STATE BANK OF INDIA

Sl. No.

GSR / 001 :504709

2418

2/5/12

RECEIPT

STATE BANK OF INDIA

Branch _____ Code No. _____

Received a sum of Rs. 27,30,000/-

(Rupees Twenty|Seven|Lac|Thirty|Thousand|Only ~~X~~ only)

from ~~Smt.~~ / Shri Ngaitlang Dhar

s/o, ~~d/o, w/o~~ K Pala

residing at N/A

account towards Stamp Duty. for credit to Government of Haryana

Date :

Place :

THE SEAL OF REGISTRAR GURGAON

(Signatures of Authorised Officer)

2418

SALE DEED

TRANSACTION VALUE	:	Rs. 3,90,00,000/-
STAMP DUTY	:	Rs. 27,30,000/-
BANK RECEIPT NO./DATE	:	GSR/001:504709 / 24-04-2012
RECEIPT ISSUED BY	:	S.B.I., M.R., GUR--GAON

THIS SALE DEED IS MADE AT GURGAON ON THIS 2nd day of May 2012, by **M/s Ankurjee Baalajee & Associates**, (PAN AAQFA1006Q) (a partnership

firm) 303A, Mahavir Nagar-II, Durgapura, Jaipur, Rajasthan through its Partners **Shri Ankur Gupta** (PAN AINPG5379H) S/o Shri Kamlesh Kumar and **Smt Neelam Gupta** (PAN AASPG5248E) W/o Shri Kamlesh Kumar, both residents of 303A, Mahavir Nagar-II, Durgapura, Jaipur, Rajasthan (hereinafter collectively called the **VENDOR**), which expression shall unless opposed to the context hereof include their heirs, successors, survivors, administrators, executors, legal representatives and assigns of the ONE PART

IN FAVOUR OF

Shri Ngaitlang Dhar (PAN AFZPD5733M) S/O K. Pala, resident of Nongrim Hills, Shillong 3, Meghalaya (hereinafter collectively called the **VENDEE**), which expression shall unless opposed to the context hereof include their heirs, successors, survivors, administrators, executors, legal representatives and assigns of the OTHER PART:

WHEREAS the above said VENDOR owns a Plot No. 47 on Road No. 12 admeasuring about 299.15 square metres (357.78 square yards) situated in village Wazirabad now forming part of the colony known as DLF city, Phase 5, Gurgaon, which was purchased by the interested Seller from DLF Utilities Ltd, Shopping Mall, Arjun Marg, DLF city, Phase I, Gurgaon, Haryana and the conveyance deed of which was executed between DLF Utilities Ltd with DLF Limited as conforming vendors and the above said VENDOR on 17.9.2009 and registered with Sub- Registrar, Gurgaon vide Vasika No.10594. The plot is bounded as under:-

North	:	Plot No. D-14/31
South	:	Road, SSD-12
East	:	Plot No. D-12/49
West	:	Plot No. D-12/45

WHEREAS the above said VENDOR have constructed a building comprising **basement, Ground floor, first floor and second floor along with mumty and open terrace on the above said plot with total covered area on all the floors of**

about 610 square metres (about 6560 square feet) and have obtained Occupancy Certificate from Senior Town Planner, Gurgaon, Circle Gurgaon vide Memo No. 3595 dated 4.10.2011. The above said Plot No. D-12/47 situated in DLF city, Phase 5, Gurgoan (Haryana) along with the building constructed thereon, as described above, is hereinafter called the **PROPERTY** and the VENDOR are the absolute, legal owners and in possession of the said Property.

AND WHEREAS the VENDOR due to some bona-fide needs and commitments have decided to sell the above said Property and the VENDEE herein agreed to purchase the same, for this both VENDOR and VENDEE have entered into an agreement to sell dated 24th February, 2012 for a total sale consideration of **Rs.3,90,00,000/- (Rupees Three Crore Ninety Lakh only)**, on the following terms mutually agreed between the parties.

