

Receipt Book (A)

Cash Receipt (First Party Copy)

Sub Registrar Office हरसरू

Registration No. 4110 Registration Date 24-02-2021
Name of Executor मैसर्ज ओरा लैण्ड ऐण्ड हाऊसिंग प्रालि जे
105 डीएलऐफ फेस2
Date of Execution 24-02-2021
Date of Presentation 24-02-2021
Type of Deed SALE
Transacation Value 423898624
Duty Paid thru Stamp 29672904
Registry Fees 50000
Pasting Fees 3
Total Fees 50003 Sub Registrar हरसरू

The applicant will receive the final document on 24-02-2021 during the office hours

Receipt Book (A)

Cash Receipt (Second Party Copy)

Sub Registrar Office हरसरू

Registration No. 4110 Registration Date 24-02-2021
Name of Executor मैसर्ज ओरा लैण्ड ऐण्ड हाऊसिंग प्रालि जे 105
डीएलऐफ फेस2
Date of Execution 24-02-2021
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Type of Deed SALE
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Registry Fees 50000
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The applicant will receive the final document on 24-02-2021 during the office hours


Receipt Book (A)


Cash Receipt (Office Copy)

Sub Registrar Office हरसरू

Registration No. 4110 Registration Date 24-02-2021
Name of Executor मैसर्ज ओरा लैण्ड ऐण्ड हाऊसिंग प्रालि जे
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The applicant will receive the final document on 24-02-2021 during the office hours

DDO Code: 0370	E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto: 01-03-2021 (Cash) 23-02-2021 (Chq./DD)			
GRN No.: 0073698785	Date: 22 Feb 2021 18:34:20		
Office Name: 0370-NIAB TEHSILDAR HARSURU			
Treasury: Gurgaon			
Period: (2020-21) One Time			
Head of Account		Amount	₹
0030-03-104-99-51 Fees for Registration		50000	
0030-03-104-97-51 Pasting Fees		5	
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		50005	
₹ Fifty Thousands Five Rupees			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: Kiwi Land and Housing Pvt Ltd			
Address: office at C 3 260 Janak Puri New Delhi 110075			
Particulars: Registration and Pasting Fees			
Cheque-DD- Detail:			
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:		000150903380122022021	
Payment Date:		22/02/2021	
Bank:		SBI Aggregator	
Status:		Success	

DDO Code: 0370	E - CHALLAN Government of Haryana		AG/ Dept Copy
Valid Upto: 01-03-2021 (Cash) 23-02-2021 (Chq./DD)			
GRN No.: 0073698785	Date: 22 Feb 2021 18:34:20		
Office Name: 0370-NIAB TEHSILDAR HARSURU			
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₹ Fifty Thousands Five only			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: Kiwi Land and Housing Pvt Ltd			
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Particulars: Registration and Pasting Fees			
Cheque-DD- Detail:			
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:		000150903380122022021	
Payment Date:		22/02/2021	
Bank:		SBI Aggregator	
Status:		Success	

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.



Indian-Non Judicial Stamp Haryana Government



Date : 23/02/2021

Certificate No. GOW2021B5589



GRN No. 73697830

Stamp Duty Paid : ₹ 29673000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

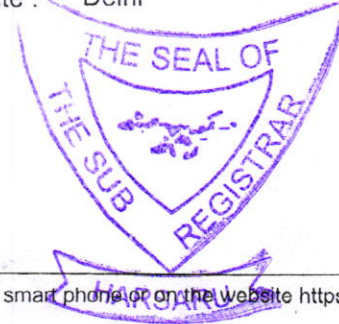
Name: Fortune land and Housing Private limited
 H.No/Floor: C/3/260 Sector/Ward: Na LandMark: Janakpuri new delhi
 City/Village: Na District: New delhi State: Delhi
 Phone: 93*****44 Others: Ora land and housing private limited



Buyer / Second Party Detail

Name: Kiwi land and Housing Private limited
 H.No/Floor: C/114/ff Sector/Ward: Na LandMark: Fateh nagar jail road
 City/Village: Na District: New delhi State: Delhi
 Phone: 93*****44

