

रजिस्ट्रार इनकालात गांव

रजिस्टर इन्तकाल

0039-DLR-H.O.P., PK12

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२००७-०८ का कानून। कि आसानी से जमानदा के साथ न्याय हो संकट।

702

Math 108

Sr. No. 398 Dated 16/5/06

3991 SAC
708

Certified Under Section 42 of the Indian Stamp Act, 1889,

that Stamp Duty of the amount of Rs. 21,39,000/-

(Rupees Twenty one Lac Thirty Nine thousand & 00)

has been levied on this document and paid by M/S. G. S. Builders

Prvt Ltd. NCR Delhi

vide treasury challan No. 18

Dated 16/5/06 for Sale deed. 35642500/- in favour
of

TREASURY OFFICER
CUM-COLLECTOR
GURGAON

16/5/06

SALE DEED

TYPE OF PROPERTY : LAND

VILLAGE / CITY NAME : KHERKI MAJRA
DHANKOT, GURGAON

UNITS OF LAND : 53 KANALS 16 MARLAS

TRANSACTION VALUE : Rs. 3,56,42,500/-

STAMP DUTY : Rs. 21,39,000/-

STAMP NO/ DATE : 328/16-05-2006

ISSUED BY : TREASURY,
GURGAON

AUDITED
Stamp Auditor
Gurgaon-I

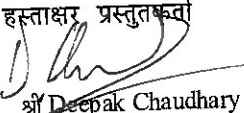
प्रलेख नः 3991


दिनांक 18/05/2006

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगावा	गांव/शहर डेकी माजरा धनकोट	स्थित खेडकी माजरा धनकोट
भवन का विवरण		
भूमि का विवरण		
चाही	6 Acre 5 Kanal 16 Marla	
धन संबंधी विवरण		
राशि 35,642,500.00 रुपये	स्टाम्प ड्यूटी की राशि 2,139,000.00 रुपये	
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: H.R.Khatana, Adv.

यह प्रलेख आज दिनांक 18/05/2006 दिन गुरुवार समय बजे श्री/श्रीमती/कुमारी Deepak Chaudhary पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Om Prakash निवासी 1, Canal Road, Vijay Nagar, Double Storey Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता

 श्री Deepak Chaudhary


 उप/सयुक्त पंजीयन अधिकारी
 गुडगावा

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru:- Harsh Mehra क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता 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 H.R.Khatana पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Surender Dahiya पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Muni Lal निवासी Dhanwapur, Gurgaon ने की।
 साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 18/05/2006




 उप/सयुक्त पंजीयन अधिकारी
 गुडगावा

SALE DEED

This **Sale Deed** is made and executed at Gurgaon on this 18TH day of May 2006.

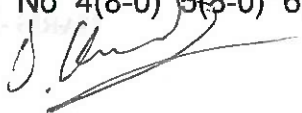
BETWEEN

Deepak Chaudhary S/o Late Shri Om Prakash, R/o House No-1, Canal Road Vijay Nagar, Double Storey, Delhi -9, hereinafter referred to as the **VENDOR** (which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include his legal heirs, successors in interest, assigns, legal representatives, nominees, etc.) of the **ONE PART**.

AND

M/s Eventual Builders Private Ltd, a company duly incorporated under the Companies Act, 1956, having its office at A-2B/193A, Ekta Apartments, Paschim Vihar, New Delhi-63, hereinafter referred to as the **VENDEE** (which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include his legal heirs, successors in interest, assigns, legal representatives, nominees, etc.) of the **OTHER PART**.

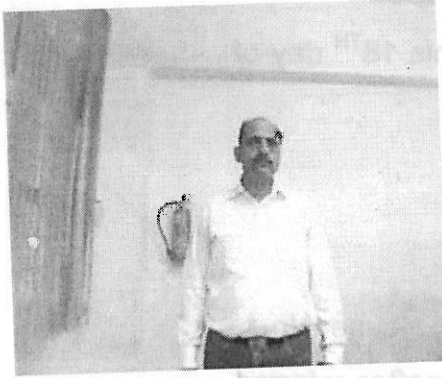
WHEREAS the Vendor is the sole and absolute owner in possession and otherwise well and sufficiently entitled to all that piece and parcel of land comprised in Khewat No. 11 Khatauni No. 15 Rectangle No. 54 Killa No. Killa No. 13(8-0) 14(8-0) 15(8-0) 16/1(0-7) 16/2(7-0) 17(7-7) Rectangle No. 55 Killa No. 11/2(4-9) 10(8-0) 11/1(3-11) 20/1(5-11), total admeasuring 60 Kanals 05 Marlas in which the Vendor is having $\frac{1}{2}$ share i.e. 30 kanals 03 Marlas and in Khewat No. 149 Khatauni No. 235 Rectangle No. 54 Killa No 4(8-0) 5(8-0) 6(8-0) 7(8-0) 18(7-7)



