

10887

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 01/03/2025

Certificate No. M0A2025C161



Stamp Duty Paid : ₹ 2702500
(Rs. Only)

GRN No. 128742265



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Mahavir

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Karnal

District : Karnal

State : Haryana

Phone: 98*****93

Others : Etc



Buyer / Second Party Detail

Name : Aarize township llp

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Gurgaon

District : Gurgaon

State : Haryana

Phone : 98*****93



Purpose : REGISTRATION FOR IMMOVABLE PROPERTIES

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

Land Area : 5 Bigha9Biswa
(1.1354 Acres)

Village &Sub-Tehsil : Karnal

Tehsil & District : Karnal

Land Use : Agricultural Land

Total Consideration : Rs. 3,86,03,600/-

Stamp Duty : Rs. 27 00 2500 /-

Circle Rate : Rs. /-

Stamp Certificate No. & Date : _____
dated _____

GRN No. : _____

Registration & Pasting Charges : _____

mechavir's
31/03/2025
21/04/25

L-T-I Samay Singh 21/04/25



For AARIZE TOWNSHIP LLP

Authorized Signatory

THIS SALE DEED (hereinafter referred to as the **“Deed” / “Sale Deed”**) is made and executed at Karnal, Haryana on this 3rd day of March 2025,

BY

1. **Mr. Mahavir** s/o Puran Singh alias Puran Chand (ADHAAR No. 5018 1364 0583) (PANCCBPM9798J) r/o.597, Shekhpura, Karnal, Haryana;
2. **Mr. Rampal** s/o Puran Singh (ADHAAR No.2553 2209 3607) (PANCLJPP3511M) r/o Shekhpura, Karnal, Haryana;
3. **Mr. Satpal** s/o Puran Singh (ADHAAR No. 9829 0758 9625) (PANQCEPS2489K) r/o 379, Shekhpura, Karnal , Haryana;
4. **Mr. Om Prakash** s/o Puran Singh (ADHAAR No. 5270 6535 6464) (PANCDOPP2905C) r/o 592, Shekhpura, Karnal , Haryana;
5. **Mr. Surat Singh** s/o Ram Singh(ADHAAR No.7845 8107 4877) (PANQKOPS7559L) r/o 116, Shekhpura, Karnal, Haryana;
6. **Mr. Samay Singh** alias Shyam Singh s/o Ram Singh (ADHAAR NO.4931 2845 3747)(PANQTBPS0396P) r/o 399, Sheikhpura, Karnal, Haryana;

Hereinafter collectively referred to as the **“Vendor”** (which term or expression shall unless repugnant to the meaning or context of this sale deed include (i) each of them, their respective legal heirs, legal representatives, successors, administrators, executors, nominees and permitted assigns, etc., as the case may be and as the circumstances so warrant of the **One Part**;



IN FAVOUR OF

LTIE Samay Singh



For **ARISE TOWNSHIP LLP**

Authorised Signatory

Mahavir

*सुरत सिंह
आरि. ए. 7845
21/4/25*

सुरत सिंह

वसीका संबंधी विवरण		
वसीका का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- करनाल शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर पता : 4017/3901, Sector- 34, 132001, ,Sector- 34	गांव/शहर- करनाल	स्थित- कस्बा करनाल की कृषि भूमि अन्य क्षेत्र
धन संबंधी विवरण		
राशि- 38603600 रुपये स्टाम्प नं- m0a2025c161 रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:128742334	कुल स्टाम्प शुल्क- 2702252 रुपये स्टाम्प का मूल्य- 2702500 रुपये पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- JAI PARKASH SHARMA ADV		सेवा शुल्क- 200
भूमि का विवरण		
कृषि चाही		5 Bigha9 Biswa0 Biswansi
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- 1EOK90C1	प्रॉपर्टी नं- 4017/3901	मालिक- Satpal
पता- 4017/3901, Sector- 34, 132001, ,Sector- 34		

यह प्रलेख आज दिनांक 03-03-2025 दिन सोमवार समय 4:58:00 PM बजे श्री/श्रीमती/कुमारी सुरत सिंह पुत्र राम सिंह समय सिंह पुत्र राम सिंह ओमप्रकाश पुत्र पूर्ण सिंह सतपाल पुत्र पूर्ण सिंह रामपाल पुत्र पूर्ण सिंह महावीर पुत्र पूर्ण सिंह निवास शेखपुरा द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

सुरत सिंह

ओमप्रकाश

सतपाल

संयुक्त उप पंजीयन अधिकारी Karnal

सुरत सिंह समय सिंह ओमप्रकाश सतपाल रामपाल महावीर

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।

सुरत सिंह

ओमप्रकाश

सतपाल

दिनांक 03-03-2025

संयुक्त उप पंजीयन अधिकारी Karnal

सुरत सिंह समय सिंह ओमप्रकाश सतपाल रामपाल महावीर

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी AARIZI TOWNSHIP (L.P) मार्फत VIVEK JAIN साजिर 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 अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी SURJEET KUMAR NUMBERDAR पिता RANDHIR SINGH निवासी KUNJPURA व श्री/श्रीमती/कुमारी VINOD SAINI पिता MEHAR SINGH निवासी KARNAL ने की। साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 03-03-2025

संयुक्त उप पंजीयन अधिकारी Karnal



AARIZE TOWNSHIP LLP, a Limited Liability Partnership Firm registered under Limited Liability Partnership Act, 2008, and having its registered office at 301 to 309, Spaze Boulevard 1, Sector 47, Sohna Gurgaon Road, Gurgaon – 122002, Haryana, India, (LLPIN -ACB-1334) (PAN – ACBFA9597R), acting through its Authorized Signatory Mr. Vivek Jain(AADHAR No. 2444 3163 6135), duly authorized vide Board Resolution dated 28.02.2025, whereby he has been authorised to sign, execute and deliver this sale deed and do all other acts, deeds and things, as may be necessary in relation thereto, hereinafter referred to as the **“Vendee”**(which term or expression shall unless repugnant to the meaning or context of this sale deed include its successors-in-interest, nominees and permitted assigns, etc.) of the **Other Part**.

The terms and expression the **‘Vendor’** and the **‘Vendee’** are hereinafter individually referred to as a **“Party”** and collectively as the **“Parties”**. Wherever, the context requires singular shall mean and be construed as plural and masculine gender shall mean and be construed as feminine gender.

