

14252

14.03.2022

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 13/03/2022

Certificate No. G0M2022C200

Stamp Duty Paid : ₹ 10500000
(Rs. Only)

GRN No. 88267345



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Mohan Lal Magotra

H.No/Floor : B/68

Sector/Ward : Na

LandMark : Back side greater kailash part 1

City/Village : South delhi

District : Delhi

State : Delhi

Phone: 93*****82

Others : Madhu magotra



Buyer / Second Party Detail

Name : Four s Developers Private limited

H.No/Floor : 1x63/ff

Sector/Ward : 47

LandMark : Ild trade centre sohna road

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 93*****82

Purpose : SALE DEED

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

SALE DEED

BAD

1. Type of Deed : Sale deed
2. Village : Berhampur
3. Type of property : Agricultural Land 8 Kanal 0 Marla
4. Transaction Value : Rs. 15,00,00,000/-
8. Stamp duty @ 7% : Rs. 1,05,00,000/-
9. Stamp Certificate No./Date : G0M2022C200/13.03.2022
10. Registration Fee : Rs.50,010/-
10. Registration Fee GRN NO. : 88267497

For 4S Developers Pvt. Ltd.

Authorized Signatory

प्रलेख न:19252

दिनांक:14-03-2022

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील वजीराबाद	गांव/शहर बहरामपुर
स्थित Bairampur	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	अन्य क्षेत्र
पता : बैरामपुर	
भवन का विवरण	
भूमि का विवरण	
कृषि मागदा	160 Marla
धन संबंधी विवरण	
राशि 150000000 रुपये	कुल स्टाम्प ड्यूटी की राशि 10500000 रुपये
स्टाम्प नं : G0M2022C200	स्टाम्प की राशि 10500000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:88267497
	पेस्टिंग शुल्क 3 रुपये
Drafted By: Anil Kumar Adv	Service Charge:200

यह प्रलेख आज दिनांक 14-03-2022 दिन सोमवार समय 3:07:00 PM बजे श्री/श्रीमती/कुमारी श्रीमती मधू पत्नी मोहन मंगोत्रा मोहन मंगोत्रा पुत्र हरीचन्द्र निवासी बी-68 बेंक साइड ग्रेटर कैलाश पार्ट - I साउथ दिल्ली द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

हस्ताक्षर प्रस्तुतकर्ता
श्रीमती मधू मोहन मंगोत्रा

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 14-03-2022

श्रीमती मधू मोहन मंगोत्रा

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी मैसर्स 4S डवलपर्स प्राइवेट लिमिटेड प्लान्ट व जिरिये मजदूर भागला 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 रामसिंह पिता --- निवासी अधिवक्ता गुरुगाम व श्री/श्रीमती/कुमारी सिद्धार्थ मंगोत्रा पिता मोहन मंगोत्रा निवासी बी-68 बेंक साइड ग्रेटर कैलाश पार्ट - I साउथ दिल्ली ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 14-03-2022

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)



THIS **SALE DEED** is executed on this 14th day of March 2022 at Wazirabad (Gurugram)

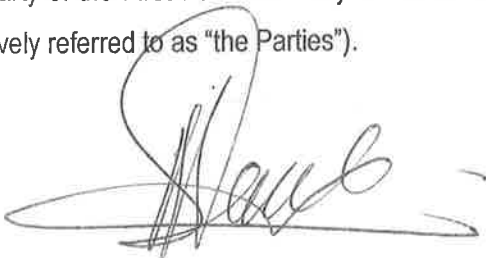
BY

Mr. Mohan Magotra alias Mr. Mohan Lal Magotra (Aadhaar No. 5856 8292 1567 & Pan No. ACEPM7138H) S/o Late Sh. Hari Chand, R/o B -68, Back Side, Greater Kailash Part-I, South Delhi-110048 (186/199 share) & Mrs. Madhu alias Mrs Madhu Magotra (13/199 share) (Aadhaar No. 5957 9815 3264 & PAN No. ADJPM6170F) W/o Mr. Mohan Lal Magotra R/o B -68, Back Side, Greater Kailash Part-I, South Delhi-110048, Through her General Power of Attorney (GPA) holder of Mohan Lal Magotra (Self) (Aadhaar No. 5856 8292 1567 & Pan No. ACEPM7138H) S/o Late Sh. Hari Chand, R/o B -68, Back Side, Greater Kailash Part-I, South Delhi-110048 vide GPA Vasika No.16984 dated 04.04.1989 registered in the office of sub registrar SR North Delhi., the said GPA is valid upto date and the executant is still alive (hereinafter collectively referred to as "VENDOR" which expression shall mean and include their legal heirs, successors, representatives, administrators, executors, survivors, nominees and assigns of the **FIRST PART.**

