

## Savaria land documents

- ① Original Sale deed no-1487
- ② Possession Certificate
- ③ Undertaking cum Indemnity
- ④ Certificate copy of Sale deed No-2618
- ⑤ Other chain pending to be provided by Mr. Jam (dece and diligence)



1487  
17/5/2023

## Indian-Non Judicial Stamp Haryana Government



Date : 17/05/2023

Certificate No. G0Q2023E157



Stamp Duty Paid : ₹ 23100000

GRN No. 102681378



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Prakasho Devi Saria

H.No/Floor: 1

Sector/Ward: 0

LandMark: Saria industries 1 industrial area

City/Village: Sirsa

District: Sirsa

State: Haryana

Phone: 98\*\*\*\*\*71

**Buyer / Second Party Detail**

Name: Mvn Infrastructure Projectsllp

H.No/Floor: 14

Sector/Ward: 5

LandMark: Uf mvn athens damdama dhaula road

City/Village: Sohna

District: Gurgaon

State: Haryana

Phone: 78\*\*\*\*\*24

Purpose: Sale Deed

This authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://egrashry.nlg.in>

**SALE DEED**

NATURE OF DOCUMENT	: SALE DEED
VILLAGE NAME	: Harsaru (Hadbast No. 107)
AREA OF LAND SOLD	: 12 Kanal 0 Marla (i.e. 1.5 acres)
TOTAL SALE CONSIDERATION	: Rs. 33,00,00,000/- (THIRTY THREE CRORES)
STAMP DUTY PAYABLE	: Rs. 2,31,00,000/- (@7%)
STAMP CERTIFICATE NO. /DATE	: G0Q2023E157 (DATED 17.5.2023 (GRN NO. 102681378)
REGISTRATION & PASTING FEE	: Rs. 50010/-.
GRN NO. /DATE	: GRN NO. 102681908 DATED 16.5.2023

For MVN Infrastructure Projects LLP

Authorised Signatory



प्रलेख क्र.:1487

मुद्रण दिनांक 17/05/2023 04:08 PM

पंजीकरण दिनांक:17-05-2023

वसीका संबंधी विवरण		
वसीका का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- हरसरु	गांव/शहर- हरसरु	स्थित- R Zone Com Ind Inst.
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : Harsaru		
धन संबंधी विवरण		
राशि- 330000000 रुपये		कुल स्टाम्प शुल्क- 23100000 रुपये
स्टाम्प नं- G0Q2023E157		स्टाम्प का मूल्य- 23100000 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:102681908	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- P P Jain Adv		सेवा शुल्क- 200
भूमि का विवरण		
कृषि चाही		12 Kanal

वह प्रलेख आज दिनांक 17-05-2023 दिन बुधवार समय 4:08:00 PM बजे श्री/श्रीमती/कुमारी श्रीमती प्रकाशो देवी सरिया पत्नी सत्यनारायण सरिया निवास Sirsa द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता  
श्रीमती प्रकाशो देवी सरिया

प्रकाशो देवी

For MVN Infrastructure Projects LLP

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

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 17-05-2023

श्रीमती प्रकाशो देवी सरिया

प्रकाशो देवी

Authorised

उप/संयुक्त पंजीयन अधिकारी  
(हरसरु)

उपरोक्त केता व श्री/श्रीमती/कुमारी MVN Infrastructure Projects LLP thru Sanjeev Sharma निवासी Harsaru द्वारा प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि केबल तब भरे 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 Manish Yadav पिता M L Yadav निवासी Gurugram व श्री/श्रीमती/कुमारी Rameshwar Sharma पिता Durjen Sharma निवासी Sec 29 Faridabad ने की।

साक्षी सं. 1 को हम जम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 17-05-2023

MANISH YADAV  
S/o Sh. M.L. Yadav  
VPO-Khoh, Manesar  
Gurugram (HR)

उप/संयुक्त पंजीयन अधिकारी  
(हरसरु)



## SALE DEED

THIS SALE DEED is executed on this 17<sup>th</sup> day of May, 2023 at Harsaru, Gurugram, Haryana ("Execution Date")

## BY AND BETWEEN

**Mrs. Prakasho Devi Saria Wife of Shri Satya Narayan Saria**, Resident of Saria Industries, 1 Industrial Area, Sirsa-125055 (Haryana) (Adhar Card Number 412647262068 (PAN Card Number AGZPD6119L) hereinafter referred to as the "**Seller**" (which expression shall, unless repugnant to the context of meaning thereof, be deemed to mean and include her legal heirs, successors, administrators, executors and claimants through her etc.), the party of **FIRST PART**.