Reg. No.
3991

Reg. Year
2006-2007

Book No.
1



विक्रेता

विक्रेता

Deepak Chaudhary



क्रेता

क्रेता

thru:- Harsh Mehra



गवाह

गवाह :- H.R.Khatana

Surender Dahiya

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3,991 आज दिनांक 18/05/2006 को बही नः 1 जिल्द नः 8,479 प्रष्ठ नः 9 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जल्द नः 1,150 के प्रष्ठ सख्या 73 से 74 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 18/05/2006

उप/सयुक्त पंजीयन अधिकारी
गुडगावा



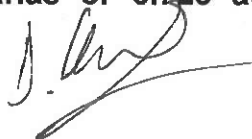
Rectangle no 55 Killa No 1(8-0) , totalling to 47 Kanal 7 Marla in which the Vendor is having $\frac{1}{2}$ share i.e. 23 Kanal 13 Marla, thereby total admeasuring **53 Kanal 16 Marlas or 6.725** acres situated in the revenue estate of Village Kherki Majra Dhankot, Tehsil & District Gurgaon, Haryana as per the Jamabandi for the year 2003-2004 vide Mutation no. 2983 (hereinafter referred to as the "**Said Land**") and no other person other than the Vendor herein have any right, title or interest in the said Land thus the said Land stands mutated in the name of the Vendor in the said Jamabandi.

AND WHEREAS the Vendor has purchased the said Land by way of duly registered sale Deed, registered as Document no. 8351, Book no. 1 Volume no. 8452, at page no. 43 on 20/07/2005 and a copy is affixed on Additional Book no 1, Volume no. 720 at page no. 49-50 with the sub Registrar, Gurgaon. The same has been incorporated in the revenue record as per Mutation no. 2983.

AND WHEREAS the Vendor has agreed to sell the said Land to the Vendee and confirms that the Vendor has not entered into any agreement or arrangement in respect of said Land with any other person and the Vendee herein agrees to purchase the said Land, on the terms and conditions appearing herein under.

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

1. That the Vendor hereby, in consideration of total sale consideration of Rs. 3,56,42,500/- (Rupees Three Crores Fifty Six Lacs Forty Two Thousand and Five Hundred Only) sell, convey, transfer all his right, title and interest whatsoever in the said Land i.e. **53 Kanal 16 Marlas or 6.725** acres to the Vendee.



Rectangle no 55 Killa No 1(8-0) , totalling to 47 Kanal 7 Maha in which the Vendor is having 1/2 share i.e. 23 Kanal 13 Maha, thereby total admeasuring 23 Kanal 18 Maha or 8.125 acres situated in the revenue estate of Village Kharaki Majra District Tehsil & District Gurgaon, Haryana as per the Jamabandi for the year 2003-2004 vide Mutation no. 2883 (hereinafter referred to as the "Said Land") and no other person other than the Vendor herein have any right, title or interest in the said Land thus the said Land stands mutated in the name of the Vendor in the said Jamabandi.

AND WHEREAS the Vendor has purchased the said Land by way of duly registered sale Deed, registered as Document no. 8351 Book no. 1 Volume no. 8452, at page no. 43 on 20/07/2005 and a copy is annexed to Additional Book no. 1 Volume no. 750 at page no. 49-50 with the sub Registrar, Gurgaon. The same has been incorporated in the revenue record as per Mutation no. 2883.

AND WHEREAS the Vendor has agreed to sell the said Land to the Vendor and admits that the Vendor has not entered into any agreement or arrangement in respect of said Land with any other person and the Vendor herein agrees to purchase the said Land, on the terms and conditions appearing herein under.

THEREFORE THIS DEED WITNESSES AND IT IS HEREBY AGREED, DECLARED, COVENANTED AND RECORDED BY ACT BETWEEN THE PARTIES HERETO AS FOLLOWS.