IN FAVOUR OF

M/s. 4S Developers Pvt. Ltd., (PAN – AAGCB8963J & (CIN No. U74999HR2016PTC065701), a company incorporated under the provisions of the Companies Act, 2013, having its registered office at Retail Unit IX-63, First Floor, ILD Trade Centre, Sector-47 Gurgaon-122001 and its corporate office at 2nd Floor, Hub-66, Sector 66, Gurgaon-122018 Haryana represented by its **authorized signatory Mr. Manvir Bhamla (Aadhaar No.6950 8005 1982) S/o Sh. Ram Dhan Bhamla R/o DD-1559, Dabua Colony, Faridabad (Haryana) authorized vide Board Resolution dated 04.02.2022 hereinafter referred to as "**Vendee**" which expression shall mean and include its successors and assigns of the **OTHER PART.****

(The Party of the First Part and Party of the Second Part are individually referred to as a "Party" and collectively referred to as "the Parties").



For 4S Developers Pvt. Ltd.


Authorized Signatory

Reg. No.

Reg. Year

Book No.

19252

2021-2022

1



विक्रेता



क्रेता



गवाह

विक्रेता :- श्रीमती मधू मोहन मंगोत्रा

उप/सयुक्त पंजीयन अधिकारी

क्रेता :- thru बजरिये मन्वीर भामला OTHER मैसर्स 4S डवलपर्स प्राइवेट लिमिटेड

गवाह 1 :- रामसिंह

गवाह 2 :- सिद्धार्थ मंगोत्रा

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 19252 आज दिनांक 14-03-2022 को बही नं 1 जिल्द नं 99 के पृष्ठ नं 104 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3141 के पृष्ठ संख्या 35 से 39 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 14-03-2022

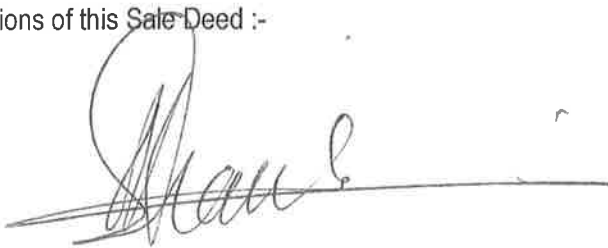


उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)

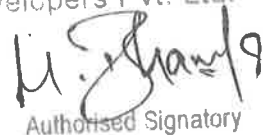
WHEREAS the VENDOR is the absolute owner of land bearing Khewat/Khata No. 285/331, Rect. No. 45, Killa No. 14/1(5-9) Salam, 15/1/1(2-9) Salam, 15/2/1 Min West North (0-2), fields 3, land measuring **8 Kanal 0 Marla**, Situated in the revenue estate of Village Behrampur, Tehsil Wazirabad, District Gurugram (Haryana), as per Jamabandi for the year 2019-20 read, hereinafter called "**the Said Property**".

AND WHEREAS the VENDOR has represented that they have a clear and marketable title to the Said Property and has got absolute authority and un-restricted rights to use, enjoy, hold, sell, and transfer the Said Property without any claim / interference / objection of anyone.

AND WHEREAS now the VENDOR for legal needs and bonafide requirements have agreed to sell above mentioned land Khewat/Khata No. 285/331, Rect. No. 45, Killa No. 14/1 (5-9) Salam, 15/1/1(2-9) Salam, 15/2/1 Min West North (0-2), fields 3, land measuring **8 Kanal 0 Marla**, Situated in the revenue estate of Village Behrampur, Tehsil Wazirabad, District Gurugram (Haryana) with all right, title, interest, easements, privileges and appurtenances thereto as also ownership rights in the Said Property and every part thereof free from all encumbrances, charges, liens, mortgages, liabilities, unauthorized occupation, claims of all and any kind whatsoever including any right of maintenance and/ or litigations, injunctions, attachments, gift, arbitration proceedings, prior agreement of any kind whatsoever, distresses and that there are no breaches , no notice of requisition or acquisition written or verbal from any authority or authorities, predecessors in interest and relying on the aforesaid representations and assurances given by the VENDOR , the Vendee, has agreed to purchase the Said Property for a total consideration amount of **Rs.15,00,00,000/- (Rupees Fifteen Crore only)** subject to the following terms and conditions of this Sale Deed :-



For 4S Developers Pvt. Ltd.



