



याणा HARYANA

534280

-2-

And whereas the Conveyance deed of the plot has been executed and regd. in the name of the Vendor vide document no. 156 Dated 5-4-2013.

And whereas the Vendor hereby declares that the above said plot is free from all encumbrances like mortgage etc. and the Vendor's title is quite clear and free.

And whereas the Vendor has agreed to sell the plot to the Vendees and the Vendees have also agreed to purchase the same.

That there is no court case, stay pending regarding the above said plot and if any court case, stay is found, the Vendor will be responsible for the same.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. That in pursuance of an oral agreement and in consideration of a sum of Rs. 58,15,000/- (Rs. Fifty-Eight Lacs fifteen thousand only) paid by the Vendees to the Vendor with the execution of these presents and the receipt whereof the Vendor hereby admit and acknowledge as full and final payment from the Vendees, the Vendor hereby sells, conveys, assigns, transfers, assures unto the Vendees all the said plot alongwith all rights, privileges attached therewith for ever.





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याणा HARYANA

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-3-

2. That the Vendor has received the full and final payment of the said plot from the Vendeas as per details below and as such nothing is due from the Vendeas: -

Rs. 6,00,000/- vide cheque no. 730968 dt. 15-3-13 of  
PMB, Delhi.  
Rs. 44,00,000/- vide cheque no. 231327 dt. 30-3-13 of  
ICICI Bank,  
Rs. 8,15,000/- vide cheque no. 730980 dt. 5-4-13 of  
PMB, Delhi.

3. That the Vendor has handed over the vacant, actual and physical possession of the said plot to the Vendeas.
4. That now the Vendeas have become the absolute owner of the said plot without any further demand or interruption from the Vendor or from her respective heirs, successors etc.
5. That the expenses of these presents viz. stamp duty etc. have been borne by the Vendeas.
6. That now the Vendor or her respective heirs, successors shall have no claim/right / title / interest in the said plot.
7. That the Vendor will be liable to clear all Huda dues etc. till today.
8. That the sale transaction between the parties with regards to above said plot is final and complete.





12/16  
113

Reg. No. 158 Reg. Year 2013-2014 Book No. 1



विक्रेता



क्रेता



गवाह

विक्रेता  
सुषमा राजपाल

क्रेता  
पुजा भारत भूषण बधवा

गवाह 1:- अनिल न0 गवाह 2:-

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 158 आज दिनांक 05/04/2013 को बही न: 1 जिल्द न: 840 के पृष्ठ न: 53 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 11,168 के पृष्ठ सख्या 9 से 13 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 05/04/2013

उप/सयुक्त पंजीयन अधिकारी  
सोनीपत



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हरियाणा HARYANA

E 601597

*[Handwritten signature and a long diagonal line]*





25

Agreement to sell

This agreement to sell is made at Sonapat on this 15th day of March, 2013 by and between\*

Smt. Sushma Rajpal wife of Shri K.C. Rajpal  
resident of, H.No. 931 Sec. 14, Sonapat.

Hereinafter called the VENDOR of the one part;

And

1. Pooja Wadhwa wife of Sh. Bharat Bhushan, 2. Bharat Bhushan  
son of Sh. T.R. Wadhwa, both residents of H.No. 12/10, Shakti Nagar,  
Second Floor, Delhi. 7.

Hereinafter called the VENDEES of the second part;

Whereas the Vendor of the one part is owner of a Plot No. 305  
measuring 324 sq. mt., situated in Sec. 13, Sonapat.

And whereas the said Plot is free from all encumbrances  
and not subject matter of any litigation pending before in  
any court of law.


And whereas the vendor has agreed to sell the said plot  
along with all rights, to the vendees and the vendees have  
agreed to purchase the same.

Now this sale agreement witnesseth as under:

1. That the sale consideration of the said plot is settled  
Rs. 60,00,000/- Rs. sixty lacs, in between the parties.
2. That the vendor have received Rs. 6,00,000/- Rs. six lacs,  
vide Cheque No. 730968 Dt. 15/03/2013 of Punjab National Bank  
from the vendee, vide receipt.

कमाल नं० 69109 रुपये  
नाम सुवमा शम्भुपाल देवी अ. सी. शम्भुपाल

वाक्य नं० २  
दिनांक 13/3/13





..2..