## AND

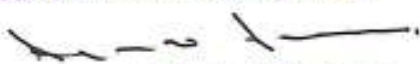
**M/s MVN Infrastructure Projects LLP**, registered under provisions of the Limited Liability Partnership Act, 2008, having LLP Identification no. ACA-4678 and PAN ABWFM8415E having its registered office at UF 14 MVN Athens, Damdama Dhaura Road, Sector 5, Sohna-122103, District Gurgaon, Haryana represented by its authorized signatory, Sanjeev Sharma (Aadhaar no. 951657436693), duly authorized by resolution dated 05.05.2023, hereinafter referred to as the "**Buyer**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest and permitted assigns), party of **SECOND PART**.

The Seller and the Buyer are hereinafter collectively referred to as '**Parties**' and individually referred to as '**Party**'.

## WHEREAS:

- (A) The Seller is the recorded sole, absolute and lawful owner in possession having all rights, title and interests and is seized and in lawful physical possession of and is sufficiently and legally entitled to the freehold land ad-measuring 12 kanal 00 Marla (i.e. 1.5 acres), falling in Rectangle number 39 Killa Number 9/2 (4-0) and 10(8-0) falling in khewat number 10/10 min Khatauni 10 situated in the revenue estate of Village Harsaru, Hadbast No. 107, Tehsil Harsaru and District Gurugram, Haryana (hereinafter referred to as the "**Scheduled Land**"), as per Fard Jamabandi of the Year 2020-21 read with Mutation No. 3385 and the sale deed registered as document number 2618 dated 29.4.2008 in the office of Sub Registrar Gurgaon, description of Scheduled Land is more particularly represented and described in **Schedule 1 (Description of Scheduled Land)** to this Sale Deed.

For MVN Infrastructure Projects LLP



Authorised Signatory



Reg. No.

Reg. Year

Book No.

1487

2023-2024

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- श्रीमती प्रकाशो देवी सरिया प्रकाशो देवी

क्रेता :- thru Sanjeev Sharma OTHERMNVN Infrastructure Projects LLP

गवाह 1 :- Manish Yadav

गवाह 2 :- Rameshwar Sharma

प्रमाण पत्र

Authorised Signatory



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1487 आज दिनांक 17-05-2023 को बही नं 1 जिल्द नं 63 के पृष्ठ नं 111.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1303 के पृष्ठ संख्या 18 से 19 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 17-05-2023

उप/संयुक्त पंजीयन अधिकारी (हरसरू)



(B) The absolute ownership and possession of the Scheduled Land has been acquired by the Seller in the following manner:

- (i) That Smt Jaggo Devi widow of Ram Parshad sold the scheduled land to shri Jhangi Ram son of Shri Kotu Ram by way of sale deed number 13215 dated 27.01.2003 registered in the office Sub Registrar and mutation number 2928.
- (ii) That Shri Jhangi Ram son of Kotu Ram further sold the Scheduled Land to Smt. Parkasho Devi Saria wife of Shri Satya Narayan Saria vide sale deed registered as document number 2618 dated 29.4.2008 and the mutation number 3385 as reflected in the JB of the year 2010-11.

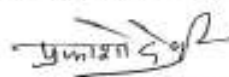
This is how the Seller, has become the absolute owner in possession of the Scheduled Land and is continuing her ownership and possession with all rights there in the Scheduled Land without any let and hinderance.

