Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 27/09/2022

Certificate No. G027202214387

GRN No. 94585574

Stamp Duty Paid : ₹ 1446000
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Craft infrastructure pvt ltd

H.No/Floor : 158 Sector/Ward : Bank LandMark : Enclave

City/Village : Laxmi nagar District : Delhi State : Delhi

Phone: 81******95

Buyer / Second Party Detail

Name : Pardos craft homes pvt ltd

H.No/Floor : First Sector/Ward : Floor LandMark : Punjabi bhawan

City/Village: Delhi District : Delhi State : Delhi

Phone : 81******95

Purpose : STAMP DUTY FOR SALE DEED

For Craft Infrastructure Pvt. Ltd.

Authorised Signatory

For Pardos Craft Homes Private Limited

Director/Authorised Signatory

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

प्रलेख क्र.:7800 मुद्रण दिनांक 28/09/2022 05:27 PM पंजीकरण दिनांक:28-09-2022

वसीका संबंधी विवरण

वसीका का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील- हरसरू गांव/शहर- हयातपुर स्थित- Hayatpur

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर अन्य क्षेत्र

पता : Gurugram

धन संबंधी विवरण

राशि- 20646900 रुपये कुल स्टाम्प शुल्क- 1445283 रुपये

स्टाम्प नं- G027202214387 स्टाम्प का मूल्य- 1446000 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये EChallan:94585600 पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- T C KHATANA ADV सेवा शुल्क- 200

भूमि का विवरण

निवासीय 535 Sq. Yards

यह प्रलेख आज दिनांक 28-09-2022 दिन बुधवार समय 5:20:00 PM बजे श्री/श्रीमती/कुमारी CRAFT INFRASTRUCTURE PRIVATE LIMITED RegHN158 BANK ENCLAVE LAXMI NAGAR DELHI110092thru Dipendra Prasad JaiswalOTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
CRAFT INFRASTRUCTURE PRIVATE LIMITED RegHN158 BANK ENCLAVE LAXMI NAGAR DELHI110092

उप/संयुक्त पंजीयन अधिकारी (हरसरू)

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 सबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एंव ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व सबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 28-09-2022

उप/संयुक्त पंजीयन अधिकारी
(हरसरू)

CRAFT INFRASTRUCTURE PRIVATE LIMITED RegHN158 BANK ENCLAVE LAXMI NAGAR DELHI110092
उपरोक्त क्रेता व श्री/श्रीमती/कुमारी Pardos Craft Homes Pvt Ltd thru Piyush Kumar GautamOTHER 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 मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी T C Khatana पिता --- निवासी Adv Gurugram व श्री/श्रीमती/कुमारी Jagpal Singh पिता Rajinder Singh निवासी Ujina, HR ने की।
साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप मे जानते है तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 28-09-2022

उप/संयुक्त पंजीयन अधिकारी
(हरसरू)

7800

SALE DEED

Village	**Hayatpur**
Tehsil & District	**Harsaru, District Gurugram**
Land/Area	**0 K - 18 M (0.1125 acre)**
Value	**INR 20646900/-**
Stamp Duty	**INR 1446000/-**
Stamp No. & Dated	**G027202I4387/ 27.09.2022**
Noc . No. & Date	**10509/2022/ 22.09.2022**
Registration Fees	**INR 50010/-**
GRN NO.	**0094585600**
Issued By	**Online**

This **SALE DEED** ("**Sale Deed**") is made and entered into at Gurugram on this 28th of September, 2022

BY AND BETWEEN

CRAFT INFRASTRUCTURE PRIVATE LIMITED, (CIN: U70102DL2014PTC274549), a company validly existing under the Companies Act, 2013, having its registered address at H.No. 158, Bank Enclave, Laxmi Nagar, Delhi-110092, (hereinafter referred to as the "**Vendor**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors in interest, authorized representatives, attorneys and permitted assigns) represented through its authorized representative Mr. Dipendra Prasad Jaiswal (Aadhar: 781992657756) duly authorized by way of board resolution passed in the meeting of the board of directors held on 01.07.2022 of the **FIRST PART**;

AND

PARDOS CRAFT HOMES PRIVATE LIMITED, a company incorporated under Companies Act, 2013 and having CIN U45208DL2022PTC399224, PAN AAMCP9450A and its registered office at Punjabi Bhawan, First Floor, 10, Vishnu Digamber Marg, New Delhi- 110002 (hereinafter referred to as the "**Vendee**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors in interest, authorized representatives, attorneys and permitted assigns) represented through its authorized representative Mr. Piyush Kumar Gautam (Aadhar: 54505309437) duly authorized by way of board resolution passed in the meeting of the board of directors held on 08.09.2022 of the **SECOND PART**.

*The Vendor and the Vendee shall hereinafter collectively be referred to as the "**Parties**" and, individually, as a "**Party**".*

WHEREAS:

A. The Vendor is the absolute, legal, beneficial and registered owner and in complete, peaceful and exclusive possession of agricultural land admeasuring 18 Marla (0.1125 acre), situated in revenue estate of village Hayatpur, tehsil Harsaru, Gurugram Manesar Urban Complex, Haryana **("Said Land")** (more particularly detailed in **Schedule-I** mentioned hereunder and highlighted in yellow color in the certified aks sijhra map annexed as per **Schedule-II**) together with all liberties, privileges, advantages and rights of easements, patent or latent, appurtenant thereto, including the right of way, egress and ingress enjoyed and reputed to be enjoyed in respect of the Said Land.

B. The Vendor hereby represents, warrants, declares and covenant to the Vendee that the Said

For Craft Infrastructure Pvt. Ltd.

Authorised Signatory

For Pardos Craft Homes Private Limited

Director/Authorised Signatory

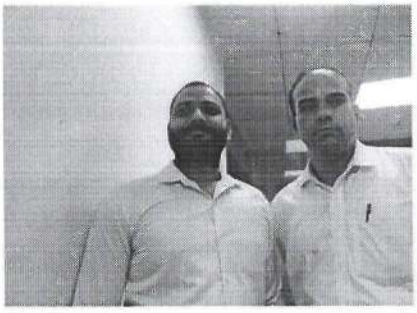
Reg. No.	Reg. Year	Book No.
7800	2022-2023	1



विक्रेता



क्रेता



गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- thru Dipendra Prasad JaiswalOTHER CRAFT INFRASTRUCTURE PRIVATE LIMITED RegHN158 BANK ENCLAVE LAXMI NAGAR DELHI110092

क्रेता :- thru Piyush Kumar GautamOTHERPardos Craft Homes Pvt Ltd

गवाह 1 :- T C Khatana

गवाह 2 :- Jagpal Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7800 आज दिनांक 28-09-2022 को बही नं 1 जिल्द नं 53 के पृष्ठ नं 46 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1089 के पृष्ठ संख्या 13 से 14 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

THE SEAL OF REGISTRAR HARSARU

दिनांक 28-09-2022

उप/सयुंक्त पंजीयन अधिकारी(हरसरू)

For Craft Infrastructure Pvt. Ltd.

