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has been recovered with  
Receipt No. 2093 dated 14/7/97

पं. प्र. वि. वि. वि.  
गुरुग्राह 14/7/97

SALE DEED FOR Rs.2,26,000/-

Nodes  
7/7/97

Stamp Duty Paid Rs.35,000/-

This Sale Deed is executed at Gurgaon, on this 7th day of July 1997, by:-Mr.Rajendra Singh and Mr.Gajinder Kumar sons of Sh. Ved Ram, Residence of A-211, New Friends Colony, New Delhi and M/s. HARE KRISHAN BUILDERS Pvt. Ltd. having its registered office at 25/3884, Regarpura, Karol Bagh, New Delhi, through its Director Mr. Satish Gupta, vide authorised Resolution passed by the Board of Directors dated 4.7.97, hereinafter, called "THE VENDOR".

contd.2.

*[Handwritten signature]*

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*[Handwritten signature]*





00AA 630096

-2-

IN FAVOUR OF

Mr. Ramneek Sanan son of Sh.Chaman Lal, Residence of House No.4/85, Shivaji Nagar, Gurgaon, hereinafter called "THE VENDEE."

The expression of the Vendor and the Vendee shall mean and include them, their legal heirs, legal representatives, administrators, successors, executors, nominees and assignees.

WHEREAS the Vendor is the absolute owner and in possession of a building (bearing No. old 65/16 new 226 to 231/17), situated at Basai Road, Gurgaon known as "KRISHNA PALACE", measuring 2756 sq. yds., falling in Khasra No. 295/2, by virtue of sale deeds Nos. 2151, dt. 23.5.94, 2123 dt. 28.5.94, 2127, 2128, 2158 to 2155 and 2160, 2162 to 2164, dt. 28.1.94, 4382 dt. 8.7.94, 5577, 5581, 5579, dt. 4.8.94, 6076, dt. 16.8.94, 6199 dt. 18.8.94, 6077, dt. 16.08.94, 4376, dt. 8.7.94 in the office of the Sub Registrar, Gurgaon.

contd.3.

*[Handwritten signatures]*

*[Handwritten signature]*

And whereas the Vendors of the said property has agreed to sell the space Pvt. No.UG-02 on Upper Ground Floor, measuring about 150 sq. ft. (without roof and basement), and the Vendee has agreed to purchase the same for a total sum of Rs. 2,26,000/- (Rupees Two Lacs Twenty six thousand only).

NOW THIS SALE DEED WITNESSETH AS UNDER

1. That in pursuance of the said agreement and in consideration of Rs. 2,26,000/- (Rupees Two Lacs Twenty Six Thousand only) which sum has already been received by the Vendors from the Vendee and the Receipt of the same is hereby admitted and acknowledged in respect of the sale of the said space in the said property in full and final settlement from the Vendee.

2. That the Vendor hereby as owner of the said space in the said property to sell, grant, convey, transfer, assign and assures that the Vendor's right, title and interest in the said contd...4.

contd...4.



5/6/24



**Ending Year 2001-02**

### Colony Ward

Page No. 106[illegible]

कामालाजी साहू, 22/10/08 की पहचान में उनका नाम की मालिकाना 16 वीं जड़ गीली लाली डी. ए. सी. नंद मय  
के नाम पर की गई है।  
22/10/08

*[Handwritten notes in blue ink:]*

Attested to be true copy  
21/1/08

*[Signature]*  
Municipal Corporation  
Gurgaon

space in the said property, super structure built thereon, privileges,  
easements and a urinalances, whatsoever in the said portion in the  
said property, belonging or usually held herewith including all  
electric fitting, water sanitary fitting, fixture fitting, doors and  
all the estate right, title and interest in the said portion in the  
said property hereby conveyed and every part thereof TO HAVE AND TO  
HOLD THE SAME UNTO THE VENDEE, absolutely and forever.

3. That the possession of the said space in the said property  
hereby sold is already with the Vendee, therefore, proprietary  
possession has been given by the Vendore to the vendee through this  
Sale  
Deed.  
contd. 3.

281


Handwritten signature

CH 64

4. That the Vendor has assured the Vendee that the said portion in the said property hereby sold is free from all kinds of encumbrances, such as sale, gift, mortgage, dispute, charge, notices, etc. and the space in the said property hereby sold is free from all legal and other defects and the Vendors is fully competent to transfer the same.

