



SALE -DEED

SALE DEED FOR Rs.2,23,000/-
Stamp Duty Paid Rs.34,880/-

THIS SALE DEED IS EXECUTED AT GURGAON ON THIS 4th DAY OF NOV.1997.
by:- Mr. RAJENDERA 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, through self and GPA of Rajendra Singh and Gajendra Kumar sons
of Shri Ved Ram vide GPA vasika No.352 dated 5.9.97, registered in
the office of Sub-Registrar, Gurgaon vide authorised Resolution passed
by the Board of Directors dated 4.7.97, hereinafter called "THE
VENDOR".

contd.2.

3765 4/11/87 No 36880/
 Hare Krishna Builders Pvt
 Ltd
 Through
 For Sale of 22500.
 to Floor of - Pritam Arora.

CHIRGAON 4/11/87

27/11/87
 बाबू सिंह
 बंगला 15/8
 रूप
 रविदा
 50
 यह विस्तार है 1000 वर्गमीटर तक किया।

प्रीतम अरोरा

CHIRGAON

प्रीतम अरोरा
 बंगला 15/8
 रूप
 रविदा
 50
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प्रीतम अरोरा

CHIRGAON

प्रीतम अरोरा



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-2-

IN FAVOUR OF

SHRI PRITAM ARORA SON OF SHRI W.R.ARORA, RESIDENCE OF C-1, SARASWATI GARDEN, DELHI-15, hereinafter called "THE VENDEE". The expression of the Vendor and the Vendee shall mean and include them, heir legal heirs, legal representatives, administrators successors, executors, nominees and assignees of the OTHER PART

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. 28.4.94, 4382 dt. 8.7.94, 5577, 5581, 5579, dt. 4.8.94, 6076, dt. 16.8.94, 6199 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.

AND WHEREAS THE VENDORS of the said property has agreed to sell the SPACE No.-UG-30 on UPPER GROUND Floor, measuring about 150 Sq.feet, (without roof & Basement) and the Vendee has agreed to purchase the same for a total sum of Rs. 2,25,000/- (RUPEES TWO LAC TWENTY FIVE THOUSAND ONLY).

Contd...3.



..3..

NOW THIS SALE DEED WITNESSETH AS UNDER

1. That in pursuance of the said agreement and in consideration of Rs. 2,25,000/- (Rupees Two Lacs Twenty five 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 Vendors's right, title and interest in the said space in the said property, super structure built thereon, privileges, easements and a urtenances, 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 Vendors to the vendee through this Sale Deed.

4. This Sale Deed is the full and final settlement of the said property and is not subject to any condition or contingency of contd. 4.





-4-

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.
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.
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.

Contd.....5..

SH/GM



...5...

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 sq.ft per Annum on advance basis yearly. This amount may be increased or decreased from time to time at the descretion of the Vendors.

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.6.



-6-

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

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

16. That the 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, subjects, 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.

contd....7..



..7..

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

19. That the Vendee is entitled to 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 Vendee shall not put up or display board sign board advertisement, name plate, emblems or other similar 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, veranda, terrace and roof etc. The Vendee shall not use the space for selling meals. 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 to 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.

Cont...8..

100Rs.



...8...

SCHEDULE OF PROPERTY

Space No.UG-30 on UPPER GROUND FLOOR having a covered area of 150 Sq. ft. in the building known as KRISHNA PALACE situated at Basai Road, Gurgaon which is bounded as under:-

EAST :- U-31
 WEST :- Corridor
 NORTH :- Corridor
 SOUTH :- U-18

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

3/11/57 Krishna Kuma Tally Acct No 1320

1. 
 Hem Ram Khosla
 Advocate


 कृष्ण कुमार टुटेजा
 लकीका नवीन, गुरुग्रांथ (1981)


 VENDOR

2. 
 Kishan Kumar Dureja

VENDEE

For Kishan Kumar Dureja
 Kishan Kumar Dureja

3/11/57 24/11/57 24/11/57
 24/11/57 24/11/57 24/11/57
 24/11/57 24/11/57 24/11/57



हरियाणा HARYANA

261370

SALE DEED

TYPE OF PROPERTY	:	SPACE NO. UG-30
VILLAGE /CITY/NAME & CODE	:	KRISHNA PALACE
AREA	:	150 Sq ft.
VALUE	:	Rs. 10,00,000/-
STAMP DUTY	:	Rs. 50,000/-
STAMP NO	:	7057
DATE	:	31/07/2008
ISSUED BY	:	TREASURY, GURGAON.

