

Sr. No. 697 Dated 25/6/07

Certified Under Section 42 of the Indian Stamp Act., 1889,

that Stamp Duty of the amount of Rs. 42,05,906/-

(Rupees Forty two Lac five thousand nine hundred Six

has been levied on this document and paid by Sparling Associates

n- 512 Model Town N- Delhi

vide treasury challan No. 4013-

Dated 23/6/07 for Sale deed 70098445-



TREASURY OFFICE  
GURGAON  
25/6/07

### SALE DEED

Property No.	:	Plot No. 32
Type of Property	:	Industrial
Segment/Block	:	Sector 18 Gurgaon
Area	:	3272.50 Sq. Mtrs.
Sale Deed Amount	:	Rs. 2,00,00,000/-
Stamp Duty	:	Rs. 42,05,906/-
Certificate No.	:	697/ 25-06-2007
Treasury,	:	Gurgaon

This SALE DEED is made at Gurgaon on this ..... day of July, 2007 by Mr. Manmohan Singh Sawhney, son of Sh. Sohan Singh Sawhney resident of House No. 28, Road No. 56, Punjabi Bagh New Delhi and factory at Plot No. 32, Sector 18, Gurgaon through his General Power of Attorney (GPA) holder Mr. Iqbal Singh Anand son of Late Dr. Rattan Singh Anand resident of G 8 B, Pushapanjali Farms, Bijwasan Delhi-110061 Vide GPA Attested by S.P. Daangri attach (Counselor), Embassy of India Tehran Sr. No. 247/06 dated 23.05.2006 stamped at Office of the Collector of Stamp, Gurgaon Vide No. 764 dated 23.07.2007 that this said GPA is still valid upto date and the executant is still alive (hereinafter called the "VENDOR" which expression shall mean and include her heirs successors, survivors, administrators, executors and assigns of the ONE PART.

Deficiency Rs. 211257 Received  
V.R. No. 7316 Date 24/7/07

S. R. Gurgaon

प्रलेख नः 8957

दिनांक 24/07/2007

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE-MC AREA		
तहसील/सब-तहसील गुडगावा	गांव/शहर हुड्डा के सेक्टर	स्थित Ind. Sector-18
भवन का विवरण		
भूमि का विवरण		
व्यवसायिक	3272.5 Sq. Meters	
धन संबंधी विवरण		
राशि 70,450,380.00 रुपये	स्टाम्प ड्यूटी की राशि 4,227,030.00 रुपये	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: H R Khatana Adv

यह प्रलेख आज दिनांक 24/07/2007 दिन मंगलवार समय बजे श्री/श्रीमती/कुमारी Iqbal Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Dr. Rattan Singh Anand निवासी G8B Pushapanjali Farms, Bijwasan Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

  
श्री Iqbal Singh Anand

संयुक्त सचिव/संयुक्त अधिकारी  
गुडगावा गुडगांव

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru:- Shiban Safaya क्रेता 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 Mahesh K Chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. 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 24/07/2007

संयुक्त सचिव/संयुक्त अधिकारी  
गुडगावा गुडगांव

**IN FAVOUR OF**

M/s Sterling Associates, having its office at H-5/2, Model Town, New Delhi-110008 through its authorized person Mr. Shiban Safaya son of Late Sh. Omkar Nath Safaya, resident of D-132, 2nd Floor, Laxmi Nagar, Delhi-110092 (hereinafter called the VENDEE which expression shall mean and include its respective heirs, successors, survivors, legal representatives and assigns of the OTHER PART.

WHEREAS the above said VENDOR is owner and in possession of **Plot No.32**, measuring **3272.50 Sq. mtrs.** situated in the Industrial Colony known as Sector-18, Gurgaon by way of Conveyance Deed Vasika No. 17158 Dated 16.11.2006 duly executed by Estate Officer HUDA Gurgaon and Registered in the office of Sub- Registrar, Gurgaon

WHEREAS the VENDOR has taken permission in favour of Vendee vide **Memo No. 1202 dated 13-03-2007** from the Haryana Urban Development Authority, Gurgaon.

AND WHEREAS VENDOR herein due to some bonafide needs and commitments decided to sell the said vacant **Plot** and the Vendee herein agreed to purchase the same.

