambardar पिता . निवासी Budhpur व श्री/श्रीमती/कुमारी Rajpal Adv पिता . निवासी Rewari ने की |

साक्षी सं 1 को हम नम्बरदार/अधिवक्ता के रूप मे जानते है तथा वह साक्षी सं. 2 की पहचान करता है |

दिनांक 11-07-2024

संयुक्त उप पंजीयन अधिकारी Rewari

THIS SALE DEED IS MADE AND EXECUTED AT REWARI ON THIS 11th DAY OF JULY 2024 by M/s Pyramid Infratech Pvt. Ltd (CIN: U45400HR2008PTC038509) (PAN: AAECP8801B) a company registered under Companies Act, 1956/ Companies Act, 2013, having its registered office at H-38, Ground Floor, M2K, White House, Sector -57, Gurugram, Haryana-122002, through its Authorized Signatory Mr. Nitin Kumar (Aadhar Card no. 8610 7743 4059) vide Board Regulation Dated 28.03.2024, hereinafter called the "VENDOR/ SELLER" which expression shall unless opposed to the context hereof include all their heirs, successors, survivors, administrators, executors, legal representatives and assigns of the ONE PART:

#### IN FAVOUR OF

M/s Jai Ganga Castle Pvt Ltd (CIN: U70109HR2023PTC122800) (PAN: AAFCJ8735R) having its registered office at Ground Floor, Tower-A, Vatika Tower, Sector -54, Gurugram -122011, through its Authorized Signatory Mr. Rahul Sharma (Aadhar No. 8151 6116 1269), As per board resolution passed on 09.07.2024, hereinafter called collectively the "VENDEE/PURCHASER" which expression shall unless opposed to the context hereof include all their heirs, successors, survivors, administrators, executors, legal representatives and assigns of the OTHER PART:

WHEREAS the above said VENDOR is sole and absolute owner and in possession of agricultural Land comprising Khewat/ Khatoni 50/50 Rect. No. 25 Killa No 24/2(7-11), 25/2(1-14) kitta 2 Area 9K 5M (salam) and Khewat Khata no. 52/52 Rect. No. 25 Killa No. 24/1(0-9), 25/1(0-2) Kitta 2 Area 0K 11M to the extent ½ share Area 0K-5M-5S and Khewat Khata 64/65, Rect. No. 25, Killa no. 6(8-0), 15/1(4-16), 15/3(1-2), 16/2(7-14), 17(8-0), Rect. No. 26, Killa No. 10/2/2/1(7-5-6), 11/1(7-19) kitta 7 Area 44K-16M-6S, to the extent of 12581/62930 share, total area 8K-19M-2S, TOTAL LAND OF ALL THE KHEWAT ARE 18 KANAL 9 MARLA and 7 SARSAI i.e. 2.3111 Acres, at Village situated within the revenue estate of Village Mandhya Kalan, Tehsil & District Rewari, Haryana, ownership through jamabandi

Por Pyramid Infratech Pvt. Ltd.

For Jai Ganga Castle Plaged 2 imited falm! Shared
Authorised Signatory

THE SALE DEED IS MINUE AND EXCIPTED AT HEWARD ON THE LIP DAY OF JULY 12 DAY OF JULY 12 JULY 13 JULY 13 JULY 14 JULY 15 JULY 14 JULY 14

#### IN EXVOUR OF

Mile Jai Grega Casin Pet Les (CIPS UTGISSELLIGIBETCITION) (PAN), AAFCJSSER) neving its registered qilloc at Commid Plant, Toward, Veillia Towar, Section - 52, Gunggian - 12201), through no subject and Signatury Mr. Mattel Sharrier (Aardhur No. 8181 Mile 1289), An day maind resolution passed on 69.03.2021, Mattel towardless delical collectivity the "VERDEEFURCHASSEE" which were about unless apposed to the council horself includy all their hors, incertains minimal attributes and collection begin includy and setting of the OTHER PART.

WHERITAS the agent and VENDOR is sele and absolute owner and in passession of agricultural Land sunspring Karende Kharend Shrift Back No. 25 hour No.

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Reg. Year

Book No.