THIS SALE DEED IS EXECUTED AT GURGAON ON THIS 31ST day of July, 2008, between **Sh. Pritam Arora S/o Sh. W.R. Arora, R/o C-1, Saraswati Garden, Delhi-15** (hereinafter called the **VENDOR** which expression shall unless opposed to the context hereof include his heirs, successors, survivors, administrators, executors and assigns of the **ONE PART.**)

IN FAVOUR OF

Mrs. Lali Devi W/o Shree Chand Yadav R/o Village- Kalaka, Post Office- Majra Gurdas, Tehsil & Distt. Rewari (Hr.) (hereinafter called the **VENDEE**) which expression shall also unless inconsistent with the context mean and include all her legal heirs, survivors, administrators, successors, legal representatives and assigns of the **OTHER PART.**

दिनांक 31/07/2008

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of Political Science

Fe-4a 31/07/2008

Testimonies





हरियाणा HARYANA

261369

Whereas the above said VENDOR is the owner and in possession of Space No. U.G.30, ON Uppar Ground Floor, measuring 150 Sq. Ft., (without roof and basement) in Basai Road, building known as KRISHNA PALACE, Gurgaon Tehsil and Distt. Gurgaon (Haryana), in the Municipal Committee Area, Gurgaon, acquired by way of Sale Deed Vasika No. 11364 Dated 27.11.1997, registered in the office of Sub Registrar, Gurgaon, (hereinafter called the property) which is bounded by as under:-

NORTH	:	Corridor
SOUTH	:	U-18
EAST	:	U-31
WEST	:	Corridor

AND WHEREAS the VENDOR herein due to some family needs and commitments decided to sell the said property and the VENDEE herein agreed to purchase the same.

[Handwritten signature]



03AA 754117

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

1. That the VENDOR has been agreed to sell the said property and the VENDEE has agreed to purchase the same for a sum of Rs.10,00,000/- (Rupees Ten Lacs Only) which is paid by the VENDEE to the VENDOR in following mode:-

Amount	Dated	Ch./D.D.No.	Drawn on
Rs.4,50,000/-	04/06/08	943099	Union Bank of India, Rewari
Rs.2,50,000/-	25/06/08	284203	Union Bank of India, Rewari
Rs.3,00,000/-	31/07/08	271290	Bank of Rajasthan Ltd.

2. That the VENDOR herein grants, conveys and transfers all his rights, titles and interest in the above said Space No. UG 30, On upper Ground Floor, measuring 150 Sq. Ft., (without roof and basement) in Basai Road, building known as KRISHNA PALACE,

Fit

This is the Part of No. 7034
Dated 31/7/08 Worth Rs 2

District Treasurer
GURGAON
31/7/08

Reg. No.
10034

Reg. Year
2008 2009

Book No.
1



गवाह

जला

Photo No.

माली

Photo No.

