

Sale of Immovable Properties



**Indian-Non Judicial Stamp
Haryana Government**



Date : 30/11/2023

Certificate No. GF302023K25



Stamp Duty Paid : ₹ 13991250
(Rs. City)

GRN No. 109967711



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Ms goel and sons goldenpark Pvt ltd
H.No/Floor : 155 Sector/Ward : 2 LandMark : Bamnoli najafgarh
City/Village : Delhi District : Delhi State : Delhi
Phone: 97*****42



Buyer / Second Party Detail

Name : Rof infratech and housing Pvt ltd
H.No/Floor : 18 Sector/Ward : M LandMark : Greater kailash 2
City/Village: Delhi District : Delhi State : Delhi
Phone : 97*****42

Purpose : Saledeed

1154-1
23/12/2023
Activate Windows
Go to Settings to activate Windows

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SALE DEED

- | | | |
|-----------------------------|---|----------------------------------|
| 1. Type of Deed | : | Sale Deed |
| 2. Village/city Name & Code | : | Sohna |
| 3. Unit Land | : | 43 Kanal 11 Marla (5.44375 Acre) |
| 4. Type of Property | : | Agriculture |
| 5. Transaction Value | : | Rs. 19,98,75,000/- |
| 6. Stamp duty | : | Rs. 1,39,91,250/- |
| 7. Stamp No. & Date | : | GF302023K25 Dated-04-12-2023 |
| 8.Registration Fees GRN No. | : | 0109968427 |

THIS Deed is made at Sohna on this 04th day of December, 2023 by

M/s Goel and Sons Golden Park Pvt. Ltd. R/o Plot at Kh No. 155/2, Village Bamnoli, Najafgarh, South West Delhi, Delhi- 1100061 through its authorized representative Mr. Sunil Goel (Aadhar No.393111172855),

For Goel & Son's Golden Park Pvt. Ltd.

Director

For ROF Infratech and Housing Pvt Ltd

Authorised Signatory

प्रलेख क्र.:11541

मुद्रण दिनांक 05/12/2023 02:07 PM

पंजीकरण दिनांक:05-12-2023

वसीका संबंधी विवरण

वसीका का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील- सोहना

गांव/शहर- Sohna

स्थित- 2 Acre Depth From Road

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

अन्य क्षेत्र

पता : Sohna

धन संबंधी विवरण

राशि- 199875008 रुपये

कुल स्टाम्प शुल्क- 13991250 रुपये

स्टाम्प नं- GF302023K25

स्टाम्प का मूल्य- 13991250 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये

EChallan:109968427

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- MANOJ GOYAL ADV

सेवा शुल्क- 200

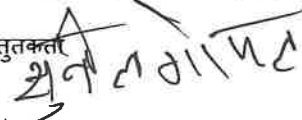
भूमि का विवरण

कृषि चाही

42 Kanal 31 Marla

यह प्रलेख आज दिनांक 05-12-2023 दिन मंगलवार समय 2:07:00 PM बजे श्री/श्रीमती/कुमारी MS GOEL AND SONS GOLDEN PARK PVT LTD thru SUNIL GOEL OTHER निवास DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता





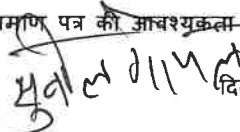
उप पंजीयन अधिकारी SDM Sohna

MS GOEL AND SONS GOLDEN PARK PVT LTD

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 05-12-2023

उप पंजीयन अधिकारी SDM Sohna

MS GOEL AND SONS GOLDEN PARK PVT LTD

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी ROF INFRATECH AND HOUSING PVT LTD thru AJAY KUMAR OTHER हाजिर 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 ARUN MITTEL पिता G P MITTEL निवासी SOHNA व श्री/श्रीमती/कुमारी RAM NIWAS पिता HARCHAND निवासी RITHOJ ने की। साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 05-12-2023

उप पंजीयन अधिकारी SDM Sohna

Resident of 1669/33, Kamla Park, Dharampura, Najafgarh, South West Delhi, Delhi,110043, Vide company Resolution Dated 10/10/2023 hereinafter called the "VENDOR" (which expression shall unless repugnant to the context and meaning hereof mean and include her/his/their heirs, legal representatives, administrators, executors and assignees, attorneys etc.) of the ONE PART.

AND

ROF INFRATECH AND HOUSING PRIVATE LIMITED (PAN- AAFCR9913H), M-18, Greater Kailash, Part-2, New Delhi - Through its Authorized Signatory Mr. Ajay Kumar (Aadhar No.4751 5685 3310) R/o V.p.o Mehchana, Gurugram, Haryana Vide company Resolution Dated 24/11/2023, hereinafter called the "VENDEE" hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include his/her/its heirs, legal representatives, administrators, executors, successors and assignees etc.) of the OTHER PART.

