

**Indian-Non Judicial Stamp
Haryana Government**

Date : 17/04/2018

Certificate No. G0Q2018D1784



Stamp Duty Paid : ₹ 3550000

(Rs. Only)

GRN No. 34751476



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Sri Chand satya bhawna Educational trust

H.No/Floor : C45

Sector/Ward : 1

LandMark : Phase 1

City/Village : Ashok vihar

District : North delhi

State : Delhi

Phone: 0000000000

**Buyer / Second Party Detail**

Name : Vibhor Home Developers pvt ltd

H.No/Floor : P11

Sector/Ward : Na

LandMark : Dda janta flat

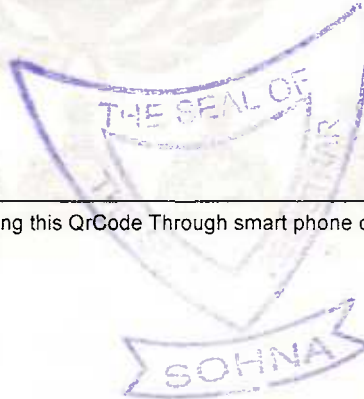
City/Village: Panchsheelpark

District : South delhi

State : Delhi

Phone : 9811000240

Purpose : Sale Deed

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>Toll
11.00 29/4

999

- | | | |
|-----------------------------|---|--------------------------------|
| 1. Type of Deed | : | Sale Deed |
| 2. Village/city Name & Code | : | Sohna, Gurugram |
| 3. Unit Land | : | 12 Kanal 18 Marla |
| 4. Type of Property | : | Agriculture Land |
| 5. Covered Area | : | NIL |
| 6. Transaction Value | : | Rs.5,07,13,125/- |
| 7. Stamp duty | : | Rs.35,50,000/- |
| 8. E-Stamp No. & Date | : | G0Q2018D1784 Dated: 17.04.2018 |
| 9. E-Stamp Issued by | : | GOVERNMENT OF HARYANA |

डीड संबंधी विवरण		
डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Sohna	स्थित Sohna
भवन का विवरण		
भूमि का विवरण		
चाही	1 Acre 4 Kanal 18 Marla	
धन संबंधी विवरण		
राशि 50,713,125.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 3,550,000.00 रुपये	
E-Stamp स्टाम्प न. g0q2018d1784	स्टाम्प की राशि 3,550,000.00 रुपये	DFC: JKNLHKNM
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: Self

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 19/04/2018 दिन गुरुवार समय 2:16:00PM बजे श्री/श्रीमती/कुमारी Sri Chand Satya Bhawna Educational Trust thru Auth Kamal Kumar Aggarwal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी 6845 Ashok vihar Ph- 1 Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप / सयुक्त पंजीयन अधिकारी
सब रजिस्ट्रार
सोहना

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामिण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अन्तर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ती प्रमाण पत्र प्राप्त कर लिया गया है।

या

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

दिनांक

उप / सयुक्त पंजीयन अधिकारी
सब रजिस्ट्रार
सोहना

श्री Sri Chand Satya Bhawna Educational Trust thru Auth Kamal Kumar Aggarwal(OTHER)

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Auth Dinesh Kumar Sharma क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुधकसमझकर स्वीकार किया। प्रलेख के अनुसार 0.00 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 Shri Chand Lamberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Alipur Sohna व श्री/श्रीमती/कुमारी Sandeep पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Om Parkash निवासी Sakatpur Distt Gurugram ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 19/04/2018

उप / सयुक्त पंजीयन अधिकारी
सब रजिस्ट्रार
सोहना

यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

उप / सयुक्त पंजीयन अधिकारी
सब रजिस्ट्रार
सोहना

This Deed is made at Gurugram on this 19th Day of April, 2018

BETWEEN

Sri Chand Satya Bhawna Educational Trust. (PAN No. AAITS3908H)
Registered Office: C-45, Ashok Vihar, Phase-1, Delhi. through its
authorized signatory Mr. Kamal Kumar Aggarwal
vide board of resolution dated 01.04.2016 passed in meeting of the board
of the directors of the company hereinafter Jointly called the **"VENDOR"** (which
expression shall unless opposed to the context hereof mean and include his legal
representatives, administrators, executors, successors and assignees etc.) of the
ONE PART.

AND

AND

M/S Vibhor Home Developers Pvt. Ltd.(PAN NO. AACCV1383J) Having its
registered office at Flat No.11, DDA Janta Flat , Panchshil Park , Shiwalik Road
New Delhi, through its authorized signatory Mr. Dinesh Kumar Sharma vide
board of resolution dated 12.03.2018 passed in meeting of the board of the
directors of the company, hereinafter called the **"VENDEE"** (which expression shall
unless opposed to the context hereof mean and include all its heirs, representatives,
administrators, executors, successors, survivors and assignees etc.) of the **OTHER PART.**

WHEREAS the VENDOR is the absolute and undisputed owner and in possession of agriculture
land comprised in **Khewat/Khata No.725/773 Rect. No. 27 Killa No. 13(8-0),14(4-18)**
Field 2 land measuring 12 Kanal 18 Marla full share situated in the revenue
estate village Sohna, Tehsil: Sohna & District Gurugram, Haryana.

In this way the above said VENDOR is the owner of total agriculture land measuring
12 Kanal 18 Marla situated in the revenue estate village: Sohna, Tehsil: Sohna &
District Gurugram, Haryana. as per his share mentioned hereinabove (hereinafter
called the **SAID PROPERTY**) by way of sanctioned Fard Jamabandi for the year of
2001-2002 & Mutation 18278.

