

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 29/11/2021

Certificate No. G0292021K2862



GRN No. 84601447



Stamp Duty Paid : ₹ 1013000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Deepak Kumar Agrawal

H.No/Floor : 23

Sector/Ward : 13

LandMark : Sena bhawan jungal matadin

City/Village : Shivpur

District : Gorakhpur

State : Uttarpradesh

Phone: 99*****84



Buyer / Second Party Detail

Name : MLT Propmart Pvt

H.No/Floor : 17RZD

Sector/Ward : 0

LandMark : Mahavir Vihar

City/Village: New Delhi

District : New Delhi

State : Delhi

Phone : 99*****84

Purpose : Sale Deed

5886
61.12.2021



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

SALE DEED

- | | |
|--------------------------|----------------------------------------|
| 1. Type of Deed | Sale Deed |
| 2. Name of Village | Dhunela, Tehsil-Sohna |
| 3. Type of Said Land | Freehold agricultural land |
| 4. Area | 8 Kanal 9 Marla 6 Sarsai (1.0604 Acre) |
| 5. Consideration | Rs.2,81,01,042/- |
| 6. Stamp Duty | Rs. 19,68,000/- |
| 7. Stamp No./Date | G0292021K2862 and G0302021K3861 |
| 8. Registration Fees No. | 84601766 |

Signature of Anjy Khatare



प्रलेख नः 5886

दिनांक: 01-12-2021

डीड संबंधी विवरण		
डीड का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील सोहना	गांव/शहर Dhunela Dhunela Dhunela Dhunela	स्थित Dhunela
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : DUNELA		
भवन का विवरण		
भूमि का विवरण		
कृषि चाही	6 Kanal 49 Marla	
धन संबंधी विवरण		
राशि 28101042 रुपये	कुल स्टाम्प ड्यूटी की राशि 1967073 रुपये	
स्टाम्प नं : G0292021K2862	स्टाम्प की राशि 1013000 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan: 84601766	पेस्टिंग शुल्क 3 रुपये
Deficiency Stamp no: G0302021K3861	Deficiency Grnno: 84675704	Deficiency Amt: 955000
Drafted By: MAHESH PAL ADV	Service Charge: 200	

यह प्रलेख आज दिनांक 01-12-2021 दिन बुधवार समय 10:25:00 AM बजे श्री/श्रीमती/कुमारी सतीन्द्र खटाना पुत्र जीयाराम श्रीमती अन्जु देवी पत्नी सतीन्द्र दीपक कुमार अग्रवाल पुत्र किशोरीलाल अग्रवाल निवास SAME द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Anjukhatana
हस्ताक्षर प्रस्तुतकर्ता
सतीन्द्र खटाना श्रीमती अन्जु देवी दीपक कुमार अग्रवाल

उप/संयुक्त पंजीयन अधिकारी (सोहना)
सोहना

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।

Anjukhatana
दिनांक 01-12-2021
सतीन्द्र खटाना श्रीमती अन्जु देवी दीपक कुमार अग्रवाल

उप/संयुक्त पंजीयन अधिकारी (सोहना)
संयुक्त सब रजिस्ट्रार
सोहना

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी MLT PROPMART P VT LTD thru VISHAVAJEET DHANKHAROTHER 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 SHRI CHAND NUMBERDAR पिता --- निवासी ALIPUR व श्री/श्रीमती/कुमारी RAJENDER पिता --- निवासी SOHNA ने की।
साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 01-12-2021

उप/संयुक्त पंजीयन अधिकारी (सोहना)
संयुक्त सब रजिस्ट्रार
सोहना



Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 30/11/2021

Certificate No. G0302021K3861

GRN No. 84675704



Stamp Duty Paid : ₹ 955000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Satinder Khatana

H.No/Floor : 275/3a

Sector/Ward : 0

LandMark : Opposite ajit theatre prem nagar

City/Village : Gurgaon

District : Gurgaon

State : Haryana

Phone : 99*****84

Others : Anju khatana



Buyer / Second Party Detail

Name : Mlt Propmart Pvt

H.No/Floor : Rzd17d

Sector/Ward : 0

LandMark : Mahavir vihar

City/Village : New delhi

District : New delhi

State : Delhi

Phone : 99*****84

Purpose : Sale Deed Deficiency

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

This Sale Deed (hereinafter referred to as the "Deed") is executed at Sohna on 01ST day of December, 2021:

BY

1. Mr. Deepak Kumar Agrawal S/o Kishori Lal Agrawal (PAN No. ACFPA7472D & Aadhar No. 8961 5725 0917) R/o H. No. 23-E, Sena Bhawan, Jungal Matadin, Ward No. 13, Shivpur, Gorakhpur, Uttar Pradesh 273014 (hereinafter referred as "**Seller-1**"), **2. Mrs. Anju Devi @ Anju Khatana W/o Mr. Satinder Khatana** (PAN No. BNEPK9414N & Aadhar No.9112 8864 8098) R/o 275/3A, Delhi Road, Opposite Ajit Theatre, Prem Nagar, Gurugram, Haryana, ("hereinafter referred as "**Seller-2**") and **3. Mr. Satinder Khatana S/o Mr. Jiamram** (PAN No. BFVPPK8582A & Aadhar No. 7724 7551 4279) R/o





विक्रेता



क्रेता



गवाह

Handwritten signature of the seller.

Handwritten signature of the buyer.

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- सतीन्द्र खटाना श्रीमती अन्जु देवी दीपक कुमार अग्रवाल _____

क्रेता :- thru VISHAVAJEET DHANKHAROTHERMLT PROPMART P VT LTD _____

गवाह 1 :- SHRICHAND NUMBERDAR _____

गवाह 2 :- RAJENDER _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5886 आज दिनांक 01-12-2021 को बही नं 1 जिल्द नं 1759 के पृष्ठ नं 86.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3960 के पृष्ठ संख्या 97 से 100 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 01-12-2021



उप/सयुक्त पंजीयन अधिकारी(सोहना)

भयुक्त सब रजिस्ट्रार
सोहना

275/3A, Delhi Road, Opposite Ajit Theatre, Prem Nagar, Gurugram, Haryana (hereinafter referred as "**Seller-3**") (which expression shall, unless repugnant to the context thereof, mean and include its legal heirs, administrators, executors, nominees, successors and assignees its successors and assigns), of the **FIRST PART**

IN FAVOUR OF

MLT Propmart Pvt. Ltd. (PAN No AAKCM9066F & CIN No. U70100DL2017PTC313012), a company registered under the Companies Act 1956 having its office at RZ-D-17-C, Mahavir Vihar, New Delhi-110045, through its Authorized Representative Mr. Vishavajeet Dhankhar (**Aadhar No. 6756 2149 1460**) duly authorized in this regard through Board Resolution dated 30.11.2021 (hereinafter referred to as the "**Vendee**" which expression shall, unless repugnant to the context thereof, mean and include its administrators, successors, nominees and assigns), of the **SECOND PART**;

The Seller-1, Seller-2 and Seller-3 are hereinafter jointly referred as "**Vendor**".

(The Vendor and the Vendee are hereinafter collectively referred to as "**Parties**" and severally as a "**Party**")

WHEREAS:

1. The Seller-1 is the sole and absolute owner of and in exclusive possession of a contiguous freehold and vacant agricultural land parcel bearing Khewat No. 229, Khata No. 231, Rect. No. 28, Killa No. 17/1(2-9), Rect. No. 29, Killa No. 11(8-0), 19/1/2(6-15) total Kitta 3 area measuring 17 Kanal 4 Marla to the extent of 1/6 share i.e. 2 Kanal, 17 Marla 3 Sarsai and Khewat No. 343, Khata No. 347, Rect. No. 29 Killa No. 12/1(7-12) to the extent of 1/6 share i.e. 1 Kanal 5 Marla 3 Sarsai, total area in both khewats **4 Kanal 2 Marla 6 Sarasai or 0.51667 Acre** situated in the revenue estate of Village Dhunela, Tehsil Sohna District Gurugram,

Ajit Khatar








Haryana as per Jamabandi for the year 2019-2020 and relevant sanctioned mutations and fard badar;