Purpose: Sale Deed



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

- | | |
|---------------------------------|--------------------------------------|
| 1. Type of Deed | : Sale Deed |
| 2. Village/City Name & Code | : Hayatpur, Tehsil Harsru |
| 3. Type of Property | : Land |
| 4. Land Area | : 41 Kanal 5 Marla |
| 5. Transaction Value | : Rs.42,38,98,640/- |
| 6. Stamp Duty | : Rs.2,96,73,000/- |
| 7. Stamp Challan GRN No. & Dt. | : GRN No. 73697830 |
| 8. Stamp Certificate No. & Date | : GOW2021B5589 dated 23.-02-2021 |
| 9. Stamp Certificate issued by | : Indian-Non Judicial Stamp Haryana |
| | : Government, Online |
| 10. Registration Fees Challan | : GRN No.0073698785 dated 22-02-2021 |
| | : For Rs.50,005/- |

Ora Land & Housing Pvt. Ltd

Authorized Signatory

Fortune Land & Housing Pvt. Ltd.

Authorised Signatory

For Kiwi Land and Housing Pvt. Ltd.

Authorised Signatory

प्रलेख न:4110

दिनांक:24-02-2021

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील हरसरु	गांव/शहर हयातपुर
स्थित Hayatpur	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	अन्य क्षेत्र
पता : HAYATPUR GURUGRAM	
भवन का विवरण	
भूमि का विवरण	
कृषि चाही	41 Kanal 5 Marla
धन संबंधी विवरण	
राशि 423898624 रुपये	कुल स्टाम्प ड्यूटी की राशि 29672904 रुपये
स्टाम्प नं : GOW2021B5589	स्टाम्प की राशि 29673000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	E:Challan:73698785
	पेस्टिंग शुल्क 3 रुपये
Drafted By: SHIV KUMAR ADV	Service Charge:200

यह प्रलेख आज दिनांक 24-02-2021 दिन बुधवार समय 2:32:00 PM बजे श्री/श्रीमती/कुमारी मैसर्स ओरा लैण्ड ऐण्ड हाउसिंग प्रालि जे 105 डीएलएफ फेस2 मैसर्स फोरच्यून लेन्ड ऐण्ड हाउसिंग प्रालिजे105 डीएलएफफेस2एमजीरोड निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

हस्ताक्षर प्रस्तुतकर्ता

मैसर्स ओरा लैण्ड ऐण्ड हाउसिंग प्रालि जे 105 डीएलएफ फेस2 मैसर्स फोरच्यून लेन्ड ऐण्ड हाउसिंग प्रालिजे105 डीएलएफफेस2एमजीरोड

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 24-02-2021

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

मैसर्स ओरा लैण्ड ऐण्ड हाउसिंग प्रालि जे 105 डीएलएफ फेस2 मैसर्स फोरच्यून लेन्ड ऐण्ड हाउसिंग प्रालिजे105 डीएलएफफेस2एमजीरोड

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी KIWI LAND AND HOUSING PVT LTD thru PARVEEN 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 SHIV KUMAR पिता --- निवासी ADV GGM व श्री/श्रीमती/कुमारी DEEPAK KUMAR पिता --- निवासी ADV GGM ने की।

साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 24-02-2021

उप/संयुक्त पंजीयन अधिकारी (हरसरु)


Name of VENDORS		
Aadhaar Card of authorized person	Pan Card of the company	Mobile No.
Fortune Land And Housing Private Limited, and M/s Ora Land And Housing Private Limited Through Mr. Jitender Singh (Aadhar no. 9128 9212 8946)	Fortune Land And Housing Private Limited- AAACF9367J and M/s Ora Land And Housing Private Limited- AABCO0826A	9971023333
Name of VENDEE		
Aadhaar Card of authorized person	Pan Card of the company	Mobile No.
M/s Kiwi Land And Housing Private Limited Through Mr. Parveen Kumar (Aadhar no. 9901 0401 9565)	AADCK3600L	8800693501

SALE DEED

THIS SALE DEED is executed on this 24th day of February 2021 by **M/s Fortune Land And Housing Private Limited and M/s Ora Land And Housing Private Limited** Companies registered under the Provisions of the Companies ACT 1956, having its registered office at C-3/260, Janakpuri, New Delhi-110058 through its authorized signatory **Mr. Jitender Singh Aadhar no 9128 9212 8946** Vide Companies Board Resolution dated 22 Feb 2021 (hereinafter called the VENDORS) which expression shall also mean and include all their legal heirs, successors, administrators, executors nominees, and assigns of the ONE PART.