5. That the Vendor admits that now it has been left with no rights, title and interest of any nature whatsoever in the said space in the said property and the vendee has become the absolute owner, he will now enjoy and utilise the said space in the said property in any manner without any interruption or disturbances by the Vendors or any persons claiming title through or under its.

contd.6.

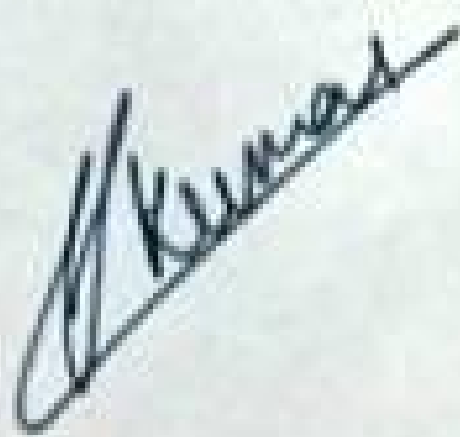


-5-

4. That the Vendor has assured the Vendee that the said portion in the said property hereby sold is free from all kinds of encumbrances, such as sale, gift, mortgage, dispute, charge, notices, etc. and the space in the said property hereby sold is free from all legal and other defects and the Vendors is fully competent to transfer the same.

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contd.6.





-6-

6. That the Vendor hereby declares that the space in the said property hereby sold is the exclusive property of the Vendor and that none else except the Vendors has any right, title and interest therein and the title which is hereby transferred, mutated and substituted and the Vendors has full power, good title and absolute authority to transfer the same.

7. That the Vendee hereby agree that all kinds of dues, demands, house tax, taxes, electricity charges etc. outgoing which are payable in respect of the said space in the above property shall be paid by him.

contd.7. .pa




SK. Luthi

8. That the Vendee can get the said space in the said property transferred, mutated and substituted in his own name in the records of the M.C.GURGAON or any other concerned authority on the basis of this Sale Deed or its certified true copy.

9. That the Vendee will abide by all the terms and conditions of the Sale Deed or by any govt. authorities as and when required.

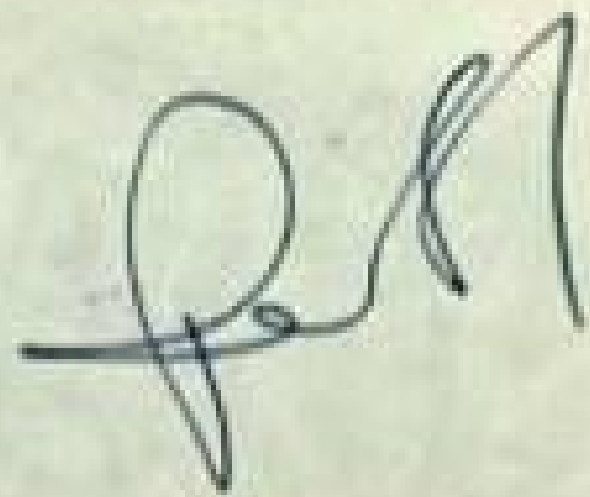
10. That the Vendee will be entitled to use and enjoy the common facilities in the building and shall contribute for the maintenance charges for the same to the Vendors @ Rs. 12/- per annum on advance basis yearly. This amount may be increased or decreased from time to time at the descretion of the Vendors.  
contd.8.



-8-

11. That the Vendee herein will abide by all the laws of the land by-laws, rules and regulations which govern the plot and super structure. The Vendee will also not use the built up portion, the subject matter of this sale in any manner which is likely to cause nuisance of anyone to the other occupiers of the building nor the same shall be used for any illegal and immoral purposes. Demand for house tax will normally be expected to the direct space buyer by the M.C.GURGAON. If the house tax had to be paid jointly the amount payable will be apportioned to each space/shop allotted by the Vendors and Vendee will be required to pay the same immediately including some service charges, If for any reasons such dues are not paid regularly, the Vendors will not be responsible for any consequences arising therefrom. The Vendors will be entitled to take any other suitable action for the recovery of such dues.

contd.9.



S. K. Gupta



12. That the Vendee herein shall have the absolute right to apply and obtain separate electric connection for this space at his own cost and the Vendors shall have no objection.