- (C) That the Buyer has approached the Seller to purchase (12Kanal- 0Marla) the Scheduled Land from the Seller for any purposes permitted under the applicable rules and regulations on the Scheduled Land falling in Mustil No. 39, Killa No. 9/2 (4Kanal -0Marla) and killa No. 10 (8Kanal- 0Marla)
- (D) That the Seller has represented, assured and promised to the Buyer that the Scheduled Land is free from charges, mortgages, liens, encumbrances, legal defects, third party rights, litigations, injunctions, attachments, acquisition and requisition, gifts, minor's share, stay orders, attachments, decrees, ceilings and surplus land, disputes of any type and/or any third party claims etc. and the Seller is fully competent to sell the Scheduled Land to anyone without any objection and/or permission of any person, in her sole ownership capacity.
- (E) That the Seller has, for good and adequate sale consideration, agreed to convey, sell, transfer and assign the Scheduled Land with possession to the Buyer, together with all the liberties, easements, privileges, rights, title, interests, existing tress, structures, and claims therein, advantages and appurtenances attached therewith for undertaking any activities permitted under the applicable rules, regulations, on the Scheduled Land and the Buyer has upon the aforesaid representations, assurances and promises of the Seller, agreed to purchase the uninterrupted, unencumbered, exclusive and unfettered rights, title and interests along with all rights in the standing trees, structures etc., if any, in the Scheduled Land, for a lump-sum total sale consideration of Rs 33,00,00,000/-/- (Rupees thirty three crores only) for the Scheduled Land.
- (F) That the Buyer, upon the aforesaid representations, assurances and promises of the Seller, has now agreed to execute this Sale Deed, recording the absolute transfer and sale of the Scheduled Land by the Seller to the Buyer on the terms and conditions hereinafter contained.

For MVN Infrastructure Projects LLP



Authorised Signatory





**NOW, THEREFORE,** in consideration of the mutual covenants, terms and conditions and understandings set forth in this Sale Deed and other good and valuable consideration (the receipt and adequacy of which is hereby mutually acknowledged), the Parties hereby agree as follows:

1. In consideration of the Buyer paying the Sale Consideration (*as hereinafter defined*) to the Seller in accordance with Clause 2 below, the Seller hereby irrevocably, absolutely and forever grants, conveys, transfers, sells and assigns the absolute and complete ownership in the Scheduled Land to and in favour of the Buyer together with all rights, title, interests, liberties, easements, privileges, passage, advantages, standing trees, constructions, connections, if any and all appurtenances attached therewith, free from and clear of any sort of charges, liens, mortgages, encumbrance and legal defects etc. whatsoever.
2. The total sale consideration of Rs. 33,00,00,000/- (Rupees Thirty three Crores only) ("**Sale Consideration**") has been fixed and agreed upon by and between the Parties hereto in respect of the sale of the Scheduled Land.
3. The Buyer has paid entire Sale Consideration of Rs. 33,00,00,000/- (Rupees Thirty three Crores only) after deduction of an amount of 1% tax at source under section 194 IA of Income Tax Act, 1961, to the Seller in the following manner:

Amount paid to seller in Rs.	RTGS details and bank	dated	To Bank account of Seller
4,50,00,000/-	305173732337	17/05/2023	HDFC A/c 50100444833836
4,50,00,000/-	305173732338	17/05/2023	HDFC A/c 50100444833836
4,50,00,000/-	305173732339	17/05/2023	HDFC A/c 50100444833836
3,50,00,000/-	305173714492	17/05/2023	HDFC A/c 50100444833836
4,50,00,000/-	305173714489	17/05/2023	HDFC A/c 50100444833836
4,50,00,000/-	305173714490	17/05/2023	HDFC A/c 50100444833836
4,50,00,000/-	305173714491	17/05/2023	HDFC A/c 50100444833836
1,96,00,000/-	305173732340	17/05/2023	HDFC A/c 50100444833836
21,00,000/-	305174124552	17/05/2023	HDFC A/c 50100444833836