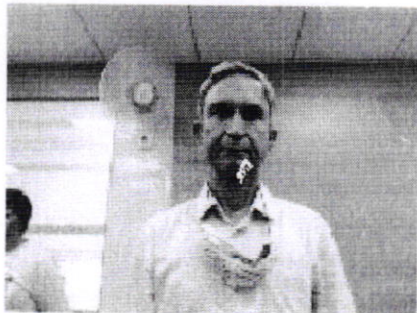
Ora Land & Housing Pvt. Ltd

 Authorized Signatory

Fortune Land & Housing Pvt. Ltd.

 Authorised Signatory

For Kiwi Land and Housing Pvt. Ltd.


 Authorised Signatory



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

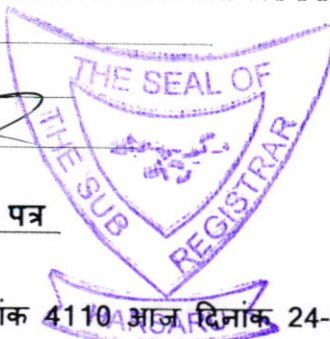
विक्रेता :- मैसर्स ओरा लैंड ऐण्ड हाउसिंग प्रालि जे 105 डीएलएफ फेस2 मैसर्स फोरच्यून लेन्ड
ऐण्ड हाउसिंग प्रालिजे 105 डीएलएफ फेस2 ऐमजीरोड _____

क्रेता :- thru PARVEEN KUMAR OTHERKIWI LAND AND HOUSING PVT
LTD _____

गवाह 1 :- SHIV KUMAR _____

गवाह 2 :- DEEPAK KUMAR _____

प्रमाण पत्र



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4110 आज दिनांक 24-02-2021 को बही नं 1 जिल्द नं 29 के पृष्ठ नं 6.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 686 के पृष्ठ संख्या 97 से 98 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 24-02-2021

उप/सयुक्त पंजीयन अधिकारी(हरसरू)

In Favor Of


M/s Kiwi Land And Housing Private Limited, a Company registered under the provision of the Companies Act 1956 having its registered office at C-114, 1st Floor, Fateh Nagar, Jail Road, New Delhi-110018 through its authorized signatory **Mr. Parveen Kumar Aadhar no. 9901 0401 9565** vide company board resolution dated **15th February 2021** (hereinafter called the VENDEE) which expression shall also mean and include all its legal heirs, successors, administrators, executors nominees, and assigns of the OTHER PART.

WHEREAS the above said VENDORS (**M/s Fortune Land And Housing Private Limited, 101/165 share and M/s Ora Land And Housing Private Limited 64/165 share**) are the absolute owners and in possession of the Land bearing **Khewat No.337/307 Khata No.349 Rectangle No.16 Killa No.14/5/2 (1-16), 15/5/2 (1-13), 16 (7-8), 17 (8-0), 25/1 (6-8) and Rectangle No.17 Killa No.20 (8-0), 21 (8-0), Total Field/Kita 7, Total Land Measuring 41 Kanal 5 Marla (5.15625 Acre), situated in Revenue Estate of Village Hayatpur Tehsil Harsru, Distt. Gurugram, (Haryana), by way of Jamabandi Year 2019-2020, (hereinafter called the property).**


AND WHEREAS the above said property transferred herein is free hold and free from all encumbrances, claims, demands, liens, mortgages, any loan from Bank and Financial institution, Court Decrees, litigations, prior sales, agreement to sell, gift, court attachments etc.

AND WHEREAS the VENDORS has further assured the VENDEE that it has not entered into any agreement to sell in favour of any other third party relating to the aforesaid property. The VENDORS declare that the said property is not subject matter of any HUF and none except the VENDORS have any right, title or interest whatsoever in whole or part of the said property.

Ora Land & Housing Pvt. Ltd


Authorized Signatory

Fortune Land & Housing Pvt. Ltd.


Authorised Signatory

For Kiwi Land and Housing Pvt. Ltd.