WHEREASthe Vendor has assured, represented and warranted to the Vendee that the constituents of the Vendor are the joint, absolute, legal and lawful owners of all the rights, title and interest whatsoever in and is/ are in the peaceful unencumbered actual physical Possession and enjoyment of and is otherwise well and sufficiently entitled to land being **all that piece and parcels of land in total admeasuring 5 Bigha 9 Biswa or 1.1354 acres (approximately) situated at Village Karnal, Tehsil & District Karnal, now falling under Sector Plan in Sector 34, Karnal, Haryana**, hereto, hereinafter referred to as the **“Scheduled Land”** having inherited the same and partitioned the same, which is recorded as per Badar No. 378 dated 13.06.2023, Badar No. 380, dated 16.06.2023 and the Jamabandi Year 2019-2020, in the revenue

Moharajit

21/11/25
21/11/25
21/11/25

ET-Samay Singh



21/11/25
For AARIZE TOWNSHIP LLP

Authorised Signatory



Reg. No.

Reg. Year

Book No.

10887

2024-2025

1



विक्रेता



क्रेता



गवाह



सुरत सिंह और प्रकाश
रामपाल यतपाल

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- सुरत सिंह समय सिंह ओमप्रकाश सतपाल रामपाल महावीर Mahavir

क्रेता :- AARIZE TOWNSHIP L.L.P मार्फत VIVEK JAIN

गवाह 1 :- SURJEET KUMAR NUMBERDAR

गवाह 2 :- VINOD SAINI

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10887 आज दिनांक 03-03-2025 को बही नं 1 जिल्द नं 1838 के पृष्ठ नं 66.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 18023 के पृष्ठ संख्या 37 से 40 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 03-03-2025



उप/संयुक्त पंजीयन अधिकारी करनाल

records, which is still valid, subsisting and has not been revoked. The name of the constituents of the Vendor is/are duly reflected in the Revenue records to be the owner and in peaceful and absolute possession of the aforesaid land.

AND WHEREAS the Scheduled Land i.e. land measuring 5 Bigha 9 Biswa or 1.1354 acres (approximately) situated at Village Karnal, Tehsil & District Karnal, now falling under Sector Plan in Sector 34, Karnal, Haryana being sold by the Vendor to the Vendee along with all rights appurtenant thereto shown in red colour on certified Aks-shijraplan dated 20.08.2024 appended to this Sale Deed as '**Annexure I**'.

AND WHEREAS the aforesaid Scheduled Land is being sold by the Vendor to the Vendee along with all rights appurtenant thereto and has been shown vide certified Aks-shijra plan dated 20.08.2024 appended to this Sale Deed. The Aks-shijraplan is admitted by both the Parties to be correct as per revenue record and the Karnal Development Plan/ Sector Plan of Sector, Karnal sanctioned by Town and Country Planning Department, Government of Haryana indicating the road network in the area comprised in the aforesaid plan. The certified Aks-shijraplan dated 20.08.2024 is **Annexure I** and has been duly signed by both the Parties. The Aks-shijra plan is an integral part of this Sale Deed.

AND WHEREAS the Vendor has assured, represented, warranted, confirmed and declared to the Vendee that it has validly and in legal and lawful manner inherited and acquired all the rights, title and interest in the 'Scheduled Land' which has been duly recorded in the revenue records as per Badar No. 378 dated 13.06.2023, Badar No. 380 dated 16.06.2023 as per the Jamabandi for the year 2019-2020 and their name is duly reflected in the revenue records.

mediator

31/11/23 4/12/23

31/11/23 4/12/23

L.T.E. Samay Singh

31/11/23



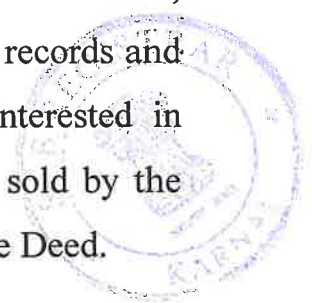
For AARIZ TOWNSHIP LLP

Authorised Signatory

AND WHEREAS the Vendor has conveyed to the Vendee that the constituents of the Vendor are competent and entitled to sell the 'Scheduled Land' in favour of the Vendee, and the Vendor is legally competent and empowered to receive sale consideration amount in their own respective name, to deliver peaceful and absolute physical possession of the 'Scheduled Land' and to confer valid and marketable title in respect of the 'Scheduled Land' in favour of the Vendee. The Vendor has conveyed to the Vendee that they have got valid marketable title in respect of the 'Scheduled Land' and have got absolute authority to sell the same. It has been stated by the Vendor to the Vendee that none except the Vendor has got any right, title or interest of any nature in the 'Scheduled Land'. Accordingly, the Vendor have conveyed that there is no impediment in the absolute right held by the Vendor to alienate the 'Scheduled Land'.

AND WHEREAS the Vendor for his/her /their bona fide need/necessity were/are desirous of selling the 'Scheduled Land' together with all rights, easements etc. appurtenant thereto and has represented, assured and warranted to the Vendee that its constituents are the legal and lawful owners of and / or are otherwise well and sufficiently entitled to and are in peaceful legal, unencumbered legal and lawful physical possession of all the rights, title and interest in the 'Scheduled Land' along with all rights, title and interest, easements, privileges and appurtenances thereto as per the revenue records and as otherwise known to the public at large. The Vendee is also interested in purchasing the same. Accordingly, the 'Scheduled Land' is being sold by the Vendor to the Vendee on the terms and conditions set out in this Sale Deed.

AND WHEREAS on the strength of the representations, assurances, warranties and confirmations made and / or given by the Vendor to the Vendee, the Vendee has agreed to purchase the 'Scheduled Land' and the Vendor do hereby grant, convey, transfer, by way of absolute sale the 'Scheduled Land' and assign



moharid

31/12/17

Handwritten signatures and initials

L.T.I. Suman Singh



Handwritten signature
FOR AARIZE TOWNSHIP LLP

Authorised Signatory

unto and in favour of the Vendee, the 'Scheduled Land' and every part and portion thereof together with all the rights, title and interest therein, with all the benefits, advantages, concessions, licenses, hereditaments, easement rights, equities, claims, demands, privileges, appurtenances both balance and above the scheduled land or any other things and whereas the Vendee has agreed to purchase the 'Scheduled Land' on the terms and conditions as contained herein in this Sale Deed.