13. That the terrace of the top floor shall always remain the property of the Vendor and that the Vendor reserves the right to construct further storeys/flats over it or to use the terrace in any manner, the Vendor may deem fit, and the Vendee shall have no objection for the same, and shall keep the Vendor indemnify for the same.

14. That the Vendee shall not throw or accumulate dirt, rubbish, rages or other refuses or permit the same to be thrown in any of the common area of the said building.

contd.10.



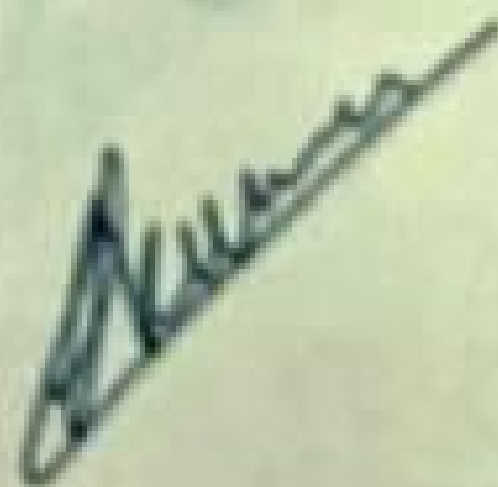
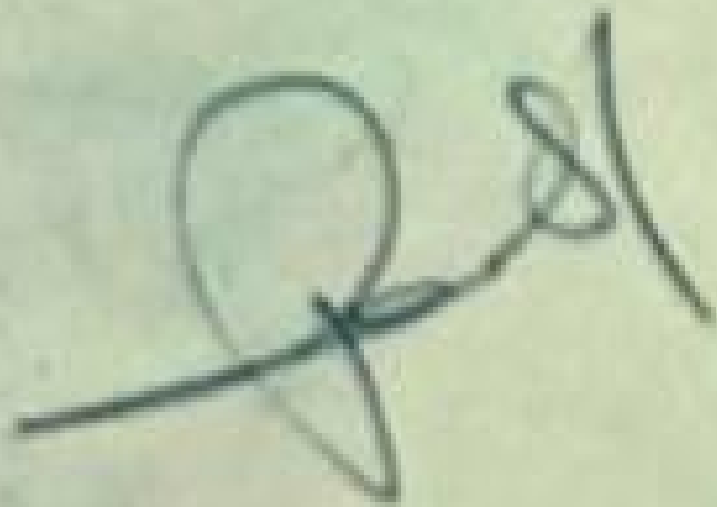
SK Gupta



15. That the Vendor has not sub-divided the aforesaid plot number and Khassra number by this Deed.

16. That then VENDOR has constructed the building in accordance with plans and specifications which have been seen and inspected by the VENDEE and approved. The VENDOR has made such verifications modifications and additions therein as were deemed necessary or required to be by the M.C.Gurgaon or the Govt. of Haryana or any others local authority or any other body having jurisdiction.

17. That except the particular space hereby purchased by the VENDEE, the Vendee shall have no claims or right of any nature or kind whatsoever in respect of open land, toilets, parking, corridors, spaces, lobbies, stairs, lifts, terraces, roofs and any other space not sold to the Vendee. These shall remain the property of the Vendor for all times unless Vendor diverts itself, subject, however to the rights of the Vendee. The Vendor shall be entitled to use the said roofs, terraces, including the parapets walls etc. for any purpose including display of advertisements and signboard or for any air restaurants, cinema or any other use.

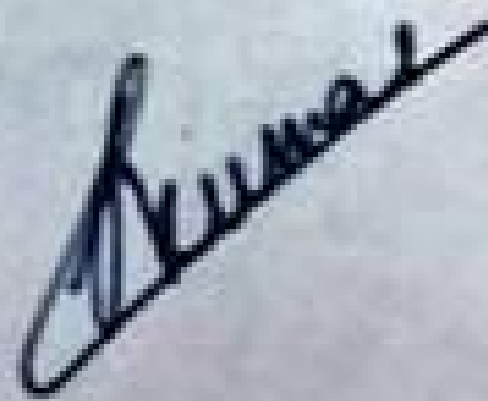


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18 That the said building always be known as "KRISHNA PALACE" and this name shall not be changes altered or modified by the Vendor or the Vendee.

19. That the Vendee is entitle to the use of the premises without any hindrance but subject to stipulations and restrictions imposed by the Government or M.C. or any other authority.