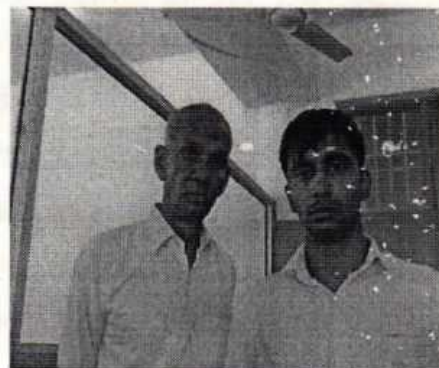




विक्रेता



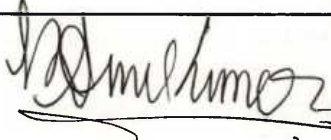


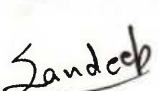
क्रेता



गवाह



उप / सयुक्त पैजीयन अधिकारी

विक्रेता	Auth Kamal Kumar Aggar	
क्रेता	Auth Dinesh Kumar Sharm	
गवाह	Shri Chand Lamberdar	
गवाह	Sandeep	



AND WHEREAS the VENDOR hereto has agreed to sell the SAID PROPERTY i.e. **12 Kanal 18 Marla** to the VENDEE for a total sale consideration a sum of **Rs.5,07,13,125/- (Rupees Five Crore, Seven lacs, Thirteen thousand, One hundred Twenty Five Only)** and the VENDEE has agreed to purchase the same on the following terms and conditions:-

1. Definition and interpretation

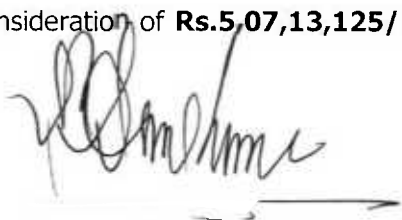
In this Sale Deed :

the '**SAID PROPERTY**' means bearing agriculture land measuring **12 Kanal 18 Marla** comprised in **Khewat/Khata No.725/773 Rect. No. 27 Killa No. 13(8-0),14(4-18) Field 2 land measuring 12 Kanal 18 Marla full share situated in the revenue estate village Sohna, Tehsil: Sohna & District Gurugram, Haryana.** as per VENDOR's Share details of which mentioned hereinabove.

- a. words importing the masculine gender include the feminine and the neuter and vice versa.
- b. words importing the singular include the plural and vice versa.
- c. references to persons include bodies corporate and vice versa.
- d. 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.
- e. the clause heading shall not affect the construction of this sale deed.
- f. save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- g. possession means actual vacant, peaceful and physical possession of the property.

NOW VENDOR HAS AGREED TO SELL ABOVE SAID PROPERTY AND THE VENDEE HAS AGREED TO PURCHASE THE SAME ON THE FOLLOWING TERMS AND CONDITIONS:-

1. The VENDOR hereby grants, assigns, conveys, sells and transfer the SAID PROPERTY alongwith all its right of possession, ownership, occupancy, title claims, interest and whatsoever of that nature in favour of VENDEE for and in full and final sale consideration of **Rs.5,07,13,125/- (Rupees Five Crore, Seven lacs, Thirteen**



प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 294 आज दिनांक 19/04/2018 को बही न: 1 जिल्द न: 2,113 के पृष्ठ न: 129 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 1,254 के पृष्ठ सख्या 59 से 60 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 19/04/2018

उप/सयुक्त पंजीयन अधिकारी
सोहना सब रजिस्ट्रार
सोहना



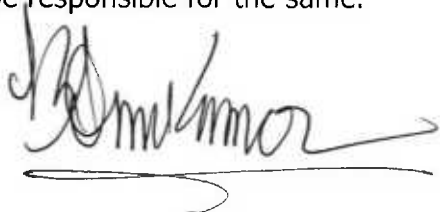
thousand, One hundred Twenty Five Only) and the VENDEE have been agreed to purchase for the same.

2. The VENDOR have been received full and final sale consideration a sum of **Rs.5,07,13,125/- (Rupees Five Crore, Seven lacs, Thirteen thousand, One hundred Twenty Five Only)** from the VENDEE in the following manner:

Amount	RTGS UTR No.	Dated	Drawn	In favour of
5,02,05,993/-	KKBKR520180 41800857558	18.04.2018	KOTAK MAHINDRA BANK	Sri Chand Satya Bhawna Educational Trust


Rs. 5,07,132/- (Rupees Five lacs, Seven thousand, One hundred thirty two Only) as 1% TDS to be deposited before due date of deposition to the income tax department by the Vendee as required by section 194-1A Of The income tax Act,1961 and Vendor has consented for the same and now nothing is due towards the VENDEE in respect of the SAID PROPERTY.

3. That the VENDOR has handed over actual vacant, physical and peaceful possession of the above said **agriculture land measuring 12 Kanal 18 Marla**, to the VENDEE at the spot and the VENDEE shall become the absolute owner and in possession and shall enjoy all the rights, title or interest for the same.
4. The Vendor shall indemnify the Vendee of any cost, charges, fees, fines, penalties, dues etc. in respect of the said property towards 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 sale deed, made/raised by the respective creditors either prior to or after the date of this sale deed.
5. The Vendor shall indemnify the Vendee that the Vendor shall be responsible for all types of encumbrances such as Agreement to sell, court decree, lease, litigation, dues, taxes, charges, court case, acquirement, mortgage etc upto the date of execution and registration of this sale deed and thereafter the Vendee shall be responsible for the same.





6. The Vendor shall indemnify the Vendee of any cost, charges, penalties, interest, constraints, disturbances and whatsoever of that nature suffered/to be suffered by the Vendee out of any defects in the ownership title of the said property.
7. That Vendor also indemnifies the Vendee and undertakes to refund the full purchase consideration alongwith the stamp duty and any other incidental expenses to be incurred by the Vendee for any disturbance in occupancy or dispossession of the said property due to falseness or misstatement, either partially or full, made by the Vendor in its affirmation in this sale deed.
8. The Vendor hereby agrees and undertakes to do all such acts, things and deeds which under law, the Vendor are bound to do in respect of the property for the purpose of effectually carrying out the intention and purpose of this deed of sale, if required in any manner whatsoever, in future including steps to be taken as the Vendor for mutation in the revenue records and shall not object to the mutation of the said property in favour of the Vendee in the records of the appropriate authority. The Vendee will also be the entitled to get sanction mutation in revenue records in their name of the property mentioned in this sale deed.
9. That from this day onwards the Vendee shall be absolute owner in possession of the property and will be entitled to use and utilize the land in any manner they like the best, to which the Vendor will have no objection in any manner whatsoever.
10. That all the expenses like stamp duties and registration charges has been bone and paid by the Vendee.
11. That the Vendee can get mutated/transferred of the above said property in their favour in the revenue records on the basis of this sale deed or its certified true copy.





IN WITNESS WHEREOF the parties have set their respective hands and seal on these presents at the place and on the day, month and year first above written in the presence of the following witnesses:

VENDOR



(Sri Chand Satya Bhawna Educational Trust.)

VENDEE



(Vibhor Home Developers pvt. Ltd.)

Witnesses:

1.

