



Indian-Non Judicial Stamp Haryana Government



Date : 20/01/2022

Certificate No. G0T2022A17

GRN No. 86466514

Stamp Duty Paid : ₹ 6148500
(Rs. Only)Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Surender Kumar Janghu

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Nil

City/Village : Daultabad

District : Gurugram

State : Haryana

Phone: 89*****06

Others : Etc



Buyer / Second Party Detail

Name : Mrg World Lip

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Nsp

City/Village : Delhi

District : Delhi

State : Delhi

Phone : 88*****47

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>

SALE DEED

Type of Deed	:	Sale Deed
Village/City Name	:	Babupur/Gurugram
Unit Land	:	8 Kanal 0 Marla
Type of Property	:	Agriculture
Transaction Value	:	Rs. 8, 78,33,334/-
Stamp duty	:	Rs. 61,48,500/-
Certificate No.	:	G0T2022A17
GRN No. & Dated	:	86466514 / 20 -01-2022
Reg. Fee GRN No. & Dated	:	86466644 / 19 -01-2022
Share	:	Saalam

Sonu Janghu

Anju

Anju

Anju

Anju

Anju

Sumit

Shubh



For MRG WORLD LLP

Authorised Signatory

प्रलेख नः 9661

दिनांक: 20-01-2022

डीड संबंधी विवरण		
डीड का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील गुरुग्राम	गांव/शहर बाबपुर	स्थित Babupur
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : BABUPUR		
भवन का विवरण		
धन संबंधी विवरण		
राशि 87833336 रुपये	कुल स्टाम्प ड्यूटी की राशि 6148333 रुपये	
स्टाम्प नं : G0T2022A17	स्टाम्प की राशि 6148500 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan: 86466644	पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV		Service Charge: 200

यह प्रलेख आज दिनांक 20-01-2022 दिन गुरुवार समय 2:53:00 PM बजे श्री/श्रीमती/कुमारी महेन्द्र सिंह पुत्र कर्ण सिंह अमित जंघू पुत्र कर्मवीर सुपित जंघू पुत्र कर्मवीर श्री भगवान पुत्र शुभराम ब्रह्मप्रकाश पुत्र शुभराम सोनू पुत्र दयाराम भगवान सिंह पुत्र मायाराम कुलदीप सिंह पुत्र मायाराम मन्जू कुमारी पुत्री जयभगवान अन्जू कुमारी पुत्री जयभगवान श्रीमती गंगा देवी विधवा जयभगवान सुरेन्द्र कुमार जंघू पुत्र कृष्ण सिंह निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
महेन्द्र सिंह अमित जंघू सुमित जंघू श्री भगवान ब्रह्मप्रकाश सोनू भगवान सिंह कुलदीप सिंह मन्जू कुमारी अन्जू कुमारी श्रीमती गंगा देवी सुरेन्द्र कुमार जंघू

RTI/Changdev
उप/संयुक्त पंजीयन अधिकारी (गुरुग्राम)

Sumit Singh
Sumit

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 अनापति 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 अनापति प्रमाण पत्र की आवश्यकता नहीं है।

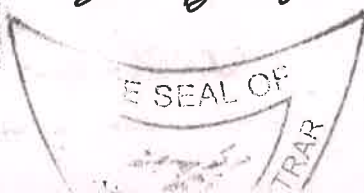
दिनांक 20-01-2022

महेन्द्र सिंह अमित जंघू सुमित जंघू श्री भगवान ब्रह्मप्रकाश सोनू भगवान सिंह कुलदीप सिंह मन्जू कुमारी अन्जू कुमारी श्रीमती गंगा देवी सुरेन्द्र कुमार जंघू

उप/संयुक्त पंजीयन अधिकारी (गुरुग्राम)