WHEREAS the VENDOR is the absolute owner and in actual physical possession of Agriculture Land Comprised in Khewat/Khata No. 475/492, 476/493, 477/494, 1830/2041, 994/1020,1366/1528 Rect.No. 222, Killa No. 12/1 (1-0),18(8-0), 19/1/2 (5-12), 19/2 (0-8),22/1 (0-8), 22/2 min West (0-3), 23/1(6-9), 23/2 (1-11), Rect.No. 227, Killa No. 3(8-0), 8(8-0), 13/2(4-0), fields 11, land measuring 43 Kanal 11 Marla i.e. 5.44375 acres situated with in the revenue estate of Vill. Sohna, Tehsil Sohna District Gurugram as per online Jamabandi for the year 2016-2017 and mutation no. 28530, 28531, 28532, 28533, 28534, 28535, 28761, 29826.

AND WHEREAS the VENDOR herein being desirous of selling the said land measuring **43 Kanal 11 Marla** and has decided to hereby grant, convey, transfer, by way of sale the said land and assign unto and in favour of the VENDEE, the said land and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, hereditaments, easement rights, equities, claims, demands, privileges, appurtenances or any other things and whereas the VENDEE has agreed to purchase the said land on the following terms and conditions:-

Definition and interpretation In this deed :

a. the 'VENDOR' includes the real owner of the said property.

the 'Land' means Agriculture Land Comprised in Khewat/Khata No. . 475/492, 476/493, 477/494, 1830/2041, 994/1020,1366/1528 Rect.No. 222, Killa No. 12/1 (1-0)18(8-0), 19/1/2 (5-12), 19/2 (0-8), 22/1 (0-8) 22/2 min West (0-3), 23/1(6-9), 23/2 (1-11), Rect.No. 227, Killa No. 3(8-0), 8(8-0), 13/2(4-0), fields 11, land measuring 43 Kanal 11 Marla i.e. 5.44375 acres situated with in the revenue estate of Vill. Sohna, Tehsil Sohna District Gurugram as per online Jamabandi for the year 2016-2017 and mutation no. 28530, 28531, 28532, 28533, 28534, 28535, 28761, 29826.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. save where otherwise stated any reference to a numbered clause or schedule means the clause or

For Goel & Son's Golden Park Pvt. Ltd.

अनिल शर्मा

Director

For ROF Infratech and Housing Pvt Ltd

अजय कुमार
Authorized Signatory

Page 2 of 6

Reg. No.

Reg. Year

Book No.

11541

2023-2024

1



विक्रेता



क्रेता



गवाह

Sunil Goel

उप पंजीयन अधिकारी SDM
Sohna

विक्रेता :- thru SUNIL GOEL OTHER MS GOEL AND SONS GOLDEN PARK PVT LTD

क्रेता :- thru AJAY KUMAR OTHER OF INFRATECH AND HOUSING PVT LTD

गवाह 1 :- ARUN MITTEL

गवाह 2 :- RAM NIWAS

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11541 आज दिनांक 05-12-2023 को बही नं 1 जिल्द नं 2 के पृष्ठ नं 168.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 47 के पृष्ठ संख्या 27 से 30 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 05-12-2023

[Signature]
उप पंजीयन अधिकारी SDM Sohna

schedule in this deed, which is so numbered.

f. possession means actual vacant, peaceful and physical possession of the property (Land).

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHEREAS the Vendor affirmed, represented, assured the Vendee that the said land

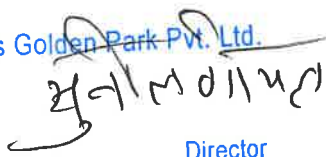
- i) is good, clear and legally marketable property owned and possessed by the Vendor having full legal & lawful right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- ii) is free from any charges or encumbrance such as sell, will, exchange, mortgage, gift, lien, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition, etc.
- iii) is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.
- iv) is not subject to any dues, outstanding claims, demands penalties, etc. for any services, provided by any Government and / or local authority and / or toward any other statutory dues and/or that under the law of the land.
- v) does not have any warehouse, cattle live stock, raising of grass on the said land 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.
- vi) has not been notified under the provisions of the Land Acquisition Act, 1894, either for the planned development by the Government and/or any other authority.
- vii) is not subject of any execution of General or Special Power of Attorney or any agreement to sell, mortgage, transfer, assignment, encumbrances by the Vendors in favour of any other person prior to the date of this deed, and is not subject matter of PLPA and Aravali Plantation.

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

1. That the VENDOR hereby grant, assign, convey, sell and transfer the said land along with all their rights of possession, ownership, occupancy, titles, claims, interest, easement rights, privileges, appurtenances or any other things whatsoever of that nature in favour of the Vendee for and in full and final consideration Rs. 19,98,75,000/- (Rupees Nineteen Crore Ninety Eight Lac Seventy five Thousand Only) The Vendee has paid the said sale consideration i.e. Rs. 19,98,75,000/- to the Vendor in the following manner :

S. No.	Amount Rs.	Cheque/DD No./Date	Name of Bank	Ifv.
1.	Rs.5,00,00,000/-	002212/19.10.2023	ICICI Bank Ltd.	M/s Goel and Sons
2.	Rs.1,21,23,750	739296/01.12.2023	Punjab National Bank	M/s Goel and Sons
3.	Rs.5,00,00,000/-	739297/01.12.2023	Punjab National Bank	M/s Goel and Sons

For Goel & Son's Golden Park Pvt. Ltd.


