

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 07/03/2019

Certificate No. G0G2019C1049



Stamp Duty Paid : ₹ 2098600
(Rs. Only)

GRN No. 44714568



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ashok Kumar

H.No/Floor : Na

Sector/Ward : Na

LandMark : Tehsil harsaru

City/Village : Hayatpur

District : Gurugram

State : Haryana

Phone: 0



Buyer / Second Party Detail

Name : Ms mrg Infrabuild Pvt ltd

H.No/Floor : 701/702

Sector/Ward : Na

LandMark : Best sky town nsp

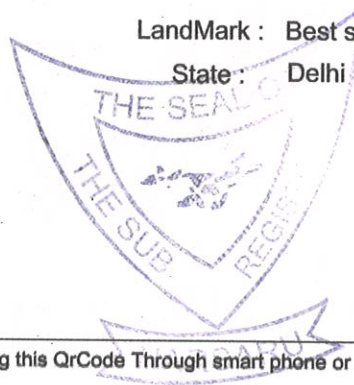
City/Village: Pitampura

District : Delhi

State : Delhi

Phone : 0

Purpose : 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 PROPERTY : AGRICULTURE LAND
VILLAGE/CITY NAME : HAYATPUR, GURUGRAM
UNITS LAND : 5 KANLA 11 MARLA
TRANSACTION VALUE : Rs. 4,19,71,875/-
STAMP DUTY : Rs. 20,98,600/-
STAMP NO. /DATE : G0G2019C1049/07-03-2019
RECEIPT NO : 44714829/1-3-2019

THIS SALE DEED is made at Sub-Tehsil HARSARU, Gurugram on thisday of March 2019

Handwritten signature



प्रलेख नः5806

दिनांक:11-03-2019

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील हरसरु	गांव/शहर हयातपुर	स्थित R Zone Com Ind Inst.
भवन का विवरण		
भूमि का विवरण		
कृषि चाही	5 Kanal 11 Marla	
धन संबंधी विवरण		
राशि 41971876 रुपये	कुल स्टाम्प ड्यूटी की राशि 2098593 रुपये	
स्टाम्प नं : GOG2019C1049	स्टाम्प की राशि 2098600 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:44714829	पेस्टिंग शुल्क 3 रुपये
Drafted By: Shiv Kumar Singh Adv		Service Charge:200

यह प्रलेख आज दिनांक 11-03-2019 दिन सोमवार समय 2:07:00 PM बजे श्री/श्रीमती/कुमारी अशोक कुमार पुत्र लाल सिंह निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया |



हस्ताक्षर प्रस्तुतकर्ता
अशोक कुमार

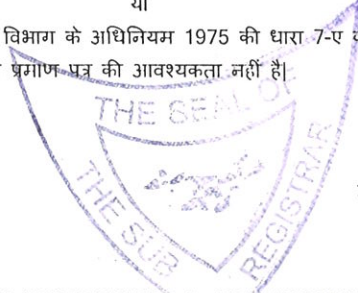

उप/सयुक्त पंजीयन अधिकारी (हरसरु)

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 11-03-2019
अशोक कुमार




उप/सयुक्त पंजीयन अधिकारी (हरसरु)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी MS MRG INFRABUILD PVT LTD thru PRAVEEN GUPTAOTHER हाजिर है | प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया | प्रलेख के अनुसार 0 रुपये की राशि विक्रेताने भेरे समक्ष क्रेता 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 SHIV KUMAR SINGH पिता --- निवासी ADV GGM व श्री/श्रीमती/कुमारी SANDEEP पिता DAULAT RAM निवासी YAKUBPUR JHAJJAR ने की | साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है |

दिनांक 11-03-2019


उप/सयुक्त पंजीयन अधिकारी(हरसरु)

BY AND AMONGST

MR. ASHOK KUMAR (AADHAR NO. 8897 1979 3420& PAN NO DSYPK5926A) SON OF SH. LAL SINGH Near Sarkari School, Salig ki Dhani, Village Hayatpur, Tehsil Harsru Distt Gurugram (Haryana)(hereinafter called the "VENDOR") which expression shall unless opposed to the context hereof include his heirs, successors, survivors, administrators, executors, legal representatives, and assigns of the FIRST PART.

AND

M/s Maxworth Infrastructures Pvt. Ltd., incorporated under the Companies Act, 1956, having its Registered Office at D-203, Philips Towers, Plot No. - 3, Sector – 23, Dwarka, New Delhi and acting through its Authorised Signatory, Sh. Kuldeep Negi (**Aadhar No. 7195 0412 7063**)authorize via board Resolution dated 14.02.2019(Hereinafter referred to as the CONFIRMING VENDOR which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the SECOND PART.

AND

M/S MRG INFRABUILD PVT. LTD. REGISTERED OFFICE AT UNIT NO. 701 & 702, BEST SKY TOWN, NSP, PITAMPURA, DELHI-110034 THROUGH ITS DIRECTOR PRAVEEN GUPTA BOARD RESOLUTION DATED 24-01-2019 (hereinafter called the VENDEE) which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the THIRD PART:

Ashok Kumar



Reg. No.