**THEREFORE IT IS HEREBY AGREED DECLARED CONVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

That the VENDOR has agreed to sell the aforesaid vacant **Plot** and the Vendee has agreed to purchase the same for a sum of **Rs.2,00,00,000/- (Rupees Two Crore only)** which is already received by the VENDOR from the Vendee as under:-

Rs.50,00,000/- vide Pay Order drawn on Syndicate Bank, Pusa Campus, New Delhi

Rs.48,55,000/- vide Pay Order drawn on Syndicate Bank, Pusa Campus, New Delhi

Rs.38,45,426/- vide P.O. No 136406 Dated 10-10-2006 drawn on Syndicate Bank, I.P. Estate, New Delhi

Rs.1,69,000/- vide P.O. No 136407 Dated 10-10-2006 drawn on Syndicate Bank, I.P. Estate, New Delhi

Rs.90,555/- vide P.O. No 136408 Dated 10-10-2006 drawn on Syndicate Bank, I.P. Estate, New Delhi

Rs.1,50,000/- vide P.O. No 022061 Dated 31-03-2006 drawn on HDFC Bank Ltd. Sector-14, Gurgaon



<b>Reg. No.</b>	<b>Reg. Year</b>	<b>Book No.</b>
8957	2007-2008	1



विक्रेता



क्रेता



गवाह

विक्रेता

Iqbal Singh Anand

क्रेता

Thru:- Shiban Safaya

गवाह 1:- H R Khatana

गवाह 2:- Mahesh K Chauhan



प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8,957 आज दिनांक 24/07/2007 को बही न: 1 जिल्द न: 9,753 के पृष्ठ न: 141 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 832 के पृष्ठ सख्या 54 से 55 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 24/07/2007

संयुक्त सचिव पंजीकरण कारी  
गुडगांव  
गुडगांव

Rs.9,46,165/- vide P.O. No 027880 Dated 10-11-2006 drawn on  
HDFC Bank Ltd.Sector-14, Gurgaon

Rs.47,340/- vide P.O. No 027881 Dated 10-11-2006 drawn on  
HDFC Bank Ltd.Sector-14, Gurgaon

Rs.48,95,659/- by way of various nos. of demand draft and pay  
order.

2. That the VENDOR herein grant, convey and transfer all his rights,  
titles and interest in the said property unto the VENDEE herein.
3. That the above said **Plot** transferred herein is free hold and free  
from all encumbrances claims, demands, dues, liens, mortgages,  
decrees & litigation prior sales agreement to sell etc.
4. That the actual physical possession of the above said **Plot No.32**,  
measuring **3272.50 Sq. mtrs.** situated in the Industrial Colony  
known as Sector-18, Gurgaon hereby conveyed has been delivered  
to the vendee at the spot and 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 vacant **Plot** without any hindrances claims  
demands by the VENDOR or VENDOR heirs 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, dues or demands in respect of this above  
said 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 Sale Deed and other relevant papers  
concerning this above said property has been handed over by the  
VENDOR to the Vendee in original at the time of execution of  
this sale deed.



**THE VENDOR DECLARES AND ASSURES THE VENDEE**

- a) That the property hereby conveyed is his self acquired **Plot** by  
virtue of the Sale/conveyance Deed mentioned herein above and  
that no one else except the VENDOR has rights, claims, interest  
and concern whatsoever in the said property hereby conveyed on  
any part thereof.

- 8-4
- b) That the property hereby conveyed is free from all sorts of encumbrances, charges, legal flaws, liens taxes due demands or liabilities notifications mortgages court decrees and attachments etc.
- c) That the contents of these presents are true and correct if at any time hereafter the assurance and contents contained herein above are found to be incorrect due to any defect in the title of the VENDOR of his rights to sell the above said **Plot** hereby conveyed on any part thereof and the Vendee suffers any loss then the VENDOR shall liable to make good, the loss thus suffered by the Vendee and keep the Vendee saved harmless and indemnified through his property moveable and immovable against all losses cost damages and expenses occurring thereby the Vendee

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:-

*Defend by*  
**Hem Ram Khatana**  
Advocate  
Gurgaon

WITNESSES:-

1.

*[Signature]*  
**Hem Ram Khatana**  
Advocate  
Gurgaon

*[Signature]*  
VENDOR

Manmohan Singh Sawhney  
Through GPA Holder  
Iqbal Singh Anand

2.

*[Signature]*  
**Mahesh R. Chauhan**  
Advocate  
Gurgaon

*[Signature]*  
VENDEE

M/s Sterling Associates,  
authorized person Shiban Safaya



परीक्षा नं० 8957 की पी के 1  
जिल्द नं० 9778 पृष्ठ नं० 17-18 का  
वर्षा दिनांक 1  
जिल्द नं० 844 पृष्ठ नं० 31  
दिनांक 14-7-02 को रजिस्ट्रार  
द्वारा।

संयुक्ता पीठ जजिस्ट्रार  
गुरुगॉंव