Director

For ROF Infratech and Housing Pvt Ltd

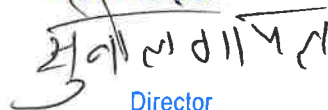

Authorised Signatory

4.	Rs.5,00,00,000/-	739294/01.12.2023	Punjab National Bank	M/s Goel and Sons
5.	Rs.1,28,76,250/-	739295/01.12.2023	Punjab National Bank	M/s Goel and Sons
6.	Rs.50,00,000/-	002213/SGBO-001089757/19.10.2023	ICICI Bank Ltd.	M/s Goel and Sons
7.	Rs.50,00,000/-	214822/PUNBR52023101910203491/19.10.2023	Punjab National Bank	M/s Goel and Sons
8.	Rs.51,00,000/-	923415/24.10.2023	Punjab National Bank	M/s Goel and Sons
9.	Rs.77,76,250/-	226422/01.12.2023	Punjab National Bank	M/s Goel and Sons
10	Rs.19,98,750/-	TDS		

the Vendor hereby acknowledge the receipt of the same. Now nothing is due towards the Vendees.

- That the total sale consideration of Rs. 19,98,75,000/- which is worked out based on actual measurement of the land as aforementioned is paid by the VENDEE to the VENDOR.
- That on the basis of this sale deed, the VENDEE is entitled to get the said land mutated in its own name in the revenue record and also with other concerned authorities on the basis of this sale deed or its certified true copy to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirm to assist and participate in mutation process.
- That the VENDOR has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every papers, documents, applications, etc. in respect of the said property which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the said property in favour of the VENDEE.
- That the VENDEE has agreed to purchase the said property on the basis of assurances and representation made herein by the VENDOR in regard to the title of the said land and in case it is proved otherwise the VENDOR shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE and would pay back the amount paid on execution of the present Sale Deed. The VENDOR further agree to indemnify the VENDEE 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.
- That all charges and expenses of the transfer i.e. stamp duty, registration charges for this deed and sale deed have been borne by the VENDEE.
- That the Value of the tube-well with electricity connection, trees, wire fencing & constructed building in the above said land, if any, 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.

For Goel & Son's Golden Park Pvt. Ltd.


Director

For ROF Infratech and Housing Pvt Ltd


Authorized Signatory

8. That however it is made clear that the land bearing Rect. No. 22 Killa No. 12/1(1-0), 19/1/2 Min West (0-12), 19/2(0-8), 22/1(0-8), 22/2min West (0-3), 2 Kanal 11 Marla i.e. 0.31875 Acres is used as a Rasta on the spot which is adjacent and with the other land mention above and this land is now owned by Vendee and vendee is bound to transfer the land mention in this Para to the concern authority as and when permission has granted in this regard and vendee under takes that he will not change the nature of the said land as Rasta in any manner in future and said land will used as a Rasta on the spot to outgress and ingress by the public. The Rasta has shown in the site plan Annexure- I. The other land will be owned and possess by the vendee and no body including the vendor will interfere into peaceful use and occupation of the land by the vendee in any manner.

THE VENDORS HEREBY ASSURE THE VENDEE

- A. The Vendor shall indemnify the Vendee of any cost, charges, fees, fines, penalties, dues, etc. in respect of the said land 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.
- B. 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 land.
- C. That the Vendor also indemnify the Vendee and undertakes to refund the full purchase consideration along with the stamp duty and other incidental expenses incurred by the Vendee for any disturbance in occupancy or dispossession of the said land due to falseness or misrepresentation, either partially or fully, made by the Vendor in his affirmation in this sale deed.
- D. The Vendor hereby agree and undertake to do all such acts, things and deeds which under the law, they are bound to do in respect of the land 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 land in favour of the Vendee in the records of the appropriate authority. The Vendee will also entitled to get sanction the mutation in revenue records in its name of the land mentioned in the sale deed.
- E. That from this day onwards the Vendee shall be absolute owner in possession of the said land and will be entitled to use and utilize the said land in any manner the Vendee may like, to which the Vendor will have

For Goel & Son's Golden Park Pvt. Ltd.


Director

For ROF Infratech and Housing Pvt Ltd


Authorised Signatory

no objection in any manner whatsoever.

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:

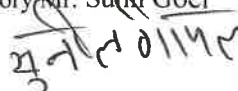

WITNESSES: Ramniwas  
VENDOR

1. Ramniwas S. Chandra
S/o Rithraj (Sohn)

M/s Goel and Sons Golden Park Pvt. Ltd.

For Goel & Son's Golden Park Pvt. Ltd.
Through its Authorized Signatory Mr. Sunil Goel

2. Ajay


VENDEE  Director

ROF INFRA TECH AND HOUSING PRIVATE LIMITED

Ajay Mittal S.P. Mittal
S. Sohn

Through its Authorized Signatory Mr. Ajay Kumar

For ROF Infratech and Housing Pvt Ltd

Authorised Signatory

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