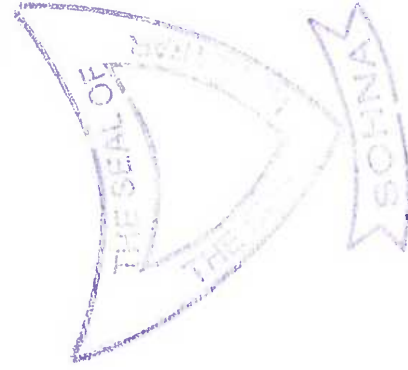


श्री चंद सत्यभार्वा
वीर अलीपुर तहसील सोडन
जिला गुरुग्राम

2.

Sandeep

Sandeep Sr. Sh. Omparkash
village Saketpur Distt-
Gurugram



**Indian-Non Judicial Stamp
Haryana Government**

Date : 14/03/2018

Certificate No. G0N2018C567

Stamp Duty Paid : ₹ 1259000
(Rs. Only)

GRN No. 34108926



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Sri Chand satya bhawna educational Trust

H.No/Floor : C45

Sector/Ward : 1

LandMark : Phase 1

City/Village : Ashok vihar

District : North delhi

State : Delhi

Phone: 0000000000

**Buyer / Second Party Detail**

Name : Vibhor Home developers Pvt ltd

H.No/Floor : Flat11

Sector/Ward : Na

LandMark : Dda janta flat

City/Village: Panchsheelpark

District : South delhi

State : Delhi

Phone : 9811000240

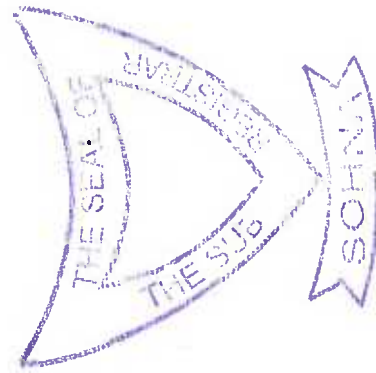
Purpose : NJS FOR SALE DEED

4971

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14/3/2018





Certificate No. G0M2018C1836

GRN No. 34091338

Stamp Duty Paid : ₹ 3145000
(Rs. Only)Penalty : ₹ 0
(Rs. Zero Only)**Seller / First Party Detail**

Name: Sri Chand Satya bhawna Educational trust

H.No/Floor : C45

Sector/Ward : 1

LandMark : Phase 1

City/Village : Ashok vihar

District : North delhi

State : New delhi

Phone: 0000000000

**Buyer / Second Party Detail**

Name : Vibhor Home developers Pvt ltd

H.No/Floor : Flat11

Sector/Ward : Na

LandMark : Dda janta flat

City/Village : Panchsheelpark

District : South delhi

State : Delhi

Phone : 9811000240

Purpose : Sale Deed

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

4971

1. Type of Deed	:	Sale Deed
2. Village/city Name & Code	:	Sohna, Gurugram
3. Unit Land	:	16 Kanal 00 Marla
4. Type of Property	:	Agriculture Land
5. Covered Area	:	NIL
6. Transaction Value	:	Rs.6,29,00,000/-
7. Stamp duty	:	Rs.31,45,000/-
8. E-Stamp No. & Date	:	G0M2018C1836 Dated: 13.03.2018
9. E-Stamp Issued by	:	GOVERNMENT OF HARYANA

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Sohna	स्थित Sohna
भवन का विवरण		
चाहा	भूमि का विवरण	
	2 Acre	
धन संबंधी विवरण		
राशि 62,900,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 4,404,000.00 रुपये	
E-Stamp स्टाम्प न. g0m2018c1836	स्टाम्प की राशि 3,145,000.00 रुपये	DFC: JKGPHJJO
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	
g0n2018c567 राशि 1259000 रुपये	दिनांक 14/03/2018	

Drafted By: Self

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 14/03/2018 दिन बुधवार समय 1:31:00PM बजे श्री/श्रीमती/कुमारी Sri Chand Satya Bhawan Educational Trust thru Auth Sign Kamal Kumar Aggarwal, Ph-I Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप / सयुक्त पंजीयन अधिकारी

सोहना सब रजिस्ट्रार

सोहना

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामिण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अन्तर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ती प्रमाण पत्र प्राप्त कर लिया गया है।

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

दिनांक

उप / सयुक्त पंजीयन अधिकारी

सोहना सब रजिस्ट्रार

सोहना

श्री Sri Chand Satya Bhawan Educational Trust thru Auth Sign Kamal Kumar Aggarwal(OTHER)

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Auth Sign Dinesh K Sharma क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुधक समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 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 Shri Chand Lamberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Alipur

व श्री/श्रीमती/कुमारी Satbir Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Manta Ram निवासी Damdama ने की।

साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 14/03/2018

उप / सयुक्त पंजीयन अधिकारी

सोहना सब रजिस्ट्रार

सोहना

यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

उप / सयुक्त पंजीयन अधिकारी

सोहना सब रजिस्ट्रार

सोहना

AND WHEREAS the VENDOR hereto has agreed to sell the SAID PROPERTY i.e. **16 Kanal 0 Marla** to the VENDEE for a total sale consideration a sum of **Rs.6,29,00,000/- (Rupees Six Crore, twenty nine lacs Only)** and the VENDEE has agreed to purchase the same on the following terms and conditions:-

1. Definition and interpretation

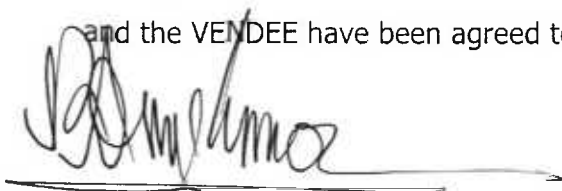
In this Sale Deed :

the '**SAID PROPERTY**' means bearing agriculture land measuring **16 Kanal 0 Marla** comprised in **Khewat/Khata No.334/361, Rect. No. 28 Killa No. 15(8-0),16(8-0) Field 2** land measuring **16 Kanal 0 Marla full share** situated in the revenue estate **village Sohna, Tehsil: Sohna & District Gurugram, Haryana.** as per VENDOR's Share details of which mentioned hereinabove.

- a. words importing the masculine gender include the feminine and the neuter and vice versa.
- b. words importing the singular include the plural and vice versa.
- c. references to persons include bodies corporate and vice versa.
- d. 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.
- e. the clause heading shall not affect the construction of this sale deed.
- f. save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- g. possession means actual vacant, peaceful and physical possession of the property.

