

00AA 647148



SALE DEED FOR A SUM OF Rs.2,00,000/-

STAMP DUTY Rs.37,500/-

THIS SALE DEED IS MADE AT GURGAON ON THIS 22nd DAY OF Feb 1999 by Mrs. Neelam Kumari wife of Sh. Manoj Kumar resident of E-6/9, Malviya Nagar, New Delhi hereinafter called the VENDOR which expression shall unless opposed to the context hereof include all her heirs, successors, survivors, administrators, executors and assigns of the ONE PART:

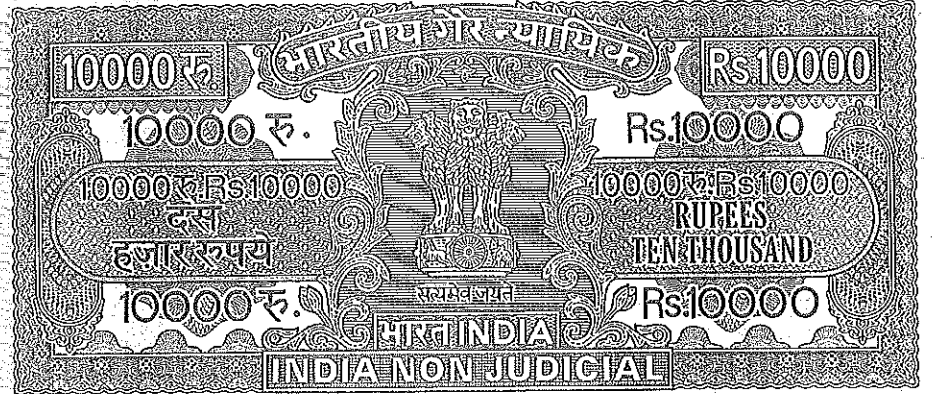
IN FAVOUR OF

Ranjan Kumar son of Sh. Ramkripal Singh and Kumari Ranju wife of Sudhir Kumar Singh both resident of S-31-C, H.No. 14, DLF Outab Enclave Complex, Phase-III, Gurgaon hereinafter collectively

*Neelam Kumari*







00AA 647147

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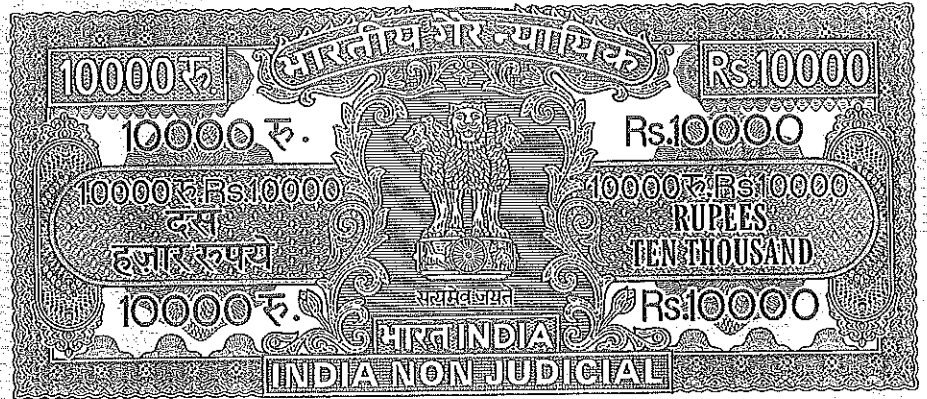
called the VENDEE which expression shall also unless inconsistent with the context mean and include all their heirs, survivors, administrators, legal representatives and assigns of the OTHER PART:

WHEREAS the above said Vendor is the absolute owner in possession of a residential plot bearing No. 14 on Road No. S-31 measuring 50 Sq Mtr (60 Sq yds) situated in the residential colony known as DLF QUTAB ENCLAVE COMPLEX, Phase III, in and around Village Nathupur, Teh & Distt. Gurgaon, Haryana, bounded as under:

EAST : Plot No. S-29/14  
WEST : Road  
NORTH : Plot No. S-31/13  
SOUTH : Plot No. S-31/15

by way of Sale Deed Vasika No. 11568 Addl. Book No. 1, Jild No. 4493, Pages 49-50 dated 11.10.95 registered in the office of Sub Registrar, Gurgaon (hereinafter called the PROPERTY.)

*Deelkumar*



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00AA 647146

AND WHEREAS the Vendor due to some bonafide need and commitments decide to sell the above said property and the Vendee herein agreed to purchase the same.

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 and the Vendee have agreed to purchase the same for a sum of Rs.2,00,000/- (Rupees Two Lac only) which is already paid by the Vendee to the Vendor as the cost of the above said property in cash.
2. That the Vendor do herein grants, conveys and transfer all her rights, titles and interests in the said property bearing No. 14 , On Road No. S-31 measuring 50 Sq Mtr (60 Sq yds ) situated in the residential colony known as DLF Qutab Enclave Complex, Phase-III, in and around Village Nathupur Teh & Distt. Gurgaon unto the Vendee herein.
3. That the said property transferred herein is free hold and free from all encumbrances, claims, demands, liens,

*Rachkumari*

5000Rs.