Authorised Signatory

3. **VENDORS' COVENANTS:**

3.1. The Vendor doth hereby, for itself and its successors-in-interest and permitted assigns, covenant with the Vendee the Said Land (as per Schedule I):

3.1.1. **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by/from/through/under or in trust for them; made, done, committed, omitted or knowingly or willingly suffered to the contrary, the Vendor now has in itself good right, full power and absolute authority to grant, convey, transfer and assure in the Said Land (as per Schedule I) hereby granted, conveyed, transferred and assured or intended so to be, unto and to the use of the Vendee in the manner aforesaid;

3.1.2. **AND THAT** it shall be lawful for the Vendee from time to time and at all times hereafter peaceably and quietly to hold, enter upon, use, occupy, possess and enjoy the Said Land hereby granted, conveyed, transferred and assured, with its appurtenances, and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit or lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or its successors in interest and permitted assigns or any of them, and / or from or by any person lawfully or equitably claiming or to claim by/from/under or in trust for the Vendor; and

3.1.3. **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming under or in trust for them, shall do all such further acts and execute such further writings as required by the Vendee, to give effect to the provisions of this Sale Deed and effect the sale and transfer of the Said Land in favour of the Vendee, as contemplated herein.

4. **DELIVERY OF ORIGINAL TITLE DOCUMENTS:**

4.1. Simultaneously with the execution of this Sale Deed, the Vendor has handed over to the Vendee all original/ certified title deeds and documents in respect of the Said Land. The Vendor represents that there are no other original title deeds and documents besides the documents handed over to the Vendee.

5. **DELIVERY OF POSSESSION OF THE SAID LAND:**

5.1. Simultaneously with the execution of this Sale Deed, the Vendor has delivered quiet, peaceful and vacant possession of the Said Land to the Vendee as owner thereof, and the Vendee has accepted the same.

5.2. The Vendor and/or any other person claiming under them are now left with no right, title, interest or lien of any nature whatsoever in respect of the Said Land and the Vendee has become sole, absolute and lawful owner of the entire Said Land and hereinafter all rights in respect thereof shall vest solely, absolutely, exclusively, indefeasibly and irrevocably for all intents and purposes, unto the Vendee.

6. **FURTHER REPRESENTATIONS OF THE VENDOR**

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For Pardos Craft Homes Private Limited

Director/Authorised Signatory

THE SEAL OF THE DVB REGISTRAR

For Craft Infrastructure Pvt. Ltd.

Authorised Signatory

The Vendor hereby further represents and declares to the Vendee with respect to the Said Land (as per Schedule I) as follows:

6.1. **Title:**

The Vendor's right, title and interest in the Said Land (as per Schedule I), as absolute owner thereof is clear, marketable and free from all encumbrances, doubts, claims, lien, litigations, charges or any third party rights of any nature whatsoever.

6.2. **Power to Sell:**

The Vendor has the absolute right, power and authority to enter into this Sale Deed for sale and transfer of Said Land (as per Schedule I) in favour of the Vendee.

6.3. **No Breach of Law:**

The Vendor has not done any act or omission which would constitute a breach of any laws, orders, regulations and by-laws (statutory or otherwise), made by the government or statutory authorities including the municipal corporation of the area where the Said Land is situated.

6.4. **Authenticity of title deeds:**

Originals/Certified/Copies of all documents supplied by the Vendor (including but not limited to release deeds, mutation certificates and other documents relating to the acquisition of Said Land and other aspects) are true, valid and correct in all respects.

6.5. **HUF or Minor Interest:**

The Said Land is not a subject matter of any hindu undivided family ("**HUF**") and no part of the Said Land is owned by any minor.

6.6. **No Act or Omission:**

The Vendor shall not do any act of commission or omission, or allow any person or party to do any act of commission or omission whereby the rights of the Vendee under this Sale Deed may be prejudicially or otherwise affected.

6.7. **Mutation in Government Records:**

The name of the Vendor is duly mutated in the land revenue records and records of the concerned authorities as owner of the Said Land (as per Schedule I).

6.8. **Use:**

6.8.1. The Said Land falls in R-zone (the usage being agricultural) and such status in respect of usage of the Said Land is duly reflected in the relevant revenue and other government records;

6.8.2. The Said Land is not put to use for any purpose other than agricultural purposes;

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6.8.3. No development license or permit has been applied for or received in respect of the Said Land or any part thereof from the concerned development authority; and

6.8.4. The Said Land has never been used for poultry farm, rearing of cattle, fishery, storage of livestock etc.

6.9. **Ceiling Law:**

There are no orders passed under the Haryana Ceiling on Land Holdings Act, 1972 and no notice is issued by the authorities under the said act in respect of the Said Land.

6.10. **No impediment to sell:**

6.10.1. There are no restrictions or impediments of any nature whatsoever under any documents of title mentioned herein or under law or otherwise, pursuant to which, Vendor is restricted or prohibited from transferring, conveying and assigning the Said Land (as per Schedule I) in favour of the Vendee; and

6.10.2. Further, there is no bar or prohibition on the Vendor in handing over of peaceful, vacant and physical possession of the Said Land to the Vendee.

6.11. **No Encroachment:**

The Vendor has not encroached upon any government land or public land or forest land or reserved area or gram panchayat land or third party private land.

6.12. **No Outstanding Dues of Previous Owners:**

The Vendor and its predecessors in title have made all payments that were required to be made in terms of the documents under which the Said Land (as per Schedule I) was acquired.

6.13. **No Power of Attorney:**

The Vendor has not executed any power of attorney/authority in respect of the Said Land (as per Schedule I) for any purpose whatsoever which are still valid on the date of execution of this Sale Deed.

6.14. **No Outstanding Tax:**

6.14.1. The Vendor has till date paid all the taxes, duties, levies, rents, rates, cesses, assessments, land revenue which are payable, for the period prior to execution of this Sale Deed, to any and all concerned authorities including revenue authorities, concerned municipal corporation or any other public body, in respect of the Said Land; and

6.14.2. The Vendor shall be liable to pay any amounts which are payable/become payable towards taxes, duties, levies, rents, rates, cesses, assessments which are payable, for the period prior to the execution of this Sale Deed, even if such demands are raised after

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the date of execution of this Sale Deed; and the Vendor shall indemnify Vendee against such non-payment thereof.

6.15. **No Third Party Rights:**

6.15.1. There is no lease, license, trespasser, tenants, occupants, encroachment etc. or any third-party rights created by the Vendor or its predecessors in title for the Said Land (as per Schedule I) or any part thereof; and

6.15.2. No person other than the Vendor, howsoever, has any right, title, interest, claim or demand of any nature whatsoever in or upon the Said Land or any part/s thereof either by way of sale, mortgage, charge, lien, gift, trust, lease, easement or otherwise howsoever.

6.16. **No Other Agreement:**

6.16.1. The Vendor has not entered into any agreement for sale and/or any other agreement or arrangement (whether written or oral) for any purposes with any person or party, with respect to the Said Land (as per Schedule I) or any part thereof nor has the Vendor sold, transferred or assigned or agreed to do so, or in any manner parted with the possession of the Said Land or any part thereof to any person whatsoever other than Vendee nor have they accepted any advance/part consideration in the Said Land (as per Schedule I) from any third party.

6.16.2. Vendor has not entered into any kind of agreement or arrangement whether in writing or otherwise to conduct any activity agriculture or farming including contract farming on the Said Land nor has parted with the possession in any manner whatsoever.

6.17. **No other legal heirs:**

The Vendor hereby confirms that there are no legal heirs, of the erstwhile owners, who have any right or title or interest, of any nature whatsoever, with respect to the Said Land.