AND WHEREAS the Vendor have affirmed, represented, assured, warranted and confirmed unto the Vendee that:

- (i) the 'Scheduled Land' is good, clear and legally marketable property owned and possessed by the Vendor with the Vendor having full legal & lawful right to sell, transfer, convey and/or deal with the same in any whatsoever unrestricted manner;
- (ii) the constituents of the Vendor are the absolute joint owners of the 'Scheduled Land' which is good, clear and legally marketable property owned and possessed by the Vendor, with the Vendor having full legal & lawful right to sell, transfer, convey and/or deal with the same in any whatsoever and the Vendor have absolute and unrestricted right, title and interest therein and is therefore, legally competent to transfer and sell the 'Scheduled Land' and every part and portion thereof and to execute this Sale Deed with the Vendee and that no part of the Scheduled Land is owned by any minor and HUF. In the event of the discovery of or there being any defect or deficiency or inadequacy in the title of the Vendor (including its predecessors-in-title / predecessors-in-interest) to the 'Scheduled Land' and/or in the Vendor's (including its predecessors-in-title / predecessors-in-interest) rights, title and interest in the



mechawit

31/12/2021
21/12/21



राजकुमार

FOR AARIZE TOWNSHIP LLP

L.T.E
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Authorised Signatory

'Scheduled Land', and/or in the Vendor's right to enter into and execute this Sale Deed and transfer all their rights, title and interest in the 'Scheduled Land' and every part and portion thereof in favour of the Vendee, the Vendor (including its predecessors-in-title / predecessors-in-interest) shall defend his / her / their rights, title and interest to the 'Scheduled Land' and every part and portion thereof. Further, the constituents of the Vendor jointly and severally undertake to fully indemnify and keep indemnified the Vendee and hold it harmless against all consequences arising therefrom including damages, losses, costs or any other claims and demands arising out of any defects noticed in future relating thereto. The constituents of the Vendor shall further ensure that in case of any discrepancies in the partition and/ or in the mutation including the earlier mutations in favour of their predecessors-in-title, they shall do all such acts, deeds and things at their cost and expense as may be required for giving effect to and perfecting the rights, title and interest of the Vendee and as may be required by the Vendee.

- (iii) All the rights, title and interests of the Vendor (including its predecessors-in-title / predecessors-in-interest) in respect of the 'Scheduled Land', which is the subject matter of this Sale Deed, are completely free and clear of all manner of all encumbrances (registered as well as unregistered) [such as mortgage, equitable mortgage, charge, pledge, lien, loan, hypothecation, surety, security, interest, assignment, privilege or priority of any kind having the effect of security or other obligation or restriction including the physical or legal obstructions or encroachments or third party claims or rights of any kind attaching thereto of any nature whatsoever, prior sale, gifts, disputes, litigation, acquisition, attachment in the decree of any court, attachment (including but not limited to that of the Income Tax Department, GST Department or any other departments



मिचलरुठ

21/7 4-11/21

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शाहपाल



रिहलत

L.T.C
Samay Singh

For AARIZE TOWNSHIP LLP
Authorised Signa

of the Government of Haryana) or the Government of India or any other Government or Authority or of any other person or entity), HUF, securitization, family or religious disputes, other disputes, acquisition, requisition, court injunction, will, gift, exchange, trust, lease, legal flaws, partition, prior agreement to sell, claims, demands, liabilities, or any other legal impediment in respect of the 'Scheduled Land' and/or acquisition / requisition or proposed acquisition / requisition by any authority or Government of Haryana and /or Government of India, obligations arising from trusts and no notice, which is subsisting, has been issued by the Government of Haryana and /or Government of India or any such Authority for acquisition or requisition in respect thereof and that the Vendor possess a clean, clear and marketable title in respect of the same, which is free from any restraint, restriction or other impediment whatsoever and there are no restrictive covenants operating upon the Vendor and / or the 'Scheduled Land' and the 'Scheduled Land' and every part or portion thereof is completely free from all manner of litigation and there are no third party rights and there is no impediment whatsoever in the way of the Vendor from selling, transferring, granting, conveying, assuring, assigning and alienating the 'Scheduled Land' and every part or portion thereof;

- (iv) the 'Scheduled Land' and every part and portion thereof being offered for sale under these presents is not the subject matter of any surety, security or guarantee and has further assured and represented to the Vendee that no loan has been availed of by the Vendor (including its predecessors-in-title / predecessors-in-interest) by keeping the 'Scheduled Land' and/or any documents related thereto as security either with the Government / banks / financial institutions or any other body or person;

Maharaj

3-17th 4/2/12

समय सिंह
समय सिंह



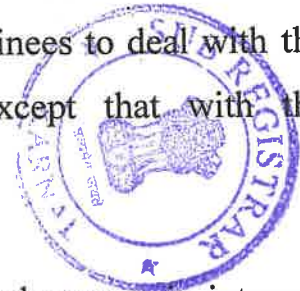
L.T.I.
Samay Singh

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FOR AARIZE TOWNSHIP LLP

Authorised Signatory

- (v) the 'Scheduled Land' has not been offered as security for securing the appearance of any person and / or production of any property, document etc. before any court of law and / or tribunal and / or quasi-judicial authority and / or any other office, department, authority, body etc. whatsoever and that no order of injunction and / or any other order has been passed and is in effect thereby restraining the peaceful enjoyment and / or possession and / or alienation of the 'Scheduled Land' and every part or portion thereof by the Vendee;
- (vi) the Vendor has not entered into an agreement for sale or transfer of the 'Scheduled Land' and / or any other agreement or arrangement with any person(s), regarding the 'Scheduled Land' or any part or portion thereof and has not executed any registered or unregistered agreement, deed(s) of power of attorney, MoUs, term sheet(s), letter of intent(s) etc. in favour of any person other than the Vendee and / or its nominees to deal with the 'Scheduled Land' in any manner whatsoever except that with the attorney(s) as stated hereinabove;
- (vii) the Vendor (including its predecessors-in-title / predecessors-in-interest) has not entered into any agreement / arrangement / understanding, either written or oral, with any person or party (a) for sale or development or otherwise transferring or promising to transfer; or, (b) for the disposal of; or, (c) dealing with, in any manner whatsoever, with the 'Scheduled Land', or (d) creating any third party right, title or interest in respect of the 'Scheduled Land' and every part or portion thereof except that with the attorney(s) as stated hereinabove;