Authorised Signatory

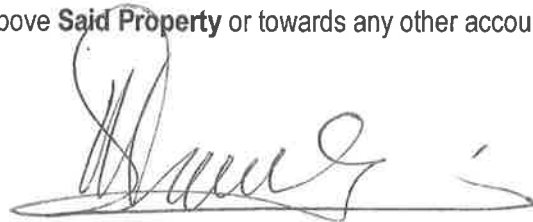


NOW THEREFORE IT IS HEREBY AGREED, DECLARED , COVENANTED AND RECORDED BY
AND BETWEEN THE PARTIES AS FOLLOWS :


1. That the subject matter of the present Sale Deed is land bearing Khewat/Khata No. 285/331, Rect. No. 45, Killa No. 14/1 (5-9) Salam, 15/1/1(2-9) Salam, 15/2/1 Min West North (0-2), fields 3, land measuring **8 Kanal 0 Marla, Fullshare**, situated in the revenue estate of Village Behrampur, Tehsil Wazirabad, District Gurugram (Haryana)
2. That the total sale consideration agreed to between the parties is **Rs.15,00,00,000/- (Rupees Fifteen Crore Only)** details and mode of payment thereof is given as under (Subject to realization demand drafts/ Banker cheques)" :

S.No.	DATE	RTGS No./DD No.	Bank Name	Name	AMOUNT (Rs.)
1.	14.03.2022	507284	ICICI Bank	Mohan Lal Magotra	13,93,75,000/-
2.	14.03.2022	507283	ICICI Bank	Madhu Magotra	1,06,25,000/-

3. That the **VENDOR** admit and acknowledge having received full sale consideration of Rs.15,00,00,000/- (Rupees Fifteen Crore only) in full and final settlement on account of the present sale transaction and now nothing remains to be paid towards sale consideration of the above **Said Property** or towards any other account.




For 4S Developers Pvt. Ltd.



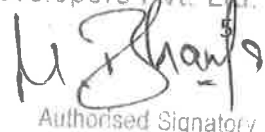
Authorized Signatory



4. That the **VENDOR** being of sound mind and out of free will and without any pressure do hereby sells, conveys and transfers all their right, title and interests in the **Said Property** ie land bearing Khewat/Khata No. 285/331, Rect. No. 45, Killa No. 14/1 (5-9) Salam, 15/1/1(2-9) Salam, 15/2/1 Min West North (0-2), fields 3, land measuring **8 Kanal 0 Marla**, Situated in the revenue estate of Village Behrampur, Tehsil Wazirabad, District Gurugram (Haryana), unto the **Vendee** herein absolutely and forever. Accordingly, the **Said Property** alongwith all the rights, title, interest, easement, privileges and appurtenances relating thereto with all structures, fittings, fixtures, connections etc stands vested in the **Vendee**.
5. That the **Said Property** transferred herein is freehold and free from all encumbrances, claims, demands, liens, mortgages, decrees, litigations, prior sales, agreement to sell, gift, court attachments, etc. That notwithstanding any act, deed, matter or thing, whatsoever by the **VENDOR** or any person or persons lawfully or equitably claiming by or through, under or in trust for them, done, committed, omitted or knowingly suffered, the **VENDOR** has good right, full power and absolute authority to transfer and assure the **Said Property** unto and to the use of the Vendee in the manner aforesaid. That the **VENDOR** hereby assures to the **Vendee** that there is nothing in existence, which may in any way prevent or impair the **VENDOR** from transferring the said Property to the **Vendee**.
6. That the **VENDOR** is in possession of the **Said Property** which has been handed over to the **Vendee**. The **VENDOR** have handed over the actual physical possession of the **Said Property** to be delivered to the **Vendee** who have become the absolute owner in possession of the same and shall enjoy all rights, privileges, passages, appurtenances and possession etc. and absolute ownership in the **Said Property** without any hindrance, claims, demands by the **VENDOR** or her heirs, etc. The **VENDOR** are left with no right,



For 4S Developers Pvt. Ltd.