Authorised Signatory



AND WHEREAS the above said property is self acquired property of the VENDORS and the VENDORS have good title & absolute authority to sell and transfer the above said property in favour of the VENDEE.

That I (VENDEE) have seen the original documents of the above said property and I have also verified that the VENDORS are the absolute/legal owners and in possession of the above said property.

AND WHEREAS the VENDORS herein due to some needs and commitments decided to sell the above said property and the VENDEE herein agreed to purchase the same.

THEREFORE IT IS HEREBY AGREED DECLARED COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. That the VENDORS have agreed to sell the above said property and the VENDEE has agreed to purchase the same for a sum of **Rs.42,38,98,640/- (Rupees Forty Two Crores Thirty Eight Lakhs Ninety Eight Thousand Six Hundred and Forty Only)** Which is paid by the VENDEE to the VENDORS as under:-

The Vendors hereby jointly acknowledge the receipt of total sale consideration as detailed hereinbelow:

Payment in favour of **Fortune Land And Housing Pvt. Ltd.**

Sr. No.	Amount in RS.	DD/ Cheque no.	Dated	Drawn on
1	15,78,125/-	RTGS UTR NO. UTIBR52020110300355892	03.11.2020	Axis Bank
2	2,00,00,000/-	RTGS UTR NO. UTIBR52020102900358746	29.10.2020	Axis Bank
3	2,00,00,000/-	RTGS NO. UTIBR52020120100358235	01.12.2020	Axis Bank
4	2,00,00,000/-	RTGS UTR NO. UTIBR52020120200351817	02.12.2020	Axis Bank
5	2,25,00,000/-	RTGS UTR NO. UTIBR52020120900361682	09.12.2020	Axis Bank

Ora Land & Housing Pvt. Ltd

Authorized Signatory

Fortune Land & Housing Pvt. Ltd.

Authorized Signatory

For Kiwi Land and Housing Pvt. Ltd.

Authorized Signatory




6	2,00,00,000/-	RTGS UTR NO. UTIBR52020121000352783	10.12.2020	Axis Bank
7	2,25,00,000/-	RTGS UTR NO. UTIBR52020121100354946	11.12.2020	Axis Bank
8	1,10,00,000/-	NEFT/SK/AXSK 203490001156	14.12.2020	Axis Bank
9	11,97,52,699/-	DD No. 193892	23.02.2021	Kotak Mahendra Bank
Gross Total	25,73,30,824			
	19,44,565/-	TDS @ 0.75% on Rs. 25,92,75,389/-		
Net Total	25,92,75,389/-			

Payment in favour of:- Ora Land And Housing Pvt. Ltd.:-

Sr. No.	Amount in RS.	DD/ Cheque no.	Dated	Drawn on
1	10,00,000/-	Cheque No. 541201	03.11.2020	Axis Bank
2	2,00,00,000/-	Cheque No. 036271	26.11.2020	Axis Bank
3	2,00,00,000/-	Cheque No. 036272	27.11.2020	Axis Bank
4	3,00,00,000/-	Cheque No. 541221	15.02.2021	Axis Bank
5	9,23,88,577/-	DD No. 193891	23.02.2021	Kotak Mahendra Bank
Gross Total	16,33,88,577/-			
	12,34,674/-	TDS @ 0.75% on Rs.16,46,23,251/-		
Net Total	16,46,23,251/-			

Ora Land & Housing Pvt. Ltd


Authorized Signatory

Fortune Land & Housing Pvt. Ltd.


Authorised Signatory

For Kiwi Land and Housing Pvt. Ltd.


Authorised Signatory




For Kiwi Land and Housing Pvt. Ltd.
Authorized Signatory


Total Value of both party **Rs.42,38,98,640/- (Rupees Forty Two Crores Thirty Eight Lakhs Ninety Eight Thousand Six Hundred and Forty Only).**

