

6549 8/9/82



01CC 498807



**SALE DEED**

Rs. 10,00,000/-

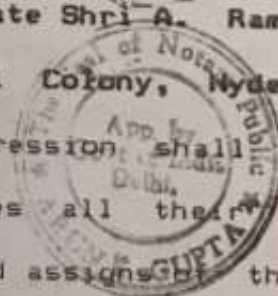
STAMP DUTY  
Rs. 1,67,200/-

Stamp No. 7385

Dated : 07.09.2000

Stamp VENDOR  
Treasury Gurgaon

THIS SALE DEED IS MADE AT Gurgaon on this 8th day of September 2000 Between Mr. R. Srinivasan VENDOR No.1, and Mr. R. Venkat Ramana VENDOR No.2, sons of Late Shri A. Ramaswamy both resident of 6-3-252/4, Erramanzil Colony, Hyderabad, hereinafter called the VENDORS which expression shall unless repugnant to the context hereof includes all their heirs, successors, administrators, executors and assigns of the ONE PART.



*Rhasamp*

*Rengamara*

contd...2..

*14.08.2001*



Rs. 2865 Deposit Deed No. V.R. No. 1587 Dated 31.8.2000

S. R. Gurgaon

13 SEP 2000

*8/9/2000*

7-9-12  
United Treasures  
TURKISH

R. brasiliensis

8-9-24

राज विधि राज बंधुवाचक

पुत्र दि. १०/१२/१९५३

पुत्र अंतर्गत

विद्या ८५

राज विद्या १०/१२/१९५३

संस्कृत भाषा विश्वविद्यालय  
पुस्तकालय

157 Per-gawano

आर्य समाज - मातृ संस्कार  
 श्री गुरुदेव - विधि वार्ता  
 जिनको - पुनर्जागरण  
 आर्य समाज के मंत्र

21/11/1954

५- सतीय मानस राजा.

कृष्ण ५६ राजिस्टर  
गुड़पांड

စာပေသင်တန်း

Madhu Jain

Marsh fair

Bernard



मा. ० श्री निव

Rhassau

Herziana



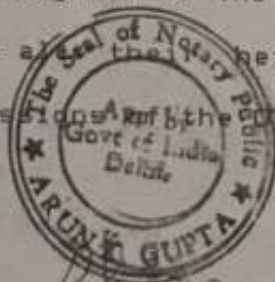


01CC 498806

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IN FAVOUR OF

Mrs. Madhu Jain W/o Shri C.M. Bansal VENDEE No.1, Mr. Vipin Bansal S/o Shri C.M. Bansal VENDEE No.2, and Mr. Manish Jain S/o Shri C.M. Bansal VENDEE No.3, all resident of 11 Pusa Road, New Delhi-110005, hereinafter called the VENDEES which expression shall unless repugnant to the meaning or context thereof mean and includes all their heirs, administrators, legal representatives and assigns **OTHER PART.**



contd...3..

*Ravishankar*

*Ravishankar*



13 Oct 2000

6

Don't be late for the...  
Don't be late for the...  
Don't be late for the...

Don't be late for the...  
Don't be late for the...

① शान/लिटिअल

(Signature)

② शनीव मानद

Shani

व्यापक किया जाता है कि चरीक  
• हाकीक के लिए संगठन/  
व्यापक हमारे हाकीक कराने वष।

(Signature)  
व्यापक वष विसय  
गुणवत्





01CC 498805

-- 3 --

WHEREAS the above said VENDORS are absolute owners and in possession of the House No.19 Road K-19 measuring 150 Sq. Yds., consisting of Three Bed Rooms, Drawing cum Dining, Kitchens, Latrines & Bathroom, having covered area 100.69 sq. mtrs., in the residential colony known as DLF Qutab Enclave Complex, Phase-II, situated at Village Shahpur, Teh. & Distt. Gurgaon (Haryana), and bounded as under:-

EAST : Plot No.K-19/18

WEST : Plot No.K-19/20

NORTH : Road

SOUTH : Plot No.K-3/58



contd...4..



13 SEP2000

7

also is the part of the  
[illegible] North [illegible]

Done [illegible]  
[illegible]

[illegible]



01CC 498804

-- 4 --

by way of sale deed vasika No.11673 Addl.Book No.1 Jild No.3913  
on pages 85-86 Addl. Book No.1 Jild No.491 page 75 dated  
31.03.94 registered in the office of Sub-Registrar Gurgaon,  
(hereinafter called the property)

AND WHEREAS the VENDORS herein due to some family needs and  
commitments decided to sell the above said property and the  
VENDEES herein agreed to purchase the same.