6.18. **No Borrowings:**

The Vendor has neither availed any loan facility from any banks or financial institutions and/or created mortgages over the Said Land in favour of any banks or financial institutions or any other person nor have the Vendor issued any guarantee in favour of any person whatsoever.

6.19. **No Pending Tax Proceedings:**

There is no order of attachment either by the income-tax authorities or any other authority under any law for the time being in force nor any notice of acquisition or requisition has been received in respect of the Said Land.

6.20. **No Pending Litigation:**

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There are no actions, suits, claims, investigations or any other kind of legal or quasi legal proceedings pending or overtly threatened against the Vendor and/or the Said Land, at law or in equity, whether civil or criminal in nature, before or by any government authority.

6.21. **No Acquisition / Requisition Proceedings/Road Widening:**

The Vendor represents that the Said Land has not been notified under Section 4 or 6 of the Land Acquisition Act, 1894 or the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 either for planned development or for any other purposes, nor have they received any notice of requisition or acquisition or road widening or attachment of the Said Land or any part thereof from any government, central or state or local body, public or statutory authority or judicial authority or forum or any other person in respect of the Said Land.

6.22. **Public reservations:**

The Vendor represents that no water body, drain, underground pipes, gas pipeline, overhead high-tension wires, electricity pole etc., are passing or abutting the Said Land or any part thereof.

6.23. **Benami Property:**

The Vendor represents that the Said Land is not a benami property in terms of the Benami Transactions (Prohibition) Act, 1988 and any amendments thereon; and the Vendor is the legal beneficiary of the Said Land (as per Schedule I) .

6.24. **Crops Standing on the Said Land:**

The Vendor represents that no crops are standing on the Said Land or any part thereof; and no third parties have any right to till/ plough the Said Land or any part thereof or have right to the crops, if any exist in future on the Said Land or any part thereof.

6.25. **Disclosure of Material Facts:**

The Vendor acknowledges that there are no material facts or documents which have remained undisclosed in this Sale Deed which would affect the transfer and assignment of the Said Land in any manner or which would affect the right, title and interest of Vendee to acquire, own, possess and use the Said Land.

6.26. **Vendee Absolute Owner:**

6.26.1. The Vendor hereby confirms and acknowledges that from the date of execution of this Sale Deed, the Vendee shall be the exclusive, legal and absolute owner of the Said Land and all rights, title, interest of the Vendor in the Said Land (as per **Schedule I**) shall absolutely and irrevocably vest with the Vendee.

6.26.2. The Vendor further confirms and acknowledges that the Vendee shall have the absolute right to transfer, assign, sell, convey, encumber, mortgage or dispose of the Said Land

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Director/Authorised Signatory



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Authorised Signatory

to any person on such terms and conditions as the Vendee deems fit and proper in the Vendee's sole discretion.

6.27. **Mutation Of Vendee's Name:**

The Vendee shall have all rights and entitlement to have the necessary entries of mutation of the Said Land to be done in all the government /municipal records/revenue records, to reflect the name of the Vendee as the owner of the Said Land.

6.28. **Vendor' Indemnity**

6.28.1. The Vendor shall hereby keep and hold the Vendee indemnified and harmless, against all losses/ damages/ claims/ liabilities/ fines/ interests/ expenses/ proceedings/ actions suffered by the Vendee due to any action or inaction of the Vendor; or due to any defect in the title or the power and/or authority of the Vendor to sign this Sale Deed and to convey the Said Land (as per **Schedule I**) in favour of the Vendee herein; and/or due to any breach of representations, warranties, covenants, terms and conditions of this Sale Deed by the Vendor.

6.28.2. The Vendor shall specifically keep the Vendee indemnified in all respects against all losses/ damages/ claims/ liabilities/ fines/ interests/ expenses/ proceedings/ actions suffered by the Vendee pertaining to or connected with any proceedings or claims in connection with misuse of the Said Land.

6.28.3. The Vendor hereby further assures the Vendee that the Said Land is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, court injunction, lease, loan, surety, security, stay order, notices, claims, demands, will, trust, exchange, prior agreement to sell etc. and if it is ever proved otherwise, or if the whole or any part of the Said Land is ever taken away or goes out of the possession of the Vendee on account of any legal defect in the ownership or title of the Vendor or any other reason attributable to the Vendor, then the Vendor will be liable and responsible to make good the loss suffered by the Vendee and shall keep the Vendee saved, harmless and indemnified against all or any such loss, cost, damage and expense accruing thereby to the Vendee.

6.28.4. The indemnity provided herein shall be in addition to any other rights under law, equity or otherwise to which the Vendee may otherwise be entitled to.

6.29. **Overruling Effect**

6.29.1. Any covenant in any other deed or document executed by the Vendor, and/or any other person claiming through or under the Vendor, reducing or altering the rights of the Vendor or curtailing the title of the Vendee in respect of the Said Land or imposing on the Vendee any restrictions, not contained in this Sale Deed, shall be void and unenforceable against the Vendee.

For Craft Infrastructure Pvt. Ltd.

Authorised Signatory

For Pardos Craft Homes Private Limited

Director/Authorised Signatory


THE SEAL OF
THE SUB REGISTRAR
HARSARU

6.29.2. That this Sale Deed constitutes the entire understanding between the Parties with respect to the subject matter hereof and supersedes and replaces any and all prior agreements or arrangements between the Parties, whether oral or written.

6.30. **Stamp Duty & Registration Charges**

The cost of stamp duty and registration charges in respect of this Sale Deed shall be borne and paid by the Vendee.

6.31. **Income Tax Liability**

The Vendor shall be liable to pay and discharge its income tax liability arising in connection with or in relation to the present transaction.

6.32. **Jurisdiction**

This Sale Deed shall be interpreted, governed and construed in accordance with the laws of India and all disputes arising out of or in relation to this Sale Deed shall be subject to the exclusive jurisdiction of Courts of Gurugram, Haryana or any other courts of law as may be designated by the Hon'ble High Court of Punjab & Haryana for this purpose.

6.33. **Severability**

Each of the provisions contained in this Sale Deed shall be severable. If any provision of this Sale Deed is or becomes invalid or unenforceable or prohibited by the law of the place where it is performed, this Sale Deed shall be considered divisible as to such provision, and such provision shall be inoperative and shall not be part of this consideration moving from either hereto to the other and the remainder of this Sale Deed shall be valid and binding and of like effect as though such provisions were not included herein. It is expressly agreed between the Parties hereto that this Sale Deed shall not be assailed by any Party to the same on the ground of want of mutuality and the Parties expressly agree and declare that the ground of want of mutuality shall never be pleaded by any of them.

Any error or omission or mis-description of the Said Land under sale only with respect to the survey numbers or any reference to the registration number of documents, books, volumes or pages of the registrar's office, regarding the title deed of the Said Land in this Sale Deed, and if such error or mis-description is a material one, the Vendee will be entitled to get it rectified with full co-operation of the Vendor by obtaining further necessary deed of assurance, correction deed or supplementary agreement to this Sale Deed as required by the Vendee.

For Craft Infrastructure Pvt. Ltd.

Authorised Signatory

For Pardos Craft Homes Private Limited

Director/Authorised Signatory



For Craft Infrastructure Pvt. Ltd.

