

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 04/02/2022

16626
84.02.2022

Certificate No. G0D2022B2038



Stamp Duty Paid : ₹ 1330000
(Rs. Only)

GRN No. 87025656



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Raj Singh

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Kadarapur

District : Gurugram

State : Haryana

Phone: 78*****40

Others : Sangeeta bhatia



Buyer / Second Party Detail

Name : Four s Developers Private limited

H.No/Floor : Ix63/ff

Sector/Ward : 47

LandMark : Ild trade centre sohna road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 78*****40

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

TYPE OF PROPERTY	: AGRICULTURAL LAND
VILLAGE/CITY NAME	: ULLAWAS, GURUGRAM
UNITS LAND	: 1 KANAL 9 MARLA
TRANSACTION VALUE	: Rs. 1,90,00,000/-
STAMP DUTY	: Rs. 13,30,000/-
STAMP CERTIFICATE NO. /DATE	: G0D2022B2038/04.02.2022
Registration & Pasting Fees	: Rs. 50,010/-
Registration GRN No.	: 86988285

Note: - NOC Memo No.NOC7A/-21063A/GN/DTP-E/1329/2022 dated 03.02.2022, is attached.

[Signature]

[Signature]

For 4S Developers Pvt. Ltd.

[Signature]

Authorised Signatory

प्रलेख नं:16626

दिनांक:04-02-2022

डीड संबंधी विवरण	
डीड 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 : Uallawas	
भवन का विवरण	
भूमि का विवरण	
कृषि चाही	1 Kanal 9 Marla
धन संबंधी विवरण	
राशि 19000000 रुपये	कुल स्टाम्प ड्यूटी की राशि 1330000 रुपये
स्टाम्प नं : g0d2022b2038	स्टाम्प की राशि 1330000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:869888285
	पेस्टिंग शुल्क 3 रुपये
Drafted By: Anil Kumar Adv	Service Charge:200

यह प्रलेख आज दिनांक 04-02-2022 दिन शुक्रवार समय 3:52:00 PM बजे श्री/श्रीमती/कुमारी श्रीमती संगीता भाटिया पत्नी पवन भाटिया राज सिंह पुत्र श्रीराम निवास Kadarpur द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


हस्ताक्षर प्रस्तुतकर्ता

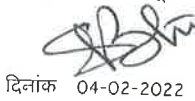
श्रीमती संगीता भाटिया राज सिंह

उप/सयुक्त 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 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 04-02-2022

श्रीमती संगीता भाटिया राज सिंह

उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी 4S Developers Pvt Ltd thru Manvir Bhamla 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 Ram Singh Adv पिता --- निवासी Gurugram व श्री/श्रीमती/कुमारी Mukesh पिता Mahabir Singh निवासी Jhurga Mohalla Wazirabad QGM ने की । साक्षी नं:1 को हम नम्बरदार/अधिकता के रूप में ज्ञात है । साक्षी नं:2 की पहचान करता है ।

दिनांक 04-02-2022




उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)

SALE DEED

THIS SALE DEED IS MADE AT WAZIRABAD, GURUGRAM ON THIS 04th DAY OF February, 2022 by **Mr. Raj Singh (Aadhaar No. 9989 2814 8354)** S/o Sh. Shri Ram S/o Sh. Budha, **9/58 share** resident of Village Kadarapur Tehsil Sohna Distt. Gurugram, Haryana and **Smt. Sangeeta Bhatia (Aadhaar No. 5308 3614 4416)** W/o Sh. Pawan Bhatia **49/58 share** R/o H. No. 93, Golf Link, Lodhi Road, H.O. South Delhi, Delhi-110003, hereinafter called the **VENDORS** which expression shall unless opposed to the context hereof include all their heirs, successors, survivors, administrators, executors, legal representatives and assigns of the ONE 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 called the **VENDEE** which expression shall unless opposed to the context hereof include all its heirs, successors, survivors, administrators, executors, legal representatives and assigns of the OTHER PART:



For 4S Developers Pvt. Ltd.


Authorised Signatory

Reg. No.

Reg. Year

Book No.

16626

2021-2022

1



विक्रेता



क्रेता



गवाह

विक्रेता :- श्रीमती संगीता भाटिया राज सिंह

क्रेता :- thru Manvir Bhamla OTHER4S Developers Pvt Ltd

गवाह 1 :- Ram Singh Adv

गवाह 2 :- Mukesh

उप/सयुक्त पंजीयन अधिकारी

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 16626 आज दिनांक 04-02-2022 को बही नं 1 जिल्द नं 96 के पृष्ठ नं 47.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3028 के पृष्ठ संख्या 55 से 59 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 04-02-2022



उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)

WHEREAS the above said VENDORS are owners and in possession of **Agricultural land bearing Khewat/Khata No. 156/158 Mustil No. 40, Kila No. 7/2 (1-9), Kita 1, Measuring 1 Kanal 9 Marla, situated in the revenue estate of village Ullawas, Tehsil Wazirabad District Gurugram (Haryana),** by way Intekal No.2518 vide of Fard Jamabandi Year 2017-2018 (hereinafter called LAND).