I, the Vendor hereby in consideration of total sum of Rs. 3,56,42,500 (Rupees Three Crores Fifty Four Thousand and Five Hundred Fifty) sell to the Vendor all the right, title and interest whatsoever in the said Land i.e. 23 Kanal 18 Maha or 8.125 acres to the

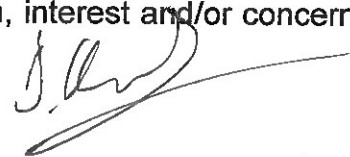
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2. That the total sale consideration of Rs3,56,42,500/- (Rupees Three Crores Fifty Six Lacs Forty Two Thousand and Five Hundred Only), in respect of the said Land has been paid by the Vendee to the Vendor and the receipt of which is hereby acknowledged by the Vendor.
3. That the Vendor being of sound mind and by free will without any pressure or coercion hereby conveys and transfers all his rights, title and interests in the said Land unto the Vendee absolutely and forever free from all encumbrances.
4. That the Vendor is selling the said Land with the active knowledge and consent of all other family members. The Vendor confirms that the said sale is in the interest and welfare of the family and for the necessity of the family and any claim or objection by any family members of the Vendor would deemed to be illegal, unlawful and unenforceable.
5. That the actual, vacant, peaceful and physical possession of the said Land hereby conveyed has been delivered to the Vendee at the spot who admits and acknowledges the taking over of the possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc. as an absolute owner thereof without any hindrance, claims, demands by the Vendor or his heirs, etc.

6. THAT THE VENDOR DECLARES AND ASSURES THE VENDEE AS FOLLOWS:

- a. That the said Land hereby conveyed is in the absolute and specific ownership of the Vendor by virtue of the Revenue Records mentioned hereinabove and that no one else except the Vendor has any right, title, claim, interest and/or concern



2. That the total sale consideration of Rs.3,58,42,800/- (Rupees Three Crores Fifty Six Lacs Forty Two Thousand and Five Hundred Only) in respect of the said land has been paid by the Vendee to the Vendor and the receipt of which is hereby acknowledged by the Vendor.

3. That the Vendor being of sound mind and by free will without any pressure or coercion hereby conveys and transfers all his rights title and interests in the said land unto the Vendee absolutely and forever free from all encumbrances.

4. That the Vendor is selling the said land with the active knowledge and consent of all other family members. The Vendor certifies that the said sale is in the interest and welfare of the family and no other family member of the Vendor would be deemed to have any claim or right in the said land and the Vendor would be deemed to have released and discharged the

land from all other claims and demands and the Vendor hereby certifies that the said sale is in the interest and welfare of the family and no other family member of the Vendor would be deemed to have any claim or right in the said land and the Vendor would be deemed to have released and discharged the land from all other claims and demands and the Vendor hereby certifies that the said sale is in the interest and welfare of the family and no other family member of the Vendor would be deemed to have any claim or right in the said land and the Vendor would be deemed to have released and discharged the

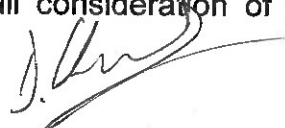
5. THAT THE VENDOR OR CLERKS AND AGENTS OF THE VENDOR AS

the said land hereby conveyed is in the absolute and sole possession of the Vendor and no one else has any claim or right in the said land and the Vendor hereby certifies that the said sale is in the interest and welfare of the family and no other family member of the Vendor would be deemed to have any claim or right in the said land and the Vendor would be deemed to have released and discharged the



whatsoever in the said Land hereby conveyed or any part thereof. The transaction / transfer of said Land is within the knowledge of all family members of the Vendor.

- b. That Vendor being of sound mind and by his free will without any pressure or coercion has conveyed and transferred the said Land and irrevocably represents that he has good, title, full power and absolute authority to grant, convey and transfer the said Land to the Vendee.
- c. That the said Land hereby conveyed is free from all sorts of encumbrances, legal flaws, notifications, mortgages, court decrees and attachments, notices etc. and that if any of the assurances and contents contained hereinabove are found to be incorrect or any defect in the title of the Vendor or his right to sell the said land 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 against all losses, costs, damages and expenses occurring thereby to the Vendee.
- d. That the Vendor shall and will from time to time and at all times hereinafter upon every reasonable request and at the cost of the Vendee make, do and acknowledge, execute and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, conveyance, matter and things whatsoever for the further, better or more perfectly assuring the said Land together with its appurtenances unto the Vendee in the manner aforesaid.
- e. That this Sale Deed is executed in all its entirety and the Vendor has received all and full consideration of the said



whatsoever in the said Land hereby conveyed or any part thereof. The transaction / transfer of said Land is within the knowledge of all family members of the Vendor.

That Vendor being of sound mind and by his free will without any pressure or coercion has conveyed and transferred the said Land and irrevocably represents that he has good title, full power and absolute authority to grant, convey and transfer the said Land to the Vendor.