2260

2024-2025







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Nith Kumas

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- thru Nitin KumarOTHER Ms Pyramid Infratech Pvt Ltd\_\_\_\_\_

क्रेता :- thru Rahul SharmaOTHERMs Jai Ganga Castle Pvt

Ltd falul-shains.

गवाः 1 :- Surender Nambardar Sucal

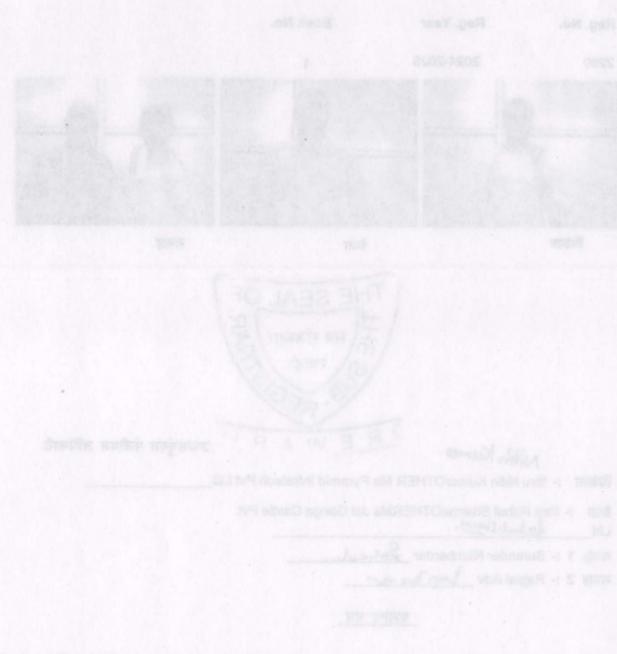
गवाह 2 :- Rajpal Adv hy hy

## प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2260 आज दिनांक 11-07-2024 को बही नं 1 जिल्द नं 673 के पृष्ठ नं 86.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 98 के पृष्ठ संख्या 84 से 8/ पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 11-07-2024

उप/सयुंक्त पंजीयन अधिकारी रिवाडी



प्रसाणित विद्या प्रसात है कि यह प्रसेश क्रमांक 2000 आज दिसांक 11-07-2024 को पहें में 1 जिस्त में 070 के पूछा से 30.25 पर विद्या प्रधा सभा सभा इसकी एक पति अतिथित्त पहें सदस्य 1 जिस्त में 66 के पूच्य लेक्सा 84 से 57 पर विश्वपाद मंत्री | यह भी प्रधानित वित्या प्रधात है कि इस बस्तानेन के प्रस्तुतवारों और गयाने में अपने हस्तातास्त्रीयान अंगुल भेरे पांचन विश्व हैं |

ZRITE 11-87-2024

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year 2019-20 & Mutation No. 793 & 819 (hereinafter referred to as "THE SAID PROPERTY).

And whereas the said Property stands duly mutated in the name of the VENDOR in the revenue records as owner and possessor and the VENDOR have full right and absolute authority to sell and transfer the same.

AND WHEREAS the VENDOR has offered and agreed to sell the said Property to the VENDEE by representing:

- a) That the said Property 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 said Property
- b) That the VENDOR is the exclusive & absolute owner and in possession of the said Property and has good and marketable title thereto and none else other the VENDOR has any interest, share, right, title thereto.
- c) That there are no outstanding government dues, or dues of any local authority of whatsoever nature including the attachment by the Income Tax Authorities or under any law in force, in respect of the said property.
- d) That the VENDOR has not entered into any Agreement with any other person(s) or with any bank(s) or financial institution for the Sale of the said Property or any part thereof.
- e) That there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring and vesting the absolute title in the said property, in favour of the VENDEE.

For Jai Ganga Castle Private Limited

Authorised Signatory

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And whereas the said Engany seads duly nitroget in the sense of the VENDOR in the revenue records as owner and possesses and the VENDOR time toll right and abusting addition to sell and remains the same.