20. That the Vendor shall not put up or display board sign board advertisement, name plate, emblems or other similars material in any part of the building not belonging to him including the boundary wall compound surrounding the building or outside the building, windows, passages, corridors, lobbies, staircase, varandah, terrace and roof etc. The Vendee shall not use the space for selling meats. The Vendor has indicated to the vendee shall be allowed to display a sign board on top of shutter of the portion, which will hang on the projection at the cost of the vendee.



21. The Vendee has satisfied that the title of Vendor is good over the plot of land over which the building "KRISHNA PALACE" is constructed by the Vendor.

22. That all the letters, receipts or notices issued by the Vendor and despatched under postal certificate on the post address notified by the Vendee to the Vendor shall be conclusive proof of the receipt of the same within five days of the despatch thereof. It is agreed and understood that post office will be considered as the agent of the addressee.

23. That the Vendee has paid the stamp duty, transfer duty and registration fee in respect of this Sale Deed.

#### SCHEDULE OF PROPERTY

Space No.UG-02 on Upper Ground Floor having a covered area of 150 Sq.Fts.in the building known as KRISHNA PALACE situated at Basai Road,Gurgaon,which is bounded as under:-

WEST :- Basai Road  
NORTH :- Corridor  
SOUTH :- UG-01

EAST :- UG-03

IN Witness Whereof the Vendor has executed this Sale Deed at the place, day, month and year as first above written in the presence of the following witnesses.

WITNESSES

1. [Signature]  
Sd/-  
2. H

*Agreed & Certified by Rn Anurag Kumar*  
*1001 of 7 1/2*  
*56*

VENDOR  
1. [Signature]  
2. [Signature]  
3. [Signature]

VENDEE  
[Signature]





हरियाणा HARYANA

**SALE DEED**

Type of Deed	: Sale Deed
Village / City	: Krishna Place Complex, Gurgaon
Type of Property	: Shop No. UG-02, UGF
Covered Area	: 150 Sq. Ft.
Transaction value	: Rs.12,00,000/-
Stamp Duty	: Rs.60,000/-
Stamp No. & Date	: 10239/09.01.2012
Commercial & Residential	: Commercial

This Sale Deed is executed at Gurgaon on this 9<sup>th</sup> day of January, 2012 BY Mr. Ramneek Sanan S/o Sh. Chamal Lal R/o House No.4/85, Shivaji Nagar, Gurgaon (Haryana), hereinafter called the said VENDOR (which expression shall unless repugnant to the context or meaning thereof mean and include all his heirs, successors, successors-in-law, administrators, executors, assigns etc.) of the One Part.

**IN FAVOUR OF**

Smt. Lali Devi W/o Sh. Shri Chand Yadav R/o Village Kalanka Teh. & Distt. Rewari (Haryana), hereinafter called the VENDEE (which expression shall unless repugnant to the context or meaning thereof mean and include all her heirs, successors, administrators, executors, assigns etc.) of the Other Part.

Roll No. 30603  
Hall No. 2  
Date 9/1/12



10239  
 9-1-12  
 Worth Rs. 60000/-  
 Shree Chand Yadav  
 S.D. ₹ 120000/-  
 दिनांक 09/01/2012

प्रलेख नं: 28254  
 District Treasurer  
 GURGAON  
 डीह संबंधी विवरण

डीह का नाम SALE WITH IN M...	स्थित सदर बाजार से भुलेश्वर मन्दिर
तहसील/सब-तहसील गुडगावा	गांव/शहर गुडगांव शहर
	भवन का विवरण
150 Sq Feet	श्रेणी क
	भूमि का विवरण
	0.000000000001 Sq. Meters
	धन संबंधी विवरण
राशि 1,200,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 60,000.00 रुपये
स्टाम्प की राशि 60,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 10,000.00 रुपये
	पेस्टिंग शुल्क 2.00 रुपये
	रुपये

Drafted By: SC Arora adv

यह प्रलेख आज दिनांक 09/01/2012 दिन सोमवार समय 1:59:00PM बजे श्री/श्रीमती/कुमारी Ramneek Saran पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Chaman Lal निवासी Hno 4/85 Shivaji Nagar Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता  
 श्री Ramneek Saran