3. That the date of regn.of sale deed is fixed uptill-~~7th April~~-13
4. That the vendor will have no objection if the vendee will get the sale deed registered in their names or in the name of any other person.
5. That the expenses of regn.of sale deed will be absolutely payable by the vendee.
6. That if uptill date fixed if the vendor refuse to get the sale deed registered, in that event the vendees will be at liberty to get the sale deed registered through court of law.
7. That if uptill date fixed if the vendees fail to get the sale deed registered, in that event their advance money will be forfeited.
8. That the vendor will be bound to clear all dues, pertaining to the said plot, before regn.of sale deed.

In witness whereof this Sale agreement is made at Sonapat  
on this 15th day of March, 2013;

Witness;

Raj Kumar  
60, 8 Masla  
Sonapat  
Distt

Witness;

R. Wadhwa  
35 No 36 No Booth  
Sector 14 SONEPAT

Vendor: Sushma Rajpal

Vendees: 1. Pooja Wadhawa

2. Bharat Bhushan





156

305  
13 C.D



हरियाणा HARYANA

S.No. 18

Mm 2988

date 25/3/13

L 327333

Deed of conveyance of Building / sites sold by  
a lotment

Worth Rs. 8,71,890/-

Stamps Rs. 25,200/-, - 15,000/-, 10,000/-, 1,000/-, 100 x 2, (P. =  
stamps No. 10744 Dated 26-2-2013.

Page/ words;-

This Deed of conveyance made on 5th day of April 2013

BY

Haryana Urban Development Authority Acting through the  
Estate Officer Urban Estate, Sonapat, hereinafter called the  
vendor of the 1st part;

And

Smt. Lushma Rajpal Wife of Shri K.C. Rajpal Resident of House  
No. 931, Sector-14, Sonapat Teh. and Distt. Sonapat.

Assistant Estate Officer,  
H.U.D.A. SONEPAT

Smt.



10744  
5Assistant Treasurer  
Sonapat

26/2/13

प्रलेख नः 156

दिनांक 05/04/2013

डीड संबंधी विवरण

डीड का नाम CONVEYANCE OUTSIDE MC AREA

तहसील/सब-तहसील सोनीपत

गांव/शहर 001 सोनीपत शहर

धन संबंधी विवरण

राशि जिस पर स्टाम्प ड्यूटी लगाई 871,890.00 रुपये


स्टाम्प ड्यूटी की राशि 26,200.00 रुपये

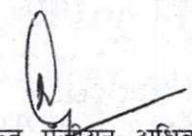
रजिस्ट्रेशन फीस की राशि 5,000.00 रुपये

पेस्टिंग शुल्क 3.00 रुपये

Drafted By: .

यह प्रलेख आज दिनांक 05/04/2013 दिन शुक्रवार समय 12:19:00PM बजे श्री/श्रीमती/कुमारी HUDA thru पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

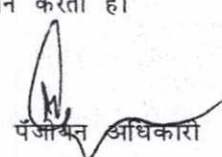
  
हस्ताक्षर प्रस्तुतकर्ता

  
उप/संयुक्त पंजीयन अधिकारी  
सोनीपत

श्री HUDA

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी सुष्मा क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी अनिल नं० पुत्र/पुत्री/पत्नी श्री निवासी सोनीपत व श्री/श्रीमती/कुमारी पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी ने की।  
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 05/04/2013

  
उप/संयुक्त पंजीयन अधिकारी  
सोनीपत





हरियाणा HARYANA

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-2-

hereinafter called the Transferee of the other part;  
Whereas the land hereinafter described and intended to be hereby conveyed was owner by the vendor in full proprietary rights.

And whereas the vendor has sanctioned the sale of the said land in pursuance of his/her application/allotment letter No.

27500 Dt. 24-12-2001 Under the sub Regulation (i) of the regulations 5 of the H.U.D.A. (Disposal of land and building) Regulations, 1978 ( hereinafter called the said Regulations) to be used as a site for the residential purpose in the Urban Area of Sonapat.

And whereas the Vendor the fixed the tentative price of the said land sold by the allotment of Rs. 871,890/-

( Rupees Eight hundred Seventy one thousand Eight Hundred Ninety only).

And whereas the vendor hereby reserve the rights to enhance

*[Signature]*  
Assistant Executive Officer,  
H.U.D.A., SONEPAT  
✓

*[Signature]*  
✓



$$\frac{15000 + 10000 + 1000 + 100}{2} = 26200$$

No 10744

Sushma W/o K.C. Raj Pal P/o Sup Udeed

E.O. HUDA Sup

  
Treasurer

26/2/13





हरियाणा HARYANA

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the tentative price in case the said land sold by the allotment amount of the additional price determined in accordance with the said regulations.