2. The Seller-2 is the sole and absolute owner of and in exclusive possession of a contiguous freehold and vacant agricultural land parcel bearing Khewat No. 181min, Khata No. 182min, Rect. No. 30, Killa No. 22/1min east(0-12) **total area 0 Kanal 12 Marla or 0.075 Acre** situated in the revenue estate of Village Dhunela, Tehsil Sohna District Gurugram, Haryana as per Jamabandi for the year 2019-2020 and relevant sanctioned mutations and fard badar;
3. The Seller-3 is the sole and absolute owner of and in exclusive possession of a contiguous freehold and vacant agricultural land parcel bearing Khewat No. 179min, Khata No. 180min, Rect. No. 30, Killa No. 21/2min west(1-14), Rect. No. 31, Killa No. 1/2/1min west south(2-1) **total area 3 Kanal 15 Marla or 0.46875 Acre** situated in the revenue estate of Village Dhunela, Tehsil Sohna District Gurugram, Haryana as per Jamabandi for the year 2019-2020 and relevant sanctioned mutations and fard badar;

Total area under sale in this sale deed of all khewats is 1.0604 acre situated in the revenue estate of Village Dhunela, Tehsil Sohna District Gurugram (hereinafter referred to as "**Said Land**")

- A. The map/Sazra of the Said Land is annexed as schedule-I herein.
- B. The Vendor hereby represent that the Vendor is the sole, absolute and exclusive owner of the Said Land and has vacant, peaceful, legal and physical possession thereof and has unfettered, absolute and unrestricted right, title and interest in the same and that neither anyone has any right, title, and interest in the said land nor there are any legal impediment





[Faint handwritten text, possibly a signature or date]

which prohibits the Vendor to sell the same unto the Vendee. The Vendor possess absolute, clear, unconditional and marketable title on the Said Land, free from any/all encumbrances, charges, gifts, liens, attachments, mortgages, lease, liabilities, prior agreement, un-authorized occupations, claims and litigation whatsoever. The Vendor is entitled to convey/sell/transfer absolute ownership rights in the Said Land in favour of the Vendee without any restrictions whatsoever.

- C. The Vendor, for his/her/their bonafide family and business needs and requirements, has agreed to sell, transfer, convey and assign all rights, interest and title in the Said Land along with title, easements, rights, privileges, appurtenances, claim, benefits in respect thereof to the Vendee. Accordingly, the Vendee has based on the representations and warranties of the Vendor, agreed to acquire and purchase the Said Land from the Vendor, free from all encumbrances, for a total sale consideration Rs. 2,81,01,041/- (Rupees Two Crore, Eighty One Lac, One Thousand and Forty One only) subject to the terms of this Sale Deed.

NOW THIS DEED WITNESSETH AS UNDER:

1. In consideration of a total all-inclusive sale consideration of **Rs. 2,81,01,041/- (Rupees Two Crore, Eighty One Lac, One Thousand and Forty One only) ("Sale Consideration")** calculated at the rate of Rs 2,65,00,000/- (Rs. Two Crore Sixty Five Lac only) per acre of land, the Vendor do hereby, by and under this Sale Deed, and on and from the date of execution hereof, sells, grants, conveys, transfers, alienates and assigns unto the Vendee absolutely and forever, all rights, titles and interests in the Said Land along with all rights, title, benefits, interest, privileges, easements, entitlements, easements, appurtenances, advantages appurtenant thereto, free from encumbrances, liens, claims charges or impediments of any nature whatsoever



Anjy khatana
Gheton






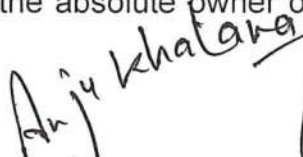

2. The full & final Sale Consideration of Rs. 2,81,01,041/- (Rupees Two Crore, Eighty One Lac, One Thousand and Forty One only) has been paid by Vendee to the Vendor in the following manner: -

In favour of	Cheque/DD No. and Date	Cheque/DDA mount	Drawn On	TDS	Total Amount Paid
Deepak Kumar Agrawal	041046/01.12.2021	1,35,54,750/-	Axis Bank Ltd.	1,36,917/-	1,36,91,667/-
Anju Khatana	041049/01.12.2021	19,87,500/-	Axis Bank Ltd.	Nil	19,87,500/-
Satinder Khatana	041050/01.12.2021	1,22,97,656/-	Axis Bank Ltd.	1,24,219/-	1,24,21,875/-

An amount of Rs. 2,61,136/- has been deducted and deposited by the Vendee as TDS @ 1% of total sale consideration under provisions of Income Tax Act, 1961.

