



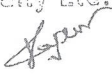
SALE DEED

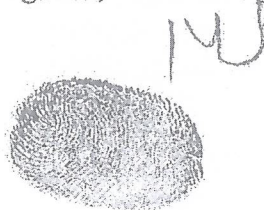
TYPE OF PROPERTY	: Agricultural Land
VILLAGE/CITY NAME	: Babupur
SEGMENT/BLOCK NAME	: Babupur
UNITS LAND	: 17 Kanal 19 Marla
TRANSACTION VALUE	: Rs. 22,43,750 /-
STAMP DUTY	: Rs. 1,34,700 /-
STAMP NO. / DATE	: 18152 / 29 -12-05
ISSUED BY	: TREASURY, GURGAON

This Sale Deed is executed at Gurgaon on this 29<sup>th</sup> day of December, 2005 by:

Mr. Mittar Sain s/o Amar Singh s/o Amilal r/o Kartarpuri, Gurgaon hereinafter referred to as the VENDOR, which expression shall, unless repugnant to the context and meaning thereof, mean and include its representatives, successors, successor in interest and assignees, of the one part;

For Agrante Realty Ltd.

  
Authorized Signatory



For Agrante Realty Ltd.

  
Authorized Signatory

Attested

  
for Sub Registrar  
Gurgaon

23 AUG 2022

प्रलेख नः 20529

दिनांक 30/12/2005

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर बाबूपुर	स्थित बाबूपुर
भवन का विवरण		
भूमि का विवरण		
चाही	2 Acre 1 Kanal 19 Marla	
धन संबंधी विवरण		
राशि 2,243,750.00 रुपये		स्टाम्प ड्यूटी की राशि 134,700.00 रुपये
रजिस्ट्रेशन फीस की राशि 500.00 रुपये		पेंसिंग शुल्क 2.00 रुपये
Drafted By: H.R. Khatana Adv.		

यह प्रलेख आज दिनांक 30/12/2005 दिन शुक्रवार समय बजे श्री/श्रीमती/कुमारी Mittar Sain पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Amar Singh निवासी Kartarpuri Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Mittar Sain

उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

उपरोक्त विवेकाव श्री/श्रीमती/कुमारी Thru:- Ram Kumar क्रेता/हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा 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 H.R. Khatana पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. GGn व श्री/श्रीमती/कुमारी Sanjeet Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Jag Parweshi निवासी K-129 South City-I GGn साक्षी नः 1 को हम नम्रद्वारा/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 30/12/2005

For Agrante Realty Ltd.

Authorized Signatory

For Agrante Realty Ltd.

Authorized Signatory

उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

IN FAVOUR OF

Mr. Arvinder Singh s/o Raghbir Singh r/o 272, 1<sup>st</sup> Floor, Net Ram Market, Naharpur, Sector-7, Rohini, Delhi-85.

hereinafter called the PURCHASER, which expression shall, unless repugnant to the context and meaning thereof, mean and include his legal heirs, representatives, successors, assignees and nominees, of the other part.

WHEREAS the VENDOR is the owner of the land measuring 17 Kanal 19 Marla, situated in Village Babupur, Tehsil & District Gurgaon, Haryana ("the said property") and intended to dispose of the said property to the interested party.

AND WHEREAS the following Vendee has offered to purchase the said property from the VENDOR and the VENDOR has accepted the said offer of the vendee and agreed to sell the said property to the vendee for a total consideration of Rs. 22,43,750 /-(Rupees : Twenty-Two Lakh Fourty -Three Thousand Seven Hundred Fifty only ) on the terms and condition mutually agreed upon between the party.

The details of the same are as follows:

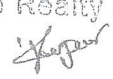
1. The Amount of Rs. 4,17,000 /- (Rupees: Four Lakh Seventeen Thousand only ) paid by Ch. No.630842 (Bank of Maharashtra ) on date 2-7-05 at the time of agreement
2. The Amount of Rs.18,26,750 /- (Rupees: Eighteen Lakh Twenty-Six Thousand Seven Hundred Fifty only ) paid by D.D. No. (Citi Bank) on date 29-12-05 at the time of registry.

Mr. Arvinder Singh s/o Raghbir Singh r/o 272, 1<sup>st</sup> Floor, Net Ram Market, Naharpur, Sector-7, Rohini, Delhi-85.

hereinafter referred to as 'the Vendee' having 17 Kanal 19 Marla as the said property.

The Vendee has satisfied themselves about the title of the land and other relevant rights and obligations in relation to the said property.

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For Agrante Realty Ltd.

  
Authorized Signatory



For Agrante Realty Ltd.

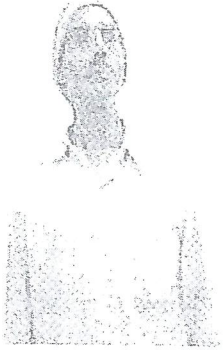
  
Authorized Signatory

Attested

  
Sub Registrar  
Gurgaon

23 AUG 2022

Reg. No. 20529 Reg. Year 2005-2006 Book No. 1



विक्रेता



क्रेता



गवाह

विक्रेता

Mittar Sa...