THEREFORE IT IS HEREBY AGREED, DECLARED, COVENANTED AND RECORDED BY AND BETWEEN THE VRNDOR AND VENDEE HERETO AS FOLLOWS:

1. That the VENDOR have agreed to sell the above said PROPERTY and the VENDEE have agreed to purchase the same for a total sum of Rs.3,90,00,000/- (Rupees Three Crore Ninety Lakh only) and the entire sum of Rs.3,90,00,000/- (Rupees Three Crore Ninety Lakh only) has been paid by the VENDEE to the VENDOR as per following details:-

Cheque No.	Date	Name of Bank	Amount paid by VENDEE and received by VENDOR
359586	24.1.2012	IDBI Bank, G.S. Road, Guwahati	Rs 35,00,000/
003678 to 003683 (six cheques)	23.2.2012	State Bank of India, Laitumkhrah (Shillong)	Rs 60,00,000/ (six cheques of Rs ten lakh each)
003684	23.2.2012	State Bank of India, Laitumkhrah (Shillong)	Rs 5,00,000/
003704 to 003713 (ten cheques)	13.3.2012	State Bank of India, Laitumkhrah (Shillong)	Rs 100,00,000/ (ten cheques of Rupees ten lakh each)
004454 to	27.3.2012	State Bank of India,	Rs 50,00,000/

004458 (five cheques)		Laitumkhrah (Shillong)	(five cheques of Rupees ten lakh each)
004520	1.5.2012	State Bank of India, Laitumkhrah (Shillong)	Rs 10,00,000/
004521	1.5.2012	State Bank of India, Laitumkhrah (Shillong)	Rs 10,00,000/
004523 to 004534 (twelve cheques)	1.5.2012	State Bank of India, Laitumkhrah (Shillong)	Rs 120,00,000/ (Twelve cheques of Rupees ten lakh each)
		Total Amount:	**Rs 3,90,00,000/ (Rupees three crore ninety lakh only)**

2. That the VENDOR acknowledges receipt of the entire sale consideration of Rs 3,90,00,000/ (Rupees Three crore ninety lakh only) against the said Property from the VENDEE.

3. 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 Property {Plot No. 47, Road No. D-12, measuring 357.78 Sq. Yards., (299.15 Sq. Mtr.) along with the building constructed thereon, in the residential colony known as DLF Phase 5, Gurgaon (Haryana)}, unto the VENDEE herein.

4. 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.

5. That the actual physical vacant possession of the above said property 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, and possession etc. and absolute ownership in the said PROPERTY without any hindrance, claims, demands by the VENDOR or VENDOR'S heirs etc.

6. That all the expenses for the Registration Fees, Stamp Duty and other incidental charges for this SALE DEED have been borne and paid by the VENDEE.

7. That all taxes, Cess, dues or demands in respect of the PROPERTY have been paid and cleared by the VENDOR up to the date of execution of this SALE DEED absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes etc.

8. That the previous Conveyance Deed and relevant documents/papers concerning this PROPERTY have been handed over by the VENDOR to the VENDEE in original.

9. That the VENDEE hereby further agrees to bear any additional charges which may be levied by the Government 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 have also agreed to pay pro-rata charge for maintaining various services and facilities in the said colony until the same are handed over to a local body for maintenance.

THE VENDOR DECLARES AND ASSURES THE VENDEE

a) That the above said property hereby conveyed was their self purchased/acquired Property by virtue of Conveyance Deed mentioned herein above and that no one else except the VENDOR have 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.

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c) That the VENDEE can get the said property mutated/transferred in its name as owner in the records of the concerned authorities on the basis of this Sale Deed orSS 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 at Sl. No. 571
S. C. Arora
Advocate
District Courts, Gurgaon

WITNESSES:-

1.

S. C. Arora
Advocate
District Courts, Gurgaon

VENDOR

2.

C. L. ARORA
Advocate
Distt. Courts, GURGAON

VENDEE