The legal receipt of the above amount is hereby admitted and acknowledged by the Vendor in full and final receipt of the entire Sale Consideration of Rs. 2,81,01,041/- (Rupees Two Crore, Eighty One Lac, One Thousand and Forty One only) from the Vendee in the manner stated herein above.

3. Simultaneously with the execution of this sale Deed, the Vendor have delivered full, free and quiet, vacant, legal and physical possession of the Said Land to the Vendee along with all the trees, tube well/well/structure whatsoever exist on said Land.
4. That on and after execution of this Sale Deed, the Vendor, or any person claiming from or through the Vendor, shall not have any right, title, interest, claim, demand or concern of any nature in the Said Land and the Vendee has become the absolute owner of the Said Land in possession


  





with full right to use, enjoy, sell and transfer the same as absolute owner without any hindrance or objection by the Vendor or any other person claiming under the Vendor.

5. The Vendor is fully aware that the Vendee has acquired the Said Land and paid the Sale Consideration set out herein to the Vendor, based on all the declarations, assurances, representations, warranties, covenants and undertaking of the Vendor, as on the date of execution and registration of this Sale Deed:
- (a) The Vendor is the absolute owner of the Said Land and has a good and marketable title which is free from any kind of encumbrances, third party agreements, suits, mortgages, acquisition proceedings initiated or notified and there are no attachment orders of any kind nor has the Vendor been notified of any such attachment order under any state or central statutes.
 - (b) The Vendor is in full, free, vacant, peaceful, actual physical and unhindered possession, use, occupation and enjoyment of the Said Land. No other person or entity has any right, title or interest in or in any part of the same, or are entitled to the possession, occupation, use or control of whole or any part of the same. The title and possession of the Vendor to Said Land are clear and marketable and free from all encumbrances.
 - (c) The Said Land is agricultural in nature.
 - (d) There is nothing that prevents the Vendor from dealing with and disposing off Said Land.






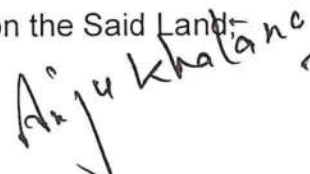

- (e) Description of the Said Land as provided herein is true and accurate.
- (f) The Vendor has neither done nor been party to any act whereby its rights, titles or interests (of whatever description) affects in or over or in relation to Said Land;
- (g) No part of the Said Land is affected by a subsisting contract for sale or other disposition of any interest in it. There are no arrangement(s) for sale or alienation of the Said Land in any manner whatsoever or any part thereof with any other person(s) nor are there any subsisting power of attorneys or any other authority, oral or otherwise empowering any other person(s) to deal with any part of the Said Land in any manner whatsoever;
- (h) There are no litigation(s) or dispute(s) or proceedings in any court of law or tribunal or arbitration or any lis-pendens, nor are there any attachment, prohibitory order or injunction on the Said Land or any benefits/rights attached thereof. There are no proceeding pending under the Income Tax Act, 1961 in respect of the Said Land or which could affect the transaction hereunder, and accordingly there are no requirement to obtain any permission for sale / transfer of the Said Land under the income tax laws;
- (i) All taxes, such as Municipal taxes, Land Revenues and other charges etc. have been paid by the Vendor in respect to the Said Land and Vendor shall be fully responsible and liable for all such arrears, liabilities etc. related upto the date of handing over of physical possession thereof. The Vendor also undertakes and liable for all the above payments even if any demand arises in future. Thereafter the same shall be paid and borne by the Vendee;