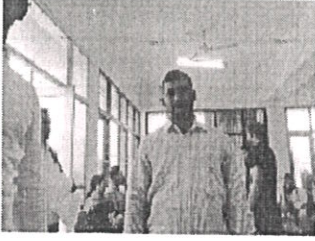
Reg. Year

Book No.

5806

2018-2019

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- अशोक कुमार

RAM Mohan Kumar

क्रेता :- Mr. PRAVEEN GUPTA OTHERMS MRG INFRABUILD PVT

LTD



गवाह 1 :- SHIV KUMAR SINGH

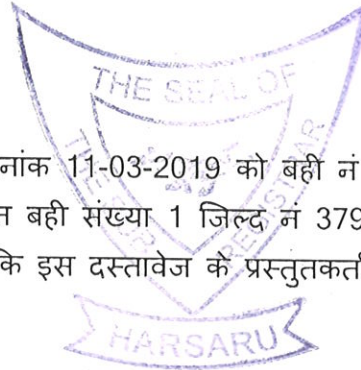
Shiv Kumar Singh

गवाह 2 :- SANDEEP

Sandeep Sharma

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5806 आज दिनांक 11-03-2019 को बही नं 1 जिल्द नं 13 के पृष्ठ नं 161.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 379 के पृष्ठ संख्या 27 से 28 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 11-03-2019

Oh
उप/सयुक्त पंजीयन अधिकारी(हरसरु)

(The "Vendors", "Confirming Vendor" and the "Vendee" shall hereinafter be collectively referred to as the "Parties" and individually as a "Party").

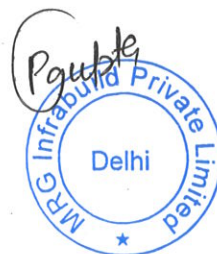
WHEREAS the above said VENDOR is the owner and in possession of land bearing Khewat/Khata No. **327/341 Rect. No. 7 Killa No. 3/2(6-12), 7/2/2(6-11), 13/2(5-16), 14/1(7-4), 17/2/2(3-4), 18/1(7-8) Kita 6 Measuring 36 Kanal 15 Marla comes which 111/735 Shares 5 Kanal 11 Marla** situated in the revenue Estate of Village Hayatpur Sub-Tehsil Harsaru Distt Gurugram by way of Mutation No. 3606, 3610, and Fard Jamabandi Year 2014-15 ("the said property")

And Whereas the Vendor herein due to some bonafide needs and commitments decided to sell the said land and the Vendee herein agree to purchase the same.

And Vendor has entered into separate collaboration agreement with "Confirming Vendor" dated 27.06.2013 wherein the Confirming Vendor has provided advance to **Mr. Ashok Kumar** and Vendor agreed to transfer rights to develop and constructed on the same or transfer such development rights of said property in favor of Confirming Vendor.

And whereas Vendors and Confirming Vendor herein pursuance to the said agreements hereby grant, convey, transfer by way of the sale and assign unto and in favor of the vendee the said Land and every part thereof together with right, title and interest therein as under.

Ashok Kumar



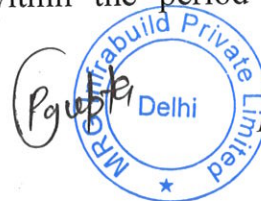


NOW THIS DEED WITNESSTH AS UNDER:-

1. The Vendors and Confirming Vendor hereby grant, convey, transfer, by way of Sale of the said land and assign unto and in favor of the Vendee of the said Land and every part thereof together with the right title and interest herein with all the benefits advantages, concessions, licenses, easementary rights, equities, claims demands, privileges, appurtenances or any other things for a total sale consideration of **Rs. 4,19,71,875/- (Rupees Four Crore Nineteen Lacs Seventy One Thousand Eight Hundred Seventy Five Only)**(hereinafter referred to as the **“Total Sale Price”**), the detail of payment of the same are give herein below:

- (i) Rs. 5,00,000/- Vide Cheque No. 000137 Dated 29.09.2018 Drawn on HDFC Bank has been given to the “Vendor” by the “Vendee” at the time of execution of Agreement to Sell dated 29.09.2018.
- (ii) Rs. 10,52,156/- Vide Cheque No. 000943 Dated 11.03.2019 Drawn on HDFC Bank has been given to the “Vendor” by the “Vendee” at the time of execution of Sale Deed.
- (iii) Rs. 1,00,00,000/- Vide Cheque No. 000944 Dated 10.04.2019 Drawn on HDFC Bank has been given to the “Vendor” by the “Vendee” (within the period of 1 months from the date of execution of Sale Deed).
- (iv) Rs. 75,00,000/- Vide Cheque No. 000945 Dated 10.03.2020 Drawn on HDFC Bank has been given to the “Vendor” by the “Vendee” (within the period of 12 months from the date of execution of Sale Deed).
- (v) Rs. 75,00,000/- Vide Cheque No. 000946 Dated 11.03.2020 Drawn on HDFC Bank has been given to the “Vendor” by the “Vendee” (within the period of 12

Asst. Manager





months from the date of execution of Sale Deed).