(viii) the Vendor (including its predecessors-in-title / predecessors-in-interest) has not handed over possession of the 'Scheduled Land' and/or any part

महाराष्ट्र
३१/०५/२१

सुरत सिंह
३१/०५/२१

1.11.2021



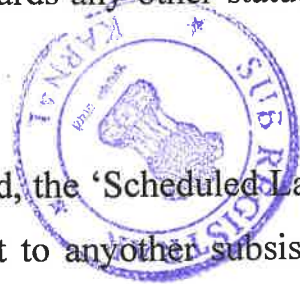
३१/०५/२१

For AARIZE TOWNSHIP LLF

Authorised Signator

or portion thereof to any third party, nor are there any trespassers or unauthorized occupants on the 'Scheduled Land';

- (ix) except as expressly stated herein in this Sale Deed, the Government of Haryana and Government of India or any government authority or any statutory authority and/or any local body, Municipal Corporation, Karnal(MCK), Haryana SehriVikasPradikaran ("HSVP"), Haryana Industrial Infrastructure Development Corporation Limited ("HSIIDC"), village panchayat etc. has/have no pending claims, sanctions or notice against the 'Scheduled Land' or every respective part or portion thereof;
- (x) except as expressly stated herein in this Sale Deed, the 'Scheduled Land' and every part and portion thereof is not subject to any dues, outstanding claims, demands penalties, etc. for any services, provided by any Government and / or local authority and / or towards any other statutory dues and/or that under the law of the land;
- (xi) except as expressly stated herein in this Sale Deed, the 'Scheduled Land' and every part and portion thereof is not subject to any other subsisting notice or scheme for acquisition and/or requisition of any authority under any law;
- (xii) the 'Scheduled Land' and every part and portion thereof is (a) not subject to any tenancy or right / claim of title or right / claim of possession nor any person has any tenancy right or right / claim of title or right / claim of possession into or upon the 'Scheduled Land' or any part or portion thereof; (b) has not been leased and / or licensed and there is no other subsisting arrangement creating any right or interest therein; (c) the 'Scheduled Land' or any part or portion thereof is not subject to any



Mehar Singh

31.01.2018
 21/1/18
 21/1/18



21-1
 Samay
 Singh

21/1/18

For AARIZE TOWNSHIP LLP
 Authorised Signat

rights of easements and / or any other right or interest in favour of any third party or person;

(xiii) the 'Scheduled Land' does not have any warehouse and is purely an agricultural land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly;

(xiv) the 'Scheduled Land' does not belong to the Government of India, State of Haryana, HSVP, and/or HSIIDC and/or any agency or undertaking thereof;

(xv) there are no pending or threatened litigation or proceedings of any nature whatsoever in connection with the 'Scheduled Land';

(xvi) the 'Scheduled Land' is not subject to execution of any General or Special Power of Attorney or any agreement to sell, mortgage, transfer, assignment, encumbrances by the Vendor in favour of any other person prior to the date of this Sale Deed, and is not subject matter of PLPA and does not form part of NCZ;

(xvii) the Vendor is fully competent to execute this Sale Deed and has full power and authority to execute, deliver and perform the terms thereof and that there is no legal bar or impediment on it, and the Sale Deed is being entered into and the sale and transfer is being affected by the Vendor willingly for its bonafide need and purpose;

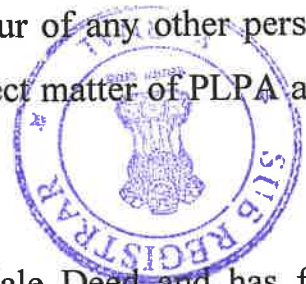
(xviii) the constituents of the Vendor are unconditionally and irrevocably bound by the mutual partition affected by them and as stated above, which if

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For AARIZE TOWNSHIP LLP

Authorised Signatory

further required to be fructified execution of any further documents and/ or carrying out and undertaking of any further actions and proceedings, the same shall be carried out by the Vendor at the advice/demand of the Vendee so as to fully perfect and secure the rights, title and interest of the Vendee in the scheduled land and/ part or portion thereof.

(xix) there are no restrictive covenants on the Vendor as well as there were no restrictive covenants on its predecessors-in-title in selling, transferring, conveying, granting, transferring or otherwise dealing with the 'Scheduled Land';

(xx) the Vendor as well as its predecessors-in-title / predecessors-in-interest is/are not subject to any proceedings under the Insolvency and Bankruptcy Code, 2016 which may affect such sale, transfer, grant, conveyance, assurance, assignment and alienation of the 'Scheduled Land' in favour of the Vendee;

(xxi) no proceedings are either initiated and / or pending and / or concluded against the Vendor as well as the predecessors-in-title / predecessors-in-interest of the Vendor under any applicable law (central / state / local) which may affect such sale, transfer, grant, conveyance, assurance, assignment, alienation and handing over the peaceful possession to the Vendee in favour of the 'Scheduled Land';

(xxii) the Vendor as well as its predecessors-in-title / predecessors-in-interest has / have not contributed the 'Scheduled Land' and every part or portion thereof and all or any of its rights, title and interest therein as a part of its capital in any business or legal entity and / or has offered the 'Scheduled

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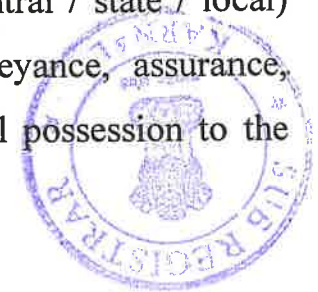
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Land' and every part or portion thereof and all or any of its rights, title and interest therein in discharge of or in security for any state revenue including Income Tax, Sales Tax, Trade Tax, Value Added Tax, GST, customs and central excise levies & cesses and / or any other direct or indirect tax etc.

The above to the extent the circumstances so warrant and necessitate shall also include the attorneys of the Vendor.

NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-

1. That the Vendor absolutely and forever hereby grants, sells, transfers, conveys and assigns unto the Vendee, the 'Scheduled Land' and every part and portion thereof along with all its rights of possession, ownership, occupancy, titles, claims, interest, easement rights, privileges, appurtenances or any other things whatsoever of that nature, for and in full and final consideration @ Rs. 3,40,00,000/- (Rupees Three Crores Forty lakhs only) per acre in respect of 5 Bigha 9 Biswa (1.1354 acres) of Scheduled land situated in the revenue estate of Village Karnal, Sector – 34, Karnal Development Plan (details of which are given below forming part of Scheduled Land). The Vendee has paid the entire sale consideration i.e. 3,86,03,600/- (Rupees Three Crore Eighty Six Lakh Three Thousand Six Hundred only) to the Vendor and/or to the order of the Vendor as appended hereunder in Annexure – II.

The Vendor hereby acknowledges and confirms the receipt of entire sale consideration in the manner stated above and now nothing shall remain due and payable by the Vendee to the Vendor and/or to the order of the Vendor

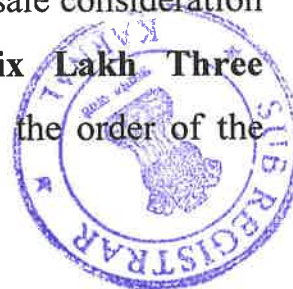
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in respect of sale consideration amount. The Vendor also discharges the Vendee from further payments thereof in respect of the 'Scheduled Land'. Now nothing is due towards the Vendee in respect of the 'Scheduled Land'. With the payment of the entire sale consideration in the manner as stated above, the Vendor has been left with no right, title and interest in the 'Scheduled Land' and all rights, title and interest including peaceful possession therein have passed on to and stands vested irrevocably in the Vendee. The Vendor hereby confirms that no other sum is payable by the Vendee to the Vendor over and above the total sale consideration as referred to hereinabove in respect of the 'Scheduled Land'.

2. That the Vendor hereby confirms, declares and acknowledges that the total sale consideration as stated hereinabove is a valid, adequate and binding consideration for the sale, transfer, grant, conveyance, possession, assurance, assignment and alienation of all its rights, title and interests whatsoever in and unto the 'Scheduled Land' and every part and portion thereof and the Vendor shall at no point of time ever challenge the adequacy of such consideration and / or demand any further consideration with respect to / for the sale, transfer, grant, conveyance, assurance, assignment and alienation of all its rights, title, possession and interests whatsoever in and unto the 'Scheduled Land' and every part and portion thereof and / or for any further acts, deeds and things (including but not limited to execution of any further agreement, instrument, document etc.) in relation thereto.

3. That the total sale consideration as stated above has been worked out based on actual measurement of the 'Scheduled Land' as aforementioned and the benefits accruing from it and has been paid by the Vendee to the Vendor as mentioned aforesaid. Further, the Vendor hereby confirms, declares and

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acknowledges that the total sale consideration as stated hereinabove is a valid, adequate and binding consideration for the sale, transfer, grant, conveyance, assurance, possession, assignment and alienation of all its rights, title and interests whatsoever in the 'Scheduled Land'.

4. That the Vendor has handed over and delivered actual, vacant and peaceful physical possession of the 'Scheduled Land' and every part and portion thereof to the Vendee simultaneously with the execution of this Sale Deed. Now the Vendee have become absolute owner in possession of the same and have all the rights to use the 'Scheduled Land' in any manner whatsoever. The Vendee has become full-fledged and lawful owner in possession of the 'Scheduled Land' and all rights appurtenant thereto and the Vendee shall be entitled to hold, use, sell, transfer, develop, construct, enjoy and deal with the same either fully or in part as a licensed land after taking required permissions from the Competent Authorities or otherwise absolutely without any let, hindrance, interruption, disturbances, claim or demand from the Vendor and/or any person claiming under or through the Vendor. The Vendor - has/have not been left with any right, title or interest whatsoever in the 'Scheduled Land'.

5. That the Vendee shall be entitled to use and utilize the 'Scheduled Land' in any manner deemed fit by it and the Vendor undertake not to raise any objection to the same. The Vendor have assured the Vendee that the Vendor have got a clear marketable title in respect of the 'Scheduled Land' detailed above and that they are entitled to sell the same to the Vendee.

6. That the Vendor have assured the Vendee that there are no dues, cesses, rates or taxes due or outstanding to any person/entity/authority in respect

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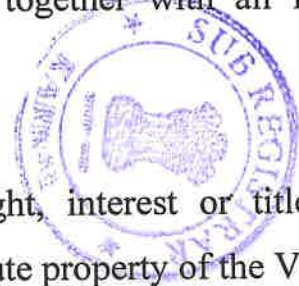


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of the 'Scheduled Land' hereby sold to the Vendee and in case any such dues are found payable the same shall be paid by the Vendor. The Vendor have assured the Vendee that no amount towards any account upto date of execution and registration of this Sale Deed is outstanding or payable to Uttar Haryana Bijli Vitran Nigam Ltd., MCK, DTCP, etc. or to any other agency / authority / institution / entity and in case any such dues are found payable upto the date of execution of this Sale Deed, the same shall be paid by the Vendor w.r.t. the 'Scheduled Land'.

7. That in the event of the 'Scheduled Land'/part thereof being lost to the Vendee on account of defective title of the Vendor or on account of any concealment on their part, the constituents of the Vendor shall jointly and severally recoup the Vendee for such loss together with all litigation expenses incurred by the Vendee.
8. That the Vendor are not left with any right, interest or title in the 'Scheduled Land' which has become the absolute property of the Vendee.
9. That the Vendee shall be entitled to get his name reflected as owner in possession of the 'Scheduled Land' being the subject matter of this Sale Deed in revenue records by sanction of mutation/MC/ any other competent authority/agency. The constituents of the Vendor undertake not to raise any objection to the same. The Vendor shall execute all such documents and do all requisite acts, deeds and things as may be required for getting mutated name of the Vendee in revenue records/Municipal Corporation of Karnal (MCK)/ any other competent authority in terms of this Sale Deed or its certified true copy. The Vendor hereby confirms to assist and participate in mutation process (if required) and shall hand over all original title deeds



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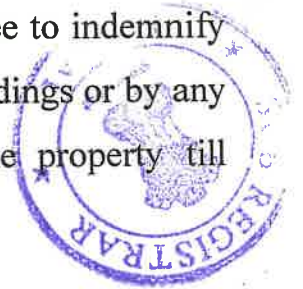
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and all the relevant revenue documents i.e. certified copies of the Jamabandi, khatauni, girdawari, mutation/intekals, aks-shijra, etc. in respect to the 'Scheduled Land'.

