

Non Judicial

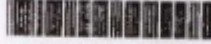


Indian-Non Judicial Stamp
Haryana Government



Date : 10/07/2024

Certificate No. S0J2024G387



GRN No. 118819878



Stamp Duty Paid : ₹ 10979100

Penalty : ₹ 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

Phone: 70*****10



2259
10/07/2024

Buyer / Second Party Detail

Name : Jai ganga Castle private Limited

H.No/Floor : Na Sector/Ward : 54

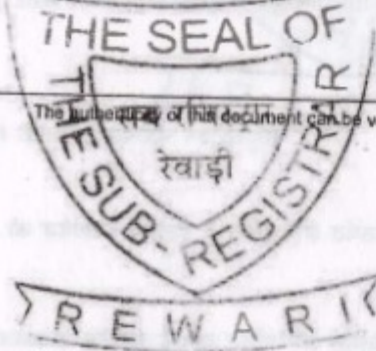
LandMark : Vatika tower

City/Village : Gurugram District : Gugugram

State : Haryana

Phone : 70*****10

Purpose : non judicial stamp paper for sale deed



The authenticity of this document can be verified by scanning this QR Code 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

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

STAMP CERTIFICATE NO. /DATE

: S0J2024G387 - 10.07.2024

REG. FEES GRN NO./DATE

: 118820058

ISSUED BY

: GOVT. OF HARYANA

For Bright Star Life Space Private Limited

Nitin Kumar

Authorised Signatory

For Jai Ganga Castle Private Limited

Rahul Chami

Authorised Signatory

प्रलेख क्र.:2259

मुद्रण दिनांक 11/07/2024 03:18 PM

पंजीकरण दिनांक:11-07-2024

वसीका संबंधी विवरण		
वसीका का नाम SALE URBAN AREA OUTSIDE MC		
तहसील/उब-तहसील- रिवाड़ी	गांव/शहर- मांढिया कलां	स्थित- MANDHIYA KALAN
शहरी - म्युनिसिपल क्षेत्र सीमा के बाहर		अन्य क्षेत्र
पता :		
धन संबंधी विवरण		
राशि- 156843744 रुपये		कुल स्टाम्प शुल्क- 10979062 रुपये
स्टाम्प नं- S0J2024G387		स्टाम्प का मूल्य- 10979100 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:118820058	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- VA		सेवा शुल्क- 200
भूमि का विवरण		
कृषि चाही		35 Kanal 17 Maria
खेवट नम्बर :- 64/8		

यह प्रलेख आज दिनांक 11-07-2024 दिन गुरुवार समय 3:18:00 PM बजे श्री/श्रीमती/कुमारी Ms Bright Star Life Space Pvt Ltd thru Nitin Kumar OTHER निवास Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

For Bright Star Life Space Private Limited
हस्ताक्षर प्रस्तुतकर्ता

Nitin Kumar

संयुक्त उप पंजीयन अधिकारी Rewari

Ms Bright Star Life Space Private Limited
Authorised Signatory

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।

Nitin Kumar

दिनांक 11-07-2024

संयुक्त उप पंजीयन अधिकारी Rewari

Ms Bright Star Life Space Private Limited
Authorised Signatory

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी Ms Jai Ganga Castle Pvt Ltd thru Rahul Sharma OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अधिम 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।

साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं 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 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

Nitin Kumar

Authorised Signatory

For Jai Ganga Castle Private Limited

Page | 2

Rahul Sharma

Authorised Signatory

Reg. No.

Reg. Year

Book No.

2259

2024-2025

1



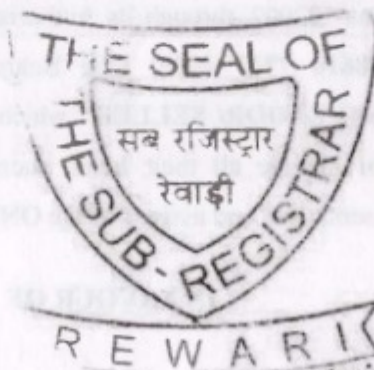
विक्रेता



क्रेता



गवाह



Nitin Kumar

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Nitin Kumar OTHER Ms Bright Star Life Space Pvt Ltd

क्रेता :- thru Rahul Sharma OTHER Ms Jai Ganga Castle Pvt Ltd

गवाह 1 :- Surender Nambardar

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 हैं।

दिनांक 11-07-2024

उप/संयुक्त पंजीयन अधिकारी रिवाड़ी

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

Nitin Kumar

Authorised Signatory

For Jai Ganga Castle Private Limited

Abhishek Page | 3

Authorised Signatory

And whereas the said property stands duly mortgaged in the name of the VENDOR to the
creditor therein as power and possession and the VENDOR have full right and absolute
authority to sell and transfer the same.