उपरोक्त क्रेता श्री/श्रीमती/कुमारी MRG WORKS LLP thru RAHUL SHARMAOTHER राजिर 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 CHAUHAN पिता --- निवासी ADV GGM व श्री/श्रीमती/कुमारी MANISH YADAV पिता M L YADAV निवासी KOH MANESAR GGM ने की।

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



Shu Singh

Sumit

Sumit Singh

This Sale Deed is made at Gurgaon on this 20th day of January, 2022 by Sh. Surender Kumar Janghu (Aadhaar No. 3520 4628 8663 & PAN No. BQNPS3833D) S/o Sh. Krishan Singh (called vendor-1), Smt. Ganga Devi (Aadhaar No. 2993 2323 3256 widow & Anju Kumari (Aadhaar No. 6977 6322 2643) - Manju Kumari (Aadhaar No. 4396 8062 2321) Ds/o Jai Bhagwan Ss/o Mayaram (called vendor-2), Bhagwan Singh (Aadhaar No. 8992 9296 7597 & PAN No. ADJPJ3782C) - Kuldip Singh (Aadhaar No. 8591 0164 7432 & PAN No. BPYPS3367A) Ss/o Mayaram (called vendor-3), Sonu @ Sonu Janghu (Aadhaar No. 2115 6240 7560 & PAN No. AMZPJ8208J) S/o Dayaram (called vendor-4), Shri Bhagwan (Aadhaar No. 9076 6915 2872 & PAN No. BEDPB6864F) - Braham Prakash (Aadhaar No. 3555 1587 7835 & PAN No. AYGPP1435J) Ss/o Shubhram (called vendor-5), Mahender Singh @ Mahender Singh Janghu (Aadhaar No. 2871 4716 7923 & PAN No. AODPJ6197G) S/o Karan Singh (called vendor-6), Amit Janghu (Aadhaar No. 8331 4989 9743 & PAN No. BEBPJ9980E) - Sumit Janghu (Aadhaar No. 5528 4758 2286 & PAN No. HYFPS9292L) Ss/o Karamvir S/o Subhram (called vendor-7) all Residing at Village Daultabad, Sub-Tehsil Kadipur, Distt Gurugram. (Hereinafter collectively called the **VENDORS**) which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the ONE PART:

IN FAVOUR OF

MRG WORLD LLP (PAN No. ABOFM6542L) having its Registered office at Unit No. 110, First Floor, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized signatory Mr. Rahul Sharma Vide Board Resolution dated 19-01-2022(hereinafter collectively called the **VENDEE**) which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the OTHER PART:

Sonu Janghu

RTI
Anju
Janghu
Bhagwan

Sumit



RTI Ganga Devi

For MRG WORLD LLP

Rahul Sharma
Authorized Signatory

Karan Singh
Braham Prakash

Shri Bhagwan



विक्रेता



क्रेता



गवाह



Sonu Janghu

Janghu

Largadewi
RTI

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- महेन्द्र सिंह अमित जंघू सुमित जांघू श्री भगवान महमप्रकाश सोनू भगवान
सिंह कुलदीप सिंह मन्जू कुमारी अन्जू कुमारी श्रीमती गंगा देवी सुरेन्द्र कुमार

जांघू मन्जू Anju Sumit Sh. Banger

क्रेता :- thru RAHUL SHARMAOTHERMRG WORLD
LLP Rahul-Sharma

गवाह 1 :- M K CHAUHAN

गवाह 2 :- MANISH YADAV

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9661 आज दिनांक 20-01-2022 को बही नं 1 जिल्द नं 61 के पृष्ठ नं 103.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1795 के पृष्ठ संख्या 80 से 82 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 20-01-2022

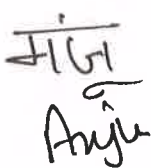




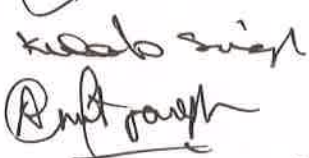
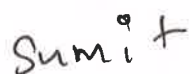
उप/संयुक्त पंजीयन अधिकारी(गुरुग्राम)