Authorised Signatory

SCHEDULE I

Description of the Said Land

RECTANGLE NUMBER//SURVEY NUMBER	LAND AREA	
	KANAL	MARLA
50//3/1/1	0	5
50//8/2/1/2	0	3
53//18/2	0	5
53//23/1/1	0	5
Total	**0**	**18**
(in acres)	**0.1125**	

For Craft Infrastructure Pvt. Ltd.

Authorised Signatory

For Pardos Craft Homes Private Limited

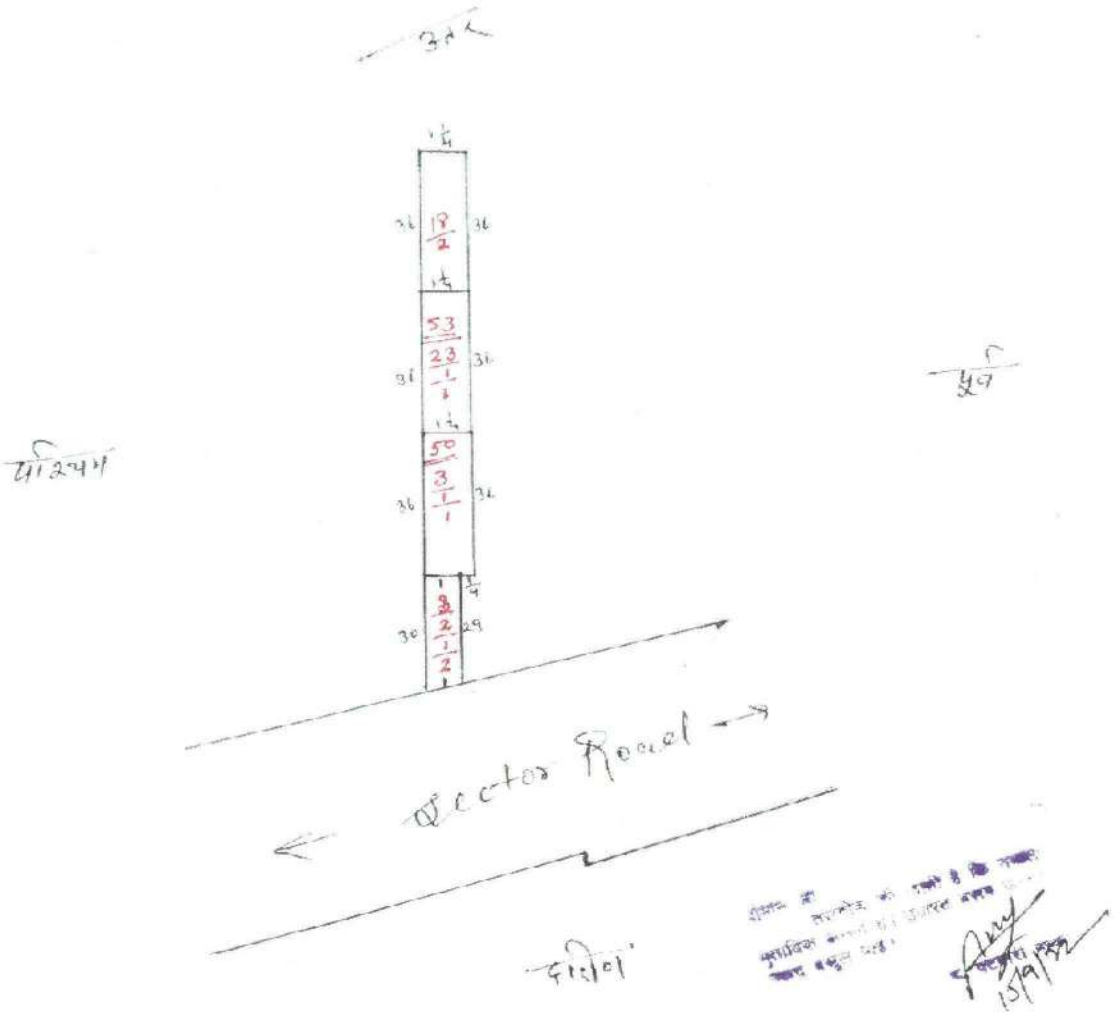
Director/Authorised Signatory

For Crait Infrastructure Pvt. Ltd.

Authorised Signatory

THE SEAL OF THE SUB REGISTRAR HARGARU

Schedule II
Aks Sijhra Map



For Craft Infrastructure Pvt. Ltd.

Authorised Signatory

For Pardos Craft Homes Private Limited

Director/Authorised Signatory



For Craft Infrastructure Pvt. Ltd.

Authorised Signatory

Schedule III

Sale Consideration

	Amount paid			Payment particulars		
VENDOR	**Gross Amount (in INR)**	**TDS (in INR)**	**Net Amount (Excluding TDS) (in INR)**	**Cheque no.**	**Date of cheque**	**Drawn on**
CRAFT INFRASTRUCTURE PRIVATE LIMITED	2,06,46,900/-	2,06,469/-	2,04,40,431/-	000022	21.09.2022	Kotak Mahindra Bank

For Craft Infrastructure Pvt. Ltd.

Authorised Signatory

For Pardos Craft Homes Private Limited

Director/Authorised Signatory

For Parker Coal Mines Private Limited

Authorised Signatory

Parker Infrastructure Pvt. Ltd.

THE SEAL OF THE SUB REGISTRAR HARSARU

IN WITNESS WHEREOF, THE VENDOR AND VENDEE HAVE SIGNED THIS SALE DEED AT GURUGRAM ON THE DATE FIRST MENTIONED ABOVE IN THE PRESENCE OF THE FOLLOWING WITNESSES;

NAME OF PARTIES	SIGNATURE COLUMN
VENDOR	
CRAFT INFRASTRUCTURE PRIVATE LIMITED THROUGH ITS AUTHORISED SIGNATORY MR. DIPENDRA PRASAD JAISWAL	For Craft Infrastructure Pvt. Ltd. Authorised Signatory
VENDEE	
PARDOS CRAFT HOMES PRIVATE LIMITED ACTING THROUGH ITS AUTHORISED SIGNATORY MR. PIYUSH KUMAR GAUTAM	For Pardos Craft Homes Private Limited Director/Authorised Signatory
WITNESSES	
WITNESS – 1 Name: Address: T.C. KHATANA, Advocate, Distt. Court, Gurgaon	
WITNESS – 2 Name: Jagpal Singh S/o Rajender Singh Address: V & P.O. Bajghera Tehsil	

Drafted By
T.C. KHATANA, Advocate
District Courts, Gurugram
as per Both Parties Instructions

For Cratt Infrastructure Pvt. Ltd.

Authorised Signatory

THE SEAL OF REGISTRAR

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 27/09/2022

Certificate No. G027202I4322

GRN No. 94605429

Stamp Duty Paid : ₹ 47000
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Ora land and housing pvt ltd

H.No/Floor : C3by260 Sector/Ward : Na LandMark : Janakapuri

City/Village : New delhi District : Delhi State : Delhi

Phone: 81******95

Buyer / Second Party Detail

Name : Pardos craft homes pvt ltd

H.No/Floor : First Sector/Ward : Floor LandMark : Punjabi bhawan

City/Village: New delhi District : Delhi State : Delhi

Phone : 81******95

Purpose : STAMP DUTY FOR SALE DEED

THE SEAL OF REGISTRAR HARSARU SUB

ORA LAND AND HOUSING PVT. LTD.