via

गवा 2 - H.R. Khattar

प्रमाण-पत्र

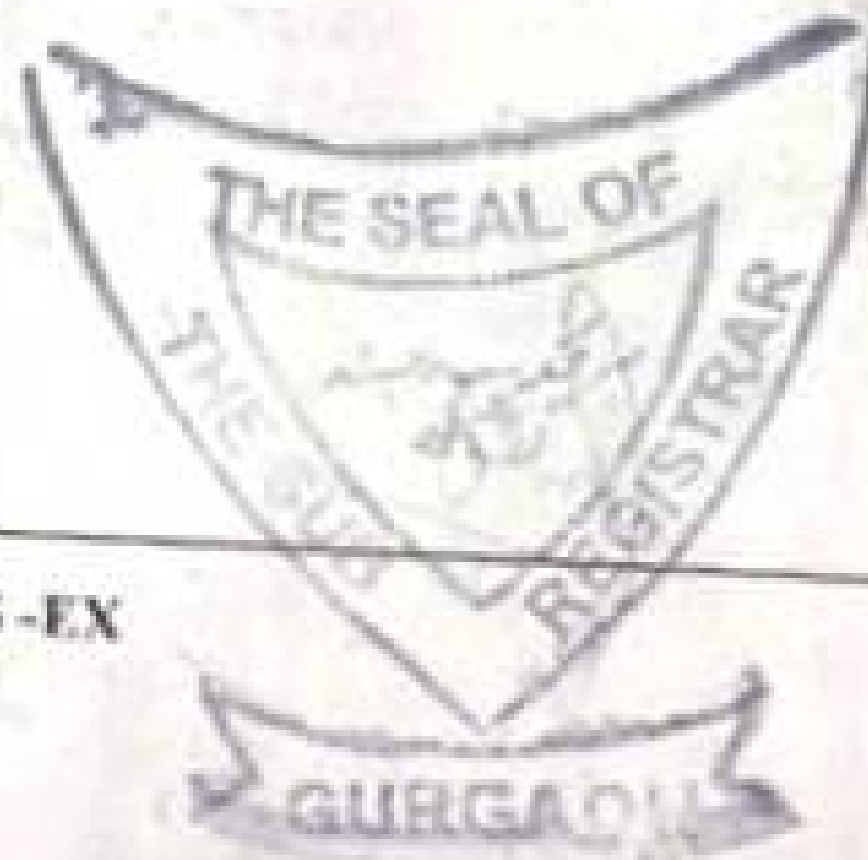
प्रमाण-पत्र जारी है कि यह प्रमाण-पत्र क्रमांक 10034 आज दिनांक 31/07/2008 को बही नं: 1 जिल्द नं: 9,753 के
पृष्ठ नं: 110 पर प्रमाणित किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नं: 832 के
पृष्ठ नं: 53 में 53 पर प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और
गवाह नं: 10034 दस्तावेज/चालान अंगुष्ठ में सामने किये हैं।

दिनांक: 31/07/2008

अ/सर्वोक्त पंजीयन अधिकारी
गडगावा

सीमा 1/0934 की गरी के
दिए 1/0782 के
दिए 1/0782 के
दिए 1/0782 के
दिए 1/0782 के
दिए 1/0782 के

सब रजिस्ट्रार
गुडगावा



1. Gurgaon Tehsil and Distt. Gurgaon (Haryana), in the Municipal Committee Area, Gurgaon, unto the Vendee.
3. That the said property transferred herein is free hold and free from all encumbrances, claims, demands, dues, liens, gift mortgages, decrees, litigation's, prior-sales, agreements to sell etc.
4. That the actual physical and vacant possession of the 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, titles, interests, privileges, passages, appurtenances and possessions etc. and absolute owner in the said property thereon without any hindrances, claims, demands by the VENDOR or his 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, cases, dues or demands in respect of this property has been paid and cleared by the VENDOR up to the date of execution of this Sale Deed absolutely and hereafter it shall be the responsibility of the VENDEE for future taxes etc. That all the previous Sale Deed and other relevant papers concerning this property have 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 was her self purchased/ acquired property by virtue of the Sale Deed mentioned herein above and that no one else except the VENDOR has rights, claims, interests 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.
- C. That the contents of these paras are true and correct, if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the Vendors of his rights to sell the Property hereby conveyed or any part thereof and the Vendee suffers any loss then the Vendor shall be liable to make good the loss thus suffered by the Vendee and keep the



Vendee saved, harmless and indemnified through his property movable and immovable against all losses, costs, 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 DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:-

WITNESSES:

1.


Hem Ram Khatri
Advocate
Gurgaon


Hem Ram Khatri
Advocate
Gurgaon


VENDOR


VENDEE

2. Vikram Gupta
5/6 M.L. Gupta
R/o L-2 Krishna
Palace Gurgaon.