AND WHEREAS the VENDOR has effected and agreed to sell the said property to the
VENDOR as representing

That the said property is free from all loans, mortgages, charges, incumbrances,
incumbrances, encumbrances or any restrictions and there is no notice of
attachment, application for acquisition or actions pending relating to the said
property.

That the VENDOR is the exclusive & absolute owner and in possession of
the said property and has good and lawful title thereto and that the
after the VENDOR having received the full amount of the purchase price.

That the VENDOR is the exclusive & absolute owner and in possession of
the said property and has good and lawful title thereto and that the
after the VENDOR having received the full amount of the purchase price.

That the VENDOR is the exclusive & absolute owner and in possession of
the said property and has good and lawful title thereto and that the
after the VENDOR having received the full amount of the purchase price.

That there is no legal impediment to the transfer of the VENDOR can be
provided that nothing preventing and vesting the same in the said
property, interest of the VENDOR.

AND WHEREAS the VENDOR has agreed to sell certain, transfer and assign to
the VENDOR and the VENDOR have agreed to purchase the said land with all
rights of enjoyment, subject to any and all debts and claims against and
incumbrances in respect of the said property, with all rights of ownership



Witness my hand and seal this 1st day of 1917.
The Sub-Registrar, Rewari.

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

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. 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.

2. 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

Nitin Kumar

Authorised Signatory

For Jai Ganga Castle Private Limited

Salut Sharm

Authorised Signatory

Page | 4

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

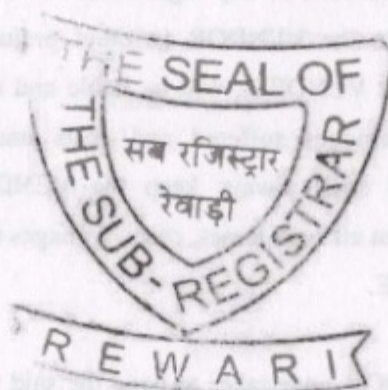
Nitin Kumar

Authorised Signatory

For Jai Ganga Castle Private Limited

Rahul Chauhan Page 15

Authorised Signatory

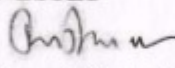


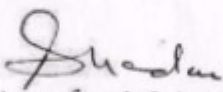
NEWARK

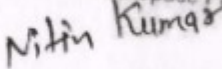
8. That the Vender hereby further covenants that the VENDEE and its successor-in-interest shall and may at all times hereafter peacefully and quietly possess and enjoy the said Property and every part thereof without any eviction, interruption, claim or demand whatsoever from or by the VENDOR or any 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.
10. That all relevant documents in original in respect of the said Property have been handed over by the VENDOR to the VENDEE.
11. That all the expenses of this sale deed viz. stamp duty, registration charges etc. have been borne and paid by the VENDEE.

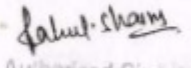
IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:

WITNESSES

1. 
RASPAL ADH
REWARI

2. 
Surender Yadav Nambardar
Aspur Vill.- Bhudpur
Teh. - Distt.- Rewari (Hr.)
Mob No.- 9728318171

For Bright Star Life Space Private Limited

Nishin Kumar
VENDOR Authorised Signatory

VENDEE
For Jai Ganga Castle Private Limited

Jalmit Sharma
Authorised Signatory

That the Vendor hereby declares and warrants that the VENDOR and its associates in interest shall and may in all things hereafter lawfully and lawfully proceed and carry out the said property and every part thereof without any restriction, claim or demand whatsoever from or by the VENDOR or any one of the said parties to the said property and the VENDOR undertakes to keep the VENDOR and its associates free and exempt from any and all claims and demands and to indemnify the VENDOR in the said property.

That the VENDOR shall and may in all things hereafter lawfully and lawfully proceed and carry out the said property and every part thereof without any restriction, claim or demand whatsoever from or by the VENDOR or any one of the said parties to the said property and the VENDOR undertakes to keep the VENDOR and its associates free and exempt from any and all claims and demands and to indemnify the VENDOR in the said property.



That the VENDOR shall and may in all things hereafter lawfully and lawfully proceed and carry out the said property and every part thereof without any restriction, claim or demand whatsoever from or by the VENDOR or any one of the said parties to the said property and the VENDOR undertakes to keep the VENDOR and its associates free and exempt from any and all claims and demands and to indemnify the VENDOR in the said property.

