



03DD.491646

SALE DEED

TYPE OF PROPERTY	:	AGRICULTURAL LAND
VILLAGE/CITY NAME	:	SADHRANA, TEHSIL & DISTT GURGAON
SEGMENT/BLOCK NAME	:	SADHRANA, TEHSIL & DISTT GURGAON
UNITS LAND	:	24 KANAL 0 MARLA
TRANSACTION VALUE	:	Rs.12,00,000/-
STAMP DUTY	:	Rs.1,50,000/-
STAMP NO./DATE	:	7259 & 21.11.2003
ISSUED BY	:	TREASURY, GURGAON

THIS SALE DEED is made at Gurgaon on this 21st day of November, 2003

BETWEEN

Smt. Avinash Vasudeva, W/o Shri Naresh Vasudeva, S/o Shri Des Raj Vasudeva, R/o 50, Ishwar Colony, New Delhi, through her Attorney Holder, Shri Hari Krishan, S/o Shri Brij Lal, R/o H. No.-86, Village & P. O. Bijwasan, duly executed and registered in the office of Sub-Registrar IX, New Delhi, vide Registration No.2329, in Book No.4, Vol.

Hisa sin

Sold to Sh. Chaudhary
 Resident of N. Delhi
 Through 1200000-
 For Sale deed Rs. 1200000-

क्र. नं: 11378

दिनांक 21/11/2003

डीड संबंधी विवरण

District Treasurer
 Gurgaon

21/11/03

का नाम SALE OUTSIDE MC AREA

भूमि का विवरण

डिस्ट्रिक्ट/सब-तहसील गुडगाँवा
 तहसील/शहर सादराणा
 थल सादराणा
 मि. की किस्म चाही
 मि. का क्षेत्रफल 24.00 कनाल

धन संबंधी विवरण

₹ 1,200,000.00 रुपये स्टाम्प ड्यूटी की राशि 150,000.00 रुपये
 स्टेशन फीस की राशि 500.00 रुपये पंस्टिंग शुल्क 2.00 रुपये

प्रलेख आज दिनांक 21/11/2003 दिन शुक्रवार समय बजे श्री/श्रीमती/कुमारी Han Krishan
 पुत्री/पत्नी श्री Brij Lal निवासी H.N.86 Bijwasan New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


 साक्षर प्रस्तुतकर्ता

उप/संयुक्त/अधीनस्थ अधिकारी
 गुडगाँवा रजिस्ट्रार

Han Krishan

रोहित विजय शर्मा श्री Vinod Goyal केताहाजिर है। प्रस्तुत प्रलेख के तथ्यों की दोनो पक्षों ने सुनकर
 समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि केवल ने गैर समझ लिया
 अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।
 दो पक्षों की पहचान श्री/श्रीमती/कुमारी R.N. Aggarwal पुत्र/पुत्री/पत्नी श्री निवासी Aids Gurgaon
 श्री/श्रीमती/कुमारी Avdhesh Gupta पुत्र/पुत्री/पत्नी श्री N.K. Gupta निवासी 531/17 Gurgaon ने की।
 शी नं: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 21/11/2003

उप/संयुक्त/अधीनस्थ अधिकारी
 गुडगाँवा रजिस्ट्रार

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03DD 491645

No: 878, Page No.32 to 36 dated 14.05.2003, (hereinafter called as the **"VENDOR"**) which expression shall unless opposed to the context hereof include its heir(s), successor(s), survivor(s), administrator(s), executor(s), legal representative(s) and assign(s) of the **ONE PART**;

AND

M/s Guild Builders Pvt. Ltd., a Company incorporated under the provisions of the Companies Act, 1956, and having its registered office at 7, Local Shopping Centre, Kalkaji, New Delhi-110019, represented through its Authorised Signatory, Shri Vinod Goyal, S/o Shri Shyam Sunder Goyal R/o A-1/343-B, Lawrence Road, New Delhi-110035 (hereinafter called the **"VENDEE"**) which expression shall mean and include its successor(s), nominee(s), representative(s) and assign(s) of the **OTHER PART**.

WHEREAS the Vendor is the Owner of and otherwise well and sufficiently entitled to full share of each Agricultural Land bearing Khewat/Khata No. 309/325, Rectangle No. 115, Kila No. 18/1(4-4), 23/2(3-18), 18/2(3-16), 19(8-0), 22/1/1(0-8), 22/2(1-7), 23/1(2-7) Grand totaling 24 Kanal 0 Marla, situated in the Revenue Estate of Village Sadhrana, Tehsil & Distt. Gurgaon, Haryana by virtue of Fard Zamabandi for the year 1999-2000 (hereinafter referred to as **"the Said Land"**).

Handwritten signature: HKS Disha

District Treasury
Gurgaon
21/11/03



विक्रेता



क्रेता



गवाह

विक्रेता :- Hari Krishan

क्रेता :- Vinod Goyal

गवाह :- R.N. Aggarwal

Avdhesh Gupta

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11378 आज दिनांक 21/11/2003 को बही नः 1
जिल्द नः 7,549 प्रष्ठ नः 187 पर पंजीकृत किया गया तथा इसको एक प्रति अतिरिक्त जारी सख्या 1
जिल्द नः 757 के प्रष्ठ सख्या 31 से 32 पर चिपकाई गया।

दिनांक 21/11/2003

सब रजिस्ट्रार अधिकारी
गुडगाँवा



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AND WHEREAS the Vendors herein due to some bonafide needs and commitments have decided to sell the Said Land and the Vendee herein has agreed to purchase the same, on the terms and conditions appearing hereunder.

