

# STATE BANK OF INDIA

Sl. No. 690049

GSR / 002

## RECEIPT

महरोली रोड, गुड़गाँव (01565)  
Mehrauli Road, Gurgaon

STATE BANK OF INDIA

Branch

Code No.

1578  
20476

Received a sum of ₹16,00,000/-

(Rupees Sixteen Lac only)

only)

from Smt. / Shri Bimlesh Dalal

s/o, d/o, w/o J P Dalal

residing at Gurgaon

for credit to Government of Haryana

account towards Stamp Duty.

Date :

16 APR 2016

Place :

GURGAON

(Signatures of Authorised Officer)

## SALE DEED

1578

Land Area	:	16 Kanal (2 acres)
Village	:	Dhankot, Tehsil & District - Gurgaon, Haryana
Land Use	:	Agricultural
Consideration	:	Rs. 3,20,00,000/-
Stamp Duty	:	Rs. 16,00,000/-
Stamp no. & date	:	690049/16-04-2016
Issued By	:	SBI MG Road Gurgaon

For Gyaneshwar Realtors LLP

Designated Partner/Auth. Signatory



This SALE DEED  
by M/s  
Realtor  
Firm

डीड संबंधी विवरण		
डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील गुडगांव	गांव/शहर धनकोट	स्थित धनकोट
भवन का विवरण		
भूमि का विवरण		
चाही	2 Acre	
धन संबंधी विवरण		
राशि 32,000,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 1,600,000.00 रुपये	
स्टाम्प न. 690049	स्टाम्प की राशि 1,600,000.00 रुपये	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: सी.एल. अरोडा अधिवक्ता

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 20/04/2016 दिन बुधवार समय 1:09:00PM बजे श्री/श्रीमती/कुमारी ग्यानेश्वर रियल टोर्स प्रा. लि.एन-49, फर्स्ट फ्लोर कनॉट प्लेस नई दिल्ली द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी  
गुडगांव

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामिण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अन्तर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ती प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामिण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अन्तर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ती प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक

उप / संयुक्त पंजीयन अधिकारी  
गुडगांव

श्री ग्यानेश्वर रियल टोर्स प्रा. लि.एन-49, फर्स्ट फ्लोर कनॉट प्लेस नई दिल्ली thru धरवेन्द्रा कुमार(OTHER)

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी बिमलेश दलाल क्रेता होजिर 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 सी.एल. अरोडा पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी अधिवक्ता गुडगांव व श्री/श्रीमती/कुमारी एस.सी. अरोडा पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी अधिवक्ता गुडगांव ने की।

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

दिनांक 20/04/2016

उप/संयुक्त पंजीयन अधिकारी  
गुडगांव

यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

उप / संयुक्त पंजीयन अधिकारी  
गुडगांव



20/6

This **SALE DEED** is made & executed at Gurgaon on this 18<sup>th</sup> day of April 2016 by **M/s Gyaneshwar Realtors LLP ( Formally known as M/s Gyaneshwar Realtors Private Limited) [PAN-AAMFG9697H]**, a Limited Liability Partnership Firm, registered under the provisions of the Limited Liability Partnership Act, 2008, having it's registered office at LGF-10, Vasant Square Mall, Plot- A, Sector-B, Pocket- V, Community Centre, Vasant Kunj, New Delhi – 110070, through its authorized signatory **Mr. Dharvendra Kumar**, duly authorized vide resolution passed in the meeting of the designated partners dated 18-04-2016; hereinafter referred to as "**VENDOR**" (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include its successors-in-interests, authorized representatives, executors, administrators and permitted assigns) of the **First PART**.

**in favour of**

**Smt. Bimlesh Dalal**, wife of Sh. J.P. Dalal, resident of # 1809, Sector-17-A, Gurgaon, Haryana-122001, hereinafter referred to as the "**VENDEE**" (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include its successors-in-interests, executors, administrators and permitted assigns) of the **SECOND PART**.