10. That the Vendor has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, deeds, documents, applications, etc. in respect of the 'Scheduled Land' which may at any time be required by the Vendee and/or any office or authority concerned for necessary transfer and mutation of the 'Scheduled Land' in favour of the Vendee and/or and so as to perfect the title of the Vendee.
11. That the Vendor has represented that it is full-fledged and lawful owner in physical possession of the 'Scheduled Land' and is in a position to transfer valid and marketable title in respect thereof and in case it is proved otherwise the constituents of the Vendor shall indemnify jointly and severally the Vendee for all and/or any loss that may be caused, sustained by the Vendee. The constituents of the Vendor further agree to indemnify the Vendee jointly and severally in case of any legal proceedings or by any governmental authority for any violations relating to the property till execution and registration of this Sale Deed.
12. That the Vendee have agreed to purchase the 'Scheduled Land' on the basis of specific assurances, representations, warranties, undertakings and confirmations made/ given herein by the Vendor in regard to the rights, title and interest of the Vendor in the 'Scheduled Land' and in case it is proved otherwise the constituents of the Vendor shall jointly and severally indemnify the Vendee for all and/or any loss that may be caused, sustained by the Vendee. The constituents of the Vendor shall jointly and severally further agrees to indemnify the Vendee in case of any legal proceedings or



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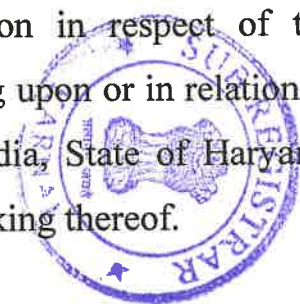
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by any governmental authority for any violations relating to the 'Scheduled Land'.

13. That all charges and expenses of the transfer i.e. stamp duty, registration charges for this Sale Deed have been borne by the Vendee.
14. That the value of the tube-well with electricity connection, wire fencing & structure, if any, on the 'Scheduled Land', is included in the above said total sale consideration. The Vendor shall not claim for the same in future and the Vendee has become absolute owner of the same and shall be entitled to use the same in any manner whatsoever.
15. That in the event the 'Scheduled Land' and/or any part or portion thereof gets acquired, then the Vendee shall have absolute and sole right to claim compensation in respect of the 'Scheduled Land' and to do all the acts, deeds to secure the same and the Vendor or its nominees shall have no right or interest whatsoever, in respect of the same. The Vendor hereby unequivocally and unconditionally surrenders all its rights and interest in favour of the Vendee in respect of compensation in respect of the 'Scheduled Land' and/or any other benefits accruing upon or in relation to the 'Scheduled Land' from the Government of India, State of Haryana, HSVP, HSIIDC, MCK and/or any agency or undertaking thereof.
16. That with the execution of this Sale Deed the Vendee shall be fully entitled to deal with, fully enjoy the 'Scheduled Land' and/or every part or portion thereof including any surrender, transfer, exchange, gift etc., and/or availing any benefit / entitlement from Government of India, Government of Haryana, any other State Government, Director Town & Country Planning, Haryana ("DTCP"), HSVP, HSIIDC, MCK and /or any other



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regulatory / statutory / competent / concerned authority(ies) etc. and the Vendee alone (including its transferees, nominees and assigns etc.) shall have absolute and sole right, authority and entitlement to avail, claim, demand, enjoy, possess, appropriate, usurp etc. on all the compensation, benefits, entitlements, etc. in respect thereof and to do all the acts, deeds to secure the same and the Vendor (and their attorneys) or its nominees shall have no right, interest, claim, demand etc. whatsoever, in respect of the same. The Vendor (including their attorneys) hereby unequivocally and unconditionally surrenders all its, rights, entitlements, interests, claims, demands etc. in favour of the Vendee in respect of the same and/or any other benefits accruing upon or in relation to the 'Scheduled Land' from the Government of India, Government of Haryana, any other State Government, DTCP, HSVP, HSIIDC, MCK and /or any other regulatory / statutory / competent / concerned authority(ies), etc..



It is further admitted and acknowledged by the Vendor that it recognises the absolute and irrevocable right of the Vendee to surrender, exchange, gift, avail TDR or any other benefits over / in the 'Scheduled Land' under the applicable laws, rules, regulations, policies, procedures, directions, orders etc. of / from the Government of India, Government of Haryana, any other State Government, DTCP, HSVP, HSIIDC, MCK and /or any other regulatory / statutory / competent / concerned authority(ies), etc. The Vendee alone shall be entitled to apply for development of residential plotted colony under Deen Dayal Jan Awas Yojna Scheme (DDJAY) / or any other plotted colony or any other project permissible as per the policies of the DTCP and by the Government of Haryana and obtain any TDR and / or any other benefits over and in the 'Scheduled Land' and without any reference to or concurrence of the Vendor.

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17. That the Vendor upon receipt of entire sale consideration in terms of this Deed has/ have agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the 'Scheduled Land' which may, at any time within three (3) working days be required by the Vendee and/or any office or authority concerned for necessary and in relation to the 'Scheduled Land' and sale, transfer, assignment etc. of all the rights, titles and interest therein in favour of the Vendee and so as to perfect the title of the Vendee and and/or as may be required to avail any benefits from / upon the 'Scheduled Land' from the Government of India, Government of Haryana, any other State Government, DTCP, HSVP, HSIIDC, MCK and /or any other regulatory / statutory / competent / concerned authority(ies) etc.

18. That consequent upon the execution of this Sale Deed, the Vendor shall have no interest in the 'Scheduled Land' and all rights, title and interest has passed on to the Vendee.

19. **THE VENDOR HEREBY ASSURES THE VENDEE THAT:**

(a) The constituents of the Vendor shall jointly and severally indemnify the Vendee of any cost, charges, fees, fines, penalties, dues, etc. in respect of the 'Scheduled Land' towards land revenue, water/electricity charges, local/Municipal taxes, and any other statutory or other dues, demands, penalties, claims, outstanding, etc. relating to the period till the date of this Sale Deed made/raised by the respective creditors either prior to or after the date of this Sale Deed.



