



# Indian-Non Judicial Stamp Haryana Government



Date : 18/07/2016

Certificate No. G0R2016G1485

GRN No. 19904489



Stamp Duty Paid : ₹ 2533000

Penalty : ₹ 0

(Rs. Zero Only)

Name: Sarthi Estates Pvtltd

H.No.: G 3

City : SI i gurgaon

E-mail: kapl.alug@gmail.com

Others : Kuldeep singh son of gyan chand resident of bajghera gurgaon

## Seller / First Party Detail

Floor: Sh

District : Gurgaon

Phone: 9899330096

Street : Arcade

State : Haryana



## Buyer / Second Party Detail

Name : Starcity Realtech Pvtltd

H.No. : 122

City : Tower nehru place new delhi

E-mail : kapl.alug@gmail.com

Others :

Floor : 12

District : Delhi

Phone : 9899330096

Street : Devika

State : Delhi

Purpose : stamp for Sale Deed

13333

11/8/2016

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	:	Chauma, Gurgaon
3. Unit Land	:	5 Kanal 7 Marla
4. Type of Property	:	Agriculture Land
5. Transaction Value	:	Rs.3,61,81,250/-
6. Stamp duty	:	Rs.25,33,000/-
7. Stamp Certificate No./Date	:	G0R2016G1485/18.07.2016
8. Stamp GRN No.	:	19904489

**Note : No Objection Certificate issued by DTP (E), Gurgaon vide Memo No.97 dated 15.02.2016 is attached herewith.**

THIS Deed of absolute sale is made at Gurgaon on this 11th day of August, 2016

**BETWEEN**

M/s Sarthi Estates Private Limited (261/999 share), a company duly incorporated under Companies Act, having its registered office at G-307, Sushant Arcade, Sushant Lok-1, Gurgaon, Haryana-122001 through its authorized signatory Mr. Ishwar Singh S/o Mr. Ram Kumar R/o H.No. 1308/5, Ward No. 5, Patel Nagar, Gurgaon, Haryana-122001 who has been authorized by Board of Directors of the Company to sign and execute this sale deed vide Resolution passed in the

**SARTHI ESTATES PRIVATE LIMITED**

9296124

Authorised Signatory

Kuldeep Singh

डीड संबंधी विवरण		
डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर चोमा	स्थित चोमा
भवन का विवरण		
भूमि का विवरण		
चाही	5 Kanal 7 Marla	
धन संबंधी विवरण		
राशि 36,181,250.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 2,533,000.00 रुपये	
E-Stamp स्टाम्प न. g0r2016g1485	स्टाम्प की राशि 2,533,000.00 रुपये	DFC: HPPGKKOP
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: C L Arora adv

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 11/08/2016 दिन गुरुवार समय 12:25:00PM बजे श्री/श्रीमती/कुमारी M/s Sarthi Estate Pvt.Ltd thru पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Ram Kumar निवासी Sushant lok 1 ggn द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

520112

Kuldeep son

उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

हस्ताक्षर प्रस्तुतकर्ता

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामिण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अन्तर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ती प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामिण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अन्तर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ती प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक

520112/6

Kuldeep son

उप / संयुक्त पंजीयन अधिकारी  
गुडगांवा

श्री Kuldeep Singh, M/s Sarthi Estate Pvt Ltd thru Ishwar Singh(OTHER)

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru-Ravi Khera क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी C.L.Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी adv ggn व श्री/श्रीमती/कुमारी Mehar Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Chandgiram निवासी Bajgera ggn ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 11/08/2016

उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा



meeting held on 28.01.2016 (a copy of the same is attached herewith) - VENDOR NO.1 AND Mr. Kuldeep Singh (738/999 Share) S/o Sh. Gyan Chand R/o Village Bajghera, Tehsil and Distt. Gurgaon - VENDOR NO.2, who are owner in physical, vacant & peaceful possession of the land as described below, hereinafter VENDOR NO.1 & VENDOR NO.2 collectively called the "VENDOR" (which expression shall unless repugnant to the context and meaning hereof mean and include them and their respective heirs, legal representatives, administrators, executors and assignees etc.) of the ONE PART.

AND

M/s STAR CITY REALTECH PVT. LTD. a company registered under provisions of Companies Act, 1956 and existing under Companies Act, 2013, having its registered office at Office No. 1221-A, Devika Tower, 12<sup>th</sup> floor, 6, Nehru Place, New Delhi - 110019, hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include its heirs, legal representatives, administrators, executors and assignees etc.) of the OTHER PART.