उप/संयुक्त पंजीयन अधिकारी  
 गुडगावा

उपरोक्त विवरण श्री/श्रीमती/कुमारी Lali Devi केता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि देना ने मेरे समक्ष विवेका 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 Manoj Yadav पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Chand Yadav निवासी Vill kalka के साथ श्री/श्रीमती/कुमारी SC Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी adv Gurgaon ने की।  
 साक्षी नं: 1 को हम नम्बरदार/अधिकृतता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 09/01/2012

GURGAON

उप/संयुक्त पंजीयन अधिकारी  
 गुडगावा



हरियाणा HARYANA

278190

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Whereas the Vendor is the absolute owner and in possession of Shop bearing No. UG-02, on Upper Ground Floor, measuring approx. 150 Sq. Ft. in the commercial complex "KRISHNA PLACE" situated at Bara Bazar, Near Sohna Chowk, Gurgaon, Teh. & Distt. Gurgaon, Haryana, (hereinafter called the said PROPERTY) which is bounded as under:-

EAST	:	UG-03	WEST	:	BASAI ROAD
NORTH	:	CORRIDOR	SOUTH	:	UG-01

by way of Sale Deed Vasika No.4847 dated 07.07.1997 registered in the office of Sub Registrar-Gurgaon.

Whereas the VENDOR has the full and unrestricted right and power of convey, transfer, and sell the PROPERTY.

Thereby the VENDOR and the VENDEE have mutually agreed to transact the sale and purchase of the PROPERTY with all rights, title, interests, easements, privileges and the security and contingency deposits, for a total sale consideration of Rs.12,00,000/- (Rupees Twelve Lacs Only).



हरियाणा HARYANA



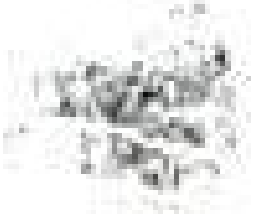

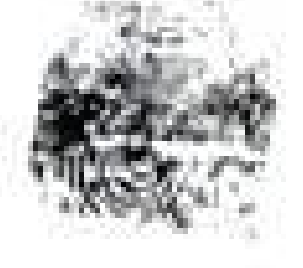



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**THEREFORE IT IS HEREBY AGREED, DECLARED, COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

1. That the VENDOR has agreed to sell the above said PROPERTY and the VENDEE have agreed to purchase the above said PROPERTY for a total sale consideration of Rs.12,00,000/- (Rupees Twelve Lacs Only) has been paid by Vendee to the Vendor in the following manner :-  
Rs.5,95,000/- (Rupees Five Lacs Ninety Five Thousand only) vide D. D. No.240495 dated 05.01.2012 drawn on Punjab National Bank, Rewari  
Rs.3,35,000/- (Rupees Three Lacs Thirty Five Thousand only) vide D. D. No.240496 dated 05.01.2012 drawn on Punjab National Bank, Rewari  
Rs.1,48,000/- (Rupees One Lac Forty Eight Thousand only) vide D. D. No.324380 dated 05.01.2012 drawn on State Bank of India, Rewari  
Rs.1,22,000/- (Rupees One Lac Twenty Two Thousand only) vide Cheque No.411089 dated 07.01.2012 drawn on Punjab National Bank, Rewari



नाम	Ramesh Suman		
नाम	Lali Devi		
नाम	Mansu Yadav		
नाम	SC Arora		

Revenue Department Haryana

HARIS-EX

NIC-HSU





हरियाणा HARYANA

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2. That the VENDOR, as absolute owner, doth hereby grant, convey and transfer all his rights, title, interest, easements, privileges, passages and the contingency and security deposits of the Shop bearing No. UG-02, on Upper Ground Floor, measuring approx. 150 Sq. Ft. in the commercial complex "KRISHNA PLACE" situated at Bara Bazar, Near Sohna Chowk, Gurgaon, Teh. & Distt. Gurgaon, Haryana to the VENDEE. Thereby the VENDEE is entitled to get all the rights and interests and the contingency and security deposits endorsed in her favour with the competent authority.
3. That the actual physical, vacant and peaceful 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, corridor, common toilet, appurtenances and possession, etc. and absolute ownership in the said Property without any hindrances, claims and demands by the Vendor or his heirs etc.
4. That the PROPERTY transferred herein is free hold and free from all encumbrances, claims, demands, dues, liens, mortgages, disputes, decrees, litigations, prior sales and agreements to sell etc.