AND WIREST AS the VENDOR has offered and ne era in viri the soil Property or the VENDOR by representing

- All The the seld Property is they from all liters, morrgages, courages, Hammdons, temperature, encombanness, or any matriculous and there in on notions of securities or notions thereon relating to the solid Property.
- (b) The rise VENTAGE is the exclusive & absolute many and in properties of the said Property and true good and mathetate title finiteness and intro-clar office the VENTAGE has any impount, show, with this therein
- c) That there are no establishing government dates or date of my total authority of visuscence nature including the attachment by the Income Tax Authorities or uniter my fan in force, in respect of the suit property.
- 4) That the VENDOR has not entered into any. Apromises with any minerally personal over help of the entered personal and the entered of the entered personal or the entered of the entered of the entered personal or the entered of the entered of
- That black is no legal impediment at the winteds, the VERBOR can be proveded from celling, transforming and vesting the absolute title in the said property, in history of the VERBER.

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AND WHEREAS the VENDOR has agreed to sell, convey, transfer and assign to the VENDEE and the VENDEE have agreed to purchase the said Land with all rights of easements, patent or latent, including rights of way and access, enjoyed and reputed to be enjoyed in respect of the said Property, with all rights, of ownership and possession, for a total sale consideration of Rs. 7,16,33,681/- (Rs. Seven Crore Sixteen Lakhs Thirty-Three Thousands Six Hundred Eighty One Only).

### NOW THIS SALE DEED WITNESSETH AS UNDER:

That in consideration of a sum of Rs. 7,16,33,681/- (Rs. Seven Crore Sixteen Lakhs Thirty-Three Thousands Six Hundred Eighty One Only) which has been paid by the VENDEE to the VENDOR as under:

AMOUNT IN RS.	CH/DD/NEFT/RTGS UTR NO.	DATED	DRAWN ON	
50,00,000	001102	09.07.2024	ICICI BANK	
42,83,664	001104	11.07.2024	ICICI BANK	
3,08,16,840	001105	24.12.2024	ICICI BANK	
3,08,16,840	001106	31.12.2024	ICICI BANK	
7,16,337	1% TDS			
7,16,33,681	TOTAL			

the receipt of which the VENDOR hereby admits and acknowledges in full and final settlement and release and absolve the VENDEE from any further payment thereof, the VENDOR doth hereby sell, convey, transfer, assign, assure, grant by way of absolute sale the said property, with all rights of ownership, possession, privileges, easements and appurtenances, free from all encumbrances, unto the VENDEE TO HAVE AND TO HOLD the said property hereby conveyed to the VENDEE absolutely and forever.

That the actual physical vacant possession of the said property has been delivered by the VENDOR to the VENDEE, on the spot.

For Jai Ganga Castle Private Limited

Authorised Signatory

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AND WHEREAS the VENIOUS has appeal to assess months and hooden to be VENIORE and the VENIORE and the VENIORE have appeal to associate the final hand with all regions of each constraint, resent as taken, including higher of way and substitutionally and reported in temporal in traject of the sold (vogary, with all rights, of ownership and provention, for a total original order or the Junior Albert Stormer's the Theorem of the Junioral Eights time. Seven Crore Singers Labba Tehres-Three Thomassics sin Business Eights time. Only).

### NOW THIS SALE DIVID WITHERSETH AS CYDER

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the results of which the VENDOR needs where not attroval only and final settlement and relates and studyly the VENDES from any factor payment thereof, the VENDOR data barely sett, convey, bundled assign around thereof, the VENDOR data barely sett, convey, bundled assign of around the setd property, with all rights of avorable, potentiales property and the setd reputationary, and rights of entired the the VENDORS and HAVE AND TO HOLD for and property hereby conveyed to the VENDORS analously and forces.

