



# Indian-Non Judicial Stamp Haryana Government



Date : 13/03/2018

Certificate No. G0M2018C1821



GRN No. 34091814



Stamp Duty Paid : ₹ 3215500

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

## Seller / First Party Detail

Name: Chand Sons education city Pvt Ltd  
 H.No/Floor: C45 Sector/Ward: 1 LandMark: Phase 1  
 City/Village: Ashok vihar District: North west delhi State: Delhi  
 Phone: 0000000000



## Buyer / Second Party Detail

Name: Lion Infradevelopers Lip  
 H.No/Floor: 10 Sector/Ward: B1 LandMark: Local shopping complex third floor  
 City/Village: Vasant kunj District: New delhi State: New delhi  
 Phone: 0000000000

Purpose : Sale Deed

4976

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

1. Type of Deed	:	Sale Deed
2. Village/city Name & Code	:	Sohna, Gurugram
3. Unit Land	:	37 Kanal 11 Marla
4. Type of Property	:	Agriculture Land
5. Covered Area	:	NIL
6. Transaction Value	:	Rs.6,43,04,375/-
7. Stamp duty	:	Rs.32,15,500/-
8. E-Stamp No. & Date	:	G0M2018C1821 Dated: 13.03.2018
9. E-Stamp Issued by	:	GOVERNMENT OF HARYANA

1



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	4 Acre 5 Kanal 11 Marla	
धन संबंधी विवरण		
राशि 64,304,375.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 4,502,500.00 रुपये	
E-Stamp स्टाम्प न. g0m2018c1821	स्टाम्प की राशि 3,215,500.00 रुपये	DFC: JKGPPOHK
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	
g0n2018c552 राशि 1287000 रुपये	दिनांक 14/03/2018	

Drafted By: Self

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 14/03/2018 दिन बुधवार समय 1:51:00PM बजे श्री/श्रीमती/कुमारी M/s Chand Sons Education City  
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी C-45, Ashok Vihar-I Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/सयुक्त पंजीयन अधिकारी

सोहना सब रजिस्ट्रार

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामिण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के 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

श्री M/s Chand Sons Education City Pvt Ltd thru Auth Sign-Rajeev Kr Aggarwal (OTHER)

उपरोक्त विज्ञेताव 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 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विज्ञेता  
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

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. **37 Kanal 11 Marla** to the VENDEE for a total sale consideration a sum of **Rs. 6,43,04,375/- (Rupees Six Crore, Forty Three lacs, Four thousand, Three hundred Seventy five Only)** and the VENDEE has agreed to purchase the same on the following terms and conditions:-

**1. Definition and interpretation**

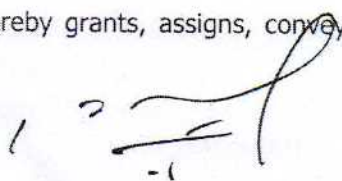
In this Sale Deed :

the '**SAID PROPERTY**' means bearing agriculture land measuring **37 Kanal 11 Marla** comprised in **Khewat/Khata No.725/773, 1375/1641, 333/1/360/1, Rect. No. 13 Killa No. 21(8-0), Rect. No. 27 Killa No. 1(8-0), 2(8-0), 7/2(2-13), 8 min North with Eastern Side 26 Karam, Western Side 26 Karam, Northern Side 40 Karam, Southern Side 40 Karam(5-16), 9 min North with Eastern Side 26 Karam, Western Side 26 Karam, Northern Side 20 Karam, Southern Side 20 Karam (2-18), Rect. No. 28 Killa No. 5/2(2-4), Field 7 Land measuring 37Kanal 11 Marla full share situated in the revenue estate village Sohana, 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 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



Reg. No.	Reg. Year	Book No.
4,976	2017-2018	1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,976 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 82 से 84 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/सयुक्त पंजीयन अधिकारी  
सोहना

सब रजिस्ट्रार  
सोहना





This Deed is made at Gurugram on this 14<sup>th</sup> Day of March, 2018

**BETWEEN**

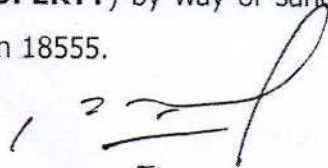
**M/s Chand Sons Education City Pvt. Ltd. (PAN No. AAEC0801G)**  
**Registered Office: C-45, Ashok Vihar, Phase-1, Delhi. through its**  
**authorized signatory *Sh. Rajeev Kumar Negam* vide board of resolution**  
**dated: 06-03-18 passed in meeting of the board of the directors of the**  
**company** hereinafter Jointly called the "**VENDOR**" (which expression shall unless  
opposed to the context hereof mean and include his legal representatives,  
administrators, executors, successors and assignees etc.) of the **ONE PART.**