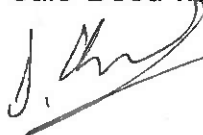
That the said Land hereby conveyed is free from all sorts of encumbrances, legal claims, liabilities, mortgages, charges and attachments, notices etc. and that if any of the aforesaid encumbrances and contents contained hereon are found to be incorrect or any defect in the title of the Vendor or his right to sell the said Land hereby conveyed or any part thereof and the Vendor suffers any loss then the Vendor shall be liable to make good the loss thus suffered by the Vendor and keep the Vendor saved harmless and indemnified against all losses, costs, charges and expenses incurred thereby by the Vendor.

That the Vendor shall and will from time to time and at all times hereafter remain and keep the said Land hereby conveyed and all the contents thereof in good and lawful possession and control and shall and will from time to time and at all times hereafter remain and keep the said Land hereby conveyed and all the contents thereof in good and lawful possession and control and shall and will from time to time and at all times hereafter remain and keep the said Land hereby conveyed and all the contents thereof in good and lawful possession and control.



Land from the Vendee and further the Vendor admits and confirms the receipt of consideration and that the Vendor has given the actual, vacant, peaceful and physical possession of the said land to the Vendee as aforesaid and nothing is left due and payable.

- f. That on the basis of this Sale Deed, the Vendee shall be entitled to get the said Land Mutated/transferred in its name as the owner in the Revenue Records and other concerned authority and for which the Vendor shall extend all co-operation/support.
7. That all the taxes, cesses or dues or demands in respect of the said Land have been paid and cleared by the Vendor up to the date of execution of this Sale Deed and thereafter it shall be responsibility of the Vendee for future taxes etc. and in case any amount is found to be due and payable by the Vendor, the Vendor shall pay the same.
8. That the Vendor and the Vendee are the Citizens of India.
9. That the original / photocopies of all the relevant papers in respect of the said Land have been handed over by the Vendor to the Vendee at the time of execution of this sale Deed.
10. That all the expenses for the stamping, engrossing and other incidental charges for this Sale Deed have been borne and paid by the Vendee.



Land from the Vendor and further the Vendor admits and confirms the receipt of consideration and that the Vendor has given the actual, vacant, peaceful and physical possession of the said land to the Vendor as aforesaid and nothing is left due and payable.

That on the basis of this Sale Deed the Vendor shall be entitled to get the said Land and Mutated/Registered in its name as the owner in the Revenue Records and other concerned authority and for which the Vendor shall extend all co-operation/support.

That all the taxes, cesses or demands in respect of the said Land have been paid and cleared by the Vendor up to the date of execution of this Sale Deed and the Vendor shall be responsible for the Vendor for future taxes, etc. and in case any demand is made to be cleared by the Vendor the Vendor shall be responsible for the same.

That the Vendor is aware of the fact that the said Land is situated in the village of Gurgaon, District of Haryana.

That the Vendor is aware of the fact that the said Land is situated in the village of Gurgaon, District of Haryana and the Vendor is aware of the fact that the said Land is situated in the village of Gurgaon, District of Haryana.

That the Vendor is aware of the fact that the said Land is situated in the village of Gurgaon, District of Haryana and the Vendor is aware of the fact that the said Land is situated in the village of Gurgaon, District of Haryana.



11. That the above sale deed has been read over to the Vendor in vernacular language also and the Vendor has understood the meaning of the same.


12. The said sale consideration has been paid by the vendee to the Vendor by Ch. no. 479949 of Rs 14257000/- and Ch. no. 479954 of Rs. 2,13,85,500/- of Citi bank.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS SALE DEED AT THE PLACE AND DATE APPEARING HEREINABOVE IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Drafted by me


Deepak Chaudhary
(VENDOR)


Hem Ram Khatana
Advocate
Gurgaon

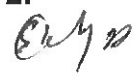


Authorised Representative
M/s Eventual Builders Private Ltd
(VENDEE)

WITNESSES:

1.


RAJESH KUMAR
Advocate, Gurgaon

2.


Shoukat Dabgar


That the above sale deed has been read over to the Vendor
in vernacular language also and the Vendor has understood

the meaning of the same.

12. The said sale consideration has been paid by the Vendor to
the Vendor by Ch. no. 42994 of Rs. 142700/- and
Ch. no. 42994 of Rs. 132200/- of this bank.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE
AFFIXED THEIR SIGNATURES ON THIS SALE DEED AT THE
PLACE AND DATE APPEARING HEREINAFORE IN THE PRESENCE
OF THE FOLLOWING WITNESSES:

शसिका नं० 3991 अति नं० 1

जिल्द नं० 9212 पृष्ठ नं० 83-88 पर

वसपा किया गया है।

जिल्द नं० 801 पृष्ठ नं० 169 पर

दिनांक 18/5/06 को स्व रजिस्ट्रार

किया गया

सब रजिस्ट्रार

गुडगांव