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.

Signature of the Vendor
Date: 11/11/2011

Signature of the Sub-Registrar
Date: 11/11/2011

Signature of the Vendor
Date: 11/11/2011

Signature of the Sub-Registrar
Date: 11/11/2011

Non Judicial



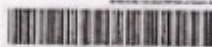
**Indian-Non Judicial Stamp
Haryana Government**



Date : 10/07/2024

Certificate No. S0J2024G388

GRN No. 118819945



Stamp Duty Paid : ₹ 5014400

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: M s pyramid Infratech Pvt Ltd

H.No/Floor : Na

Sector/Ward : 57

LandMark : White house

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 70*****10



2263
11/07/2024

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

State : Haryana

Phone : 70*****10

Purpose : non judicial stamp paper 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>

Sale Deed

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

: S0J 2024 4388

REG. FEES GRN NO./DATE

: 118820010

ISSUED BY

: GOVT. OF HARYANA

For Pyramid Infratech Pvt. Ltd.

Nitin Kumar
Authorized Signatory

For Jai Ganga Castle Private

Rahul Sharma
Authorized Signatory

प्रलेख क्र.:2260

मुद्रण दिनांक 11/07/2024 03:21 PM

पंजीकरण दिनांक:11-07-2024

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

यह प्रलेख आज दिनांक 11-07-2024 दिन गुरुवार समय 3:21:00 PM बजे श्री/श्रीमती/कुमारी Ms Pyramid Infratech Pvt Ltd thru Nitin Kumar OTHER निवास Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

संयुक्त उप पंजीयन अधिकारी Rewari

Nitin Kumar
Ms Pyramid Infratech Pvt 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 संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 11-07-2024

संयुक्त उप पंजीयन अधिकारी Rewari

Nitin Kumar
Ms Pyramid Infratech Pvt Ltd Signatory

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी Ms Jai Ganga Castle Pvt Ltd thru Rahul Sharma OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अंश 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।

साक्षी सं 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं 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: AAECF8801B)** 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 $\frac{1}{2}$ 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

For Pyramid Infratech Pvt. Ltd.

Nitin Kumar

Authorized Signatory

For Jai Ganga Castle Pte. Ltd.

Rahul Sharma

Authorized Signatory

Reg. No.

Reg. Year

Book No.

2260

2024-2025

1



विक्रेता



क्रेता



गवाह



Nitin Kumar

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Nitin Kumar OTHER Ms Pyramid Infratech Pvt Ltd

क्रेता :- thru Rahul Sharma OTHER Ms Jai Ganga Castle Pvt Ltd

गवाह 1 :- Surender Nambardar

गवाह 2 :- Rajpal Adv

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 हैं।

दिनांक 11-07-2024

उप/संयुक्त पंजीयन अधिकारी रिवाड़ी

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 Pyramid Investments Pvt. Ltd.

Nitin Kumar
Authorised Signatory

For Jai Ganga Castle Private Limited

Faruk Shah
Authorised Signatory



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:

1. 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.

2. 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

Nitin Kumar
Authorised Signatory

Abhishek Chaur
Authorised Signatory



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.
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

For Pyramid Infratech Pvt. Ltd.

Nitin Kumar
Authorised Signatory

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For Jai Ganga Castle Private Limited

Jahub Sham
Authorised Signatory



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, cesses 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.
10. That all relevant documents in original in respect of the said Property have been handed over by the VENDOR to the VENDEE.
11. That all the expenses of this sale deed viz. stamp duty, registration charges etc. have been borne and paid by the VENDEE.

For Pyramid Infratech Pvt. Ltd.

Nitin Kumar
Authorised Signatory

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For Jai Ganga Castle Private Limited

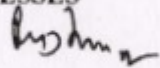
Jahid Shami
Authorised Signatory

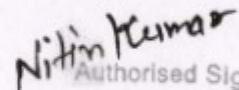


IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED
THEIR SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND
YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:

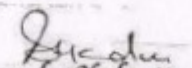
For Pyramid Infratech Pvt. Ltd.

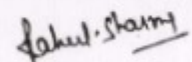
WITNESSES

1. 
RASPAL ADV
REWARI


Authorised Signatory
VENDOR

For Jai Ganga Castle Private Limited

2. 
Surender Yadav Nambardar
Aspur Vill. - Bhudpur
Teh. - Distt. - Rewari (Hr.)
Mob No - 9779718171


Authorised Signatory

VENDEE