क्रेता

Thru:- Ram Kumar

*Ram Kumar*

गवाह :- H.R.Khatana

*H.R.Khatana*

Sanjeet Kumar

*Sanjeet*

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 20,529 आज दिनांक 30/12/2005 को वही नः 1 जिल्द नः 8,466 प्रष्ठ नः 119 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त वही सख्या 1 जल्द नः 945 के प्रष्ठ सख्या 77 से 78 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुलियों के सामने किये हैं।

दिनांक 30/12/2005

For Agrante Realty Ltd.

Authorized Signatory

*148*

उप/संयुक्त पंजीयन अधिकारी  
गडगावा

For Agrante Realty Ltd.

Authorized Signatory

AND WHEREAS the VENDOR is executing this Sale Deed to sell and transfer the said property to the vendee on the terms and conditions mutually agreed upon between them.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That is considerations of Rs. 22,43,750 /- ( Rupees : Twenty Two Lakh Fourty Three Thousand Seven Hundred only )

The details of the same are as follows:

1. The Amount of Rs. 4,17,000 /- (Rupees: Four Lakh Seventeen Thousand only ) paid by Ch. No.630842 (Bank of Maharashtra ) on date 2-7-05 at the time of agreement

2. The Amount of Rs.18,26,750 /- (Rupees: Eighteen Lakh Twenty-Six Thousand Seven Hundred Fifty only ) paid by D.D. No.231447 (Citi Bank) on date 29-12-05 at the time of registry .

paid by the Vendee to the VENDOR, the receipt of which the VENDOR hereby acknowledge, as stated hereafter, the VENDOR hereby sell, convey, transfer and deliver to the vendee, and the vendee purchases from the VENDOR, all that agricultural land measuring 17 Kanal 19 Marla together with all rights, titles and interests in the said property, all rights of easements, appurtenances, patent or intent, situated in village Babupur, Tehsil & District Gurgaon , Haryana .

2. That the sale consideration of Rs. 22,43,750 /- (Rupees : Twenty Two Lakh Fourty Three Thousand Seven Hundred Fifty only ) is being paid at the time of registration of the Sale Deed, by the vendee to the VENDOR.

3. That the VENDOR hereby confirms and declares that the vendor's right to the said property is absolute and the vendee's right of ownership would not be disturbed at any point of time hereafter by any person claiming any interest acquired in the said property through the acts and deeds of the VENDOR.

4. That with the sale of the said property, the VENDOR is left with no rights, title or interest in the said property and the vendee can use the said property in any manner they may like and enjoy the proceeds there from, without any interference or obstruction from the VENDOR.

For Agrante Realty Ltd.

Authorized Signatory



Attested

For Sub Registrar  
Gurgaon

For Agrante Realty Ltd.

Authorized Signatory

23 AUG 2022

5. That the vendee shall bear the cost of non-judicial stamp paper for execution of the Sale Deed as well as the expenses for causing the Sale Deed registered in the office of Sub-Registrar.

6. That the said land transferred herein is free from all sorts of encumbrances, mortgages, litigations, prior sales, agreement to sell, gift, court attachment etc.

7. That the expenses for the stamping, engrossing and the other incidental charges on this sale deed have been borne and paid by the vendee.

That the taxes, cesses or dues or demand in respect of this land have been paid and cleared by the vendor's upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the vendee for future taxes etc.

**SCHEDULE FOR THE PROPERTY HEREBY SOLD**

ALL THAT piece and parcel of land, measuring 17 Kanal 19 Marla, i.e.:

Land measuring 17 Kanal 19 Marla bearing Khewat No. 12, Khatoni no. 23, Jamabandi Year 1998-1999, Mutation no. 550, kitta 10, total area 53 Kanal 18 Marla land share 1/3 land measuring 17 K 19 M situated in revenue estate of Babupur tehsil and District Gurgaon.

IN WITNESS WHEREOF the VENDOR has executed this Sale Deed at the place, day, month and year first herein above written, in the presence of:

*drafted by me*

WITNESSES:

Hem Ram Khatana  
Advocate  
Gurgaon

VENDOR

1. *[Signature]*  
Hem Ram Khatana  
Advocate  
Gurgaon

2. *[Signature]*

Vendee

*Ram Kumar*

*Sanjeet Kumar S/o Jag Parwesh*

*R/o K-129 South City-2*

*Gurgaon*

*150*

For Agrante Realty Ltd.

Authorized Signatory

For Agrante Realty Ltd.

Authorized Signatory

Attested  
for Sub Registrar  
Gurgaon

23 AUG 2022

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6. That the said land transferred herein is free from all sorts of encumbrances, mortgages, litigations, prior sales, agreement to sell, gift, court attachment etc.

7. That all the expenses for the stamping, engrossing and the other incidental charges for this sale deed have been borne and paid by the vendee.

8. That the taxes, ceases or dues or demand in respect of this land have been paid and cleared by the vendor's upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the vendee for future taxes etc.

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*Drafted by me -*

**WITNESSES:**

Hem Ram Khatana  
Advocate  
Gurgaon

VENDOR



1.   
Hem Ram Khatana  
Advocate  
Gurgaon

Vendee

*Ram Kumar*

*Sanjeet Kumar S/o Jag Pal Singh*

*R/o K-129 South City-II*

*150*

*Gurgaon*

For Agrante Realty Ltd.

  
Authorized Signatory

For Agrante Realty Ltd.

  
Authorized Signatory

Attested  
  
for Sub Registrar  
Gurgaon

7 3 AUG 2022