For MVN Infrastructure Projects LLP  
Authorised Signatory

For MVN Infrastructure Projects LLP

Authorised Signatory





Rs 33,00,000/-	TDS @1%	Deposited on against the PAN of the Seller- AGZPD6119L	
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4. The Seller hereby admits, acknowledges and re-iterates to have received from the Buyer the entire sale consideration against the sale of the Scheduled Land to the Buyer and the Buyer is absolutely and fully discharged of its liability and no amount and/or consideration of any nature/on any account whatsoever remains pending to be payable by the Buyer to the Seller in consideration of the sale of the Scheduled Land.
5. Pursuant to receipt of full and final payment of Sale Consideration as above, the actual, peaceful, vacant and physical possession of the Scheduled Land along with all rights, interests, trees, crops, structures, passages, easements and all other rights of any type appurtenants thereto has been handed over by the Seller to the Buyer on the site. Now the Seller covenants, agrees, declares and admits that the Buyer now, shall, in accordance with the terms of this Deed, shall fully hold, enjoy, occupy and possess the Scheduled Land forever as its sole and absolute owner to the complete exclusion of the Seller and/or any person/entity/company/legal heirs/ successors acting and claiming for and/or through and/or under the Seller herein without any interruption, hindrance or let of any kind whatsoever that may.
6. The Seller hereby makes the following warranties to the Buyer:
  - (a) The Seller is the sole and absolute owner of, and has clear and marketable title to the Scheduled Land, with unencumbered, unrestricted and uninhibited right of alienation/sale/transfer and no injunction order, stay order, notice for acquisition or requisition, or order of attachment has been issued or passed by any Governmental authority/department in respect of the Scheduled Land and there is no impediment on the Seller to convey/sell the Scheduled Land to the Buyer;
  - (b) The Seller has neither entered into any agreement to sell with any third party/ies in respect of the Scheduled Land, nor has accepted any advance/part consideration in respect of the Scheduled Land from any third party;
  - (c) There are no legal, quasi legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, attachments, actions or governmental investigations by any department, litigations, proceedings about ceiling and surplus land, arbitration, garnishee, insolvency etc. pending and/or decided in respect of Scheduled Land before or by any court, commission, tribunal, arbitrator or Government authority.

For MVN Infrastructure Projects LLP



Authorised Signatory







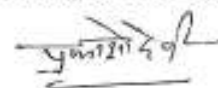


- (d) Upon execution and registration of this Sale Deed, all easementary rights, passage, benefits, privileges, right, title, interests and claim therein, together with all liberties, advantages and appurtenances attached to the Scheduled Land, would stand absolutely transferred/sold/conveyed to the Buyer forever from the Execution Date;
  - (e) The Buyer shall on the basis of this sale deed alone, have an absolute right to get the Scheduled Land mutated in its name in the records of various competent government/ local authorities without any objection from the Seller.
  - (f) Consequent to execution of this Sale Deed, the Buyer, shall have an unfettered right of access to the Scheduled Land along with ingress and egress rights, without any hindrance of any kind from the Seller and/or any other person/legal heirs, successors etc. acting for and on behalf of /for or in trust or claiming through Seller in any manner whatsoever;
  - (g) The Seller promises and agrees that all the dues, cess, penalties, electricity charges, taxes, property tax, ground charges, stamp duty on previous transactions and any other taxes etc. levied by any governmental authority, local authority and/or any civic authorities/agencies or industrial associations in respect of the Scheduled Land till the Execution Date, have been duly paid and deposited by the Seller and if any demand for payments of afore mentioned charges/taxes/cess including any penalty, interest etc. is raised by any of the concerned authorities, departments and/or persons in respect of the period prior to the Execution Date, the same will be paid and borne by the Seller along with any penalty and interest as may be levied by the concerned authority(ies) failing which the Buyer shall have a right to recover the same from the Seller at her cost and consequences thereof.
  - (h) The contents of the recital herein above shall be treated to be part of this warranty.
7. If the whole or any portion of the Scheduled Land and/or its any portion is ever threatened or taken away and/or goes out from the ownership and possession of the Buyer on account of any (i) defect in the ownership, possession and title of the Seller and/ or (ii) encumbrance, mortgage, minor's share, gift, partition, HUF property, any pending/decided dispute, court decree, stay, attachment, third party claims etc. existing thereon on or after or prior to Execution Date of this sale deed, then the Seller hereby undertakes and agrees to step in and resolve the issue at its own costs as and when called upon by the Buyer and if such issue(s) is not resolved within a reasonable time then the Seller hereby agrees and promises that the Seller shall indemnify and keep indemnified the Buyer for all losses including the Sale Consideration with applicable interest, which are to be paid by the Seller to the Buyer. The Buyer shall, in case of any such dispute shall have all rights to defend at

For MVN Infrastructure Projects LLP



Authorised Signatory







the costs and consequences of the Seller to which the Seller shall always render her complete assistance without any objection.