And whereas the transferee sold land by the allotment has paid in transferee tentative price and agreed to pay the additional price any in the manner hereinafter appearing.

Now therefore this deed witness that for the purpose of the carrying out effect the said site and in consideration of the said convenients of the transferee hereinafter contained and the said sum of Rs. 871 890 (Rupees Eight lacs Seventy one thousand

Eight Hundred & Ninety only only)

paid by the additional price if any determined and to be paid by the transferee within a period of 30 days of the date of demand made in this behalf of the Estate Officer without interest or in such number of installments with interest as

Assistant Estate Officer,  
H.U.D.A., SONEPAT

*[Signature]*







हरियाणा HARYANA

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may be determined as by the Chief Administrator the vendor hereby rests and conveys upto the transferee all the piece and parcle of Plot No. 305, Sec.- 10-part, Sonapat area in Sq. Yards./Sq. Mtrs 324 and more particulary described in the plan filled in the office of the Estate Officer and signed by the Estate Officer of aforesaid the date 24-12-2001. hereinafter called the said land.

To have and to hold the same unto the use the transferee subject to the execution reservation /reservations Conditions and convenents hereinafter called the said land hereinafter contained and each of them i.e. to say.

1- That the transferee shall have right of possession and the enjoyment to go so long as he/she paye the additional if any determined by the vendor with in a period of fixed as aforesaid and otherwise confirms to the terms and conditions of sale.

Assistant Estate Officer,  
H.U.D.A., SONERAT

Signature







हरियाणा HARYANA

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2- That the vendor shall have first and per amount observe charges over the said site for the unpaid portion of the sale price of and have no rights to transfer by any of sale, gift, mortgage or otherwise the said land or any right title interest therein ( except in by way of lease on a monthly basis) without the previous permission in writing of the Estate Officer while granting such permission may impose such conditions as may be decided by the Chief Administrator from time to time.

3- That the vendor hereby reserve himself in all mines and minerals what so ever will in or under the said assite with the all cost such right powers as may be necessary or expedient for the purpose of searching for working obgaining removing and enjoyning for the same all the such time in

Assistant Engineer,  
H.U.D.A. SONERAT

*Signature*  
✓



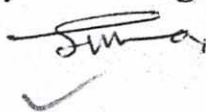


-6-

as such number the vendor shall fit with power carryout any surface or any under ground working and to let down the surface all or any part of the said pits and to sink pits erect the building construct the lien and generally appropriate and the surface or building as may be necessary for the purpose or doing all such things of the said as may be convenient of or necessary for the full enjoyment of the execution reservation conditions hereinafter contained.

Provided that the transferee shall be entitled to receive from the for the damage for the occupation by the him/her of the surface and for the damaged done to the surface or building other the all said land by the such working or working obtaining or letting down the surface as may be agreed between the vendor and the transferee or failing such as agreement as shall be as certaining by the reference arbitrator.

4- That the transfere shall pay all the general and local taxes



  
Assistant Estate Officer,  
H.U.D.A., GUNEPAT





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or cases for the time being imposed as or assessed on the said land the competent authority.

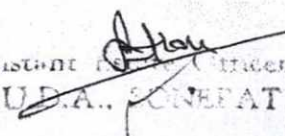
5- That the transferee shall have to complete the building within two years from the date of offer of possession of the said land in accordance with the said regulations.

Provided that the transfer and time limit for construction may be extended by the Estate Officer in case failure to complete the building with the stipulated date was owner by does to reasons of any reasons beyond control of the transferee.

6- That the transferee shall not erect the building for make the any addition alteration without permission in writing of the Estate Officer no transgression of any land or building may be permitted.

7- That the vendor or may by him officer or servants all responsible time and in a responsible manner after twenty four hours in writing enter in and upon any part of the said land or building erected thereon for the purpose if any as

  
✓

Assistant Engineer  
H.U.D.A., SONPAT  






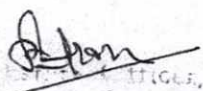
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certaining and that the transferee has duly perform /performed and observed and the convenents and condition to be performed and observed by the tunder the presents.

8- That the vendor shall have right power and authority all time through officers or servants to do all such acts deeds things which may be necessary for the purpose of enforcing with all or any of the terms and conditions and reservation here to contained and to recover from the transferee first observed the said site the cost of doing all the transferee incurred in connection with or any reliant thereto.