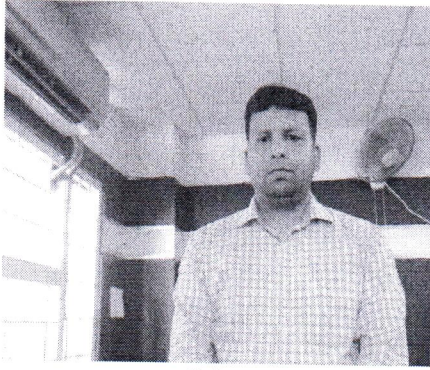
**WHEREAS:**

- A. The Vendor is the absolute owner in peaceful possession and enjoyment of all that piece and parcel of agricultural lands measuring **16 Kanal, equivalent 2 acres** comprised in Khewat no. 19/15 min, 16 min, Khataoni no. 22, Mustatil no. 78, Killa no. 5 (8-0), Mustatil no. 58, Killa no. 25 (8-0); situated in the Revenue Estate of Village Dhankot, Tehsil & District – Gurgaon, Haryana; more fully described in Schedule-A, as per jamabandi for the year 2005-06 (hereinafter referred to as the "**said Land**").
- B. The VENDOR for bona-fide need of funds to meet their necessities has agreed to sale the said Land to the VENDEE for a total sale consideration of Rs. 3,20,00,000 /- (Rupees Three Crore Twenty Lakhs only).
- C. The VENDOR represents and assures as under:
  - I. That the VENDOR is the absolute owner in peaceful physical possession and enjoyment of the Said Land and they have got absolute and valid right, title and interest over the Said Land;
  - II. That the VENDOR's title to the Said Land is good, marketable and subsisting and that no one else has any right, title, interest or share therein and Said Land is free from any encumbrance(s) and claim(s).

For Gyaneshwar Realtors LLP

  
Designated Partner/Auth. Signatory

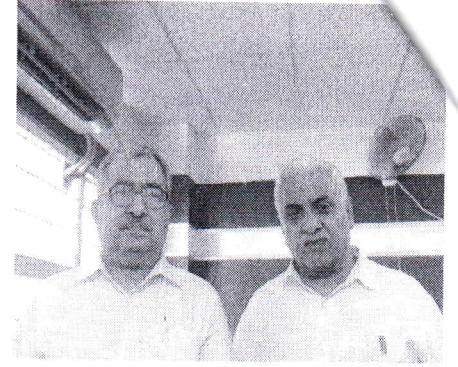




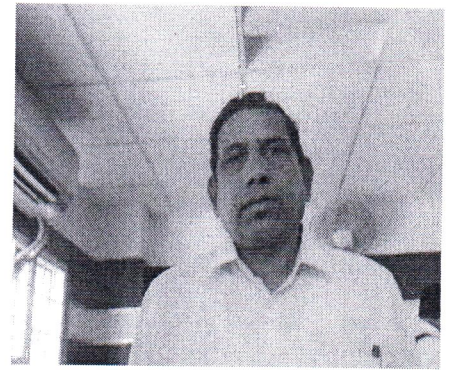
विक्रेता




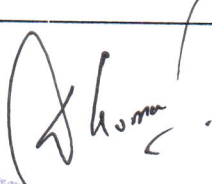






क्रेता



गवाह



उप / सयुक्त पंजीयन अधिकारी

विक्रेता	धरवेन्द्रा कुमार		
क्रेता	बिमलेश दलाल		
गवाह	सी.एल. अरोडा		
गवाह	एस.सी. अरोडा		



**NOW THEREFORE THIS INDENTURE OF SALE WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

1. The VENDOR doth hereby sell, grant, convey, transfer the absolute ownership rights /title/interest in all that piece and parcel of agricultural lands measuring **16 Kanal, equivalent 2 acres** comprised in Khewat no. 19/15 min, 16 min, Khataoni no. 22, Mustatil no. 78, Killa no. 5 (8-0), Mustatil no. 58, Killa no. 25 (8-0); situated in the Revenue Estate of Village **Dhankot**, Tehsil & District – Gurgaon, Haryana; as per the jamabandi for the year 2005-06 (hereinafter referred to as the **said Land**), more particularly described in Schedule-A hereunder for a total **sale consideration of Rs. 3,20,00,000/- (Rupees Three Crore Twenty Lakhs only)** in favour of the Vendee together with all rights, interest, easements whatsoever attached or deemed to be attached with the said Land and to HAVE and to HOLD the same forever as its absolute owner.
2. The Vendee has paid the said sale consideration of Rs. 3,20,00,000/- (Rupees Three Crore twenty lakhs only) to the VENDOR in the following manner:

S.no.	Cheque number	Date	Bank	Amount
1	470770	18/04/2016	Oriental Bank of Commerce	29,70,000/-
2	470771	18/08/2016		71,77,500/-
3	470772	18/09/2016		71,77,500/-
4	470773	18/10/2016		71,77,500/-
5	470774	18/10/2016		71,77,500/-
6	Adjusted against TDS to be deposited on behalf of Vendor			3,20,000/-
TOTAL				3,20,00,000/-

The Vendor acknowledges the receipts of aforesaid sale consideration. The Vendor hereby explicitly admit and declare that having received the aforesaid sale consideration as full and final payment and nothing is left due from the Vendee to the Vendor against the sale consideration for the sale / purchase of the said Land, as the aforesaid consideration represents the full and final consideration for the transaction.

For Gyaneshwar Realtors LLP

Designated Partner/Auth. Signatory

Reg. No. Reg. Year Book No.