WHEREAS the above said Vendors are owners and in possession of agricultural land bearing Khewat/Khata No. 185/191 Rect. No. 19 Killa No. 6(0-3), Rect. No. 20 Killa No. 9/1/14(0-18)10/1/4(2-15), 12/2(4-4) total field 4 measuring 8 Kanal 0 Marla (vendor-1 share are 23/288 share, vendor-2 share are 23/288 share, vendor -3 share are 23/144 share, vendor-4 share are 67/360 share, vendor-5 share are 411/1440 share, vendor-6 share are 301/4320 share, vendor-7 share are 301/2160 share) all farmers share are Saalam Share Measuring 8 Kanal 0 Marla i.e 1.0 Acres Situated in the revenue estate of Village Babupur, Tehsil Gurgaon, Distt. Gurugram, Haryana vide Fard Jamabandi of Year 2018-19 & Mutation No. 1292, 1308, and 1318 (hereinafter called LAND). A copy of Sizra Plan is annexed herewith as Annexure-A.

AND WHEREAS the Vendors herein due to some legal needs and commitments decided to sell the said Land 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 all the Vendors have agreed to sell the said Land and the VENDEE have agreed to purchase the same for a Total Consideration of Rs. 8,78,33,334/- (Rupees Eight Crore Seventy-eight Lakhs Thirty-three Thousand three hundred thirty-four only) after deduction of 1% TDS (i.e. Rs. 801675/-), net amount of Rs. 8,70,31,669/- is paid by the VENDEE to the Vendors as the valuable consideration of the above said Land as under:

 Anju
Sonu Janghu

RTE Gangadhar
 Shri Bhargava
 Sumit



For MRG WORLD LLP
Authorized Signatory
Page - 3

DD NO.	Amount	Dated	Bank	In favor
429400	94,87,499	19-01-2022	Kotak Bank Mahindra	Surender Kumar Janghu
429399	25,55,555	19-01-2022	Kotak Bank Mahindra	Ganga Devi
429398	25,55,555	19-01-2022	Kotak Bank Mahindra	Anju
429397	25,55,555	19-01-2022	Kotak Bank Mahindra	Manju
429404	66,41,250	19-01-2022	Kotak Bank Mahindra	Bhagwan Singh
429403	66,41,250	19-01-2022	Kotak Bank Mahindra	Kuldip Singh
429394	1,54,77,000	19-01-2022	Kotak Bank Mahindra	Sonu
429401	1,18,67,624	19-01-2022	Kotak Bank Mahindra	Shri Bhagwan
429406	1,18,67,624	19-01-2022	Kotak Bank Mahindra	Braham Prakash
429405	57,94,249	19-01-2022	Kotak Bank Mahindra	Mahender Singh Janghu
429390	57,94,249,	19-01-2022	Kotak Bank Mahindra	Amit Janghu
429402	57,94,249	19-01-2022	Kotak Bank Mahindra	Sumit

That all the Vendors being of sound mind and by free WILL without any pressure herein grant, convey and transfer all their rights, titles and interests in the said Land comprised agricultural land bearing Khewat/Khata No. 185/191 Rect. No. 19 Killa No. 6(0-3), Rect. No. 20 Killa No. 9/1/14(0-18)10/1/4(2-15), 12/2(4-4) total field 4 measuring 8 Kanal 0 Marla (**vendor-1 share are 23/288 share, vendor-2 share are 23/288 share, vendor -3 share are 23/144 share, vendor-4 share are 67/360 share, vendor-5 share are 411/1440 share, vendor-6 share are 301/4320 share, vendor-7 share are 301/2160 share**) all farmers share are Saalam Share Measuring 8 Kanal 0 Marla i.e 1.0 Acres Situated in the revenue estate of **Village Babupur, Tehsil Gurgaon, Distt. Gurugram, Haryana** vide Fard Jamabandi of Year **2018-19 & Mutation No. 1292, 1308, and 1318** (hereinafter called LAND).