NOW VENDOR HAS AGREED TO SELL ABOVE SAID PROPERTY AND THE VENDEE HAS AGREED TO PURCHASE THE SAME ON THE FOLLOWING TERMS AND CONDITIONS:-

1. The VENDOR hereby grants, assigns, conveys, sells and transfer the SAID PROPERTY alongwith all its right of possession, ownership, occupancy, title claims, interest and whatsoever of that nature in favour of VENDEE for and in full and final sale consideration of **Rs.6,29,00,000/- (Rupees Six Crore, twenty nine lacs Only)** and the VENDEE have been agreed to purchase for the same.



प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,971 आज दिनांक 14/03/2018 को बही न: 1 जिल्द न: 2,111 के पृष्ठ न: 183 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 1,241 के पृष्ठ सख्या 85 से 87 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं ।

दिनांक 14/03/2018

उप/संबुक्त पंजीयन अधिकारी

सोहना

सब रजिस्ट्रार
सोहना



This Deed is made at Gurugram on this 14th Day of March, 2018

BETWEEN

Sri Chand Satya Bhawna Educational Trust. (PAN No. AAITS3908H)
Registered Office: C-45, Ashok Vihar, Phase-1, Delhi. through its
authorized signatory Mr. Kamal Kumar Aggarwal
vide board of resolution dated 01.04.2016 passed in meeting of the board
of the directors of the company hereinafter Jointly called the "**VENDOR**" (which
expression shall unless opposed to the context hereof mean and include his legal
representatives, administrators, executors, successors and assignees etc.) of the
ONE PART.

AND

AND

M/S Vibhor Home Developers Pvt. Ltd.(PAN NO. AACCV1383J) Having its
registered office at Flat No.11, DDA Janta Flat , Panchshil Park , Shiwalik Road
New Delhi, through its authorized signatory Mr. Dinesh Kumar Sharma vide
board of resolution dated 12.03.2018 passed in meeting of the board of the
directors of the company, hereinafter called the "**VENDEE**" (which expression shall
unless opposed to the context hereof mean and include all its heirs, representatives,
administrators, executors, successors, survivors and assignees etc.) of the **OTHER PART.**

WHEREAS the VENDOR is the absolute and undisputed owner and in possession of agriculture
land comprised in **Khewat/Khata No.334/361, Rect. No. 28 Killa No. 15(8-0),16(8-0)**
Field 2 land measuring 16 Kanal 0 Marla full share situated in the revenue estate
village Sohna, Tehsil: Sohna & District Gurugram, Haryana.

In this way the above said VENDOR is the owner of total agriculture land measuring
16 Kanal 0 Marla situated in the revenue estate village: Sohna, Tehsil: Sohna &
District Gurugram, Haryana.

as per his share mentioned hereinabove (hereinafter called the **SAID PROPERTY**)
by way of sanctioned Fard Jamabandi for the year of 2001-2002 & Mutation 18278.

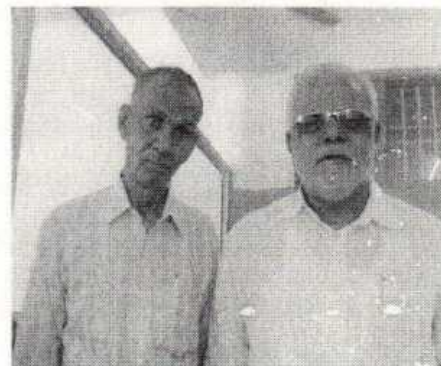




विक्रेता




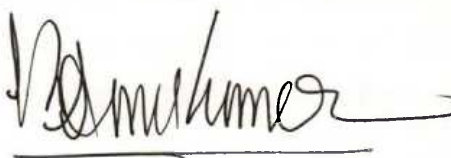



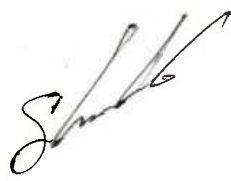


क्रेता



गवाह



उप / सयुक्त पंजीयन अधिकारी


विक्रेता	Auth Sign-Kamal Kumar A		
क्रेता	Auth Sign-Dinesh Kr Sharr		
गवाह	Shri Chand Lamberdar		
गवाह	Sathir Singh		

2. The VENDOR have been received full and final sale consideration a sum of **Rs.6,29,00,000/- (Rupees Six Crore, twenty nine lacs Only)** from the VENDEE in the following manner:

Amount	Cheques/ RTGS	Dated	Drawn	In favour of
1,00,00,000/-	000292	26.02.2018	KOTAK MAHINDRA BANK	Sri Chand Satya Bhawna Educational Trust
5,22,71,000/-	KKBKR520180 31300692577	13.03.2018	KOTAK MAHINDRA BANK	Sri Chand Satya Bhawna Educational Trust

Rs. 6,29,000/- (Rupees Six lacs, twenty nine thousand Only) as 1% TDS to be deposited before due date direct to the income tax department by the Vendee as required by section 194-1A Of The income tax Act,1961 and consented to be deduct by the Vendor and now nothing is due towards the VENDEE in respect of the SAID PROPERTY.

3. That the VENDOR has handed over actual vacant, physical and peaceful possession of the above said **agriculture land measuring 16 Kanal 0 Marla**, to the VENDEE at the spot and the VENDEE shall become the absolute owner and in possession and shall enjoy all the rights, title or interest for the same.
4. The Vendor shall indemnify the Vendee of any cost, charges, fees, fines, penalties, dues etc. in respect of the said property towards 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 sale deed, made/raised by the respective creditors either prior to or after the date of this sale deed.
5. The Vendor shall indemnify the Vendee that the Vendor shall be responsible for all types of encumbrances such as Agreement to sell, court decree, lease, litigation, dues, taxes, charges, court case, acquirement, mortgage etc upto the

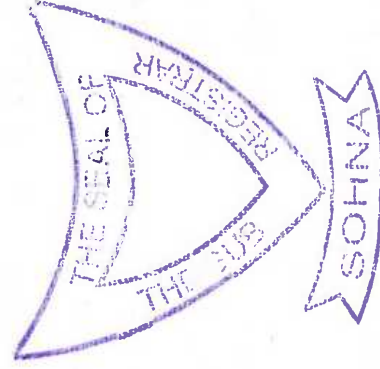




date of execution and registration of this sale deed and thereafter the Vendee shall be responsible for the same.