AND WHEREAS the VENDORS herein due to some bonafide 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 the VENDORS have agreed to sell the said Land and the Vendee has agreed to purchase the same for a sum of **Rs. 1,90,00,000/- (Rupees One Crore Ninety Lacs only)** which is paid by the Vendee to the VENDORS as the cost of the above said Land as under :

Rs. 15,00,000/- vide Cheque No. 507197 Dated 03.02.2022 drawn on ICICI Bank in favour of Raj Singh.

Rs. 15,00,000/- vide Cheque No. 001334 Dated 10.04.2022 drawn on ICICI Bank in favour of Raj Singh

Rs. 1,60,00,000/- vide Cheque No. 507196 Dated 03.02.2022 drawn on ICICI Bank in favour of Sangeeta Bhatia

2. That the VENDORS being of sound mind and by free WILL without any pressure herein grants, conveys and transfer all their rights, titles and interests in the said **Land comprised Agricultural land bearing Khewat / Khata No. 156/158 Mustil No. 40, Kila No. 7/2(1-9), Kita 1, Measuring 1 Kanal 9 Marla, situated in the revenue estate of village Ullawas, Tehsil Wazirabad District Gurugram (Haryana),** unto the Vendee herein.



For 4S Developers Pvt. Ltd.



Authorised Signatory



3. That the said land transferred herein is free from all sorts of encumbrances, mortgages, litigations, prior sales, agreement to sell, gift, court attachment etc.
4. 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.
5. That all the expenses for the stamping, engrossing and other incidental charges for this sale deed have been borne and paid by the Vendee.
6. That the taxes, cesses or dues or demands in respect of this Land have been paid and cleared by the VENDORS upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the Vendee for future taxes etc.
7. That photocopies of all the relevant papers in respect of this Land have been handed over by the VENDORS to the Vendee at the time of execution of this sale deed.

THE VENDORS DECLARES AND ASSURES 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.
- b) That the Land hereby conveyed is free from all sorts of encumbrances, legal flaws, notification, mortgages, court -decree and attachments etc.



For 4S Developers Pvt. Ltd.

Authorised Signatory




- 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 or their rights to sell the land hereby conveyed or any part thereof and the Vendee suffers any loss then the VENDORS 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 its 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:

DRAFTED BY

ANIL KUMAR
Advocate
Distt. Court, Gurugram

WITNESSES

1. 

Mukesh S/o Sh. Mahabir Singh
R/o Jhurga Mohalla,
VPO Wazirabad (Hr.)


RAJ SINGH - SANGEETA BHATIA
(V E N D O R S)


For 4S Developers Pvt. Ltd.



Authorised Signatory

2


Ram Singh
Advocate
Distt. Court, Gurugram

M/s. 4S Developers Pvt. Ltd.
THROUGH ITS AUTHORISED SIGNATORY
MR. MANVIR BHAMLA
(V E N D E E)

DDO Code: 0364		E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto:	10-02-2022 (Cash) 04-02-2022 (Chq./DD)	 * 0 0 8 6 9 8 8 2 8 5 *		
GRN No.:	0086988285	Date:	03 Feb 2022 18:33:49	
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/Actl. no./VehicleNo/TaxId:-				
PAN No:				
Tenderer's Name: Four S Developers Pvt Ltd				
Address: Gurgaon - 122001				
Particulars: Pasting and Registration Fees				
Cheque-DD- Detail				
Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No:	14660343057			
Payment Date:	03/02/2022			
Bank:	Punjab National Bank Aggregator			
Status:	Success			

DDO Code: 0364		E - CHALLAN Government of Haryana		AG/ Dept Copy
Valid Upto:	10-02-2022 (Cash) 04-02-2022 (Chq./DD)	 * 0 0 8 6 9 8 8 2 8 5 *		
GRN No.:	0086988285	Date:	03 Feb 2022 18:33:49	
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/Actl. no./VehicleNo/TaxId:-				
PAN No:				
Tenderer's Name: Four S Developers Pvt Ltd				
Address: Gurgaon - 122001				
Particulars: Pasting and Registration Fees				
Cheque-DD- Detail				
Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No:	14660343057			
Payment Date:	03/02/2022			
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.