(vi) Rs. 75,00,000/- Vide Cheque No. 000947 Dated 12.03.2020 Drawn on HDFC Bank has been given to the "Vendor" by the "Vendee" (within the period of 12 months from the date of execution of Sale Deed).

(vii) Rs. 75,00,000/- Vide Cheque No. 000948 Dated 13.03.2020 Drawn on HDFC Bank has been given to the "Vendor" by the "Vendee" (within the period of 12 months from the date of execution of Sale Deed).

And Rs. 4,19,719/- (Rupees Four Lakh Nineteen thousand Seven Hundred and Nineteen Only) as 1% TDS out of total sale consideration which shall be paid by the "Vendee" directly to the Income Tax Department as per mutual consent and as per their share of vendor and confirming vendor.

2. That the Vendor being of sound mind and by free WILL without any pressure herein grants, conveys and transfer all their rights, titles and interests in the said property **327/341 Rect. No. 7 Killa No. 3/2(6-12), 7/2/2(6-11), 13/2(5-16), 14/1(7-4), 17/2/2(3-4), 18/1(7-8) Kita 6 Measuring 36 Kanal 15 Marla comes which 111/735 Shares 5 Kanal 11 Marla situated in the revenue Estate of Village Hayatpur Sub-Tehsil Harsaru Distt Gurugram** unto the Vendee herein.
3. The Vendor and the confirming vendor represent that the said land transferred herein is free from all sorts of encumbrances, mortgages, litigations, prior sales, agreement to sell, general of special power of attorney, third party rights and/or interest, charges, lien, gift, court attachment etc. of any kind whatsoever.

[Handwritten Signature]





4. The Vendor have this day handed over the actual, physical and peaceful possession of the said land on site to the Vendee. The confirming vendor hereby confirm that with the execution of this sale deed, the confirming vendor have assigned their rights with respect to the said land in favor of the vendee. The vendee hereby acknowledges the taking over of vacant, peaceful and physical possession of the said land. The vendee is fully satisfied with the title of the said Land and has agreed to purchase the same with its full knowledge and consent thereof.
5. That all the expenses for the stamping, engrossing and other incidental charges for this sale deed has been borne and paid by the VENDEE.
6. That the Vendor and the confirming vendor are hereafter left with no right, interest, title of any nature whatsoever over the said land the vendee shall be entitled to deal with the said land in any manner whatsoever as it may deem fit and proper including vendee can create any third party right(s) or apply for any loan, mortgage, lien, enter into any general or specific agreement on the said land.
7. That the taxes, ceases or dues or demands in respect of this 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.
8. That photocopies of all the relevant papers in respect of this

[Handwritten Signature]





Land have been handed over by the Vendor to the Vendee at the time of execution of this Sale deed.

9. That the Vendee has received a permission/NOC No. 5475 dated 26.02.2019 from Directorate of Town & Country Planning, Haryana the respective department which automatically gives all the rights to Vendee that has been given by the Vendor to Confirming Vendor through Collaboration Agreement dated 27.06.2013 registered via vasika no. 7931 dated 27.06.2013.

THE VENDOR AND CONFIRMING VENDOR DECLARE AND ASSURE THE VENDEE

- a) That the land hereby conveyed was self purchased property by virtue mentioned hereinabove and that no one else except the Vendor have rights, claims, interest and concern whatsoever in the land hereby conveyed or any part thereof.
- b) That the Land hereby conveyed is free from all sorts of encumbrances, legal flaws, notification, mortgages, court-decree and attachments etc.
- c) That the Confirming Vendor solely indemnify the Vendee if any of the content are found to be incorrect due to any defect in the title.
- d) That the contents of these presents are true and correct, if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the Vendor or their rights to sell the land hereby conveyed or any part thereof and of Vendee suffers and loss

Ar. Nishu Kumar





then the Vendor and confirming Vendor shall be liable to make good the loss thus suffered by the Vendee and keep the Vendee saved, harmless and indemnified through their Property movable and immovable against all losses, costs, damage and expenses occurring thereby the vendee.

- e) That the Vendee can get the said Land mutated/transferred in its name as owner in the revenue records of the concerned revenue estate on the basis of this sale deed or its certified true copy.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE IN THE PRESENCE OF THE FOLLOWING WITNESSES AS MENTIONED BELOW:

Drafted By
SHIV KUMAR SINGH
Advocate
Distt Courts, Gurugram

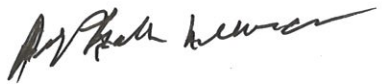
11-3-19


WITNESSES :

1. 
Shiv Kumar Singh
Advocate
Distt. Court, Gurugram



VENDOR



2. 
Mr. Sandeep Kumar
S/o Sh. Dault Ram
R/o Yakubpur Distt Jhajjar