2. That the VENDORS being of sound mind and by free will without any pressure do hereby grants, conveys and transfers all its rights, titles and interest in the above said Land bearing **Khewat No.337/307 Khata No.349 Rectangle No.16 Killa No.14/5/2 (1-16), 15/5/2 (1-13), 16 (7-8), 17 (8-0), 25/1 (6-8) and Rectangle No.17 Killa No.20 (8-0), 21 (8-0), Total Field/Kita 7, Total Land Measuring 41 Kanal 5 Marla (5.15625 Acre), situated in Revenue Estate of Village Hayatpur Tehsil Harsru, Distt. Gurugram, (Haryana), unto the VENDEE herein.**
3. That the actual physical possession of the said property hereby conveyed have been delivered to the VENDEE at the spot who has become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc. and absolute owner in the said property without any hindrance, claims, demands by the VENDORS or its heirs etc.
4. That all the expenses for the stamping, engrossing and other incidental charges for this sale deed has been borne and paid by the VENDEE.
5. That the taxes, cesses, dues or demands in respect of this property has been paid and cleared by the VENDORS upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes etc.
6. That all the previous Sale Deed and other relevant papers concerning this property has been handed over by the VENDORS to the VENDEE in original/ photocopy at the time of execution of this Sale Deed.

Ora Land & Housing Pvt. Ltd


Authorized Signatory

Fortune Land & Housing Pvt. Ltd.


Authorized Signatory

For Kiwi Land and Housing Pvt. Ltd.


Authorized Signatory



7. That the VENDEE hereby further agree to bear any additional charges which may be levied by the Govt. or local authority for provision of external and or peripheral services attributable to the said Property.
8. That the amount of sale consideration includes the contingency deposit and security deposit which the VENDORS have paid to any Government authorities. Now the VENDEE is entitled to get the said amount endorsed in its favour.
9. That there is no order of attachment by the Income Tax or any other Authority or any notice of acquisition in respect of the said Property.
10. That the VENDORS and its legal heirs will not have any right, title and interest regarding the above said property after registration of this sale deed.
11. The VENDORS shall be liable to execute, if needed, any further document(s) as may be necessary to effectuate the conveyance and transfer of the said Property in favour of the VENDEE.

THE VENDORS DECLARE AND ASSURE THE VENDEE

- A. That the property hereby conveyed was its self acquired property by virtue of the Sale Deed as mentioned in Mutation or Jamabandi hereinabove and that no one else except the VENDORS have any rights, claims, interest, and concern whatsoever in the said property hereby conveyed or any part thereof.
- B. That the property hereby conveyed is free from all sorts of encumbrance, charges, legal, flaws, liens, taxes, mortgages, prior sales, court decrees, dues, demand, gifts, liability, notifications and attachments etc.
- C. That the contents of these presents are true and correct and if at any time hereafter the assurance and contents contained hereinabove are found to be

Ora Land & Housing Pvt. Ltd

Authorized Signatory

Fortune Land & Housing Pvt. Ltd.

Authorized Signatory

For Kiwi Land and Housing Pvt. Ltd.

Authorized Signatory



incorrect due to any defect in the title of the VENDORS of its rights, to sell the property hereby conveyed or any part thereof and the VENDEE suffers any loss then the VENDORS shall be liable to make good the loss thus suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified through its property movable and immovable against all losses cost, damages and expenses accruing thereby to the VENDEE.

- D. That the VENDORS undertake to get the said Property transferred and mutated in the name of the VENDEE in the records of the revenue or any other concerned authority or otherwise the VENDEE can get the said Property transferred and mutated in its name in the revenue records on the basis of this sale deed.

IN WITNESS WHEREOF, THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:-

WITNESSES:- Fortune Land & Housing Pvt. Ltd.

Ora Land & Housing Pvt. Ltd.

1.



Shiv Kumar Singh
Advocate
Distt. Court, Gurugram



Authorized Signatory

**M/s Fortune Land And Housing Private Limited,
& M/s Ora Land And Housing Private Limited**
through its authorized signatory **Mr. Jitender Singh**

VENDORS

Authorized Signatory

2.



Deepak Kumar
Advocate
Distt. Court, Gurugram

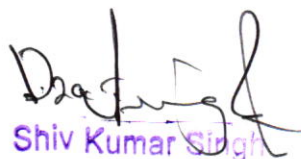
For Kiwi Land and Housing Pvt. Ltd.



Authorized Signatory

VENDEE

M/s Kiwi Land And Housing Private Limited,
through its authorized signatory **Mr. Parveen Kumar**



Shiv Kumar Singh
Advocate
Distt. Court, Gurugram

24/2/21