 Anju Khaling 







- (j) Vendor has the full power and authority to enter into, execute and deliver this Sale Deed and undertake the transaction stated hereinabove and the Vendor is not defunct entity;
- (k) The Vendor is not suffering from an insolvency event, including without limitation bankruptcy, receivership, reorganization, composition or arrangement with creditors, voluntary or involuntary and no petition have been presented by the Vendor or resolution passed or notice in writing of the same been received by the Vendor, nor has the Vendor appointed, or received or sent any written notice for the appointment of, a liquidator or provisional liquidator or administrator whether generally or in respect of any of its assets. Vendor has not defaulted in any of their obligations to any of their creditors, including commercial banks and financial institutions, which may in any manner impact the Said Land and / or the title of the Vendor to the said and/ or the ability of the Vendor to transfer and convey clear and marketable un-encumbered title on the Said Land to the Vendee.
- (l) The execution, delivery and performance of this Sale deed by the Vendor will not:
- i. Violate any lien, court order, judgements, injunction, award, decree or writ or any other restriction of any kind against, or binding upon, the company or the promoters or upon their securities, properties or business, as applicable.
 - ii. Violate any law or regulation of India or any other jurisdiction in which they maintain a presence
- (m) No encroachment, intrusion and/or trespass has been made/done, in any manner on the Said Land.





6. Each representation, warranty, covenant or obligation contained herein could be treated as a separate representation, warranty, covenant or obligation and shall be construed independently of any other. Each of the representation, warranty, covenant or obligation shall not be limited or restricted by reference to or inference from the terms of any other warranty or any other term of this Deed.
7. The Vendor shall do and execute or cause to be done and executed all acts, deeds and things, as may be reasonably required by the Vendee for more fully and perfectly assuring title of the Vendee to the Said Land.
8. In the event that any of the representations and warranties made by the Vendor, including but not limited to those mentioned herein, is/are found to be untrue or incorrect or is/are only partially true or there are any default/breach of any of the covenants or undertaking made by the Vendor or there are any defect in the title of the Vendor to the Said Land hereby conveyed to the Vendee or any encumbrance of whatsoever nature are found on the Said Land, then the Vendor shall indemnify the Vendee and keep it indemnified from and against all losses, damages, encumbrances, third party claims, costs, penalties, charges, fines, expenses etc. as may be incurred or sustained by the Vendee on this account and shall also forthwith make good all losses and damages suffered by the Vendee.
9. The Vendee shall be entitled to get the Said Land mutated in its own name in the records of concerned revenue authorities and other concerned authorities on the basis of this Deed.
10. All the expenses of this sale deed viz. Stamp Duty, Registration Charges etc. have been borne and paid by the Vendee.

 Anjy Khatana 





11. The Sale Deed is executed at Sohna, Gurugram, Haryana, and Court(s) in Haryana, alone will have the exclusive jurisdiction over this Sale Deed to the exclusion of all other courts and the Deed shall be set to any construed in accordance with the laws of India.
12. The notices sent and received on the addresses mentioned above (by registered post) / email addresses of the respective Parties (or any other address as communicated in writing by the relevant Party) shall be considered a valid notice/ intimation.
13. The original title documents in respect of the Said Land shall be handed over by the Vendor to the Vendee.

IN WITNESS WHEREOF THE **VENDOR** AND THE **VENDEE** HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS SALE DEED ON THE DAY, MONTH AND YEAR, FIRST WRITTEN ABOVE IN THE PRESENCE OF THE FOLLOWING WITNESSES;

Drafted by. @Bhaskar

Vendor:

[Signature]

(Deepak Kumar Agrawal-Seller-1)

Anju Khatana

(Mrs. Anju Devi @ Anju Khatana-Seller-2)

A Satinder

(Mr. Satinder Khatana -Seller-3)

Vendee:



MLT Propmart Pvt. Ltd.