Sonu Janghu

Prakash

HGT Anju
Janghu
Kuldip Singh

Sumit



R TI Ganga devi

Shri Bhagwan

For MRG WORLD LLP

Authorised Signatory

2. That the said land transferred herein is free from all sorts of encumbrances, mortgages, litigations, prior sales, agreement to sell, gift, court attachment etc.
3. That the actual physical possession of the said land hereby conveyed has been delivered to the VENDEE at the spot who have 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 Land without any hindrance, claims, demands by the Vendors or their heirs etc. etc.
4. That all the expenses for the stamping, engrossing and other incidental charges for this sale deed have been borne and paid by the VENDEE.
5. That the taxes, ceases or dues or demands in respect of this Land have been paid and cleared by the Vendors up to 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 photocopies of all the relevant papers in respect of the said Land have been handed over by the Vendor to the VENDEE at the time of execution of this sale deed.
7. That the possession is given by the VENDORS to the VENDEE after receiving valuable and sufficient consideration in the form of demand drafts from the VENDEE.

THE VENDORS DECLARE AND ASSURE THE VENDEE

- a) That the land hereby conveyed was self-purchased Land by virtue mentioned hereinabove and that no one else except the Vendors have rights, claims, interest and concern whatsoever in the land hereby conveyed or any part thereof.

Sonu Janghu

HGI Anju

For MRG WORLD LLP

Salim Shah

Authorised Signatory



Sumit

RTI Gangs devi

Page - 5

Barph
Bar

Barph
Bar

Keshav Singh

Barph

Shu Bhachar

- b) That the Land hereby conveyed is free from all sorts of encumbrances, legal flaws, notification, mortgages, court -decree and attachments etc.
- c) That the contents of these presents are true and correct, if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the Vendors of their rights to sell the land hereby conveyed or any part thereof and the VENDEE suffers any loss then the Vendor shall be liable to make good the loss thus suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified through their Property movable and immovable against all losses, costs, damages and expenses occurring thereby the VENDEE.
- d) That the VENDEE can get the said Land mutated/ transferred in their name as owner in the revenue records of the concerned revenue estate on the basis of this sale deed or its certified true copy.