*Prasanna*  
contd...5..  
*Prasanna*  
ARUN K. GUPTA



13-SEP-2000

9





01CC 498803

-- 5 --

THEREFORE 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 above said property and the VENDEES have agreed to purchase the same for a sum of Rs.10,00,000/- (Rupees Ten Lacs Only) which is paid by the VENDEES to the VENDORS in the ratio of 50% (Half) i.e. Rs.5,00,000/- (Rupees Five Lacs Only) to VENDOR No.1 Vide Demand Draft No. 45633 dated 08-09-2000 drawn on CENTRAL BANK OF INDIA
- Rs 4,58,000/- (Rupees FOUR LACS ONLY) to vendor NO2 vide DD NO 434488 dt 8-9-2000 ON PUNJAB NATIONAL BANK
- Rs 42,000/- (Rupees FORTY TWO THOUSAND ONLY) to vendor NO2 vide DD No 866351 dt 8-9-2000 on Indian Overseas Bank
- Rs 10,00,000/- TOTAL

contd...6..



13 SEP 2000

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01CC 498802

-- 6 --

2. That the VENDORS herein grant, convey and transfer all their rights, titles and interest in the said House No.19 Road K-19 measuring 150 Sq. Yds., consisting of Three Bed Rooms, Drawing cum Dining, Kitchens, Latrines & Bathroom, having covered area 100.69 sq. mtrs., in the residential colony known as DLF Qutab Enclave Complex, Phase-II, situated at Village Shahpur, Teh. & Distt. Gurgaon (Haryana), unto the VENDEES herein.

*R. Vasani*  
*Menhara*

contd...7..



13 SEP 2007

10



01CC 498801

-- 7 --

3. That the said property sold herein is free hold and free from all encumbrances, claims, demands, dues, liens, mortgages, decrees, litigations, prior sales, agreement to sell etc. and in case any due the VENDORS shall be responsible.

*R. Vasanth*

*M. S. Kumar*

contd...B..



13 SEP 2000





01CC 498696

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4. That the actual physical possession of the property hereby conveyed has been delivered to the VENDEES at the spot 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 property without any hinderances, claims, demands by the VENDORS or their heirs and representatives etc.

*Shrasana*  
*Manjanna*

contd...9..



13 SEP 2000

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-- 9 --

5. That all the expenses for the stamp duty and registration and other incidental charges for this sale deed have been borne and paid by the VENDEES.

6. That the taxes, cesses, dues or demands in respect of this property has been paid and cleared by the VENDORS upto the date of execution of this sale deed absolutely and thereafter all such taxes cesses, dues and demands, shall be the responsibility of the VENDEES.

*Abhasan*  
*Wendharana*

contd...10..



13 SEP 2000

13



500Rs.



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7. That all the previous sale deed and other relevant papers concerning this property has been handed over by the VENDORS to the VENDEES in original at the time of execution of this sale deed.

*R. Vasani*

*M. H. Gunara* contd...11..



13 SEP 2000

14



— 11 —

8. That the VENDORS have obtained the Income Tax clearance certificate from the authorities concerned vide proforma 34-A under section 230-A (I) of the Income Tax Act, 1961.

*R. Prasad*  
*Pr. Prasad*

contd...12..



13 SEP 2000

15





-- 12 --

THE VENDORS DECLARE AND ASSURE THE VENDEES

A. That the property hereby conveyed was their self acquired property by virtue of the sale deed mentioned hereinabove and that no one else except the VENDORS have rights, claims, interest, and concern whatsoever in the said property hereby conveyed or any part thereof.

*Shrisant*  
*Meharwan*

contd...13..



13 SEP 2000

16

52

500Rs.



-- 13 --

B That the property hereby conveyed is free from all sorts of encumbrance, charges, legal flaws, liens, taxes, dues, demands, of liability, notifications, mortgages, court decrees, and attachments etc.

*Abraham*

*Meharano* contd...14..



13 SEP 2000

12



100Rs.



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C. That the contents of this document 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 or their rights to sell the property hereby conveyed or any part thereof because of which the VENDEES suffers any loss then the VENDORS will be liable to make good the loss thus suffered by the VENDEES and keep the VENDEES saved, harmless and indemnified through their property moveable and immoveable against all losses, costs, damages and expenses occurring thereby the VENDEES.

*R. S. Sanyal*  
*M. S. Sanyal* contd...15..



13 SEP 2000

18

100Rs.



-- 15 --

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

DRAFTED BY ME

*MS*  
Manjit Singh Bhatnagar  
Advocate, Gurgaon.

*Rhasany*

WITNESSES:-

1.

*Rajbir Singh*  
Advocate  
Gurgaon.

VENDORS

*Pragmanara*

2. *Singh Anand*  
SOS S. Anand  
Urf. 34, S.V.K.  
Gurgaon

VENDEES

*Madhu Jain*

*Manish Jain*

*Vipin Bhatnagar*

ARUN L. GUPTA  
Notary Public  
Advocate Extra Court Commission  
DELHI  
Govt. of India,  
Ran. No. 741/92

ATTESTED TRUE COPY

Notary Public



13 SEP 2000

19



75/15  
79.2

पिन कोड 654533 कोड 1  
 बिल नं 6271 कोड 55-56  
 बल्मा विभाग 1  
 बिल नं 641 कोड 99  
 दिनांक 8-9-2020 विस्तार विभाग

मुख्य एवं विस्तार  
 प्रमुख