Authorised Signatory

For Pardos Craft Homes Private Limited

Director/Authorised Signatory

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

प्रलेख क्र.:7798 मुद्रण दिनांक 28/09/2022 05:26 PM पंजीकरण दिनांक:28-09-2022

वसीका संबंधी विवरण

वसीका का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील- हरसरू गांव/शहर- हयातपुर स्थित- Hayatpur

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर अन्य क्षेत्र

पता : Gurugram

धन संबंधी विवरण

राशि- 662000 रुपये कुल स्टाम्प शुल्क- 46340 रुपये

स्टाम्प नं- G027202214322 स्टाम्प का मूल्य- 47000 रुपये

रजिस्ट्रेशन फीस- 5000 रुपये EChallan:94601362 पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- T C KHATANA ADV सेवा शुल्क- 200

भूमि का विवरण

व्यवसायिक 20 Sq. Yards

यह प्रलेख आज दिनांक 28-09-2022 दिन बुधवार समय 5:18:00 PM बजे श्री/श्रीमती/कुमारी मैसर्ज ओरा लैण्ड ऐण्ड हाउसिग प्रा लिthru Jitender SinghOTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

हस्ताक्षर प्रस्तुतकर्ता

मैसर्ज ओरा लैण्ड ऐण्ड हाउसिग प्रा लि

उप/संयुक्त पंजीयन अधिकारी (हरसरू)

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 सबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एंव ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व सबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है |

दिनांक 28-09-2022

उप/संयुक्त पंजीयन अधिकारी
(हरसरू)

मैसर्ज ओरा लैण्ड ऐण्ड हाउसिग प्रा लि

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी Pardos Craft Homes Pvt Ltd thru Piyush Kumar GautamOTHER 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 मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया | दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी T C Khatana पिता --- निवासी Adv Gurugram व श्री/श्रीमती/कुमारी Jagpal Singh पिता Rajender Singh निवासी Ujina. HR ने की |

साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप मे जानते है तथा वह साक्षी सं. 2 की पहचान करता है |

दिनांक 28-09-2022

उप/संयुक्त पंजीयन अधिकारी
(हरसरू)

THE SEAL OF SUB REGISTRAR HARSARU

SALE DEED

Village	**Hayatpur**
Tehsil & District	**Harsaru, District Gurugram**
Land/Area	**0.8333 marla (0.005208 acre)**
Value	**INR 6,62,000/-**
Stamp Duty	**INR 47,000/-**
Stamp No. & Dated	**G02720221 4322/ 27.09.2022**
Noc . No. & Date	**10587/2022/ 27.09.2022**
Registration Fees	**INR 5010/-**
GRN NO.	**0094601362**
Issued By	**Online**

This **SALE DEED** ("**Sale Deed**") is made and entered into at Gurugram on this 28th September, 2022

BY AND BETWEEN

ORA LAND AND HOUSING PRIVATE LIMITED, (CIN: U45200DL2008PTC182068), a company validly existing under the Companies Act, 2013, having its registered address at C-3/260, Janakpuri New Delhi West Delhi DL – 110058 (hereinafter referred to as the "**Vendor**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors in interest, authorized representatives, attorneys and permitted assigns) represented through its authorized representative Mr. Jitender Singh (Aadhar: 912892128946) duly authorized by way of board resolution passed in the meeting of the board of directors held on 02.09.2022 of the **FIRST PART**;

AND

PARDOS CRAFT HOMES PRIVATE LIMITED, a company incorporated under Companies Act, 2013 and having CIN U45208DL2022PTC399224, PAN AAMCP9450A and its registered office at Punjabi Bhawan, First Floor, 10, Vishnu Digamber Marg, New Delhi- 110002 (hereinafter referred to as the "**Vendee**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors in interest, authorized representatives, attorneys and permitted assigns) represented through its authorized representative Mr. Piyush Kumar Gautam (Aadhar: 545053093437) duly authorized by way of board resolution passed in the meeting of the board of directors held on 8th September, 2022 of the **SECOND PART**.

*The Vendor and the Vendee shall hereinafter collectively be referred to as the "**Parties**" and, individually, as a "**Party**".*

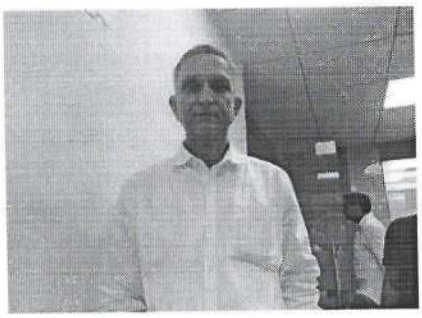
WHEREAS:

A. The Vendor is the absolute, legal, beneficial and registered owner and in complete, peaceful and exclusive possession of agricultural land admeasuring **0.8333 marla (0.005208 acre),** situated in revenue estate of village Hayatpur, tehsil Harsaru, Gurugram Manesar Urban Complex, Haryana **("Said Land")** (more particularly detailed in **Schedule-I** mentioned hereunder and highlighted in yellow color in the certified aks sijhra map annexed as per **Schedule-II**) together with all liberties, privileges, advantages and rights of easements, patent or latent, appurtenant thereto, including the right of way, egress and ingress enjoyed and

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Authorised Signatory

For Pardos Craft Homes Private Limited
Director/Authorised Signatory

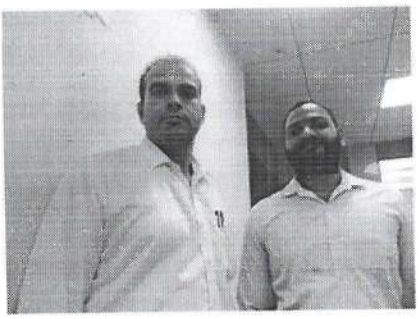
Reg. No.	Reg. Year	Book No.
7798	2022-2023	1



विक्रेता



क्रेता



गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- thru Jitender SinghOTHER मैसर्ज ओरा लैण्ड ऐण्ड हाउसिग प्रा लि_____

क्रेता :- thru Piyush Kumar GautamOTHERPardos Craft Homes Pvt Ltd_____

गवाह 1 :- T C Khatana _____

गवाह 2 :- Jagpal Singh _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7798 आज दिनांक 28-09-2022 को बही नं 1 जिल्द नं 53 के पृष्ठ नं 45.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1089 के पृष्ठ संख्या 9 से 10 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

THE SEAL OF THE SUB REGISTRAR HARSARU

दिनांक 28-09-2022

उप/सयुंक्त पंजीयन अधिकारी(हरसरू)

reputed to be enjoyed in respect of the Said Land.

B. The Vendor hereby represents, warrants, declares and covenant to the Vendee that the Said Land was acquired by the Vendor vide sale deed dated 23.04.2013 registered as document number 2011 in book I, volume number 13,036 at page 110 before the Sub Registrar, Gurugram.

C. The Vendor, due to its bonafide needs and requirements, is desirous of selling the Said Land (as per Schedule I) and the Vendee is desirous of purchasing the Said Land in the manner agreed in this Sale Deed.