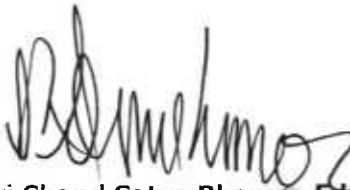
6. The Vendor shall indemnify the Vendee of any cost, charges, penalties, interest, constraints, disturbances and whatsoever of that nature suffered/to be suffered by the Vendee out of any defects in the ownership title of the said property.
7. That Vendor also indemnifies the Vendee and undertakes to refund the full purchase consideration alongwith the stamp duty and any other incidental expenses to be incurred by the Vendee for any disturbance in occupancy or dispossession of the said property due to falseness or misstatement, either partially or full, made by the Vendor in its affirmation in this sale deed.
8. The Vendor hereby agrees and undertakes to do all such acts, things and deeds which under law, the Vendor are bound to do in respect of the property for the purpose of effectually carrying out the intention and purpose of this deed of sale, if required in any manner whatsoever, in future including steps to be taken as the Vendor for mutation in the revenue records and shall not object to the mutation of the said property in favour of the Vendee in the records of the appropriate authority. The Vendee will also be the entitled to get sanction mutation in revenue records in their name of the property mentioned in this sale deed.
9. That from this day onwards the Vendee shall be absolute owner in possession of the property and will be entitled to use and utilize the land in any manner they like the best, to which the Vendor will have no objection in any manner whatsoever.
10. That all the expenses like stamp duties and registration charges has been bone and paid by the Vendee.
11. That the Vendee can get mutated/transferred of the above said property in their favour in the revenue records on the basis of this sale deed or its certified true copy.

A handwritten signature in black ink, appearing to read 'Ramesh Kumar', is written over a horizontal line.



IN WITNESS WHEREOF the parties have set their respective hands and seal on these presents at the place and on the day, month and year first above written in the presence of the following witnesses:

VENDOR



(Sri Chand Satya Bhawna Educational Trust.)

VENDEE



(Vibhor Home Developers pvt. Ltd.)

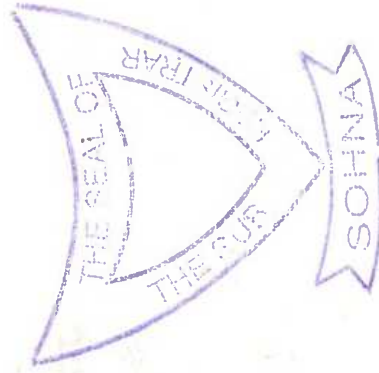
Witnesses:

1.


श्री श्री नमस्वरदा
भवन अलीपुर, तहसील सोहन
जिला बुलंदशहर

2.


सत्यदेव श. मन्ताराम
जौनपुर दमदमा सोहन



**Indian-Non Judicial Stamp
Haryana Government**

Date : 14/03/2018

Certificate No. G0N2018C795

Stamp Duty Paid : ₹ 3429000
(Rs. Only)

GRN No. 34111523



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Kamal Kumar Aggarwal

H.No/Floor : H57

Sector/Ward : 1

LandMark : Ashok vihar

City/Village : Phase one

District : North west delhi

State : New delhi

Phone: 0000000000

Others : Sanjay kumar aggarwal rajeev kumar aggarwal sons of chand kishor
aggarwal ms cksr animation pvt ltd**Buyer / Second Party Detail**

Name : Vibhor Home developers Pvt Ltd

H.No/Floor : Flat11

Sector/Ward : Na

LandMark : Dda janta flat

City/Village: Panchsheelpark

District : South delhi

State : Delhi

Phone : 9811000240

Purpose : NJS 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>

4998



**Indian-Non Judicial Stamp
Haryana Government**

Date : 13/03/2018

Certificate No. G0M2018C1783

Stamp Duty Paid : ₹ 8571000
(Rs. Only)

GRN No. 34099961



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Kamal Kumar Aggarwal

H.No/Floor : H57

Sector/Ward : 1

LandMark : Ashok vihar

City/Village : Phase one

District : North west delhi

State : New delhi

Phone: 0000000000

Others : Sanjay kumar aggarwal rajeev kumar aggarwal sons of chand kishor aggarwal ms cksr animation pvt ltd

**Buyer / Second Party Detail**

Name : Vibhor Home developers Pvt ltd

H.No/Floor : Flat11

Sector/Ward : Na

LandMark : Dda janta flat

City/Village: Panchsheelpark

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Purpose : SALE DEED

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4958

- | | | |
|-----------------------------|---|--------------------------------|
| 1. Type of Deed | : | Sale Deed |
| 2. Village/city Name & Code | : | Sohna, Gurugram |
| 3. Unit Land | : | 43 Kanal 12 Marla |
| 4. Type of Property | : | Agriculture Land |
| 5. Covered Area | : | NIL |
| 6. Transaction Value | : | Rs. 17,14,02,500/- |
| 7. Stamp duty | : | Rs. 85,71,000/- |
| 8. E-Stamp No. & Date | : | G0M2018C1783 Dated: 13.03.2018 |
| 9. E-Stamp Issued by | : | GOVERNMENT OF HARYANA |

डीड संबंधी विवरण		
डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Sohna	स्थित Sohna
भवन का विवरण		
भूमि का विवरण		
चाहा	5 Acre 3 Kanal 12 Marla	
धन संबंधी विवरण		
राशि 171,402,500.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 12,000,000.00 रुपये	
E-Stamp स्टाम्प न. g0m2018c1783	स्टाम्प की राशि 8,571,000.00 रुपये	DFC: JKGPPPMH
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	
g0n2018c795 राशि 3429000 रुपये	दिनांक 14/03/2018	

Drafted By: Self

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 14/03/2018 दिन बुधवार समय 1:57:00PM बजे श्री/श्रीमती/कुमारी Kamal Kumar Aggarwal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Chnad Kishor Aggarwal निवासी H-57, Ashok Vihar-I Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
सोहना सब रजिस्ट्रार

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामिण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अन्तर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ती प्रमाण पत्र प्राप्त कर लिया गया है।

या

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

दिनांक

उप / संयुक्त पंजीयन अधिकारी
सोहना सब रजिस्ट्रार

श्री Kamal Kumar Aggarwal, M/s CKSR Animation Pvt Ltd thru Auth Sign-Kamal Kr Aggarwal(OTHER), Satbir Kumar Aggarwal, Rajeev Kumar Aggarwal

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी Auth Sign-Dinesh Kr Sharma क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुधक समझकर स्वीकार किया। प्रलेख के अनुसार 6.00 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 Shri Chand Lamberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Alipur व श्री/श्रीमती/कुमारी Satbir Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Banta Ram निवासी damdama ने की।

साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 14/03/2018

उप/संयुक्त पंजीयन अधिकारी
सोहना सब रजिस्ट्रार

यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

उप / संयुक्त पंजीयन अधिकारी

THIS Deed is made at Gurugram on this 14th day of March, 2018

BETWEEN

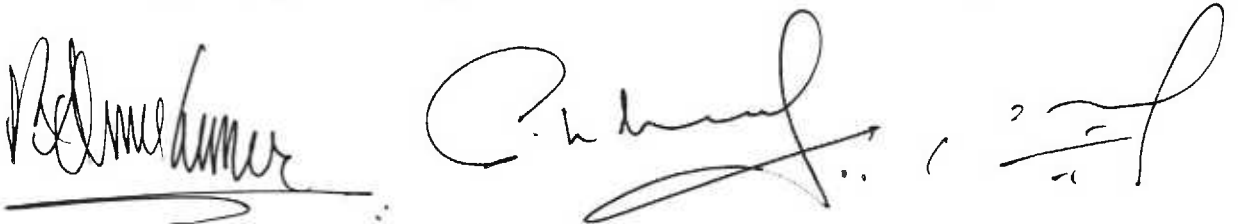
(1) Mr. Kamal Kumar Aggarwal (Aadhaar No. 2964 3669 1367) R/o H-57, Ashok Vihar, Phase 1, New Delhi, and (2) Mr. Sanjay Kumar Aggarwal (Aadhaar No. 4427 5857 2593) R/o D-68, 1st Floor, Ashok Vihar, Phase 1, New Delhi, and (3) Mr. Rajeev Kumar Aggarwal (Aadhaar No. 5428 2227 5068) R/o C-45, Ashok Vihar, Phase 1 New Delhi, all Sons of Mr. Chand Kishor Aggarwal (4) M/s CKSR Animation Pvt. Ltd. (PAN NO. AAEECC0802F) Having Registered Office: C-57, Ashok Vihar, Phase 1, New Delhi, through its authorized signatory *Sh. Kamal Kumar Aggarwal* vide board of resolution dated: *08-03-18* passed in meeting of the board of the directors of the company hereinafter Jointly called the "VENDOR**" (which expression shall unless opposed to the context hereof mean and include their legal representatives, administrators, executors, successors and assignees etc.) of the **ONE PART**.**

AND

M/S Vibhor Home Developers Pvt. Ltd. (PAN NO. AACCV1383J) Having its registered office at Flat No. 11, DDA Janta Flat , Panchshil Park , Shiwalik Road New Delhi. through its authorized signatory Mr. Dinesh Kumar Sharma vide board of resolution dated 12.03.2018 passed in meeting of the board of the directors of the company, hereinafter called the "VENDEE**" (which expression shall unless opposed to the context hereof mean and include all its heirs, representatives, administrators, executors, successors, survivors and assignees etc.) of the **OTHER PART**.**

WHEREAS the VENDOR are the absolute and undisputed owners and in possession of agriculture land measuring **43 Kanal 12 Marla situated in the revenue estate village Sohna, Tehsil: Sohna & District Gurugram, Haryana** in following manners:-

- (A) **Vendors No. (1) Mr. Kamal Kumar Aggarwal is the absolute owners of agriculture land comprised in Khewat/Khata No. 333/360, 334/361, Rect. No. 28 Killa No. 7(8-0),14(8-0), Field 2 Land measuring 16 Kanal 0 Marla full share situated in the revenue estate village Sohna, Tehsil: Sohna & District Gurugram, Haryana.**
- (B) **Vendors No. (2) Sanjay Kumar Aggarwal is the absolute owners of agriculture**





विक्रेता



क्रेता



गवाह



उप /संयुक्त पंजीयन अधिकारी

land comprised in Khewat/Khata No. 333/360,333/1/360/1, Rect. No. 28 Killa No. 5/1(5-16),6/2(5-16), Field 2 Land measuring 11 Kanal 12 Marla full share situated in the revenue estate village Sohna, Tehsil: Sohna & District Gurugram, Haryana.

(C) Vendors No. (3) Mr. Rajeev Kumar Aggarwal is the absolute owners of agriculture land comprised in Khewat/Khata No. 982/1186, Rect. No. 28 Killa No. 4(8-0), Land measuring 8 Kanal 0 Marla full share situated in the revenue estate village Sohna, Tehsil: Sohna & District Gurugram, Haryana.

(D) Vendors No. (4) M/s CKSR Animation Pvt. Ltd. is the absolute owners of agriculture land comprised in Khewat/Khata No. 334/361, Rect. No. 28 Killa No. 25(8-0) Land measuring 8 Kanal 0 Marla full share situated in the revenue estate village Sohna, Tehsil: Sohna & District Gurugram, Haryana.

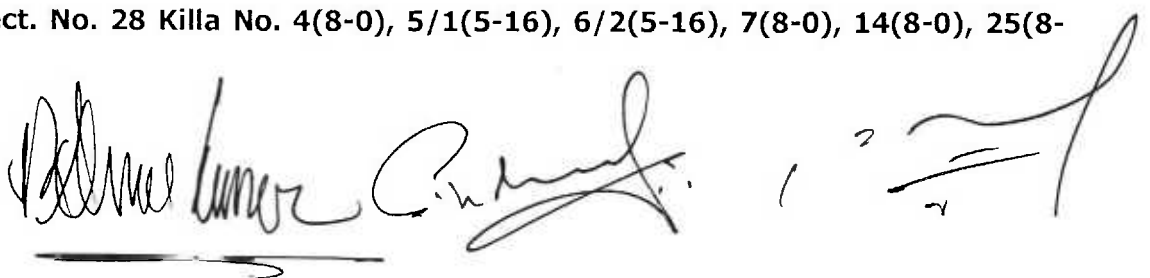
In this way the above said Vendors are the owner of total agriculture land measuring **43 Kanal 12 Marla situated in the revenue estate village Sohna, Tehsil: Sohna & District Gurugram, Haryana.**, as per their share mentioned hereinabove (hereinafter called the said **PROPERTY**) by way of sanctioned Fard Jamabandi for the year of 2001-2002 and mutation No. 18551,18552,18553,18554.