9- That the transferee shall not use the same site for make any purpose other than for which it has been sold nor shall be use the constrctuion or building other than for which it has been conctrcted except in accordance with the rules and regulation made under the H.U.D.A. Act 1977 hereinafter called the said Act.

10- That the transferee shall accept of the additional price

  
ASSISTANT DIRECTOR  
H.U.D.A. DELHI



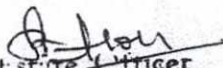




and with in the land fixed period by the transferee or in the event of breach of any other conditions of sale the Estate Officer may be imposed such penalty or reason the said land other hereby in accordance with the rules and regulations made there under 2 with the rules and regulations made thereunder with the provisions of the said Act.

In the event of resulations it shall be lawfull for the Estate Officer not with standing the waiver or any previous cause or right as to the his former and transferee all not be entitled to refund the said price or any part thereof to compnation what soever on account of such re-entry except the accodance with the provisons of the said Act.

11- That the transferee shall accept and obey all the rules and regulations and order made issued under the Act.

  
Assistant Estate Officer,  
H.U.D.A., SONEPAT








12- All the dispute and difference arising out any way of the touching this deed what soever all shall be referred to the arbitrator of the Chief Administrator or any other than officer was appointed by him. It shall be an on objection to such appointment that the arbitrator so appointed is a Govt. servants or any officer or of the authority that he/she had to deal to with all such matter to which this deed relates and that in the court of the duties as such Govt. servants or officers case be he/she has/had waives or all any of the matters in dispute and difference.

The deceasion of the arbitrator shall be final and binding on the parties to this deed if and so long as the transferee shall fully performs and comply with shall continue to so perform the terms and conditions herein made and provided that but not other wise the vendor will secure the transferee fully and

  
Assistant Estate Officer,  
H.U.D.A. SONEPAT

  
✓





peace full and enjoyment of the rightly provided privileges hereinafter hereby in conveyed and assured.

And whereas the hereby agreed and declaring unless the difference meaning shall appear from the context.

a)The expression Chief Administrator shall mean person Chief Administrator of the authority as defined and under clause (e) of the section of the 2of the said Act.

b)That expression vendor used the these presents shall include in additional to the HUDA in relation on to respect of any matter or any things containing or arising out of there presents every persons duly performed authorities and to Act or represents HUDA in respect of such matter things.

c)The expression Estate Officer will mean a persons appointed by the authority under the clause (i) of the section 2 of the Act perform and the functuion of the Estate Officer under the Act in on or more than one urban area.





-12-

d) The expression transferee used in these presents shall include in addition to the said smt. Sushma Rajpal W/o Sh. K.C. Rajpal his/her lawful heirs successors representatives and assigns and lessees and any person or persons in occupation of the said land or building erected

There on with permission of the Estate Officer.

In witness whereof the parties hereto have under respectively subscribed his/their names at the place and on the date hereinafter each case specified.

Signed by the smt. Sushma Rajpal W/o Sh. K.C. Rajpal  
on 5-4-13

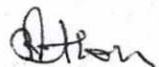


In the presence witness ;

1. Name; Ravi Kumar  
Residence; Geo. 8 master  
SNP

Occupation; P. Service  
Devika

Transferee 

( smt. Sushma Rajpal )

  
Estate Officer  
 





-13-

2.Name; Kashmira dal wadhwa  
Residence; R/o 653 Sector-14 Sonapat

Occupation; Business Kashwada

Signed for and on behalf of the HUDA and setting under  
his/her authority at Sonapat on 5-4-13

In the presence of witness;

1.Name; Balbir Singh Clerk  
Residence; R/o HUDA int  
Occupation;

Estate Officer  
HUDA, Sonapat.

2.Name; Balwanti Singh  
Residence; 1354  
Occupation;

[Signature]  
Assistant Estate Officer,  
H.U.D.A., SONEPAT

[Signature]  
✓

<b>Reg. No.</b>	<b>Reg. Year</b>	<b>Book No.</b>
156	2013-2014	1



क्रेता



गवाह

विक्रेता  
HUDA \_\_\_\_\_

क्रेता  
सुषमा \_\_\_\_\_

गवाह 1:- अनिल न0 \_\_\_\_\_ गवाह 2:- \_\_\_\_\_

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 156 आज दिनांक 05/04/2013 को बही न: 1 जिल्द न: 840 के पृष्ठ न: 53 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 11,168 के पृष्ठ सख्या 4 से 8 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान, अंगुठा मेरे सामने किये है ।

दिनांक 05/04/2013

उप/संयुक्त पंजीयन अधिकारी  
सोनीपत