D. Pursuant to negotiations held between the Parties, the Vendor hereby sells and transfers the Said Land (as per Schedule I) in favour of the Vendee and relying upon the assurances, covenants, representations, statements and undertaking made by the Vendor as contained herein and believing the same to be true and correct in all respects, the Vendee hereby purchases from the Vendor, the Said Land including all the benefits attached thereto to which the Vendor is entitled to, with a clear and marketable title, including all easementary rights free from all encumbrances, claims, demands, litigation and beyond reasonable doubts, for a total consideration of INR 6,62,000/- (Indian Rupees Six Lakh Sixty Two Thousand Only) (the "**Sale Consideration**") payable by the Vendee to the Vendor on the terms and conditions agreed herein.

E. The Vendor is now desirous of completing the sale and transfer of the Said Land in favour of the Vendee and the Parties are therefore executing this Sale Deed to complete the same.

NOW THIS SALE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. **GRANT**

1.1. The Vendor doth hereby irrevocably, absolutely and forever grant, sell, convey, transfer, assure and assign the Said Land (as per Schedule I) unto the Vendee and relying upon the representation of the Vendor, the Vendee hereby purchases from the Vendor, with a clear and marketable title and free from all encumbrances and reasonable doubts the Said Land for the total Sale Consideration of INR 6,62,000/- (Indian Rupees Six Lakh Sixty Two Thousand Only).

2. **PAYMENT OF SALE CONSIDERATION**

2.1. In consideration of the aforesaid, the Vendee has on the execution and registration of this Sale Deed, paid the entire Sale Consideration of INR 6,62,000/- (Indian Rupees Six Lakh Sixty Two Thousand Only) subject to tax deduction at source, to the Vendor in the manner described hereunder as per **Schedule III**.

2.2. The payments and receipts whereof the Vendor doth herein admit and acknowledge having received as above being the full and final Sale Consideration of the Said Land. Now, nothing is due and payable by the Vendee in respect of purchase of the Said Land.

2.3. A sum of INR 6,620/- (Indian Rupees Six Thousand Six Hundred Twenty Only) being applicable tax deducted at source as per the Income Tax Act, 1961 has been deducted from the Sale Consideration by the Vendee, which shall be deposited by the Vendee with the Income Tax

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Authorised Signatory

For Pardos Craft Homes Private Limited

Director/Authorised Signatory


THE SEAL OF
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HARSARU

Authorities as per applicable law. Further, the original certificate evidencing the payment of tax deducted at source will be handed over to the Vendor by the Vendee.

3. **VENDORS' COVENANTS:**

3.1. The Vendor doth hereby, for itself and its successors-in-interest and permitted assigns, covenant with the Vendee the Said Land (as per Schedule I):

3.1.1. **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by/from/through/under or in trust for them; made, done, committed, omitted or knowingly or willingly suffered to the contrary, the Vendor now has in itself good right, full power and absolute authority to grant, convey, transfer and assure in the Said Land (as per Schedule I) hereby granted, conveyed, transferred and assured or intended so to be, unto and to the use of the Vendee in the manner aforesaid;

3.1.2. **AND THAT** it shall be lawful for the Vendee from time to time and at all times hereafter peaceably and quietly to hold, enter upon, use, occupy, possess and enjoy the Said Land hereby granted, conveyed, transferred and assured, with its appurtenances, and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit or lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or its successors in interest and permitted assigns or any of them, and / or from or by any person lawfully or equitably claiming or to claim by/from/under or in trust for the Vendor; and

3.1.3. **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming under or in trust for them, shall do all such further acts and execute such further writings as required by the Vendee, to give effect to the provisions of this Sale Deed and effect the sale and transfer of the Said Land in favour of the Vendee, as contemplated herein.

4. **DELIVERY OF ORIGINAL TITLE DOCUMENTS:**

4.1. Simultaneously with the execution of this Sale Deed, the Vendor has handed over to the Vendee all original/ certified title deeds and documents in respect of the Said Land. The Vendor represents that there are no other original title deeds and documents besides the documents handed over to the Vendee.

5. **DELIVERY OF POSSESSION OF THE SAID LAND:**

5.1. The Vendor hereby confirms that, it is in the sole possession of Said Land, and no other joint landowners have any claim or dispute with respect to possession of Vendor on the Said Land.

5.2. Simultaneously with the execution of this Sale Deed, the Vendor has delivered quiet, peaceful and vacant possession of the Said Land to the Vendee as owner thereof, and the Vendee has accepted the same.

5.3. The Vendor and/or any other person claiming under them are now left with no right, title, interest or lien of any nature whatsoever in respect of the Said Land and the Vendee has become sole, absolute and lawful owner of the entire Said Land and hereinafter all rights in respect

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THE SEAL OF
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thereof shall vest solely, absolutely, exclusively, indefeasibly and irrevocably for all intents and purposes, unto the Vendee.

6. **FURTHER REPRESENTATIONS OF THE VENDOR**

The Vendor hereby further represents and declares to the Vendee with respect to the Said Land (as per Schedule I) as follows:

6.1. **Title:**

The Vendor's right, title and interest in the Said Land (as per Schedule I), as absolute owner thereof is clear, marketable and free from all encumbrances, doubts, claims, lien, litigations, charges or any third party rights of any nature whatsoever.

6.2. **Power to Sell:**

The Vendor has the absolute right, power and authority to enter into this Sale Deed for sale and transfer of Said Land (as per Schedule I) in favour of the Vendee.

6.3. **No Breach of Law:**

The Vendor has not done any act or omission which would constitute a breach of any laws, orders, regulations and by-laws (statutory or otherwise), made by the government or statutory authorities including the municipal corporation of the area where the Said Land is situated.

6.4. **Authenticity of title deeds:**

Originals/Certified/Copies of all documents supplied by the Vendor (including but not limited to release deeds, mutation certificates and other documents relating to the acquisition of Said Land and other aspects) are true, valid and correct in all respects.

6.5. **HUF or Minor Interest:**

The Said Land is not a subject matter of any Hindu undivided family ("**HUF**") and no part of the Said Land is owned by any minor.

6.6. **No Act or Omission:**

The Vendor shall not do any act of commission or omission, or allow any person or party to do any act of commission or omission whereby the rights of the Vendee under this Sale Deed may be prejudicially or otherwise affected.

6.7. **Mutation in Government Records:**

The name of the Vendor is duly mutated in the land revenue records and records of the concerned authorities as owner of the Said Land (as per Schedule I).

6.8. **Use:**

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For Pardos Craft Homes Private Limited

Director/Authorised Signatory


THE SEAL OF
THE SUB REGISTRAR
HARSARU

6.8.1. The Said Land falls in R-zone (the usage being agricultural) and such status in respect of usage of the Said Land is duly reflected in the relevant revenue and other government records;

6.8.2. The Said Land is not put to use for any purpose other than agricultural purposes;

6.8.3. No development license or permit has been applied for or received in respect of the Said Land or any part thereof from the concerned development authority; and

6.8.4. The Said Land has never been used for poultry farm, rearing of cattle, fishery, storage of livestock etc.

6.9. **Ceiling Law:**

There are no orders passed under the Haryana Ceiling on Land Holdings Act, 1972 and no notice is issued by the authorities under the said act in respect of the Said Land.

6.10. **No impediment to sell:**

6.10.1. There are no restrictions or impediments of any nature whatsoever under any documents of title mentioned herein or under law or otherwise, pursuant to which, Vendor is restricted or prohibited from transferring, conveying and assigning the Said Land (as per Schedule I) in favour of the Vendee; and

6.10.2. Further, there is no bar or prohibition on the Vendor in handing over of peaceful, vacant and physical possession of the Said Land to the Vendee.