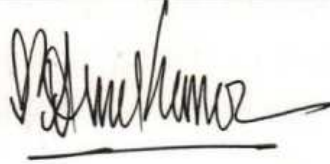



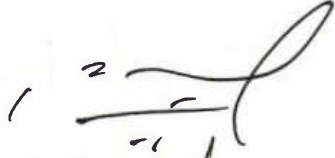
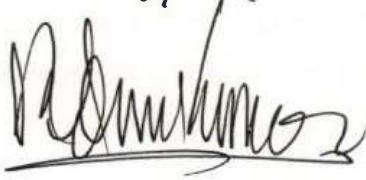






AND WHEREAS the VENDOR hereto have agreed to sell their said property i.e. **43 Kanal 12 Marla** to the VENDEE for a total sale consideration a sum of **Rs. 17,14,02,500/- (Rupees Seventeen Crores, Fourteen Lakh, Two thousand, Five Hundred Only)** and the Vendee has agreed to purchase the same on the following terms and conditions:-

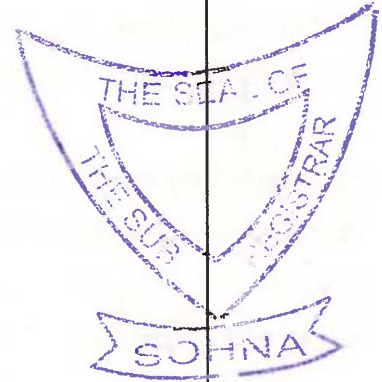
1. Definition and interpretation

In this Sale Deed :

- a. the '**VENDOR**' includes the real owners of the above said property.
- b. the '**VENDEE**' does not include(s) any successors/assigns/subsidiaries in title to the Vendee other than the personal representatives of the Vendee.
- c. the '**Property**' means bearing agriculture land measuring **43 Kanal 12 Marla** comprised in **Khewat/Khata No. 333/360,333/1/360/1, 334/361,982/1186, Rect. No. 28 Killa No. 4(8-0), 5/1(5-16), 6/2(5-16), 7(8-0), 14(8-0), 25(8-**




विक्रेता	Kamal Kumar Aggarwal		
विक्रेता	Sanjay Kumar Aggarwal		
विक्रेता	Rajeev Kumar Aggarwal		
विक्रेता	Auth Sign-Kamal Kr Aggar		
क्रेता	Auth Sign-Dinesh Kr Sharr		
गवाह	Shri Chand Lamberdar		
गवाह	Satbir Singh		



प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,978 आज दिनांक 14/03/2018 को बही न: 1 जिल्द न: 2,111 के पृष्ठ न: 183 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 1,241 के पृष्ठ सख्या 79 से 81 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 14/03/2018

उप/संयुक्त पंजीयन अधिकारी
सोहना 
सोहना

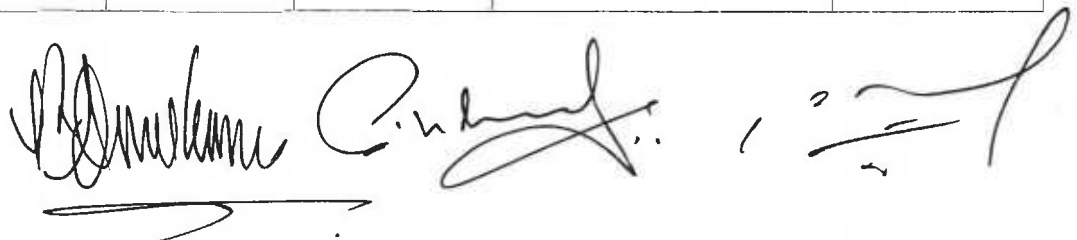
0), Field 6 Land measuring 43 Kanal 12 Marla full share situated in the revenue estate village Sohna, Tehsil: Sohna & District Gurugram, Haryana as per Vendor's Share details of which mentioned hereinabove.

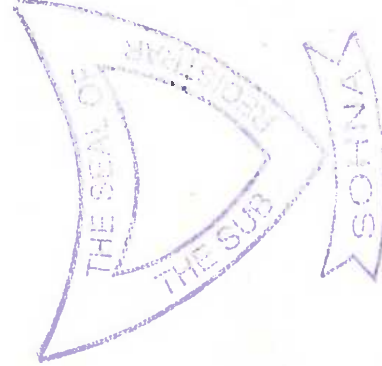
- d. words importing the masculine gender include the feminine and the neuter and vice versa.
- e. words importing the singular include the plural and vice versa.
- f. references to persons include bodies corporate and vice versa.
- g. save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- h. the clause heading shall not affect the construction of this sale deed.
- i. save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- j. possession means actual vacant, peaceful and physical possession of the property.

NOW VENDOR HAS AGREED TO SELL ABOVE SAID LAND AND THE VENDEE HAS AGREED TO PURCHASE THE SAME ON THE FOLLOWING TERMS AND CONDITIONS:-

1. The VENDOR hereby grants, assigns, conveys, sells and transfer the said property alongwith all its right of possession, ownership, occupancy, title claims, interest and whatsoever of that nature in favour of Vendee for and in full and final sale consideration of **Rs. 17,14,02,500/- (Rupees Seventeen Crores, Fourteen Lakh, Two thousand, Five Hundred Only)** and the Vendee have been agreed to purchase for the same.
2. The Vendor have been received full and final sale consideration a sum of **Rs. 17,14,02,500/- (Rupees Seventeen Crores, Fourteen Lakh, Two thousand, Five Hundred Only)** from the Vendee in the following manner:

Amount	Ch. No./RTGS	Dated	Drawn	In favour of
1,00,00,000/-	000289	26.02.2018	KOTAK MAHINDRA BANK	Kamal Kumar Aggarwal