THEREFORE, THIS DEED WITNESSES AND IT IS HEREBY AGREED DECLARED, COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That the Vendors have agreed to sell the Said Land and the Vendee has agreed to purchase the same for a consolidated sale consideration for a sum of Rs.12,00,000/- (Rupees Twelve Lacs Only), alongwith tuwell cost, which has been paid by the Vendee to the Vendors as under:
 - (a) Sum of Rs.12,00,000/- (Rupees Twelve Lac Only) has already been paid by the Vendee to the Vendor – **Smt. Avinash Vasudeva**.
2. That the Vendors being of sound mind and by free WILL without any pressure hereby grant, convey and transfer all their rights, titles and interests in the Said

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Agricultural Land bearing Khewat/Khata No. 309/325, Rectangle No. 115, Kila No. 18/1(4-4), 23/2(3-18), 18/2(3-16), 19(8-0), 22/1/1(0-8), 22/2(1-7), 23/1(2-7) Grand totaling 24 Kanal 0 Marla, situated in the Revenue Estate of Village Sadhrana, Tehsil & Distt. Gurgaon, Haryana, by virtue of Fard Zamabandi for the year 1999-2000, unto the Vendee herein absolutely and forever free from all encumbrances.

3. That the actual physical possession of the Said Land hereby conveyed has been delivered to the Vendee at the spot who admits and acknowledges the taking over of the possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc. as absolute owner thereof without any hindrance, claims, demands by the Vendors or their heirs etc.
4. **THAT THE VENDORS DECLARE AND ASSURE THE VENDEE AS FOLLOWS:**
 - a) That the land hereby conveyed is their absolute ownership by virtue of the Revenue Records mentioned hereinabove and that no one else except the Vendors have any rights, claims, interest and concern whatsoever in the land hereby conveyed or any part thereof.

H. B. G. S. L.
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03DD 491642

- b) That the absolute interest which they profess to transfer, subsists that they have good right, full power and absolute authority to grant, convey, transfer and assure the Said Land hereby granted, conveyed, transferred, assigned and assured.
- c) That the Land hereby conveyed is free from all sorts of encumbrances, legal flaws, notifications, mortgages, court decrees and attachments etc. and that if any person in any manner claim any interest or right of ownership in the Said Land or any part thereof, the Vendors shall indemnify the Vendee.
- d) That the contents of these presents are true and correct, if at any time hereinafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the Vendors or their rights to sell the land hereby conveyed or any part thereof and the Vendee suffers any loss, then the Vendors shall be liable to make good the loss thus suffered by the Vendee and keep the Vendee saved, harmless and indemnified through their properties, movable and immovable, against all losses, costs, damages and expenses occurring thereby to the Vendee.

H.K. G. S. H. S. W.



03DD 491641

- e) That it shall be lawful for the vendee for all times hereafter to enter into and upon the Said Land and hold and enjoy the same and every part thereof with every right and appurtenances whatsoever and to receive the rents, issues and profits thereof without any interruption, disturbance, claim or demand from the Vendors.
- f) That the Vendors shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Vendee make, do and acknowledge, execute and perfect with all proper dispatch all such further and other lawful and reasonable acts, deeds, conveyance, matter and things whatsoever for the further, better or more perfectly assuring the Said Land together with its appurtenance unto the Vendee in manner aforesaid.
- g) That this deed of Sale is executed in all its entity and the Vendors have received all and full consideration of the sale price of the Said Land from the Vendee and that they have given actual physical possession of the Said Land to the Vendee, as afore stated.
- h) That the Vendors undertake to have the Said Land mutated in favour of the Vendee in Revenue Records and other concerned authorities, otherwise the Vendee can get the Said Land mutated/transferred in its name as owner in the revenue records of the concerned revenue estate or any other body or Authority as

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- i) may be concerned, with the Said Land on the basis of this Sale Deed or its certified true copy.
5. That all taxes, ceases or dues or demands in respect of the Said Land have been paid and cleared by the Vendors upto the date of execution of this Sale Deed and thereafter it shall be responsibility of the Vendee for future taxes etc.
6. That the Vendors and the Vendee are the citizen of India.
7. That original/photocopies of all the relevant papers in respect of the Said Land have been handed over by the Vendors to the Vendee at the time of execution of this Sale Deed.
8. That all the expenses for the stamping, engrossing and other incidental charges for this Sale Deed have been borne and paid by the Vendee.

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 by me.

Han Ram Khetana
Advocate
Gurgaon

WITNESSES:

1.

[Signature]

RAJENDRA KARNAIN ADVOCATE
Panchayat Bhawan
562/16, Baraf Khassa, Gurgaon

Smt. Avinash Vasudeva,
through her attorney holder Sh. HARI KRISHAN
VENDOR

[Signature]
H. Krishan

Accept
2. Aradhesh Kumar
S/o R.K. Gupta
571/17 Sector
Gurgaon

for M/S. GUILD BUILDERS PRIVATE LTD.

[Signature]
(VINOD GOYAL)
Authorised Signatory
VENDEE

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 किंवा दबा

सब रजिस्ट्रार
 मुद्रगांवा