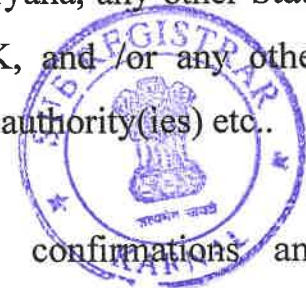
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(b) The constituents of the Vendor also indemnifies the Vendee jointly and severally and undertakes to refund the total sale consideration along with the stamp duty, registration charges and other incidental costs and expenses incurred / paid by the Vendee and all sums of money so spent/ incurred by the Vendee for and in relation to the 'Scheduled Land', damages, losses etc. for any disturbance in occupancy or dispossession of the 'Scheduled Land' due to falseness or misrepresentation, either partially or fully, made by the Vendor in its affirmation in this Sale Deed.

(c) The constituents of the Vendor jointly and severally 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 'Scheduled Land' and the benefits to be availed thereon from the Government of India, Government of Haryana, any other State Government, DTCP, HSVP, HSIIDC, MCK, and /or any other regulatory / statutory / competent / concerned authority(ies) etc..

20. All the representations, assurances, warranties, confirmations and declarations contained in the Recitals as well as in various clauses and / or as otherwise stated and recited in this Sale Deed are true and correct, no part thereof is false and nothing material has been concealed therefrom and if it is ever proved otherwise, or if the whole or any part of the 'Scheduled Land' is ever taken away or goes out from the possession of the Vendee on account of any of the representations, assurances, warranties, confirmations and declarations turning to be false or incorrect, then the constituents of the Vendor shall be jointly and severally liable and responsible to indemnify and to make good the loss suffered by the



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Vendee and keep the Vendee or anyone claiming through the Vendee saved, harmless and indemnified against all such losses and damages suffered by the Vendee or its successors in title and interest and also against all claims, actions at law and other proceedings in respect thereof jointly and severally.

21. That the Vendee shall be free to transfer, sell, lease out, let-out, use, possess etc. and /or otherwise deal with the 'Scheduled Land' and/or every part or portion thereof and/or any developments so undertaken and carried out thereupon, and/ or to avail any benefits of TDR, etc. without any consent or intimation to or reference to the Vendor. The Vendee shall be further free to amalgamate the 'Scheduled Land' with any adjoining land parcel or in amalgamation with other adjacent/adjoining parcels of land in the vicinity without any interference or objection on part of any of the constituents of the Vendor and the Vendee shall be free to apply for development of residential plotted colony under DeenDayal Jan AwasYojna Scheme (DDJAY)/ or any other plotted colony or any other project permissible as per the policies of the DTCP and by the Government of Haryana in the 'Scheduled Land' and without any reference to the Vendor.

22. That from the date of this Sale Deed the Vendee has become the absolute owner in possession of the 'Scheduled Land' and it will be fully and freely entitled to use, possess, enjoy and utilize the 'Scheduled Land' in any manner the Vendee may like and deem fit and appropriate, to which the Vendor will have no objection in any manner whatsoever. Consequent upon the execution of this Sale Deed, the Vendor has been left with no right, title and interest in the 'Scheduled Land' and all its (including its predecessors-in-title / predecessors-in-interest) rights, title and interest

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therein has passed on to the Vendee once for all and for all time to come.

23. That all the servants, employees, workers, watchmen, durwans, guards, gardeners, sweepers, cleaners, attendants, workers etc., employed and / or engaged by the Vendor and/ or its constituents and / or on behalf of the Vendor and/ or its constituents and working, performing duties or staying at the 'Scheduled Land' and every part or portion thereof at any point of time had already left the 'Scheduled Land' on or before date of the execution of this Sale Deed and all their claims and dues have been fully and finally settled by the Vendor and/ or its constituents and there are no outstanding claims of the aforesaid persons. Further, there are also no outstanding claims of any person associated with or upon the 'Scheduled Land'. In case any such claims are received in the future, the Vendor and/ or its constituent shall immediately and forthwith settle the same in full to the complete satisfaction of the Vendee and keep the Vendee indemnified and harmless against such claims.

24. That the Vendor hereby represents, assures, warrants, confirms and declares that the sale, transfer, grant, conveyance, assurance, assignment and alienation of the 'Scheduled Land' by the Vendor to the Vendee hereunder does not in any manner whatsoever contravene any enactments (whether Central or that of the State of Haryana), rules, regulations, notifications made / issued thereunder and as are in force on the date of this Sale Deed, affecting the nature of the transaction / arrangement being entered herein.

25. That it has been specifically agreed that the relationship between the Parties shall be that of Principal to Principal and the Vendee shall not, in any case, be considered as an agent of the Vendor.

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26. That the draft of the instant sale deed now being executed by the Vendor in favour of the Vendee had been made available well in advance to the Vendor. The Vendor had/have examined the same threadbare and had found it to be in order. The Vendor have voluntarily and consciously proceeded to execute the instant Sale Deed and are proceeding to get the same registered in respect of the 'Scheduled Land' in favour of the Vendee after fully understanding the contents and implications of the covenants contained in this Sale Deed. Both Parties have now executed the instant Sale Deed after seeking independent legal advice.

27. That the content of this Sale Deed has been read over and explained word by word by the witnesses to the Vendor in their vernacular language and the Vendor have given its/ their full consideration to all aspects and terms and conditions hereinabove and after understanding the same, the Vendor(s) has voluntarily and consciously proceeded to execute this Sale Deed in respect of the 'Scheduled Land' in favour of the Vendee.

28. That the Courts at Karnal alone and the Punjab and Haryana High Court at Chandigarh shall have exclusive jurisdiction in the matter.

29. All Schedules and Annexures shall form part and parcel of this Sale Deed.

Any mistake or error or omission or mis-description of the property under sale i.e. 'Scheduled Land' regarding the numbers or any reference to the number of documents, books, volumes or pages of the Sub-Registrar's office, regarding the title deeds of the 'Scheduled Land' and/or the Parties shall not annul this Sale Deed and if such mistake or error or mis-description is material one, the Vendee will be entitled to get it removed by the Vendor by obtaining further necessary



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deeds such as deed of assurance or supplementary deed or rectification deed. Further, any mistake or error or omission or mis-description of the property under sale i.e. 'Scheduled Land' and/or the Parties or any omissions therefrom in this Sale Deed will not affect the contents of this Sale Deed and the sale of the 'Scheduled Land' by the Vendor to the Vendee, which sale otherwise is binding on the Vendor and the Vendee for all times to come.