8. That the Seller has not done either in the past or in the present that could vitiate and jeopardise her title and possession on the Scheduled Land. The legal heirs and successors shall be bound by this sale deed forever.
9. The stamp duty and registration fee etc. on the execution and registration of this sale deed been borne and paid by the Buyer only.
10. The Seller has executed and registered this Sale Deed without any pressure, duress, influence, coercion, threat etc. from any side and the Scheduled Land is being sold to the Buyer by the Seller only due to her bonafide family needs. The Seller has signed, executed and registered this sale deed after fully understanding the contents thereof.

#### SCHEDULE 1

##### Description of Scheduled Land

Land admeasuring 12 Kanal 00 Marla (or 1.5 acres) situated in the revenue estate of village Harsaru, Tehsil Harsaru, Hadbast 107, District Gurugram, Haryana:

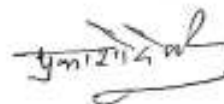
Sr. No.	Khewat/ Khatuni no.	Khatauni number	Rect. No.	Killa No.	Kanal	Marla	Total area in Kanal Marla	Seller's Share
1.	10/10min (As per JB 2020-21)	10	39	9/2	4	0	4-0	Full
2.	Do	Do	39	10	8	0	8-0	Full
							Total 12 kanal 0 marla	

IN WITNESS WHEREOF both the Parties have signed this Sale Deed at the place, day, month and year first above written in the presence of the following witnesses:

For MVN Infrastructure Projects LLP




Authorised Signatory








1. Witness   
Name: ..... VPO-Khoh, Mahesar  
Father's Name: Gurugram (HR)  
Aadhaar No.  
Address:

  
Seller




2. Witness   
Name: ..... RAMESHWAR SHARMA  
Father's Name: SH. DURJAN SHARMA  
Aadhaar No. 481, SECTOR-29, FARIDABAD.  
Address: 305212540326

For MVN Infrastructure Projects LLP

  
Authorised Signatory

Buyer

through authorized representative

Drafted by  
  
I. B. Jain Adv.

10/10/2019  
10/10/2019  
10/10/2019





### POSSESSION CERTIFICATE

Mrs. Prakasho Devi Saria Wife of Shri Satya Narayan Saria (also daughter of Shri Manohar Lal Bansal), Resident of Saria Industries, 1 Industrial Area, Sirsa-125055 (Haryana) (Adhar Card Number 412647262068 (PAN Card Number AGZPD6119L) hereinafter referred to as the "Seller" (which expression shall, unless repugnant to the context of meaning thereof, be deemed to mean and include her legal heirs, successors, administrators, executors and claimants through her etc.), do hereby state, re-iterate, declare and undertake that METL has absolutely sold the **Land measuring 12 Kanal 00 marla (1.5 acres)** situated in the revenue estate of Village Harsaru Tehsil Harsaru, District Gurugram, Haryana (said Land details of which are given in the Schedule below) to M/s **M/s MVN Infrastructure Projects LLP**, registered under provisions of the Limited Liability Partnership Act, 2008, having LLP Identification no. ACA-4678 and PAN ABWFM8415E having its registered office at UF 14 MVN Athens, Damdama Dhaura Road, Sector 5, Sohna-122103, District Gurgaon, Haryana represented by its authorized signatory, Sanjeev Sharma (Aadhaar no. 951657436693), duly authorized by resolution dated 05.05.2023, hereinafter referred to as the "Buyer" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest and permitted assigns), and the actual and physical possession of the said Land has, pursuant to absolute sale in favour of Buyer, been handed over on 17.5.2023 at site/spot to the Buyer and the Buyer has taken the actual physical possession of the said Land on the site/spot, with all rights and each and every right and thing attached thereto and/or trees, crops, structures etc. standing thereon and as such the Buyer has become the absolute owner with possession of the said Land for forever with all the rights, title, interests, easements, passages, paths, standing structures, fencing, trees, water canals, tube-wells, securitles, all connections, amenities and facilities thereon etc. and each and every thing appurtenant thereto.

This possession letter/certificate is executed by the Parties in presence of the following witnesses on this 17<sup>th</sup> day of May, 2023.