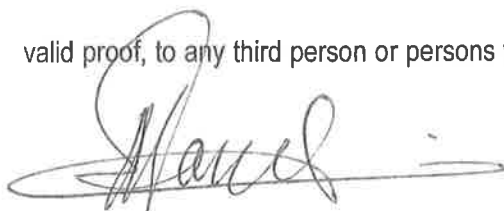


Authorized Signatory



title, claim or concern of any nature in respect of the **Said Property** upon execution of this Sale Deed

7. That all the expenses towards Stamp Duty, Registration Fees and other incidental charges for this **Sale Deed** have been borne and paid by the **Vendee**. The Vendee has become absolute owner of the **Said Property** with full rights to use, enjoy, sell, transfer, mortgage or deal with it in any manner whatsoever.
8. That the original documents related to the **Said Property** such as the Sale Deed, Transfer Deed and all other relevant documents/papers concerning the **Said Property** in their possession have been handed over by the **VENDOR** to the **Vendee** in original at the time of execution of this Sale Deed.
9. That all taxes, cesses, dues or demands in respect of the **Said Property** have been paid and cleared by the **Vendor** upto the date of execution of this Sale Deed absolutely and thereafter it shall be the responsibility of the **Vendee** for future taxes etc.
10. The **VENDOR** shall sign and agree to sign in future all necessary documents, affidavits regarding the above **Said Property** to assist the **Vendee** to have the Said Property mutated/transferred in its name as owner in the records of concerned authorities on the basis of this Sale Deed or its certified True Copy.
11. That if any act or deed is committed by the **VENDOR** prior to the date of registration of this Sale Deed, and the **Vendee** is obliged to pay any amount, after legal authentication and valid proof, to any third person or persons which may in any way prevent the **Vendee** from



For 4S Developers Pvt. Ltd.



Authorized Signatory



enjoying the rights of the **Said Property** which is the subject matter of this Sale Deed, the **VENDOR** shall be liable to reimburse the **Vendee** such amount including the cost of litigation involved in this matter.

12. That the contents of these presents are true and correct, however 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 **Vendor** or **Vendor's** rights to sell the **said Property** hereby conveyed or any part thereof and the **Vendee** suffers any loss/damages or is likely to suffer any loss/damages on this account 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 Vendor's movable and immovable properties against all losses, litigations costs, damages and expenses occurring thereby to the **Vendee**. That the Vendor shall indemnify the Vendee from and against all former and other estates, titles, charges and all encumbrances, claims, demands whatsoever.

13. That the **Vendee** can get the **said Property** mutated / transferred in its name as owner in the records of the concerned authorities on the basis of this **Sale Deed** or its certified true copy.

IN WITNESS WHEREOF, the Parties hereto have set and subscribed their respective hands and signatures to this Sale Deed at Wazirabad, Gurgaon on the day, the month and the year first above written in the presence of the following witnesses:


WITNESSES:

1.

Sidharth Magotra S/o Sh. Mohan Magotra
R/o B -68, Back Side, Greater Kailash Part-I,
South Delhi-110048

2.


Ram Singh
Advocate
Distt. Court, Gurugram

DRAFTED BY

ANIL KUMAR
Advocate
Distt. Court, Gurugram



VENDOR

For 4S Developers Pvt. Ltd.

Authorised Signatory

VENDEE

DDO Code: 0364		E - CHALLAN Government of Haryana		Candidate Copy	
Valid Upto: 20-03-2022 (Cash) 14-03-2022 (Chq./DD)		 * 0 0 8 8 2 6 7 4 9 7 *			
GRN No.: 0088267497		Date: 13 Mar 2022 16:09:40			
Office Name: 0364-SDM GURUGRAM					
Treasury: Gurgaon					
Period: (2021-22) One Time					
Head of Account		Amount ₹			
0030-03-104-99-51 Fees for Registration		50010			
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: Four S Developers Pvt Ltd					
Address: Gurgaon Gurgaon- 122001					
Particulars: Pasting and Registration Fees					
Cheque-DD- Detail: Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No: 14847832612		Payment Date: 13/03/2022			
Bank: Punjab National Bank Aggregator		Status: Success			

DDO Code: 0364		E - CHALLAN Government of Haryana		AG/ Dept Copy	
Valid Upto: 20-03-2022 (Cash) 14-03-2022 (Chq./DD)		 * 0 0 8 8 2 6 7 4 9 7 *			
GRN No.: 0088267497		Date: 13 Mar 2022 16:09:40			
Office Name: 0364-SDM GURUGRAM					
Treasury: Gurgaon					
Period: (2021-22) One Time					
Head of Account		Amount ₹			
0030-03-104-99-51 Fees for Registration		50010			
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: Four S Developers Pvt Ltd					
Address: Gurgaon Gurgaon- 122001					
Particulars: Pasting and Registration Fees					
Cheque-DD- Detail: Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No: 14847832612		Payment Date: 13/03/2022			
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.