Notwithstanding anything contained elsewhere in this Sale Deed the constituents of the Vendors and their attorneys shall be jointly and severally liable for the performance of all the obligations as set out in this Sale Deed and wherever the situation so warrants and necessitates the term and expression 'Vendor' shall also include and be reckoned to mean 'their attorneys'.

IN WITNESS WHEREOF both the Vendor and the Vendee, as aforementioned have executed this Sale Deed on the date and place first mentioned above.



VENDOR(S) Name and Signatures/Thumb Impressions		
<p><i>mahavir</i></p> <p>Mahavir</p>	<p><i>रामपाल</i></p> <p>Rampal</p>	<p><i>सतपाल</i></p> <p>Satpal</p>
<p><i>Om Prakash</i></p> <p>Om Prakash</p>	<p><i>सुरत सिंह</i></p> <p>Surat Singh</p>	<p><i>L.T-1</i></p> <p><i>Samay Singh</i></p> <p>Samay Singh alias Shyam Singh</p>

For and on behalf of M/s AARIZE TOWNSHIP LLP

For AARIZE TOWNSHIP LLP
 Authorised Signatory
 VENDEE

WITNESSES:

In the presence of:

Signature : 	Signature : 
Name : Sunjet Lambardar	Name : Vinod Saini
S/o/D/o/W/o : Sh. Randhir Singh	S/o/D/o/W/o : Sh. Mehar Singh
Address : Vill - Kunipura, Karnal	Address : H.No - 1350/16, Karnal.
Occupation :	Occupation :
Identity Proof :	Identity Proof :

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Annexure – II
Sale Consideration details

Sr. No.	Cheque/Pay order/ RTGS No.	Date	Drawn on Bank	Amount (Rs.)	In Favouring
1	ICICR52023060500613910	05.06.2023	ICICI Bank Ltd	200,000	MAHAVIR
2	509296	19.04.2024	ICICI Bank Ltd	1,341,250	MAHAVIR
3	509791	28.02.2025	ICICI Bank Ltd	2,336,206	MAHAVIR
4	000532	18.03.2025	ICICI Bank Ltd	899,739	MAHAVIR
5	509293	19.04.2024	ICICI Bank Ltd	1,541,250	OM PARKASH
6	509790	28.02.2025	ICICI Bank Ltd	2,336,206	OM PARKASH
7	000529	18.03.2025	ICICI Bank Ltd	899,739	OM PARKASH
8	509295	19.04.2024	ICICI Bank Ltd	1,541,250	RAMPAL
9	509788	28.02.2025	ICICI Bank Ltd	2,336,206	RAMPAL
10	000531	18.03.2025	ICICI Bank Ltd	899,739	RAMPAL
11	000386	20.12.2024	ICICI Bank Ltd	2,175,000	SAMAY SINGH/SHYAM SINGH
12	509785	28.02.2025	ICICI Bank Ltd	5,327,587	SAMAY SINGH/SHYAM SINGH
13	000527	18.03.2025	ICICI Bank Ltd	2,051,804	SAMAY SINGH/SHYAM SINGH
14	509294	19.04.2024	ICICI Bank Ltd	1,541,250	SATPAL
15	509792	28.02.2025	ICICI Bank Ltd	2,336,206	SATPAL
16	000530	18.03.2025	ICICI Bank Ltd	899,739	SATPAL
17	000385	20.12.2024	ICICI Bank Ltd	2,175,000	SURAT SINGH
18	509784	28.02.2025	ICICI Bank Ltd	5,327,587	SURAT SINGH
19	000528	18.03.2025	ICICI Bank Ltd	2,051,804	SURAT SINGH
20	TDS			386,038	TDS CERTIFICATES
				38,603,600	

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सतपाल

L.T.I. Samay Singh



सतपाल

For AARIZE TOWNSHIP LLP

Authorised Signatory


Scheduled Land

(1.1354 acres forming part of Scheduled land)

S. No.	Village Name	Khewat/Khata No.	Khasra No.	Area	
				Bigha	Biswas
1	KARNAL	4017/3901	7801	5	9
			Total	1.1354 Acres	

Sr.No.	Owners	Share	Khewat/Khata
1.	Mr. Mahavir s/o Puran Singh alias Puran Chand (ADHAAR No. 5018 1364 0583) r/o.597, Shekhpura, Karnal, Haryana.	1/8	Khewat/Khata No. 4017/3901, Khasra No. 7801(5-9-0)
2.	Mr. Rampal s/o Puran Singh (ADHAAR No.2553 2209 3607) r/o Shekhpura, Karnal, Haryana	1/8	Khewat/Khata No. 4017/3901, Khasra No. 7801(5-9-0)
3.	Mr. Satpal s/o Puran Singh (ADHAAR No. 9829 0758 9625) r/o 379, Shekhpura, Karnal, Haryana	1/8	Khewat/Khata No. 4017/3901, Khasra No. 7801(5-9-0)
4.	Mr. Om Prakash s/o Puran Singh (ADHAAR No. 5270 6535 6464)	1/8	Khewat/Khata No. 4017/3901, Khasra No. 7801(5-9-0)



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	r/o 592, Shekhpura, Karnal, Haryana		
5.	Mr. Surat Singh s/o Ram Singh (ADHAAR No.7845 8107 4877) r/o 116, Shekhpura, Karnal, Haryana	1/4	Khewat/Khata No. 4017/3901, Khasra No. 7801(5-9-0)
6.	Mr. Samay Singhalias Shyam Singhs/o Ram Singh (ADHAAR NO.4931 2845 3747) r/o 399, Shekhpura,Karnal, Haryana	1/4	Khewat/Khata No. 4017/3901, Khasra No. 7801(5-9-0)

malhari

सुरत सिंह
सिंह प्रकाश
सतवाल

l.T-1
Samay Singh



रामपाल

For AARIZE TOWNSHIP LLP


Authorised Signatory



