

दिनांक 14/07/2011

व श्री/श्रीमती/कुमारी बाजू Gill पुत्र/पुत्री/पत्नी
जन्मदिनांक : १ फेब्रुअरी १९८०

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ਪੰਨਾ 12 ਨਿਯਮਿਤ ਪਾਠ

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OF

C-5b, Friends Colony

१४/०७/२०११

५५

श्री राधु ए. जे. नाशिका

39 / संयुक्त प्रयोग अभिकारी
प्रमाणित

श्री रामचन्द्रः

श्री रामाय २

Dr. Ranbir S. Janti, Natasha Sahani

संक्षेप: 1 को हम गारुड/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 को प्रवेश कराता है।

कृषि विभाग, जिला अफवा/कुमायूँ Hamam Singh त्रिवेदी GH-11/4A Gurg
 कोशिका नं: 1 को दृग नमस्तर/अभिषेकाला के कथ में जानने है तथा वर संप्रति न:2 को परवान क

संक्षेप: 1 को हम गारुड/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 को प्रवेश कराता है।

कृषि नं: 1 को हम गुरगोन/अभिवर्तन के रूप में जानते हैं तथा वह माथी नं:2 को घेराने वाला है।

101

भारत

10372

Sl. No.

GSR / 001 : 353228



RECEIPT

STATE BANK OF INDIA

Mehrauli Road, Gurgaon (1555)

Branch

Code No.

Received a sum of Rs. 10,20,000/-

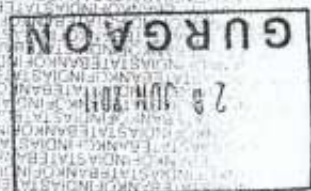
(Rupees Ten Lac Twenty Thousand only)

from Smt / Shri Karan Mann
s/o, d/o, w/o Arun Mann etc

residing at
Karnal DATE BANK OF INDIA for credit to Government of Haryana
account towards Stamp Duty.



(Signatures of Authorised Officer)



Sale Deed



PROPERTY No.
TYPE OF PROPERTY
VILLAGE/CITY NAME
SEGMENT/BLOCK NAME
UNITS LAND
SUPER AREA
TRANSACTION VALUE
STAMP DUTY
STAMP NO. /DATE
ISSUED BY

: GH-III / PH-A
: APARTMENT & PARKINGS
: GURGAON ONE
: GARDEN HEIGHTS - III
: N/A
: 4152 Sq. Ft.
: Rs. 1,70,00,000/-
: Rs. 10,20,000/-
: GSR/001-353228/20-6-2011
: SBI, GURGAON

Maharaja bhaur
Loken No. 11517
Page 1



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WHEREAS the above said Vendor is owner in possession of Apartment No. GH-III-PH-A on 15th & 16th Floor admeasuring 4152 Sq. Ft. along with reserved Car Parking Space No(s). 34(UB) & 35(UB) in the multi storied building / Tower No. Garden Heights along with proportionate, undivided and indivisible right of land underneath the building in which the said Apartment is constructed and situated in the Group Housing Colony with in the Revenue estate of Village Malaberna, now known as "GURGAON ONE" Sector 22, Gurgaon Teh. & Distt. Gurgaon, Haryana purchased from M/s Mansarovar Builders Pvt. Ltd. having its office at 48/11, Malcha Marg, New Delhi by way of Sale Deed Vaska No. 8879 dated 24-8-2009 registered in the office of Sub Registrar, Gurgaon (hereinafter called the PROPERTY).

(1) Sh. Karan Mann son of Sh. Arun Mann (2) Smt. Pannam Mann wife of Sh. Arun Mann both residents of Mann Farms, Opp. Karnal Motors, GT Road, Karnal, Haryana, hereinafter collectively called the VENDEE which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the OTHER PART:

IN FAVOUR OF

THIS SALE DEED IS MADE AT GURGAON ON THIS 14th DAY OF July 2011 by Sh. Ranbir Sahani son of Sh. D.S. Sahani and Smt. Natasha Sahani wife of Sh. Ranbir Sahani both residents of C-56, Friends Colony (East), New Delhi 110065 hereinafter collectively called the VENDOR which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the ONE PART:

Sale deed for a sum of Rs. 1,70,00,000/-
Stamp Duty Rs. 10,20,000/-



पिंपरी तालुका राजपूर जिल्हा



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AND WHEREAS the Vendor herein due to some bonafide needs and commitments decided to sell the above said property 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 VENDOR has agreed to sell above said PROPERTY and the VENDEE has agreed to purchase the same for a sum of Rs. 1,70,00,000/- (Rupees One Crore seventy lacs only) which is paid by the VENDEE to the VENDOR as the cost of the above said PROPERTY as under :-

Amount (Rs.)	Ch/D/PO No.	Date	Drawn on
5,00,000/-	543242	21-5-2011	HSBC, Mumbai
40,00,000/-	543244	22-5-2011	HSBC, Mumbai
1,25,00,000/-	150956	14-7-2011	HSBC.

