



1828

Sr. No.	Amount
Purpose/Use	
25 APR 2023	
MANJEET KUMAR STAMP VENDOR Manesar, Gurugram, Haryana	

S.D No. → 3258
Date → 19-11-20

Attested
for Sub Registrar
Gurgaon
25 APR 2023



Indian-Non Judicial Stamp Haryana Government



Date : 18/11/2020

3258

File No. G0R2020K1825
69489270

Stamp Duty Paid : ₹ 8602500
(Rs. Only)Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Rainbow promoters Pvt Ltd

Plot : Ot/14/3/f Sector/Ward : 76 LandMark : Next door parklands
Age : Faridabad District : Faridabad State : Haryana
70*****69



Buyer / Second Party Detail

Ridgecraft homes Private limited

Plot : Ot/14/3f Sector/Ward : 76 LandMark : Next door parklands
Age : Faridabad District : Faridabad State : Haryana
70*****69

e: SALE DEED



DED05010540947

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

264

PROPERTY	:	57 KANAL 07 MARLAS.
SITUATED AT	:	VILLAGE BABUPUR, GURUGRAM
NATURE OF PROPERTY	:	AGRICULTURAL
CONSIDRATION	:	RS. 17,20,50,000/-
STAMP DUTY	:	RS. 86,02,500/-
ESTAMP PAPER NO.	:	G0R2020K1825
STAMP DATE	:	18/11/2020

This Sale Deed (this "Deed") is made and executed at Gurugram on this 19th day of November, 2020.

1

Attested

for Sub Registrar
Gurgaon

25 APR 2023

प्रलेख न:3258

दिनांक:19-11-2020

डीड संबंधी विवरण		
डीड का नाम SALE URBAN AREA OUTSIDE MC		
तहसील/सब-तहसील गुरुग्राम	गांव/शहर बाबूपुर बाबूपुर बाबूपुर	स्थित Babupur
शहरी - म्युनिसिपल क्षेत्र सीमा के बाहर		अन्य क्षेत्र
पता : VILLAGE BABUPUR GURUGRAM		
भवन का विवरण		
भूमि का विवरण		
कृषि चाही	57 Kanal 7 Marla	
खेवट नम्बर :- 179,26,166		
धन संबंधी विवरण		
राशि 172050000 रुपये	कुल स्टाम्प ड्यूटी की राशि 8602500 रुपये	
स्टाम्प नं : g0r2020k1825	स्टाम्प की राशि 8602500 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:69490796	पेस्टिंग शुल्क 3 रुपये
Drafted By: self		Service Charge:200

यह प्रलेख आज दिनांक 19-11-2020 दिन गुरुवार समय 5:22:00 PM बजे श्री/श्रीमती/कुमारी मैं रेनबो प्रोमोटर्स प्रा लि Thru Thru Inderjeet Singh OTHER मैं रेनबो प्रोमोटर्स प्रा लि M11 मिडिल सर्कल कनाट पलैस नई दिल्ली Thru Inderjeet Singh OTHER मैं रेनबो प्रोमोटर्स प्रा लि रजि दफ्तर निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (गुरुग्राम)

हस्ताक्षर प्रस्तुतकर्ता
मैं रेनबो प्रोमोटर्स प्रा लि मैं रेनबो प्रोमोटर्स प्रा लि M11 मिडिल सर्कल कनाट पलैस नई दिल्ली मैं रेनबो प्रोमोटर्स प्रा लि रजि दफ्तर

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 19-11-2020

मैं रेनबो प्रोमोटर्स प्रा लि मैं रेनबो प्रोमोटर्स प्रा लि M11 मिडिल सर्कल कनाट पलैस नई दिल्ली मैं रेनबो प्रोमोटर्स प्रा लि रजि दफ्तर

उप/संयुक्त पंजीयन अधिकारी (गुरुग्राम)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी MS Ridgecraft Homes Pvt Ltd, Thru Thru Satyapal Yadav 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 M K CHUAHAN पिता --- निवासी ADV GGM व श्री/श्रीमती/कुमारी SC ARORA 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 19-11-2020

765

उप/संयुक्त पंजीयन अधिकारी (गुरुग्राम)

BY AND BETWEEN

M/s Rainbow Promoters Private Limited (PAN Card No. AAACR5368R), a company incorporated under the Companies Act, 1956 and validly subsisting under the Companies Act 2013, having its registered office at OT-14, 3rd Floor, Next Door, Parklands, Sector-76, Faridabad, Haryana-121004 through its authorized signatory **Sh. Inderjeet Singh S/o Sh. Sukhpal Singh** severally duly authorized vide board resolution dated 28/10/2020 (hereinafter referred to as the "**Vendor**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, legal representatives and permitted assigns) of the **FIRST PART**;

