

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 05/07/2022

Certificate No. G0E2022G2540

GRN No. 92158309



Stamp Duty Paid : ₹ 4200000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Lal chand

H.No/Floor : 51

Sector/Ward : 61

LandMark : Na

City/Village : Ullhawas

District : Gurugram

State : Haryana

Phone: 99*****82



Buyer / Second Party Detail

Name : Four s developers pvt ltd

H.No/Floor : Unit1x63

Sector/Ward : 47

LandMark : Second floor ild trade centre

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 99*****82

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

1. Type of Deed	:	Sale Deed
2. Village/city Name	:	Ullhawas, Wazirabad, Gurugram
3. Land Area	:	6 Kanal 0 Marla
4. Type of Property	:	Agriculture Land
5. Transaction Value	:	Rs. 6,00,00,000/-
6. Stamp duty	:	Rs. 42,00,000/-
7. Stamp No. & Date	:	G0E2022G2540/05-07-2022
8. Registration Fees/GRN	:	Rs. 50,005/- (92158883)
9. Issued By	:	Haryana Govt.

लाल चन्द

वसीका संबंधी विवरण		
वसीका का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- वजीराबाद	गांव/शहर- उल्लावास	स्थित- Ullahwas
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : Ullawas		
धन संबंधी विवरण		
राशि- 60000000 रुपये	कुल स्टाम्प शुल्क- 4200000 रुपये	
स्टाम्प नं- G0E2022G2540	स्टाम्प का मूल्य- 4200000 रुपये	
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:92158883	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- RAM SINGH ADV		सेवा शुल्क- 200
भूमि का विवरण		
कृषि चाही		5 Kanal 20 Marla

यह प्रलेख आज दिनांक 06-07-2022 दिन बुधवार समय 4:09:00 PM बजे श्री/श्रीमती/कुमारी लालचन्द पुत्र बदन सिंह उर्फ मान सिंह निवास 51 SECTOR 61 ULLHAWAS GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
लालचन्द

लालचन्द

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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 06-07-2022

लालचन्द

उप/संयुक्त पंजीयन अधिकारी
(वजीराबाद)

लालचन्द

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी 4 S DEVELOPERS PVT LTD thru MANVIR BHAMLAOTHER 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 RAM SINGH पिता --- निवासी ADV GGM व श्री/श्रीमती/कुमारी AMIT KUMAR पिता --- निवासी DIPALPUR SONIPAT HR ने की।
साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 06-07-2022

उप/संयुक्त पंजीयन अधिकारी
(वजीराबाद)



THIS Deed is made at Wazirabad, Gurugram on this ____ day of July, 2022 by **Sh. Lal Chand (Aadhar No. 8900 9199 2359 & Pan No. AJRPL6905H) S/o Sh. Badan Singh R/o 51, Sector-61, Ullhawas, Gurugram, Haryana-122101,** (hereinafter called the "VENDOR") which expression shall unless repugnant to the context and meaning hereof mean and include her/his/their heirs, legal representatives, administrators, executors and assignees, attorneys etc. of the ONE PART.

AND

M/S 4 S DEVELOPERS PRIVATE LIMITED, (PAN NO. AAGCB8963J), having its registered office at Unit 1x63, 2nd Floor, ILD Trade Centre, Sector-47, Gurugram, Haryana-122002, through its Authorized Signatory **Sh. Manvir Bhamla (Aadhar No. 6950 8005 1982) S/o Sh. Ram Dhan Bhamla R/o DD-1559, Dabua Colony, Faridabad (HR),** (hereinafter called the "VENDEE") which expression shall unless repugnant to the context and meaning hereof mean and include his/her/its heirs, legal representatives, administrators, executors, successors and assignees etc. of the OTHER PART.