WHEREAS the VENDOR are the absolute owner and in actual physical, vacant & peaceful possession as per their share in agricultural land comprised in Khewat/Khata No. 4240Min/4597 Min Rectangle No.1, Killa No.14/1(4-3), 22/2(0-10), Rectangle No.2, Killa No.10/1/2/2/1(0-14), field 3, total land measuring 5 Kanal 7 Marla Salam in the revenue estate of Village Chauma, Tehsil & District Gurgaon (Haryana), by way of Takseem Intkal (Mutation) No.13162 sanctioned on 08.08.2013 (hereinafter called the said LAND).

AND WHEREAS the VENDOR No.1 to meet up the lawful needs and for growth of its business and VENDOR No.2 for necessities of the family members and future development of the family as a whole, herein being desirous of selling the said land have decided to hereby grants, conveys, transfers, by way of sale the said land and assign unto and in favour of the VENDEE of the said land as described above and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims,

SARATHI ESTATES PRIVATE LIMITED

*S. S. Singh*

Authorised Signatory

*Kuldeep Singh*



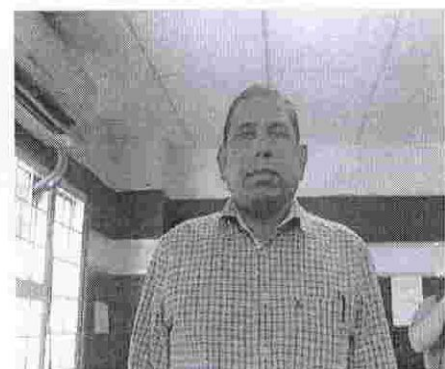
विक्रेता



क्रेता



गवाह



उप / सयुक्त पंजीयन अधिकारी

विक्रेता

Ishwar Singh



Ishwar Singh

विक्रेता

Kuldeep Singh



Kuldeep Singh

क्रेता

Thru-Ravi Khera



Ravi Khera

गवाह

C L Arora



C L Arora

गवाह

Mehar Singh



Mehar Singh



demands, privileges, appurtenances or any other things after due consultation, permission and at the instance of all major family members and Whereas the VENDEE has agreed to purchase the said land on the following terms and conditions:-

#### **Definition and interpretation**

In this deed:

- i. The 'VENDOR' includes the owner in physical, vacant & peaceful possession of the said Land.
- ii. the 'Said Land' means agricultural land comprised in Khewat/Khata No. 4240Min/4597 Min Rectangle No.1, Killa No.14/1(4-3), 22/2(0-10), Rectangle No.2, Killa No.10/1/2/2/1(0-14), field 3, total land measuring 5 Kanal 7 Marla Salam in the revenue estate of Village Chauma, Tehsil & District Gurgaon (Haryana).
- iii. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- iv. Words imparting the singular include the plural and vice versa.
- v. References to persons include bodies corporate and vice versa.
- vi. 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.
- vii. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- viii. Possession means actual vacant, peaceful and physical possession of the said land.

#### **AFFIRMATION AND REPRESENTATIONS BY THE VENDOR**

WHEREAS the VENDOR affirmed, represented, assured the VENDEE that the said land:

- a) Is good, clear and legally marketable property owned and possessed by the VENDOR having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.

**SARTHI ESTATES PRIVATE LIMITED**

*Sarthi*

Authorised Signatory

*Hardeep Singh*

Reg. No.

13,333

Reg. Year

2016-2017


Book No.

1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13,333 आज दिनांक 11/08/2016 को बही न: 1 जिल्द न: 13,127 के पृष्ठ न: 113 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 4,542 के पृष्ठ सख्या 77 से 78 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं ।

दिनांक 11/08/2016

  
उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

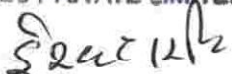


- b) Is free from any charges or encumbrance such as sell, will, exchange, mortgage, gift line, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition etc.
- c) Is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.
- d) Is not said to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- e) Does not have any warehouse, cattle live stock, rising of grass on the said land and is purely an agriculture land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
- f) 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.
- g) Is not subject of any execution of General or Special Power of Attorney, mortgage, transfer, assignment, and encumbrance by the VENDOR in favour of any other person prior to the date of execution of this present sale deed.