2. That the VENDOR being of sound mind by free WILL without any pressure do herein grants, conveys and transfer all their rights, titles and interests in the said Apartment No. GH-III-PH-A on 15th & 16th Floor admeasuring 4152 Sq. Ft. along with reserved Car Parking Space No(s). 34(UB) & 35(UB) in the multi storeyed building/Tower No. Garden Heights along with proportionate, undivided and indivisible right of land underneath the building in which the said Apartment is constructed and situated in the Group Housing Colony with in the Revenue estate of Village Mulahera, now known as "GURGAON ONE" Sector 22, Gurgaon Teh. & Dist. Gurgaon, Haryana unto the VENDEE herein.



Maharaja Jagan

[Signature]

Maharaja Jagan

दिनांक 14/07/2011

भागीदार किया जाता है कि यह प्रत्येक कमांक 10,372 अर्थात् 14/07/2011 को यही नं: 1 जिन नं: 12,963 के
र नं: 1 पर प्रतीकित किया गया तथा इसको एक प्रति प्रतीकित यही सख्या 1 जिन नं: 1,433 के
र सख्या 80 से 82 पर विपकई गयी। यह भी प्रमाणित किया जाता है कि इस दरखास्त को प्रत्येककारी और
यही नं: अपने दरखास्त/प्रमाण अंगुठा पर सापेक्ष किया जायेगा।



उप/संयुक्त प्रतीकन अधिकारी
प्रमाणित

नाम	हस्ताक्षर	अंगुठा
राजेश	Balraj Gill	
राजेश	C.L. Arora	
रमेश	Punam Mann	
रमेश	Karan Mann	
राजेश	Natasha Sahani	
राजेश	Ranbir Sahani	

Handwritten signatures: *Bobdhi*, *Joe*, *Punam*, *Karan Mann*, *Natasha Sahani*, *Ranbir Sahani*

3. That the said PROPERTY transferred herein is free hold and free from all encumbrances, claims, demands, liens, mortgages, decrees, litigations, prior sales, agreement to sell, gift, court attachments, etc.

4. That the actual physical Vacant possession of the said PROPERTY hereby conveyed has been delivered to the VENDEE at the spot who has become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc. and absolute ownership in the said PROPERTY without any hindrance, claims, demands by the VENDOR or their heirs etc.

5. That all the expenses for the Registration, Stamping, Engraving and other incidental charges for this SALE DEED has been borne and paid by the VENDEE.

6. That the taxes, cesses, dues or demands in respect of this PROPERTY has 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.

7. That all the previous documents concerning this PROPERTY has been handed over by the VENDOR to the VENDEE in original.

8. That the VENDEE hereby further agrees to bear any additional charges which may be levied by the Govt. or local authority for provision of external and/or peripheral services attributable to the said PROPERTY and on pro-rata basis AND WHEREAS the VENDEE has also agreed to pay pro-rata charges for



Handwritten signature: J. Narasimha Murthy

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maintaining various services and facilities in the said colony until the same are handed over to a local body for maintenance.

9. That the amount of sale consideration includes the contingency security & maintenance deposit which the VENDOR has paid to M/s Mansarovar Builders Pvt. Ltd. or any other Maintenance agency appoint in place. Now the VENDEE is entitled to get the said amount endorsed in their favour.

10. That the VENDEE shall abide by all the terms and conditions laid by M/s Mansarovar Builders Pvt. Ltd. at the time of allotment or execution of SALE DEED.

THE VENDOR DECLARES AND ASSURES THE VENDEE

a) That the PROPERTY hereby conveyed was self purchased/ acquired PROPERTY by virtue of the SALE DEED mentioned herein-above and that no one else except the VENDOR has rights, claims, interest and concern whatsoever in the PROPERTY hereby conveyed or any part thereof.

b) That the PROPERTY hereby conveyed is free from all sorts of encumbrances, charges, legal flaws, liens, taxes, dues, demands, liabilities, notification, mortgages, court-decree and attachments etc.

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 VENDOR or VENDOR'S rights to sell the PROPERTY hereby conveyed or any part thereof and the VENDEE suffers any loss then the VENDOR shall be liable to make good the loss thus suffered by the VENDEE and keep the VENDEE saved, harmless and



Mansarovar Builders

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indemnified through VENDOR'S property movable and immovable against all losses, costs, damages and expenses occurring thereby to the VENDEE.

d) That the Vendee can get the said property mutated/transferred in their 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 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:

Directed at Bt. No. 2091
G.L. ARORA
Advocate
Distt. Courts, Gurgaon

1. C. L. ARORA
Advocate
Distt. Courts, GURGAON

2. 808/58

BALJIT GILL
S/O HARNAM SINGH
GH-II/4 A, GURGAON ONE
GURGAON.



ATTESTED
AS TRUE COPY

(SAJJAN SINGH)
ADVOCATE & NOTARY
GURGAON (HARYANA)

VENDEE

VENDOR