WHEREAS the VENDOR is the absolute owner and in actual physical possession of **Agriculture Land measuring 6 Kanal, Comprised in Khewat/Khata No. 208/17/214/8, Rect. No. 28, Killa No. 25/1/1 (1-10), 24/2/1/2 (0-17), Kita 2, Area 2 Kanal 7 Marla, Salam and Khewat/Khata No. 208/20/214/11, Rect No. 28, Killa No. 24/1/3 (3-13), Kita 1, Area 3 Kanal 13 Marla, Salam, Total land From all Khewats Comes to 6 Kanal 0 Marla, Salam, Situated within the Revenue Estate of Village Ullahwas, Sub-Tehsil Wazirabad, District Gurugram, Haryana, By way of Jamabandi for the year 2017-2018.**

AND WHEREAS the VENDOR herein being desirous of selling the said land measuring **6 Kanal** and have decided to hereby grant, convey, transfer, by way of sale the said land and assign unto and in favour of the VENDEE, the said land and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, hereditaments; easement rights, equities, claims, demands,

लाल चन्द

Reg. No.

Reg. Year

Book No.

6666

2022-2023

1



विक्रेता



क्रेता



गवाह

विक्रेता :- लालचन्द

लालचन्द

उप/सयुक्त पंजीयन अधिकारी

क्रेता :- thru MANVIR BHAMLAOTHER4 S DEVELOPERS PVT LTD

गवाह 1 :- RAM SINGH

गवाह 2 :- AMIT KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6666 आज दिनांक 06-07-2022 को बही नं 1 जिल्द नं 109 के पृष्ठ नं 115.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3468 के पृष्ठ संख्या 3 से 22 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 06-07-2022

उप/सयुक्त पंजीयन अधिकारी(वजीराबाद)



privileges, appurtenances or any other things and whereas the VENDEE has agreed to purchase the said land on the following terms and conditions:-

Definition and interpretation In this deed :

- a. the 'VENDOR' includes the real owners of the said property.
- b. the 'Land' means **Agriculture Land measuring 6 Kanal, Comprised in Khewat/Khata No. 208/17/214/8, Rect. No. 28, Killa No. 25/1/1 (1-10), 24/2/1/2 (0-17), Kita 2, Area 2 Kanal 7 Marla, Salam and Khewat/Khata No. 208/20/214/11, Rect No. 28, Killa No. 24/1/3 (3-13), Kita 1, Area 3 Kanal 13 Marla, Salam, Total land From all Khewats Comes to 6 Kanal 0 Marla, Salam, Situated within the Revenue Estate of Village Ullahwas, Sub-Tehsil Wazirabad, District Gurugram, Haryana.**
- c. words importing the masculine gender include the feminine and the neuter and vice versa.
- d. words importing the singular include the plural and vice versa.
- e. references to persons include bodies corporate and vice versa.
- f. 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.
- g. save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- h. possession means actual vacant, peaceful and physical possession of the property.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHEREAS the VENDOR affirmed, represented, assured the Vendee that the said land

- i) is good, clear and legally marketable property owned and possessed by the Vendor having full legal & lawful right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- ii) is free from any charges or encumbrance such as sell, will, exchange, mortgage, gift, lien, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition, etc.

मल्लिकार्जुन



- iii) is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.
- iv) is not subject to any dues, outstanding claims, demands penalties, etc. for any services, provided by any Government and / or local authority and / or toward any other statutory dues and/or that under the law of the land.
- v) does not have any warehouse, cattle live stock, raising of grass on the said land and is purely an agricultural land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
- vi) 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.
- vii) is not subject of any execution of General or Special Power of Attorney or any agreement to sell, mortgage, transfer, assignment, encumbrances by the VENDOR in favour of any other person prior to the date of this deed, and is not subject matter of PLPA and Aravali Plantation.