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mortgages, decrees, litigations, prior sales, agreement to sell etc.

4. That the actual physical 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, privileges, passages, appurtenances and possession etc and absolute owner in the said property without any hindrance, claims, demands by the Vendor or her heirs etc. etc.

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

6. That the taxes, cesses or dues or demands in respect of this property have been paid and cleared by the Vendor upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the Vendee for

*Deed-1/19/21*

1000Rs.



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future taxes etc.

7. That all the previous documents concerning this property have handed over by the Vendor to the Vendee in original at the time of execution of this sale deed.

8. That the Vendee hereby further agreed to bear any additional charges which may be levied by the Govt. or local authority for provision of external and/or peripheral services attributable to the said property and on pro-rata basis AND WHEREAS the Vendee has also agreed to pay pro-rata charges for maintaining various services and facilities in the said colony until the same are handed over to a local body for maintenance.

9. That the amount of sale consideration includes the contingency deposit and security which the Vendor has paid to DLF Universal Ltd. Now the Vendee is entitled to get the said amount endorsed in their favour.

THE VENDOR DECLARES AND ASSURES THE VENDEE

a) That the property hereby conveyed was self purchased/

*Dechumai*

1000Rs.



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acquired property by virtue of the sale deed mentioned herein-  
above and that no one else except the Vendor has rights, claims,  
interest 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 presents 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 Vendor or her 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 her property movable

*Dechunmasai*

500Rs.




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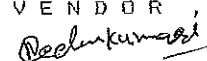
and immovable against all losses, costs, damages and expenses occurring thereby the Vendee.

IN WITNESS WHEREOF BOTH THE PARTIES HAVE PUT THEIR RESPECTIVE SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW: २६ २ १९८८


कमल निवासी जोशिका नदी का नदी किनारे, जहाँ १८ ६१ जून २५ कल  
WITNESSES २५/२/८८

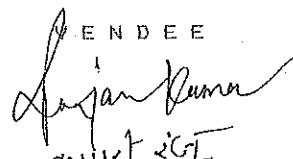
1.

  
Rishi Singh  
Advocate  
Gurgaon.

VENDOR  


2

  
Daljeet Singh  
Mosh. Kardar Singh  
HO 40/4 marla  
Gurgaon

VENDEE  
  
गुर्जर सिंह





00AA 647151



SALE DEED FOR A SUM OF Rs.2,00,000/-

STAMP DUTY Rs.37/500/-

THIS SALE DEED IS MADE AT GURGAON ON THIS 22nd DAY OF Feb 1999 by Sh. Harish Chander Gujral son of Sh. Tulsi Dass Gujral resident of 144, Bhai Parmanand Nagar, Delhi -110 009 hereinafter called the VENDOR which expression shall unless opposed to the context hereof include all his heirs, successors, survivors, administrators, executors and assigns of the ONE PART:

IN FAVOUR OF


Ranjan Kumar son of Sh. Ramkripal Singh and Kumari Ranju wife of Sudhir Kumar Singh both resident of S-31-C, H.No. 14, DLF Ghatb Enclave Complex, Phase-III, Gurgaon hereinafter collectivley



District Treasurer  
GURGAON

सब/मजिस्ट्राट  
गुडगावा

प्रमाणित किया जाता है कि श्री ए. ए. ए. ए. ए. ए. ए. ए.  
 श्री ए. ए. ए. ए. ए. ए. ए. ए. प्रकर द्वारा व समझाया व  
 श्री ए. ए. ए. ए. ए. ए. ए. ए.

  
 ॐ नमो भगवते वासुदेवाय

*[Handwritten signature]*

सन राजिस्ट्रार  
मुद्रगांवा

IGR 2 Saket Press, Chandimandir

जस्टरी 8931  
पिच पुस्तक

पानिग, सब-रजिस्ट्रार

म संख्या

सावेज पेश करने वाले का नाम

सावेज की नकली करने वाले का नाम

र तकमील की तारीख

सावेज पेश होने की तारीख

सावेज की निरुप और

पानिग की रकम

रकम मूल्य

पुस्तक मुद्रक, रजिस्टरी मुद्रक और नकल

रक की रकम का जोड़ और विवरण

ज्यों की संख्या

रकम

जस्टरी अधिकारी के हस्ताक्षर

13677



00AA 647150

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called the VENDEE which expression shall also unless inconsistent with the context mean and include all their heirs, survivors, administrators, legal representatives and assigns of the OTHER PART:

WHEREAS the above said Vendor is the absolute owner in possession of a residential plot bearing No. 13 on Road No. S-31 measuring 50 Sq Mtr (60 Sq yds) situated in the residential colony known as DLF GUTAB ENCLAVE COMPLEX, Phase III, in and around Village Nathupur, Teh & Distt. Gurgaon, Haryana, bounded as under:

EAST : Plot No. S-29/13

WEST : Road

NORTH : Plot No. S-31/12

SOUTH : Plot No. S-31/14

by way of Sale Deed Vasika No. 10459 Addl. Book No. 1, Jild No. 3238, Pages 37-38 dated 01.02.91 registered in the office of Sub Registrar, Gurgaon (hereinafter called the PROPERTY.)