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

1. That the VENDOR herein being desirous of selling the said land has decided to hereby grants, conveys, transfers by way sale the said land and assign unto and in favour of the VENDEE i.e **M/s STAR CITY REALTECH PVT. LTD.**, and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances or any other things and whereas the VENDEE has agreed to purchase the said land for a total sale consideration of **Rs.3,61,81,250/- (Rupees Three Crore Sixty One Lac Eighty One Thousand Two Hundred Fifty only)**. The VENDEE has paid the said sale consideration of **Rs.3,61,81,250/- (Rupees Three Crore Sixty**

**SARTHI ESTATES PRIVATE LIMITED**



**Authorised Signatory**







One Lac Eighty One Thousand Two Hundred Fifty only) to the Vendor in following manner :

Amount	Ch. No.	Date	In Fav. of
95,28,750/-	664040	08.08.2016	Sarthi Estates Pvt. Ltd.
96,250/-	Deducted by the Vendee @ 1% of the total sale consideration as TDS under section 194 of Income Tax Act 1961		
2,62,90,687/-	664039	08.08.2016	Kuldeep Singh
2,65,563/-	Deducted by the Vendee @ 1% of the total sale consideration as TDS under section 194 of Income Tax Act 1961		

- The Vendor hereby acknowledges the receipt of entire sale consideration and affirm that nothing remains due towards the Vendee.
- That a total sale consideration of **Rs.3,61,81,250/- (Rupees Three Crore Sixty One Lac Eighty One Thousand Two Hundred Fifty only)** of the said land as aforementioned is paid by the VENDEE to the VENDOR. The VENDOR hereby confirms that full and final sale consideration has been received from VENDEE and now nothing is due from the VENDEE on account of sale consideration.
  - The VENDOR being the absolute owner in physical, vacant & peaceful possession of the said land and has a clear and unencumbered title of it and is in actual physical possession of the entire above said land, hereby handover the possession of the same is being handed over under this sale deed to the VENDEE.
  - That the said land is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, and acquisition proceedings by Government or any kind whatsoever and should thereby and the VENDOR shall discharge the same from and out of their own funds and keep the VENDEE indemnified. That the VENDOR hereby declares to the VENDEE that the VENDOR has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the said land hereunder up to the date of execution of this sale deed and the VENDEE shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the VENDOR shall discharge the same

SARTHI ESTATES PRIVATE LIMITED

32/08/16

Authorised Signatory

Kuldeep Singh



- shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the VENDOR shall discharge the same
5. 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 to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and participate in the mutation process.
  6. That a Revision is pending before the Ld. Court of Financial Commissioner, Chandigarh to set aside ex-parte order of partition and VENDEE will have right to continue with the said proceedings and VENDEE has full right to allot the land afresh during the proceedings of partition.
  7. That the VENDOR has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the said Land 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 land in favour of the VENDEE.
  8. The said land hereby is conveyed & transferred by the VENDOR to the VENDEE is free from all encumbrances and any third party rights and/or interest in the said land and the VENDOR has handed over the physical, peaceful and vacant possession of the above said land to the VENDEE.
  9. That the VENDEE has agreed to purchased the said land on the basis of assurances and representation made herein by the VENDOR with regard to the title of the said land, 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 be liable to return the amount paid to him on execution of the present Sale Deed. The VENDOR further agrees to indemnify the VENDEE in case of any legal proceedings or by any governmental authority for any violations relating to the said land till the execution of this sale deed.

**SARTHI ESTATES PRIVATE LIMITED**

*Sarthi*

Authorised Signatory

*Beidep 22*






10. Disclaimer

The VENDEE admits

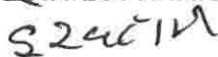
- a. That all charges and expenses of the transfer i.e. stamp duty, registration charges for this sale deed have been borne by the VENDEE.

IN WITNESS WHEREOF the parties have set their respective hands and seal on these present after clear and complete understanding of this sale deed in Hindi at the place and on the day, month and year first above written in the presence of the following witness:

  
drafted at sl. No. 822/1  
C. L. ARORA  
Advocate  
Distt. Courts, Gurgaon  
11/8/16

Signed and Delivered by "VENDOR"  
For M/s Sarthi Estates Private Limited

**SARTHI ESTATES PRIVATE LIMITED**



(Ishwar Singh) **Authorised Signatory**



(Kuldeep Singh)


Signed and Accepted by "VENDEE"




(Ravi Khera)

WITNESSES:

1.

  
C.L. ARORA  
Advocate  
Distt. Courts, Gurgaon

2.

  
HEER DEVI 9/0-35th CHANDAN  
SINCE 2014  
2533119