#### SCHEDULE OF SAID LAND

Land measuring **12 kanal 00 marla (1.5 acres)** situated in the revenue estate of village Harsaru, Tehsil Harsaru, District Gurugram, Haryana:

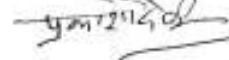
<i>Khewat and Khatoni Number as per JB 2020-21</i>	<i>Mustil Number</i>	<i>Khasra number with area in bracket in kanal – marla</i>
10/10 min khatauni 10	39	9/2(4-0)
	39	10(8-0)

Total khasra numbers 2 (two only) total area 12 kanal 0 marla

#### WITNESSES:

1.   
 2. 

Possession handed over by Seller to Buyer:

SELLER 

Possession taken Over:

BUYER (with stamp)

For MVN Infrastructure Projects LLP

  
 Authorised Signatory



Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 17/05/2023

Certificate No. G0Q2023E2603



Stamp Duty Paid : ₹ 101

GRN No. 102731056



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Prakasho Devi Saria

H.No/Floor : 1

Sector/Ward : 1

LandMark : Saria industries industrial area

City/Village : Sirsa

District : Sirsa

State : Haryana

Phone: 97\*\*\*\*\*28



**Buyer / Second Party Detail**

Name : Mvn Infrastructure Pvt Ltd

H.No/Floor : 14

Sector/Ward : 5

LandMark : Damdama dhaula road

City/Village : Sohna

District : Gurgaon

State : Haryana

Phone : 97\*\*\*\*\*28

Purpose : undertaking cum indemnity

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

**Undertaking cum Indemnity**

Mrs. Prakasho Devi Saria Wife of Shri Satya Narayan Saria (daughter of Manohar Lal Bansal), Resident of Saria Industries, 1 Industrial Area, Sirsa-125055 (Haryana) (Adhar Card Number 412647262068 (PAN Card Number AGZPD6119L) hereinafter referred to as the "Seller/Executrix" do here by solemnly undertake and declare that the sale deed bearing registration number 13215 dated 27.01.2003 whereby land measuring 12 kanal falling in rectangle number 39//9/2(4-0) and 10(8-0) situated in village Harsaru, Tehsil Harsaur District Gurgaon was sold by Smt Jaggo widow of Ram Parshad in favour of Shri Jhangi Ram son of Kotu Ram, is not traceable/available with me and I have not handed over this original sale deed to MVN Infrastructure Projects LLP to whom I have sold this land on 17.5.2023.

I declare and undertake that the aforesaid sale deed has not been used/misused by me in any manner for any transfer, mortgage, charge etc. and I promise and undertake to keep the aforesaid buyer indemnified if any loss is caused to the aforesaid Buyer due to the aforesaid sale

*Prakasho Devi Saria*








deed bearing registration number 13215 dated 27.1.2003. I further undertake to handover this sale deed if the same is traced out with me in future.

In witness whereof I have executed this undertaking cum Indemnity in favour of MVN Infrastructure Projects LLP on 17.05.2023 at Harsaru, Gurgaon (Haryana).

Witness:

1

 *Prakasho Devi Saria*

2

 *pas*



Executrix

(Smt Prakasho Devi Saria)







SD No: → 2618  
Date: → 29-4-8



Attested  
for Sub Registrar  
Gurgaon  
09 MAY 2023





The original sale deed of 2018 dt 29/4/2008 has been retained by the seller (Smt. Braksho Devi Singh) and as there is some other land parcels, & the seller shall intimate & allow its inspection at any time & shall retained in its safe custody without involvement in any transfer/sale/mortgage etc. w.r.e. Killa No. 39/1 9/2 & 10 (Area 12 Kanal) Hanseri, Churugrand.

2618



1. किस्म वसीका	:	बयनामा
2. गांव/शहर का नाम	:	हरसरु
3. रकबा	:	26 कनाल 4 मरला
4. किस्म अराजी	:	चाही
5. मालियति	:	मुब0 1,15,00,000/- रुपये
6. स्टाम्प मालियति	:	मुब0 4,60,000/- रुपये
7. स्टाम्प नं0/तारीख	:	1788/29.04.2008
8. स्टाम्प विक्रेता	:	खजाना गुडगांव
9. शब्द	:	450 लगभग