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00AA 647149

AND WHEREAS the Vendor due to some bonafide need and commitments decide to sell the above said property and the Vendee herein agreed to purchase the same.

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 and the Vendee have agreed to purchase the same for a sum of Rs.2,00,000/- (Rupees Two Lac only) which is paid by the Vendee to the Vendor as the cost of the above said property as under :-

Rs. 2,00,000/- Vide P.O. No. 596006 dated 22.2.99 drawn on State Bank of India, Masjid Moth, New Delhi.

2. That the Vendor do herein grants, conveys and transfer all his rights, titles and interests in the said property bearing No. 13, On Road No. S-31 measuring 50 Sq Mtr (60 Sq yds) situated in the residential colony known as DLF Ghatb Enclave Complex, Phase-III, in and around Village Nathupur Teh & Distt. Gurgaon unto the Vendee herein.

5000Rs.



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3. That the said property transferred herein is free hold and free from all encumbrances, claims, demands, liens, mortgages, decrees, litigations, prior sales, agreement to sell etc.

4. That the actual physical 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, privileges, passages, appurtenances and possession etc and absolute owner in the said property without any hindrance, claims, demands by the Vendor or his heirs etc. etc.

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

6. That the taxes, cesses or dues or demands in respect of this property have been paid and cleared by the Vendor upto the date of execution of this sale deed absolutely and

1000Rs.



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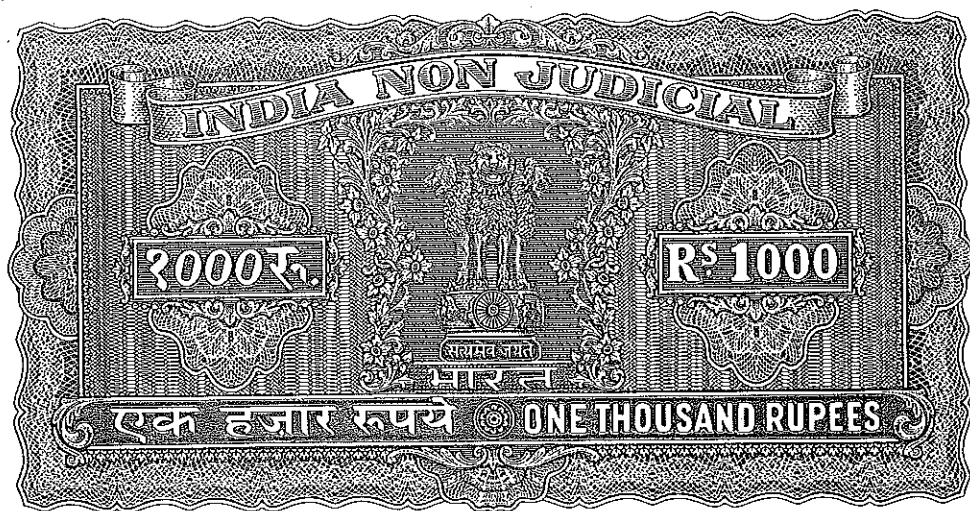
thereafter it shall be the responsibility of the Vendee for future taxes etc.

7. That all the previous documents concerning this property have handed over by the Vendor to the Vendee in original at the time of execution of this sale deed.

8. That the Vendee hereby further agreed to bear any additional charges which may be levied by the Govt. or local authority for provision of external and/or peripheral services attributable to the said property and on pro-rata basis AND WHEREAS the Vendee has also agreed to pay pro-rata charges for maintaining various services and facilities in the said colony until the same are handed over to a local body for maintenance.

9. That the amount of sale consideration includes the contingency deposit and security which the Vendor has paid to DLF Universal Ltd. Now the Vendee is entitled to get the said amount endorsed in their favour.

1000Rs.



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THE VENDOR DECLARES AND ASSURES THE VENDEE

- a) That the property hereby conveyed was self purchased/ acquired property by virtue of the sale deed mentioned herein- above and that no one else except the Vendor has rights, claims, interest 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 presents 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 Vendor 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

A handwritten signature in dark ink, consisting of stylized, overlapping loops and strokes.



500Rs.



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saved, harmless and indemnified through his property movable and immovable against all losses, costs, damages and expenses occurring thereby the Vendee.

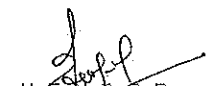
IN WITNESS WHEREOF BOTH THE PARTIES HAVE PUT THEIR RESPECTIVE SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR

WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW: 8 10 2019  
 25/10/19  
 24/10/19

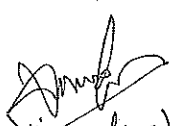
WITNESSES


1.

  
 Rajib Singh  
 Advocate  
 Gurgaon.

  
 VENDOR

2

  
 Alexander Kumar  
 P/o Sh. Chitter Singh  
 P.O. Mathurpur  
 Gurgaon

VENDEE  
  
 3/11/19