6.11. **No Encroachment:**

The Vendor has not encroached upon any government land or public land or forest land or reserved area or gram panchayat land or third party private land.

6.12. **No Outstanding Dues of Previous Owners:**

The Vendor and its predecessors in title have made all payments that were required to be made in terms of the documents under which the Said Land (as per Schedule I) was acquired.

6.13. **No Power of Attorney:**

The Vendor has not executed any power of attorney/authority in respect of the Said Land (as per Schedule I) for any purpose whatsoever which are still valid on the date of execution of this Sale Deed.

6.14. **No Outstanding Tax:**

6.14.1. The Vendor has till date paid all the taxes, duties, levies, rents, rates, cesses, assessments, land revenue which are payable, for the period prior to execution of this Sale Deed, to any and all concerned authorities including revenue authorities, concerned municipal corporation or any other public body, in respect of the Said Land; and

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For Pardos Craft Homes Private Limited

Director/Authorised Signatory


THE SEAL OF
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REGISTRAR

6.14.2. The Vendor shall be liable to pay any amounts which are payable/become payable towards taxes, duties, levies, rents, rates, cesses, assessments which are payable, for the period prior to the execution of this Sale Deed, even if such demands are raised after the date of execution of this Sale Deed; and the Vendor shall indemnify Vendee against such non-payment thereof.

6.15. **No Third Party Rights:**

6.15.1. There is no lease, license, trespasser, tenants, occupants, encroachment etc. or any third-party rights created by the Vendor or its predecessors in title for the Said Land (as per Schedule I) or any part thereof; and

6.15.2. No person other than the Vendor, howsoever, has any right, title, interest, claim or demand of any nature whatsoever in or upon the Said Land or any part/s thereof either by way of sale, mortgage, charge, lien, gift, trust, lease, easement or otherwise howsoever.

6.16. **No Other Agreement:**

6.16.1. The Vendor has not entered into any agreement for sale and/or any other agreement or arrangement (whether written or oral) for any purposes with any person or party, with respect to the Said Land (as per Schedule I) or any part thereof nor has the Vendor sold, transferred or assigned or agreed to do so, or in any manner parted with the possession of the Said Land or any part thereof to any person whatsoever other than Vendee nor have they accepted any advance/part consideration in the Said Land (as per Schedule I) from any third party.

6.16.2. Vendor has not entered into any kind of agreement or arrangement whether in writing or otherwise to conduct any activity agriculture or farming including contract farming on the Said Land nor has parted with the possession in any manner whatsoever.

6.17. **No other legal heirs:**

The Vendor hereby confirms that there are no legal heirs, of the erstwhile owners, who have any right or title or interest, of any nature whatsoever, with respect to the Said Land.

6.18. **No Borrowings:**

The Vendor has neither availed any loan facility from any banks or financial institutions and/or created mortgages over the Said Land in favour of any banks or financial institutions or any other person nor have the Vendor issued any guarantee in favour of any person whatsoever.

6.19. **No Pending Tax Proceedings:**

There is no order of attachment either by the income-tax authorities or any other authority under any law for the time being in force nor any notice of acquisition or requisition has been received in respect of the Said Land.

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THE SEAL OF
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6.20. **No Pending Litigation:**

There are no actions, suits, claims, investigations or any other kind of legal or quasi legal proceedings pending or overtly threatened against the Vendor and/or the Said Land, at law or in equity, whether civil or criminal in nature, before or by any government authority.

6.21. **No Acquisition / Requisition Proceedings/Road Widening:**

The Vendor represents that the Said Land has not been notified under Section 4 or 6 of the Land Acquisition Act, 1894 or the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 either for planned development or for any other purposes, nor have they received any notice of requisition or acquisition or road widening or attachment of the Said Land or any part thereof from any government, central or state or local body, public or statutory authority or judicial authority or forum or any other person in respect of the Said Land.

6.22. **Public reservations:**

The Vendor represents that no water body, drain, underground pipes, gas pipeline, overhead high-tension wires, electricity pole etc., are passing or abutting the Said Land or any part thereof.

6.23. **Benami Property:**

The Vendor represents that the Said Land is not a benami property in terms of the Benami Transactions (Prohibition) Act, 1988 and any amendments thereon; and the Vendor is the legal beneficiary of the Said Land (as per Schedule I).

6.24. **Crops Standing on the Said Land:**

The Vendor represents that no crops are standing on the Said Land or any part thereof; and no third parties have any right to till/ plough the Said Land or any part thereof or have right to the crops, if any exist in future on the Said Land or any part thereof.

6.25. **Disclosure of Material Facts:**

The Vendor acknowledges that there are no material facts or documents which have remained undisclosed in this Sale Deed which would affect the transfer and assignment of the Said Land in any manner or which would affect the right, title and interest of Vendee to acquire, own, possess and use the Said Land.

6.26. **Vendee Absolute Owner:**

6.26.1. The Vendor hereby confirms and acknowledges that from the date of execution of this Sale Deed, the Vendee shall be the exclusive, legal and absolute owner of the Said Land and all rights, title, interest of the Vendor in the Said Land (as per **Schedule** I) shall absolutely and irrevocably vest with the Vendee.

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6.26.2. The Vendor further confirms and acknowledges that the Vendee shall have the absolute right to transfer, assign, sell, convey, encumber, mortgage or dispose of the Said Land to any person on such terms and conditions as the Vendee deems fit and proper in the Vendee's sole discretion.

6.27. **Mutation Of Vendee's Name:**

The Vendee shall have all rights and entitlement to have the necessary entries of mutation of the Said Land to be done in all the government /municipal records/revenue records, to reflect the name of the Vendee as the owner of the Said Land.

6.28. **Vendor' Indemnity**

6.28.1. The Vendor shall hereby keep and hold the Vendee its directors, officers, shareholders, employees, agents and representatives, indemnified and harmless, against all losses/ damages/ claims/ liabilities/ fines/ interests/ expenses/ proceedings/ actions raised by any other co-owners of the larger land comprising under khasra numbers 50//3/2, 8/1/1 and 53//23/2 admeasuring 10 marla (0.0625 acre), and with respect to possession of the Said Land.

6.28.2. The Vendor shall hereby keep and hold the Vendee indemnified and harmless, against all losses/ damages/ claims/ liabilities/ fines/ interests/ expenses/ proceedings/ actions suffered by the Vendee due to any action or inaction of the Vendor; or due to any defect in the title or the power and/or authority of the Vendor to sign this Sale Deed and to convey the Said Land (as per **Schedule I**) in favour of the Vendee herein; and/or due to any breach of representations, warranties, covenants, terms and conditions of this Sale Deed by the Vendor.

6.28.3. The Vendor shall specifically keep the Vendee indemnified in all respects against all losses/ damages/ claims/ liabilities/ fines/ interests/ expenses/ proceedings/ actions suffered by the Vendee pertaining to or connected with any proceedings or claims in connection with misuse of the Said Land attributable to the Vendor or its predecessors in title.

6.28.4. The Vendor hereby further assures the Vendee that the Said Land is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, court injunction, lease, loan, surety, security, stay order, notices, claims, demands, will, trust, exchange, prior agreement to sell etc. and if it is ever proved otherwise, or if the whole or any part of the Said Land is ever taken away or goes out of the possession of the Vendee on account of any legal defect in the ownership or title of the Vendor or any other reason attributable to the Vendor, then the Vendor will be liable and responsible to make good the loss suffered by the Vendee and shall keep the Vendee saved, harmless and indemnified against all or any such loss, cost, damage and expense accruing thereby to the Vendee.