(through Authorised Representative)

WITNESSE:-1

[Signature]

SHRI CHAND NAMBARDA
VIII. Alipur, Teh. Sohna
Distt. Gurugram (HR)

WITNESSE:-2

राजेन्द्र

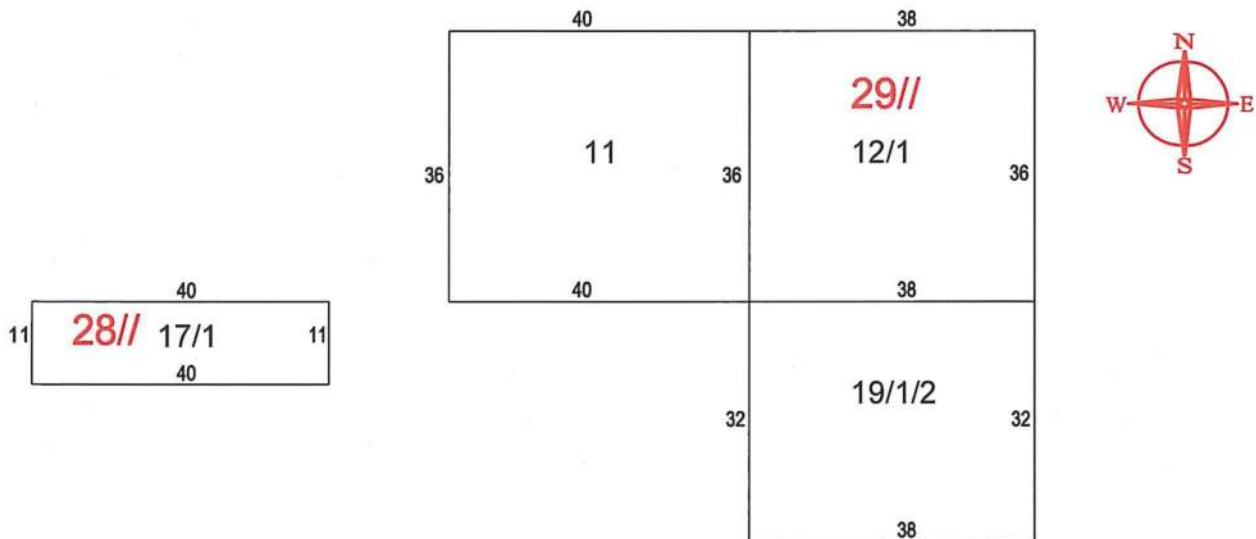
Rajender s/o Khemchand

R/o Manmool Nuh

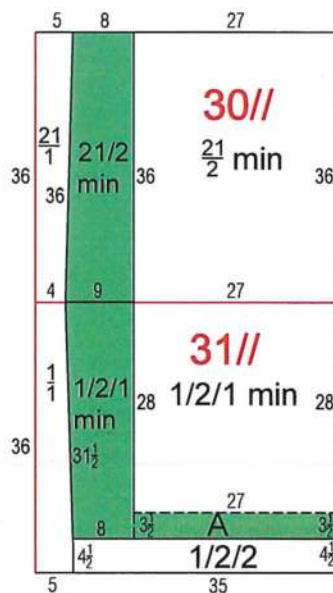


10/10/2018
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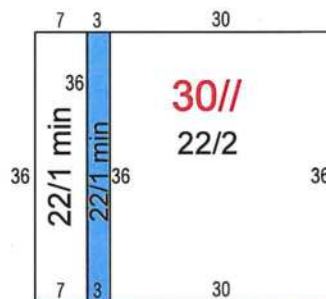
10/10/2018
10/10/2018
10/10/2018

Land Situated at Village Dhunela, Teh. Sohna, Distt. Gurugram

Land owned by Seller-1, Total Area 24 Kanal 16 Marla to the Extent of $\frac{1}{6}$ Share i.e. 4 Kanal 2 Marla 6 Sarsai (0.51667 Acres) sold and possession handed over to the Vendee.



Land owned by Seller-2, Total Area 0 Kanal 12 Marla sold and possession of land marked in Light Blue Colour handed over to the Vendee.



Land owned by Seller-3, Total Area 3 Kanal 15 Marla sold and possession of land marked in Light Green Colour handed over to the Vendee.

Seller-1

Seller-2

Seller-3



VENDEE