AND

M/s Ridgecraft Homes Private Limited (PAN Card No. AAICR9212Q), a company incorporated under the Companies Act, 2013, having its registered office at registered office 3rd Floor, Next Door, U- Block BPTP Parklands, Sector-76, Faridabad, through its authorized signatory **Sh. Satyapal Yadav S/o Sh. Omprakash** duly authorized vide board resolution dated 17/11/2020 (hereinafter referred to as the "**Vendee**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, legal representatives and permitted assigns) of the **SECOND PART**.

The Vendor and the Vendee are individually referred to as a "**Party**" and collectively to as the "**Parties**".

WHEREAS:

- A. The Vendor is the absolute owner and in possession of agricultural land admeasuring **57 Kanal 07 Marla (7.16875 Acres)** or thereabouts as on site situated at Sector 106, village Babupur, Tehsil and District Gurugram, Haryana and more particularly described in **Schedule 1** hereof (hereinafter referred to as the "**Land**").
- B. The Vendor has represented that the said Land is free from all encumbrance, mortgages, charges, injunction, court orders, decrees, legal flaws, claims, demands, dues and notices and the Vendor has the exclusive right to deal with the said Land in any manner whatsoever.
- C. The Vendor is desirous of selling the said Land and the Vendee has agreed to purchase the Land together with all rights, liberties, privileges, easements, appendages and advantages whatsoever attached to the Land for a total consideration of **Rs. 17,20,50,000/- (Rupees Seventeen Crore Twenty Lakhs Fifty Thousand Only)** on the terms and conditions contained hereinafter.

Inderjeet

2

Satyapal

266

Attested
for Sub Registrar
Gurgaon

25 APR 2023

Reg. No.

Reg. Year

Book No.

3258

2020-2021

1



विक्रेता



क्रेता



गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- thru thru Inderjeet Singh OTHER मै रेनबो प्रमोटर्स प्रा लि thru Thru Inderjeet singh OTHER मै रेनबो प्रमोटर्स प्रा लि M11 मिडिल सर्कल कनाट पलैस नई दिल्ली मै रेनबो प्रमोटर्स प्रा लि रजि दफ्तर _____

क्रेता :- thru Thru Satyapal Yadav OTHERMS Ridgecraft Homes Pvt Ltd. _____

गवाह 1 :- M K CHUAHAN _____

गवाह 2 :- SC ARORA _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3258 आज दिनांक 19-11-2020 को बही नं 1 जिल्द नं 43 के पृष्ठ नं 188.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1134 के पृष्ठ संख्या 3 से 5 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।

267

दिनांक 19-11-2020

उप/सयुंक्त पंजीयन अधिकारी (गुरुग्राम)

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In consideration of the payment of the Sale Consideration as defined in Clause 2 below, the Vendor hereby irrevocably sell, grant, convey, transfer, assign and assure unto the Vendee, by way of absolute sale the Land together with all right, title and interest into and upon the same and every part thereof what-so-ever appertaining to the said Land belonging to or in any way usually held, enjoyed or reputed to be known as part and parcel thereof, and their entire right, title and interest whatsoever therein unto and upon the Land absolutely free from all encumbrances, charges, liens, lis-pendens, injunctions, mortgages and attachments.
2. The Parties agree that the sale consideration of the said Land is fixed at **Rs. 17,20,50,000/- (Rupees Seventeen Crore Twenty Lakhs Fifty Thousand Only)** ("**Sale Consideration**") and the same will be paid by the Vendee to the Vendor within 6 (six) months from the execution date hereof.
3. The Vendor hereby represents and warrants to the Vendee that:
 - (a) That the Vendor has full right and absolute authority, and legal competency to sell, convey and transfer the said Land to the Vendee.
 - (b) That it shall be lawful for the Vendee from time to time and at all times to enter into and upon, hold, possess and enjoy the said Land and every part thereof without any hindrance, interruption, disturbance, impediment, claim or demand whatsoever from or by the Vendor and/or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Vendor.
 - (c) That the said Land is free from all encumbrances, charges, liens, and the Vendor has a clear, absolute, marketable title and indefeasible ownership rights to the Land.
 - (d) That there is no legal impediment or bar whereby the Vendor can be prevented from selling, transferring and vesting the absolute title in the said Land in favour of the Vendee and the Vendor has full power and authority to execute this Deed and to perform its obligations and to make the representations and warranties as contained in this Deed.
 - (e) That there is no subsisting agreement for sale in respect of the said Land hereby sold to the Vendee and the same has not been disposed off or transferred to or in favour of any other person or persons under any exchange or any other arrangement etc., except with the Vendee.