6.28.5. The indemnity provided herein shall be in addition to any other rights under law, equity or otherwise to which the Vendee may otherwise be entitled to.

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6.29. **Overruling Effect**

6.29.1. Any covenant in any other deed or document executed by the Vendor, and/or any other person claiming through or under the Vendor, reducing or altering the rights of the Vendor or curtailing the title of the Vendee in respect of the Said Land or imposing on the Vendee any restrictions, not contained in this Sale Deed, shall be void and unenforceable against the Vendee.

6.29.2. That this Sale Deed constitutes the entire understanding between the Parties with respect to the subject matter hereof and supersedes and replaces any and all prior agreements or arrangements between the Parties, whether oral or written.

6.30. **Stamp Duty & Registration Charges**

The cost of stamp duty and registration charges in respect of this Sale Deed shall be borne and paid by the Vendee.

6.31. **Income Tax Liability**

The Vendor shall be liable to pay and discharge its income tax liability arising in connection with or in relation to the present transaction.

6.32. **Jurisdiction**

This Sale Deed shall be interpreted, governed and construed in accordance with the laws of India and all disputes arising out of or in relation to this Sale Deed shall be subject to the exclusive jurisdiction of Courts of Gurugram, Haryana or any other courts of law as may be designated by the Hon'ble High Court of Punjab & Haryana for this purpose.

6.33. **Severability**

Each of the provisions contained in this Sale Deed shall be severable. If any provision of this Sale Deed is or becomes invalid or unenforceable or prohibited by the law of the place where it is performed, this Sale Deed shall be considered divisible as to such provision, and such provision shall be inoperative and shall not be part of this consideration moving from either hereto to the other and the remainder of this Sale Deed shall be valid and binding and of like effect as though such provisions were not included herein. It is expressly agreed between the Parties hereto that this Sale Deed shall not be assailed by any Party to the same on the ground of want of mutuality and the Parties expressly agree and declare that the ground of want of mutuality shall never be pleaded by any of them.

Any error or omission or mis-description of the Said Land under sale only with respect to the survey numbers or any reference to the registration number of documents, books, volumes or pages of the registrar's office, regarding the title deed of the Said Land in this Sale Deed, and if such error or mis-description is a material one, the Vendee will be entitled to get it rectified with full co-operation of the Vendor by obtaining further necessary deed of assurance, correction deed or supplementary agreement to this Sale Deed as required by the Vendee.

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SCHEDULE I

Description of the Said Land

Khewat // Khatoni number as per Jamabandi 2019-2020	RECTANGLE NUMBER//SURVEY NUMBER	LAND AREA	
		KANAL	MARLA
241//249	50//3/2	0	4
	50//8/1/1	0	2
	53//23/2	0	4
Total Area		**0**	**10**
(in acres)		**0.0625**	
Area Taken (in acres) – 1/12 share		**0.005208**	

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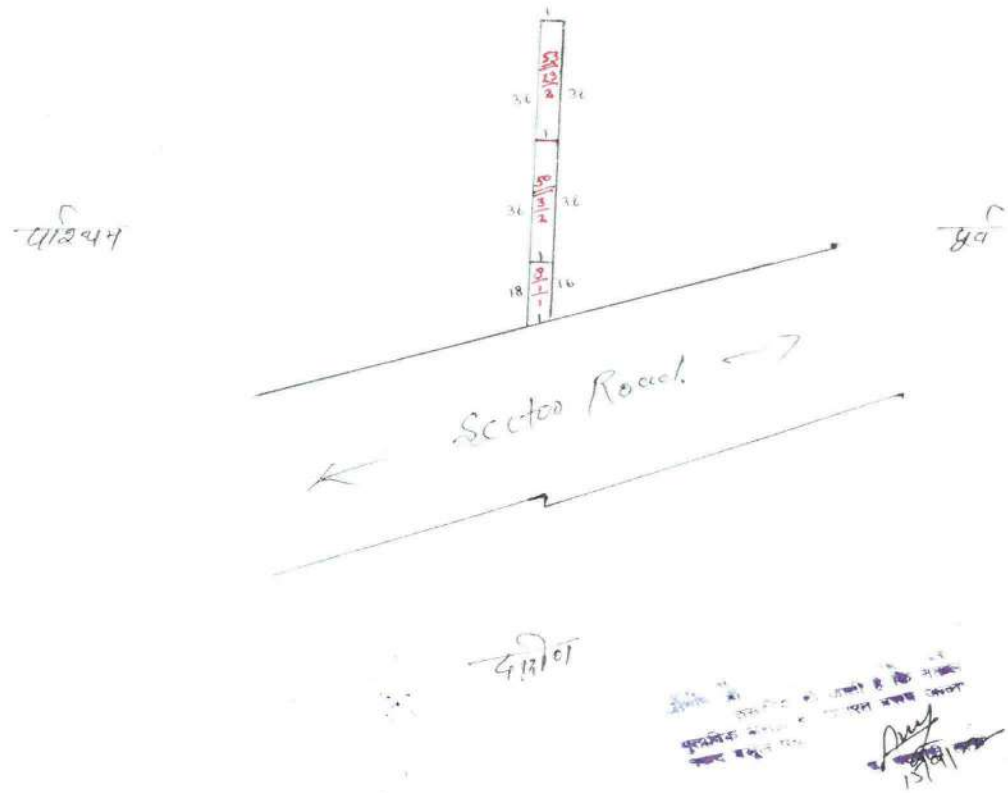
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Schedule II
Aks Sijhra Map



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Schedule III

Sale Consideration

	Amount paid			Payment particulars		
VENDOR	**Gross Amount (in INR)**	**TDS (in INR)**	**Net Amount (Excluding TDS) (in INR)**	**Demand Draft no.**	**Date of demand draft**	**Drawn on**
ORA LAND AND HOUSING PRIVATE LIMITED	6,62,000	6,620	6,55,380	047136	21.09.2022	Kotak Mahindra Bank

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IN WITNESS WHEREOF, THE VENDOR AND VENDEE HAVE SIGNED THIS SALE DEED ON THE DATE FIRST MENTIONED ABOVE IN THE PRESENCE OF THE FOLLOWING WITNESSES;

NAME OF PARTIES	SIGNATURE COLUMN
VENDOR	
ORA LAND AND HOUSING PRIVATE LIMITED THROUGH ITS AUTHORISED SIGNATORY MR. JITENDER SINGH	ORA LAND AND HOUSING PVT. LTD. Authorised Signatory
VENDEE	
PARDOS CRAFT HOMES PRIVATE LIMITED ACTING THROUGH ITS AUTHORISED SIGNATORY MR. PIYUSH KUMAR GAUTAM	For Pardos Craft Homes Private Limited Director/Authorised Signatory
WITNESSES	
WITNESS – 1 Name: Address: T.C. KHATANA Advocate Distt. Court, Gurgaon	
WITNESS – 2 Name: Jagpal Singh S/o Rajender Singh Address: V+P.O. Ojha Tehsil	

Drafted By
T.C. KHATANA, Advocate
District Courts, Gurugram
as per Both Parties Instructions


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