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

- I. That the VENDOR hereby grant, assign, convey, sell and transfer the said land along with all their rights of possession, ownership, occupancy, titles, claims, interest, easement rights, privileges, appurtenances or any other things whatsoever of that nature in favour of the Vendee for and in full and final consideration Rs. 6,00,00,000/- (Rupees Six Crore Only). The Vendee has paid the said sale consideration i.e. Rs. 6,00,00,000/- to the VENDOR in the following manner :

S. No.	Amount Rs.	Cheque No./Date	Name of Bank	Dated	In favour of
1	Rs. 10,00,000/-	001514	ICICI Bank	21-09-2022	Lal Chand
2	Rs. 1,00,00,000/-	001053	ICICI Bank	16-06-2022	Lal Chand
3	Rs. 1,00,00,000/-	001041	ICICI Bank	08-06-2022	Lal Chand
4	Rs. 1,95,00,000/-	001062	ICICI Bank	06-10-2022	Lal Chand
5	Rs. 1,95,00,000/-	001061	ICICI Bank	06-10-2022	Lal Chand

मल मयद



the VENDOR hereby acknowledge the receipt of the same. Now nothing is due towards the Vendee.

2. That the total sale consideration of **Rs. 6,00,00,000/-** which is worked out based on actual measurement of the land as aforementioned is paid by the VENDEE to the VENDOR.
3. 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 on the basis of this sale deed or its certified true copy to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirm to assist and participate in mutation process.
4. That the VENDOR have agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every papers, documents, applications, etc. in respect of the said property 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 property in favour of the VENDEE.
5. That the VENDEE has agreed to purchase the said property on the basis of assurances and representation made herein by the VENDOR in regard to the title of the said land and 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 pay back the amount paid on execution of the present Sale Deed. The VENDOR further agree to indemnify the VENDEE in case of any legal proceedings or by any governmental authority for any violations relating to the property till execution and registration of this sale deed.
6. That all charges and expenses of the transfer i.e. stamp duty, registration charges for this deed and sale deed have been borne by the VENDEE.

मल्लिकार्जुन



7. That the Value of the tube-well with electricity connection, trees, wire fencing & constructed building in the above said land, if any, is included in the above said total sale consideration. The VENDOR shall not claim for the same in future and the Vendee has become absolute owner of the same and shall be entitled to use the same in any manner whatsoever.

THE VENDOR HEREBY ASSURE THE VENDEE

- A. The VENDOR shall indemnify the Vendee of any cost, charges, fees, fines, penalties, dues, etc. in respect of the said land towards land revenue, electricity charges, local taxes, and any other statutory or other dues, demands, claims, etc. relating to the period upto the date of this sale deed made/raised by the respective creditors either prior to or after the date of this sale deed.
- B. The VENDOR shall indemnify the Vendee of any cost, charges, penalties, interest, constraints, disturbances and whatsoever of that nature suffered/to be suffered by the Vendee out of any defects in the ownership title of the said land.
- C. That the VENDOR also indemnify the Vendee and undertakes to refund the full purchase consideration alongwith the stamp duty and other incidental expenses incurred by the Vendee for any disturbance in occupancy or dispossession of the said land due to falseness or misrepresentation, either partially or fully, made by the VENDOR in their affirmation in this sale deed.
- D. The VENDOR hereby agree and undertake to do all such acts, things and deeds which under the law, they are bound to do in respect of the land for the purpose of effectually carrying out the intention and purpose of this deed of sale, if required in any manner whatsoever, in future including steps to be taken as the VENDOR for mutation in the revenue records and shall not object to the mutation of the said land in favour of the Vendee in the records of the appropriate authority. The Vendee will also entitled to get sanction the mutation in revenue records in its name of the land mentioned in the sale deed.

माम-चद



E. That from this day onwards the Vendee shall be absolute owner in possession of the said land and will be entitled to use and utilize the said land in any manner the Vendee may like, to which the VENDOR will have no objection in any manner whatsoever.

IN WITNESS WHEREOF the parties have set their respective hands and seal on these presents at the place and on the day, month and year first above written in the presence of the following witnesses:

WITNESSES :
1. 
RAM SINGH ADVOCATE
DISTT COURT, GURUGRAM


RAM SINGH
ADVOCATE
DISTT. COURT, GURUGRAM

2. 

AMIT KUMAR & SATTAR SINGH
H/o Sonapat (HR)

Adhar No - 6897-4440-0133



VENDOR

For 4S Developers Pvt. Ltd.


Authorized Signatory
VENDEE

For AS Developers Pvt. Ltd.

Authorized Signatory