**AND**

**LION INFRADEVELOPERS LLP, (PAN No. AAFFL2924B )** having its registered office  
at Plot No. 10, 3<sup>rd</sup> floor, Local Shopping Complex, B1, Vasant Kunj, Delhi-110079,  
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, 1375/1641, 333/1/360/1, Rect. No.**  
**13 Killa No. 21(8-0), Rect. No. 27 Killa No. 1(8-0), 2(8-0), 7/2(2-13), 8 min North**  
**with Eastern Side 26 Karam, Western Side 26 Karam, Northern Side 40 Karam,**  
**Southern Side 40 Karam(5-16), 9 min North with Eastern Side 26 Karam, Western**  
**Side 26 Karam, Northern Side 20 Karam, Southern Side 20 Karam (2-18), Rect. No.**  
**28 Killa No. 5/2(2-4), Field 7 Land measuring 37Kanal 11 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  
**37 Kanal 11 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 18555.





Reg. No.

Reg. Year

Book No.

4.976

2017-2018

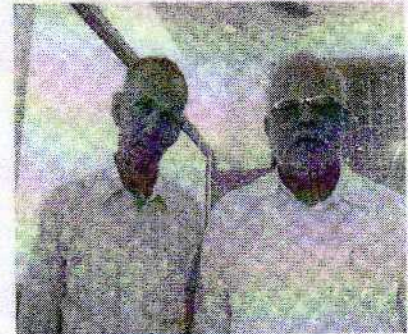
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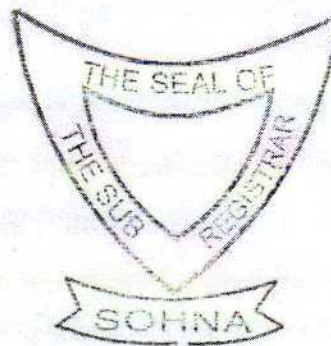
विक्रेता




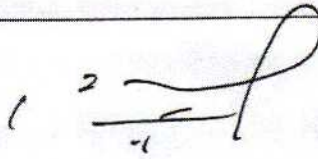






क्रेता



गवाह



उप / संयुक्त पंजीयन अधिकारी

विक्रेता	Auth Sign-Rajeev Kr Agga		
क्रेता	Auth Sign-Dinesh Kr Sharr		
गवाह	Shri Chand Lamberdar		
गवाह	Satbir Singh		



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. 6,43,04,375/- (Rupees Six Crore, Forty Three lacs, Four thousand, Three hundred Seventy five Only)** and the VENDEE have been agreed to purchase for the same.

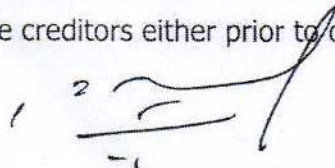
2. The VENDOR have been received full and final sale consideration a sum of **Rs. 6,43,04,375/- (Rupees Six Crore, Fourty Three lacs, Four thousand, Three hundred Seventy five Only)** from the VENDEE in the following manner:

Amount	Ch. No.	Dated	Drawn	In favour of
6,36,24,033/-	MAHBR520 18031204 860429	12.03.2018	MAHARSTRA BANK	Chand Sons Education City Pvt. Ltd.
37,298/-	MAHBR 1807364 1409	14-03-18	MAHARSTRA BANK	Chand Sons Education City Pvt. Ltd.

**Rs.6,43,044/- (Rupees Six lacs, Forty three thousand, forty four 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 37 Kanal 11 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.

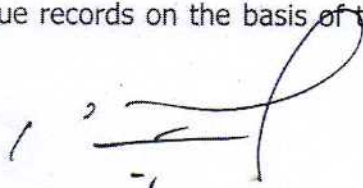
1 2







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 up to 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.

Handwritten signature and initials, possibly 'S' and 'P', with a small '1' below the signature.

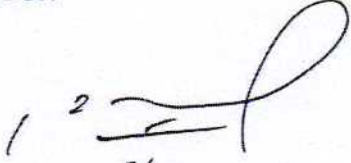






IN WITNESS WHEREOF the parties have set their respective hands and seal on these presents at the place and on the day, month and year first above written in the presence of the following witnesses:

VENDOR



(M/s Chand Sons Education City Pvt. Ltd.)

VENDEE



(LION INFRADEVELOPERS LLP)

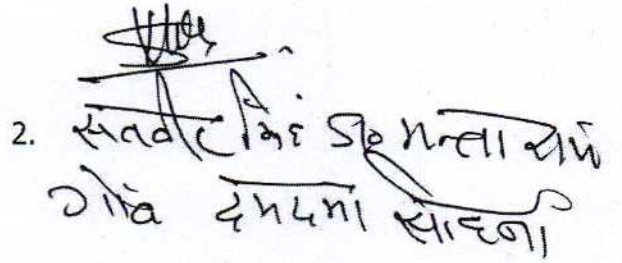
Witnesses:

1.



श्री चंद नम्वरदास  
पद अलीपुरा तहसील सोडन  
जिला गुडगाँव

2.



सुन्दर सिंह शुक्ला  
जिला देवदना सोडन