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- 3. That now, the VENDOR has been left with no right, interest, claim or concern etc. of any nature with the said property and the VENDEE has become the absolute owner of the said property with full right to use, enjoy, sell and transfer the said Property in any manner, the VENDEE likes, without any objection/hindrance by the VENDOR or any other person(s) claiming through or under the VENDOR.
- 4. That the VENDOR hereby assures the VENDEE that the VENDOR have neither done nor been party any act whereby the VENDOR's right and title to the said property may in way be impaired or whereby the VENDOR may be prevented from transferring the said property in favour of the VENDEE.
- 5. That the VENDOR hereby assures the VENDEE that the said property is free from all kinds of encumbrances such as prior Sale. Gift, Mortgage, disputes, litigations, acquisition, attachment in the decree of any court, lien, Court Injunction, Will, Trust, Exchange, lease, loan, surety, security, legal flaws, claims, prior Agreement to sell, stay order etc. etc. if it is ever proved otherwise, or if the whole or any portion of the said property hereby conveyed to the VENDEE are ever taken away or goes out from the possession of the VENDEE on account of any legal defect in the ownership and title of the VENDOR, then the VENDOR (without prejudice to the other rights and remedies of the VENDEE), will be liable and responsible to make good the loss and/or damages suffered and costs and expenses incurred by the VENDEE and shall always keep the VENDEE indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the VENDEE.
- That the VENDOR undertakes to have the said property mutated in favour
  of the VENDEE in the Records of the other concerned authorities,
  otherwise, the VENDEE can also get the said Property mutated in its own

For Pyramid Infratech Pvt. Ltd.

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For Jai Ganga Castle Private Limited

Authorised Signatory

- That new, the VEMDOR has been left with as right, interest whith an example of any nation with the spirit property and the VEMDER that become the should review of the spirit property with full right for use, every order the said. Property to any manner, the VEMDER likes, without any objection/indicates by the VEMBOR or are other personally claiming through or under the vertical and the vertical
- A That the VENDOR heaves assured the VENDEE that the VENDOR have neither done not been owny and unorthy the VENDOR's right and title to the the property may in way be enquired or viberedly the VENDOR (say be prevented from eastfuring the said property to broady of the out of the streament.
- That the VERDOR horsely increase the VERDOR that the out property is then from all kinds of accounts took as point fails. Offer Mortgage, diagrams, Information, adaptinion, adaptinion in the directs of any court, then, Court Information, Will, True, Exchange, texas, loan, suntry, security, legal flaws, claims, prior Agreement to sell, says order six, on, if it is ever proved officers in, or If the whole or any portion of the sell property hereby contraved, to the VENKORE are ever taken away or gots sell from the presention of the VENKORE are ever taken away or gots sell from the presention of the VENKORE are accounted any legal design in the presenting and other of the VENKORE are accounted to the first order of the VENKORE and accounted the little and remoders of the VENKORE and court and expensely increased and remoders against all such locates, const. demogra and expensely sevent and removes on the VENKORE indemnified.
- That the VENERAL endertakes to have the and properly contents in favour
  of the VENERAL to the Madords of the other concerned authorities,
  otherwise the CENERAL contents and the sold Property required by the sold contents.

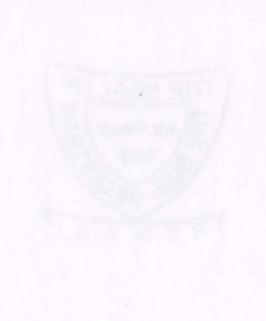
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name in the Records of the concerned authority/body on the basis of this sale deed or its certified true copy.

- 7. That the taxes, ceases or dues or demands in respect of the said property have been paid and cleared by the VENDOR upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes etc. If the demand for the same is made hereafter for the period prior to this sale deed the same shall be paid by the VENDOR.
- 8. That the Vender hereby further covenants that the VENDEE and its successor-in –interest shall and may at all times hereafter peacefully and quietly possess and enjoy the said Property and every part thereof without any eviction, interruption, claim or demand whatsoever from or by the VENDOR or any one of his legal heirs or by any other person (s)and the VENDOR undertakes to keep the VENDEE fully indemnified from and against any such claim and against any defect in title of the VENDOR in the same Property.
- 9. That the VENDOR 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 said Property unto and to the use of the VENDEE.
- That all relevant documents in original in respect of the said Property have been handed over by the VENDOR to the VENDEE.
- That all the expenses of this sale deed viz. stamp duty, registration charges etc. have been borne and paid by the VENDEE.

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IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:

For Fyramid intratech Pvt. Ltd.

VENDOR

WITNESSES

RASPALADU

For Jai Ganga Castle Private Limited

Jahel Starry

thorised Signatory

Authorised Signatory

Surender Yadav Nambardar 2 Aspur Vill.- Bhudpur Teh. - Distt.- Rewari ( Hr. )

VENDEE

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED VAVE APPRED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW.

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