1,578


2016-2017

1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1,578 आज दिनांक 20/04/2016 को बही न: 1 जिल्द न: 13,112 के पृष्ठ न: 191 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 4,239 के पृष्ठ सख्या 22 से 24 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 20/04/2016

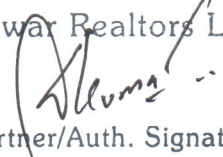
  
उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा





3. Vendor are now left with no right, interest, claim or concern of any nature in the said Land and the Vendee has become the absolute owner of the said Land, with full right to use enjoy the said Land as absolute owner as they deem fits, for any purpose(s) without any objection/hindrance by the Vendor or any other person claiming through or under the Vendor.
4. Vendor hereby covenants that they have not created any encumbrances whatsoever over the Said Land nor the Vendor have done any acts or deeds, which may affect the Said Land or the Vendor's title thereto. Vendor hereby further assures the Vendee that there are no claims over the Said Land and that there are no orders of attachment, orders restricting, restraining or prohibiting the conveyance of the said Land in favour of the VENDEE.
5. Vendor has handed over the physical vacant possession of the Said Land to the Vendee to have, hold and enjoys the same forever and the Vendee has taken over the physical vacant possession of the Said Land.
6. Vendor assures the Vendee that the Said Land is free from litigation(s), and that no suit, litigations, actions, disputes is pending before any courts or Authorities for the said Land. Vendor hereby further assures the Vendee that they have not made any gift of any kind in favour of any person/s in respect of the Said Land and that no others except the Vendor has any right, title or interest whatsoever over the Said Land.
7. Vendor hereby covenants with the Vendee that he has not entered into any agreement of sale with any others for conveyance of the Said Land and that he will not hereafter enter in to any agreement(s)/arrangement(s) for sale Or Sale deed for the Said Land and/or shall not act in any manner detrimental to the interest of the Vendee as they have transferred their rights, title, interred over the Said Land to the Vendee by executing by this Sale Deed.
8. Vendor hereby represents to the Vendee that they have paid all taxes, cess and other statutory charges and other outgoings in respect of the Said Land till the date of this sale deed. In case any statutory claims / taxes / payments are imposed against the Vendee for the period prior to the execution of the sale deed, the Vendor agrees to and indemnify the Vendee for such payments along with any penalty etc.
9. Vendor hereby undertakes to and doth hereby indemnify and shall continue to hold indemnified and harmless the Vendee against all or any claims, disputes, proceedings, actions demands whatsoever, in respect of all or any matter relating to the Said Land and Vendor's right title and interest there to and there upon at all times hereafter. In the

For Gyaneshwar Realtors LLP

  
Designated Partner/Auth. Signatory

event of any expense on account of any such claims the Vendor hereby undertakes to make good the same and further the Vendor fully assure the Vendee that he will defend, resist all such actions, disputes, proceedings, suits, whatsoever at their cost and assures to make out clear title to the Vendee.

10. Costs of stamp duty, registration fee of the Sale Deed and other incidental expenses for conveyance of the Said Land shall be borne by the Vendee.

**IN WITNESS WHEREOF** the both the Parties have set their respective hands & seals and executed this **SALE DEED** on this the 18<sup>th</sup> day of APRIL 2016, in the presence of following witnesses.

**Self-Drafted**

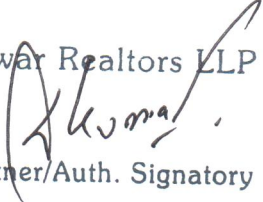
Drafted at sl. No. 1888  
C. L. ARORA  
Advocate  
Distt. Courts, Gurgaon  
20/4/16

**WITNESSES:**

1.

  
C.L. ARORA  
Advocate  
Distt. Courts, Gurgaon

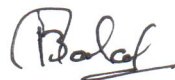
For Gyaneshwar Realtors LLP

  
Designated Partner/Auth. Signatory

M/s Gyaneshwar Realtors LLP,  
Through Mr. Dharvendra Kumar,  
authorized signatory (Vendor)

2.

  
S.C. ARORA  
Advocate  
Civil Courts, Gurgaon

  
Smt. Bimlesh Dalal  
(Vendee)



### Schedule A

All that piece & parcel of the agricultural lands measuring **16 Kanal, equivalent 2 acres** comprised in Khewat no. 19/15 min, 16 min, Khataoni no. 22, Mustatil no. 78, Killa no. 5 (8-0), Mustatil no. 58, Killa no. 25 (8-0); situated in the Revenue Estate of Village Dhankot, Tehsil & District – Gurgaon, Haryana; more fully described in Schedule-A, as per jamabandi for the year 2005-06.

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For Gyaneshwar Realtors/LLP

Designated Partner/Auth. Signatory