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

V E N D O R S

1. Surender Kumar Janghu (Vendor No.1)

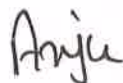


2. Smt. Ganga Devi (Vendor No.2)

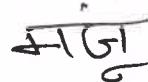


R 71 Ganga Devi

3. Anju Kumari (Vendor No.2)



4. Manju Kumari (Vendor No.2)



5. Bhagwan Singh (Vendor No.3)



6. Kuldip Singh (Vendor No.3)

Kuldip Singh

7. Sonu @ Sonu Janghu (Vendor No.4) *Sonu Janghu*

8. Shri Bhagwan (Vendor No.5) *Shri Bhagwan*

9. Braham Prakash (Vendor No.5)

Brahm

10. Mahender Singh @ Mahender singh Janghu (Vendor No.6)

Mahender Singh

11. Amit Janghu (Vendor No.7)

Amit Janghu

12. Sumit Janghu (Vendor No.7)

Sumit

Mahesh K. Chauhan
Drafted By
Mahesh K. Chauhan
Advocate
Distt. Courts, Gurugram

VENDEE

For MRG WORLD LLP

MRG WORLD LLP

Through its Authorized signatory

Sanjay S. Shetty
Authorised Signatory

WITNESSES

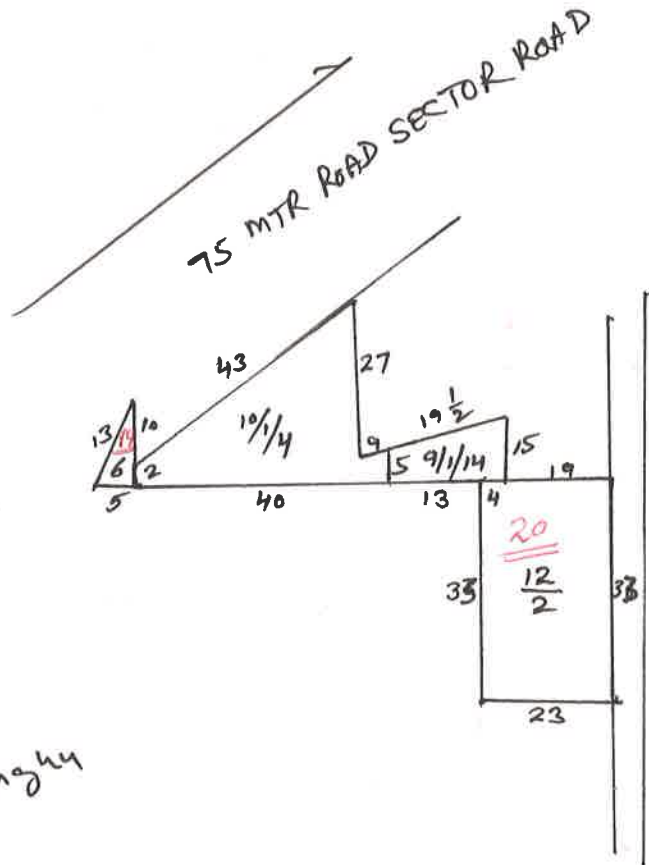
1.

Mahesh K. Chauhan
Mahesh K. Chauhan
Advocate
Distt. Courts, Gurugram

2.

Manish Yadav
Manish Yadav S/O M.L. Yadav
V.P.O. Kho. Manesar
Gurugram

ANNEXURE - A



Sonu Janglu

Janglu

Sumit

4 KARAM REVENUE RASHTA

Ban

Anju

HG

Kuldeep Singh

Salim Shah

Ram Kumar


Shri Bheem


Rampr

Shri



RTI Kangra devi

DDO Code: 0362	E - CHALLAN Government of Haryana	Candidate Copy
Valid Upto: 26-01-2022 (Cash) 20-01-2022 (Chq./DD)		
GRN No.: 0086466644	Date: 19 Jan 2022 17:11:14	
Office Name: 0362-TEHSILDAR GURGAON		
Treasury: Gurgaon		
Period: (2021-22) One Time		
Head of Account	Amount	₹
0030-03-104-97-51 Pasting Fees		10
0030-03-104-99-51 Fees for Registration		50000
PD AcNo	0	
Deduction Amount: ₹		0
Total/Net Amount: ₹		50010
₹ Fifty Thousands Ten Rupees		
Tenderer's Detail		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: MRG WORLD LLP		
Address: DELHI -		
Particulars: Pasting Reg Fees		
Cheque-DD- Detail:		
Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	14581635995	
Payment Date:	19/01/2022	
Bank:	Punjab National Bank Aggregator	
Status:	Success	

DDO Code: 0362	E - CHALLAN Government of Haryana	AG/ Dept Copy
Valid Upto: 26-01-2022 (Cash) 20-01-2022 (Chq./DD)		
GRN No.: 0086466644	Date: 19 Jan 2022 17:11:14	
Office Name: 0362-TEHSILDAR GURGAON		
Treasury: Gurgaon		
Period: (2021-22) One Time		
Head of Account	Amount	₹
0030-03-104-97-51 Pasting Fees		10
0030-03-104-99-51 Fees for Registration		50000
PD AcNo	0	
Deduction Amount: ₹		0
Total/Net Amount: ₹		50010
₹ Fifty Thousands Ten only		
Tenderer's Detail		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: MRG WORLD LLP		
Address: DELHI -		
Particulars: Pasting Reg Fees		
Cheque-DD- Detail:		
Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	14581635995	
Payment Date:	19/01/2022	
Bank:	Punjab National Bank 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.