43 के
संख्या 3
ने अपने

Robert

3

Latya

Attested

for Sub Registrar
Gurgaon

268
25 APR 2023

4. Possession

- (a) The Vendor has handed over to the Vendee all original title deeds and documents relating to the Land and the Vendee acknowledges the receipt of the same.
- (b) Simultaneously with the execution of this Deed, the Vendor has handed over the vacant, peaceful physical possession of the said Land to the Vendee and the Vendee hereby acknowledges the receipt of the same.

5. Mutation

The Vendee at its own costs and expenses can get the said Land transferred and mutated in its own name as owner in the records or of any concerned authority on the basis of this Deed or its true copy without any further act or consent of the Vendor. However, if so required by the Vendee and at the cost of the Vendee, the Vendor shall also appoint, any person to represent the Vendor before any governmental authority and delegate due authority to such person to do all such acts, deeds and things to facilitate and ensure the mutation in favour of the Vendee as contemplated above.

- 6. The Vendor further agrees to execute any deed, document or instrument to perfect the Vendee's title to the Land hereby conveyed.
- 7. The Vendee shall be entitled to hold, use and enjoy the said Land in the manner permitted by the competent authorities without any hindrance or claim from the Vendors.
- 8. The Vendee agrees and undertakes to pay, from the date execution of this Deed, directly to the competent authority(ies) all taxes, dues, demands, charges, duties, liabilities, if any, levied or leviable in respect of the said Land. In the event any taxes, dues, demands, charges, duties, liabilities are levied or leviable in respect of the period prior to the date of execution of this Deed, same shall be paid by the Vendor.
- 9. The Parties have agreed that initially the Vendor is bearing all expenses for the execution and registration of this Deed including the cost of stamp duty, registration and other incidental charges and the same will be reimbursed by the Vendee to the Vendor in due course. Further, the Vendee shall also bear the expenses/charges if there is any shortfall/deficiency/additional levy on the stamp duty, as a consequence of any order of government / statutory or other local authority, the same, if applicable, shall also be payable by the Vendee.

Subject

4

Attested

Attested
for Sub Registrar
Gurgaon

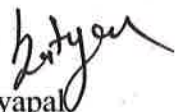
269
25 APR 2023

10. This Deed shall be governed by, and interpreted in accordance with the laws of India and the courts of Gurugram shall have exclusive jurisdiction in relation to all matters arising out of this Deed.


IN WITNESS WHEREOF the parties have executed these presents at the place, day, month and year as first above written in the presence of the undernoted witnesses:


FOR AND ON BEHALF OF VENDOR	FOR AND ON BEHALF OF THE
M/s Rainbow Promoters Private Limited	VENDEE M/s Ridgecraft Homes Private Limited


Inderjeet
Authorized Signatory


Satyapal
Authorized Signatory

WITNESSES:

1. 
Name: Mahesh K. Chauhan
Advocate
Address: Distt. Courts, Gurugram

2. 
Name: S.C. ARORA
Advocate
Address: Distt. Courts, Gurgaon

270

SCHEDULE 1
DESCRIPTION OF THE SAID LAND

Agricultural land admeasuring 7.16875 acres situated at Sector 106, village Babupur, Tehsil and District Gurugram, Haryana.

Village	Khewat No.	Khatoni no.	Rectangle No.	Killa No.	Area (Kanal Marla)
M/s Rainbow Promoters Private Limited Through Jamabandi year 2018-19					
Babupur	179	185	28	4	8-0
Babupur	26	31	20	19	2-4
Babupur	26	31	20	20/2	5-7
Babupur	26	31	20	21/1	3-11
Babupur	26	31	20	22	8-0
Babupur	26	31	28	2	8-0
Babupur	26	31	28	3	8-0
Babupur	26	31	28	9/1	0-18
Babupur	166	172	19	15/1	0-6
Babupur	166	172	20	11	8-0
Babupur	166	172	20	12/1	2-8
Babupur	166	172	20	20/1	2-13
				TOTAL	57-07 or 7.16875 Acres

Delegat

20/1

271