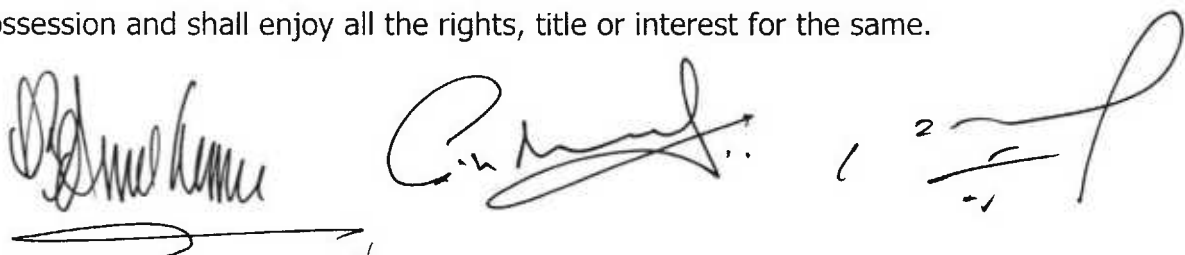


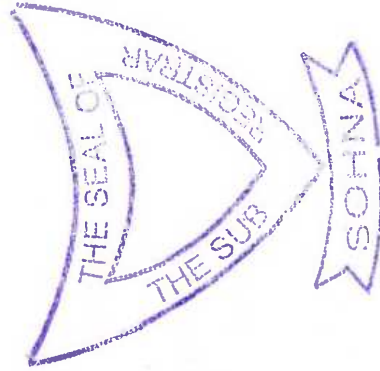


5,22,71,000/-	KKBKR520 180313006 97864	13.03.2018	KOTAK MAHINDRA BANK	Kamal Kumar Aggarwal
1,00,00,000/-	000291	26.02.2018	KOTAK MAHINDRA BANK	Sanjay Kumar Aggarwal
3,51,46,475/-	KKBKR520 180313006 94293	13.03.2018	KOTAK MAHINDRA BANK	Sanjay Kumar Aggarwal
1,00,00,000/-	000290	26.02.2018	KOTAK MAHINDRA BANK	Rajeev Kumar Aggarwal
2,11,35,500/-	000300	13.03.2018	KOTAK MAHINDRA BANK	Rajeev Kumar Aggarwal
1,00,00,000/-	000288	26.02.2018	KOTAK MAHINDRA BANK	M/s CKSR Animation Pvt. Ltd.
2,11,35,500/-	KKBKR520 180313006 98434	13.03.2018	KOTAK MAHINDRA BANK	M/s CKSR Animation Pvt. Ltd.

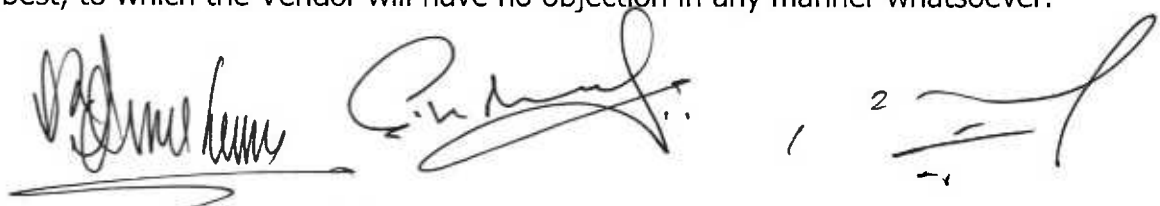
Rs.17,14,025/- (Rupees Seventeen Lacs, Fourteen Thousand, Twenty five only) as 1% TDS to be deposited before due date direct to the income tax department by the Vendee as required by section 194-1A Of The income tax Act,1961 and consented to be deduct by the Vendor and now nothing is due towards the VENDEE in respect of the SAID PROPERTY.

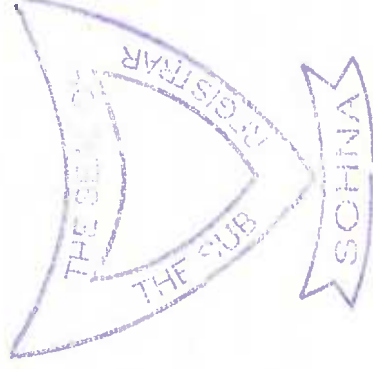
3. That the Vendor has handed over actual vacant, physical and peaceful possession of the above said **agriculture land measuring 43 Kanal 12 Marla**, to the Vendee at the spot and the vendee shall become the absolute owner and in possession and shall enjoy all the rights, title or interest for the same.





4. The Vendor shall indemnify the Vendee of any cost, charges, fees, fines, penalties, dues etc. in respect of the said property towards 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 sale deed, made/raised by the respective creditors either prior to or after the date of this sale deed.
5. The Vendor shall indemnify the Vendee that the Vendor shall be responsible for all types of encumbrances such as Agreement to sell, court decree, lease, litigation, dues, taxes, charges, court case, acquirement, mortgage etc upto the date of execution and registration of this sale deed and thereafter the Vendee shall be responsible for the same.
6. The Vendor shall indemnify the Vendee of any cost, charges, penalties, interest, constraints, disturbances and whatsoever of that nature suffered/to be suffered by the Vendee out of any defects in the ownership title of the said property.
7. That Vendor also indemnifies the Vendee and undertakes to refund the full purchase consideration alongwith the stamp duty and any other incidental expenses to be incurred by the Vendee for any disturbance in occupancy or dispossession of the said property due to falseness or misstatement, either partially or full, made by the Vendor in its affirmation in this sale deed.
8. The Vendor hereby agrees and undertakes to do all such acts, things and deeds which under law, the Vendor are bound to do in respect of the property for the purpose of effectually carrying out the intention and purpose of this deed of sale, if required in any manner whatsoever, in future including steps to be taken as the Vendor for mutation in the revenue records and shall not object to the mutation of the said property in favour of the Vendee in the records of the appropriate authority. The Vendee will also be the entitled to get sanction mutation in revenue records in their name of the property mentioned in this sale deed.
9. That from this day onwards the Vendee shall be absolute owner in possession of the property and will be entitled to use and utilize the land in any manner they like the best, to which the Vendor will have no objection in any manner whatsoever.





10. That all the expenses like stamp duties and registration charges has been bone and paid by the Vendee.

11. That the Vendee can get mutated/transferred of the above said property in their favour in the revenue records on the basis of this sale deed or its certified true copy.

IN WITNESS WHEREOF the parties have set their respective hands and seal on these presents at the place and on the day, month and year first above written in the presence of the following witnesses:

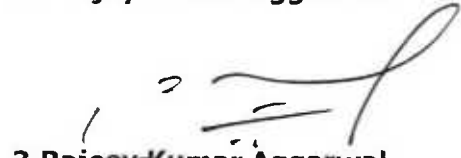
VENDOR



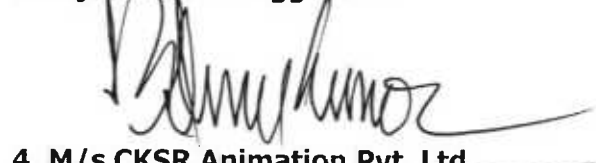
1. Kamal Kumar Aggarwal



2. Sanjay Kumar Aggarwal

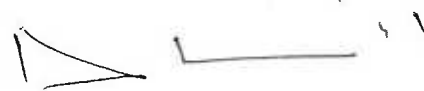


3. Rajeev Kumar Aggarwal



4. M/s CKSR Animation Pvt. Ltd

VENDEE




M/S Vibhor Home Developers Pvt. Ltd.

Witnesses:

1.



श्री चंद नन्दलाल
श्री अलीपुर तहसील सोहन
जिला गढ़गढ़

2. 
श्री चंद नन्दलाल
श्री अलीपुर तहसील सोहन
जिला गढ़गढ़