मनके झांगीराम पुत्र श्री कोटूराम निवासी मकान नं0 757, अर्जुन नगर, गुडगांव, तह0 व जिला गुडगांव का हूँ। जो कि मैं बिस्वेदार अराजी जरई खेवट/खाता नं0 10, मुस्ततील नं0 39 कीला नं0 1(8-0), 9/2(4-0), 10(8-0), व मुस्ततील नं0 40 कीला नं0 7/2(6-4), कित्ता 4 रकबा 26 कनाल 4 मरला सालम, वाका सिवाना मौजा हरसरु, तहसील व जिला गुडगांव का मालिक व काबिज बरूवे बयनामा वसीका नम्बर 13215 दिनांक 27.01.2003 पंजीकृत कार्यालय श्रीमान सब-रजिस्ट्रार साहब गुडगांव से इंतकाल नम्बर 2928 मंजूर शुदा दिनांक 09.05.2003 की रूह से हूँ। जो कि उपरोक्त रकबा ताहाल हर किस्म के भार से पाक व साफ है। इस पर कोई सरकारी या गैर सरकारी भार व कर्जा नहीं है, ना ही उपरोक्त विक्रय अराजी की बाबत कोई मुकदमा किसी भी अदालत में विचाराधीन है, ना ही उपरोक्त अराजी की बाबत मुझ विक्रेता ने आज से पहले किसी दीगर शक्स के साथ कोई इकरारनामा, बय, रहन, पटटा, तबादला, हिब्बा, आदि किया हुआ है, ना ही मुझ विक्रेता ने आज से पहले उपरोक्त विक्रय अराजी की बाबत अपनी हकूक मलकियत

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Sub Registrar  
Gurgaon

09 MAY 2023



प्रलेख नः 2618

दिनांक 29/04/2008

डोड संबंधी विवरण

डोड का नाम SALE OUTSIDE MC AREA

तहसील/सब-तहसील गुडगाँवा

गाँव/शहर हरसरु

स्थित हरसरु

भवन का विवरण

भूमि का विवरण

चाही

3 Acre 2 Kanal 4 Marla

धन संबंधी विवरण

राशि 11,500,000.00 रुपये

स्टाम्प ड्यूटी की राशि 460,000.00 रुपये

रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

Drafted By: H.R. Khatana Adv.

यह प्रलेख आज दिनांक 29/04/2008 दिन मंगलवार समय वजे श्री/श्रीमती/कुमारी Jhangi Ram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Kotu Ram निवासी H.N. 757 Arjun Ngr. Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Jhangi Ram

उप/सर्व्युक्त पंजीयन अधिकारी  
गुडगाँवा

उपरोक्त विवेकात श्री/श्रीमती/कुमारी thru:- Kanwar Bhan ज्ञेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 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 H.R. Khatana पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Yashbir पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Krishan निवासी Sikanderpur Barha Gurgaon ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 29/04/2008

उप/सर्व्युक्त पंजीयन अधिकारी  
गुडगाँवा



अपने कानूनी वारसान के नाम तबदील की है, ना ही सरपलस में है, ना ही उपरोक्त अराजी की बाबत मुझ विक्रेता ने अपने किसी कानूनी वारिसान के नाम कोई कोर्ट डिकी आज से पहले की है। ना ही उपरोक्त अराजी की बाबत मुझ विक्रेता ने अपने कानूनी वारसान व अन्य किसी दीगर शक्स को मुखत्यारे आम व खास मुन्तकिल करने हेतु नियुक्त किया है, यानि उपरोक्त विक्रय अराजी ताहाल हर प्रकार के बार से पाक व साफ है। अब मुझ विक्रेता को बराये तरक्की दीगर जायदाद वगैरा रूपयो की जरूरत है इसलिए आज अपने ठीक होश व हवास में बगैर किसी दबाव के अपनी मर्जी व खुशी से अपनी उपरोक्त आराजी रकबा 26 कनाल 4 मरला मय सर्व अधिकार व हकूक दाखिली खारिजी के बदले मुब0 1,15,00,000/-रूपये (एक करोड़ पन्द्रह लाख रुपये केवल) आधे जिनके मुब0 57,50,000/- रुपये होते हैं में बहक : श्रीमति प्रकाशों देवी सरिया पत्नी श्री सत्यनारायण सरिया निवासी सरिया इंडस्ट्री इंडस्ट्रियल एरिया, सिरसा, तह0 व जिला सिरसा को बय व फरोक्त कतई कर दी है। कुल जरे बय मुब0 1,15,00,000/-रूपये (एक करोड़ पन्द्रह लाख रुपये केवल) खरीदारा से नकद रोबरू ग्वाहन वसूल पा लिये है। अब मजकूर खरीदारा के जिम्मे किसी किस्म का कोई लेन देन बाकी नहीं रहा है। कब्जा मौके पर मजकूर खरीदारा को उपरोक्त अराजी रकबा 26 कनाल 4 मरला पर देकर पूर्ण रूप से अपने जैसी मालिका व काबिजा बना दी हैं। खरीदारा मजकूर को अधिकार होगा जिस तरह चाहे इस्तेमाल करे, ख्वाह मुतकिल करे, काश्त करे, नक्शा पास करावे, तामीरात करे, कोई उजर ना होगा। मैं विक्रेता कागजात माल रिकार्ड में मजकूर खरीदारा के नाम दाखिल खारिज दर्ज व मंजूर करा दूंगा। अगर मैं विक्रेता कागजात माल रिकार्ड में मजकूर खरीदारा के नाम दाखिल खारिज दर्ज व मंजूर ना करा पाउं तो मजकूर खरीदारा को हकं हासिल होगा कि हजां दस्तावेज की रूह से कागजात माल रिकार्ड में अपने नाम दाखिल खारिज दर्ज व मंजूर करा लेवे जिसमें मुझ विक्रेता को किसी किस्म का कोई उजर एतराज ना होगा। यह ~~कि~~ <sup>यदि</sup> विक्रय अराजी की बाबत आज से पहले जो भी सरकारी या गैर सरकारी देनदारी होगी उन सबको मैं

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11/5/23

09 MAY 2023



Reg. No.  
2618

Reg. Year  
2008-2009

Book No.  
1



विक्रेता

विक्रेता

Jhangi Ram



क्रेता

क्रेता

thru:- Kanwar Bhan

गवाह 1:- H.R.Khatana

गवाह 2:- Yashbir



गवाह

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,618 आज दिनांक 29/04/2008 को वही न: 1 जिल्द न: 9,753 के पृष्ठ न: 140 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त वही सख्या 1 जिल्द न: 832 के पृष्ठ सख्या 52 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 29/04/2008

उप/संयुक्त पंजीयन अधिकारी  
गुडगावा



विक्रेता चुकता करने का पाबन्द रहूंगा। आज के बाद जो भी सरकारी गैर सरकारी देनदारी होगी उन सबको खरीदारा स्वयं चुकता करने की पाबंद रहेगी। आगे भविष्य में रकबा मजकूरा बाला या इसका कोई हिस्सा किसी नुकस कानूनी या मलकियत के सवाल पर कब्जा खरीदारा से निकल जावेगा तो मैं विक्रेता वापसी कुल जरे बय मय हरजा वा खरचा मय लागत का जिम्मेवार रहूंगा। आज के बाद मुझ विक्रेता का आराजी मुबईया से कोई ताल्लुक व वास्ता किसी किस्म का नहीं रहा है। मैं विक्रेता व मेरे वारिसान इस तहरीर के पाबन्द रहेंगे। तमाम रजिस्टरी खर्चा यानि स्टाम्प ड्यूटी व रजिस्ट्रेशन फीस इत्यादि खर्चा मजकूर खरीदारा ने अपनी तरफ से किया है। अतः यह बयनामा खूब सोच समझ कर, पढ़वा कर, सुनकर हाजिरी गवाहन लिख दिया कि सनद रहे ताकि आगे भविष्य में बावक्त जरूरत काम आवे।

तहरीर तारीख :



Hem Ram Khatana  
Advocate  
Distt. Courts, Gurgaon

बाया  
झांगीराम

११/६/२३

खरीदारा श्री १०८  
१०८ वल मय

चक्र मय

गवाह 1:



Hem Ram Khatana  
Advocate  
Distt. Courts, Gurgaon

गवाह २:  
पशुपति च. श्री १०८  
श्री १०८ वल मय  
१०८ वल मय

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Notary  
Sub Registrar  
Gurgaon

09 MAY 2023

सीका नं० 2618 सीका नं० 1  
पिल नं० 10574 76-77  
क्रमांक 874 135  
दिनांक 29-4-08  
स्थान

संयुक्त सचिव रजिस्ट्रार  
गुड़गाँव

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