



03BB 907895

1. Type of Deed : Sale Deed
2. Village/City Name & Code : PALAM VIHAR
3. Segment/Block Name & Code : E-2364
4. Unit Land (Sq.Yds./Kanal) : 672.32 Sq. Mtrs.
5. Type of Property : Plot
6. Covered Area : Nil
7. Transaction Value : Rs.24,00,000/-
8. Stamp Duty : Rs.1,93,000/-
9. Stamp No. & Date : 1940/03-05-2005
10. Execution Date : 04-05-2005
11. Commercial or Residential: Residential

AUDITED

Stamp Auditor
Gurgaon-1

SALE DEED

THIS SALE DEED IS MADE AT GURGAON ON THIS ____ DAY OF May 2005 By Mrs. Payel Seth W/o Mr. Deepak Seth R/o B-76, Paschmi Marg, Vasant Vihar, New Delhi, through GPA Mrs. Ushvinder Anand W/o Sh. I.P.S. Anand R/o EC-83, Maya Enclave, New Delhi-110064 vide GPA vasika No.19718 dated 20-11-2003 registered in the office of Sub Registrar, New Delhi, through SPA Mr. Mahesh Kumar S/o Late Sh. Udal Singh R/o 86/9, Kishan Garh, Vasant Kunj, New Delhi-110070 and Mr. Deepak Saini S/o Sh. Budh Singh R/o Vill. Chauma Teh. & Distt. Gurgaon vide SPA vasika No.35938 dated 15-06-2004 registered in the office of Sub Registrar IV, New Delhi. That the said GPA and SPA are still valid upto date and the executant is still alive, (hereinafter called the VENDOR) which expression shall unless opposed to the context hereof include her heirs, successors, survivors, executors and assigns of the ONE PART.

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[Signature]

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1940 3/5/05 1,93,000/-
 No. Dated 3/5/05 worth Rs. 1,93,000/-
 Purchaser Sh. Sat Narain Singh ek.
 Resident of Gurgaon
 Through
 For Sale/Deed/M. Deed/Lease Deed
 Rs. 24,00,000/-



प्रलेख न: 2974

दिनांक 09/05/2005

डीड का नाम SALE OUTSIDE MC AREA	
भूमि का विवरण	
तहसील/सब-तहसील	गुडगावा
गांव/शहर	सुशान्त लोक
स्थित	पालम विहार
भूमि की किस्म	निवासीय
भूमि का क्षेत्रफल	672.00 वर्ग मीटर
धन संबंधी विवरण	
राशि 3,214,848.00 रुपये	स्टाम्प ड्यूटी की राशि 193,000.00 रुपये
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये

यह प्रलेख आज दिनांक 09/05/2005 दिन सोमवार समय बजे श्री/श्रीमती/कुमारी Mahesh Kumar पुत्र/पुत्री/पत्नी श्री Udai Singh निवासी 86/9, Kishan Garh, Vasant Kunj, N.Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
 श्री Mahesh Kumar, Deepak Saini

उप/संयुक्त पंजीयन अधिकारी
 गुडगावा

उपरोक्त विक्रेता व श्री . 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।
 दोनो पक्षों की पहचान श्री/श्रीमती/कुमारी Dharmender Kumar पुत्र/पुत्री/पत्नी श्री R.S.Sachdeva निवासी C-89, New
 H.R. Khatana पुत्र/पुत्री/पत्नी श्री . निवासी Adv. Gurgaon ने की।
 साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 09/05/2005

उप/संयुक्त पंजीयन अधिकारी
 गुडगावा

HARIS 2.0



03BB 907894

-2-

IN FAVOUR OF

Mr. Sat Narain Janghu S/o Sh. Meer Singh, Mrs. Raj Wanti W/o Sh. Sat Narain Janghu and Mr. Sachin Janghu S/o Sh. Sat Narain Janghu all R/o House No.A-09, New Palam Vihar, Gurgaon (HR) (hereinafter called the VENDEES) which expression shall also unless inconsistent with the context mean and include their heirs survivors, administrators, legal representatives and assigns of the OTHER PART.

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[Signature]

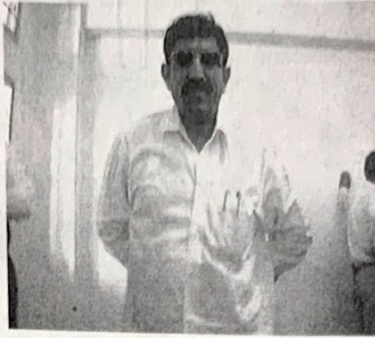
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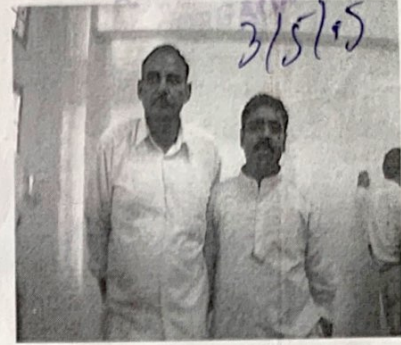
Reg. No. 2974 Reg. Year 2005-2006 Book No. 1



विक्रेता



क्रेता



गवाह

विक्रेता :- Mahesh Kumar

Deepak Shini

क्रेता :-

Sat Narain Janghu

गवाह :- H.R.Khatana

Dharmender Kumar

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,974 आज दिनांक 09/05/2005 को बही न: 1
जिल्द न: 8,445 प्रष्ठ न: 180 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1
जिल्द न: 622 के प्रष्ठ सख्या 82 से 83 पर चिपकाई गयी।

दिनांक 09/05/2005

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

HARIS 2.0



03BB 907893

-3-

WHEREAS the above said VENDOR is owner and in possession of the Plot No.2364 Block No.E measuring 672.32 Sq.Mtrs. in the residential colony known as PALAM VIHAR, Gurgaon (Haryana), situated in and around village Chauma Teh. & Distt. Gurgaon (Haryana), and bounded as under:-

EAST	: E-2369	WEST	: Road
NORTH	: E-2363	SOUTH	: E-2365

by way of Sale Deed Vasika No.1357 dated 11-05-1990 registered in the office of Sub-Registrar, Gurgaon (Haryana), (hereinafter called the property).

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

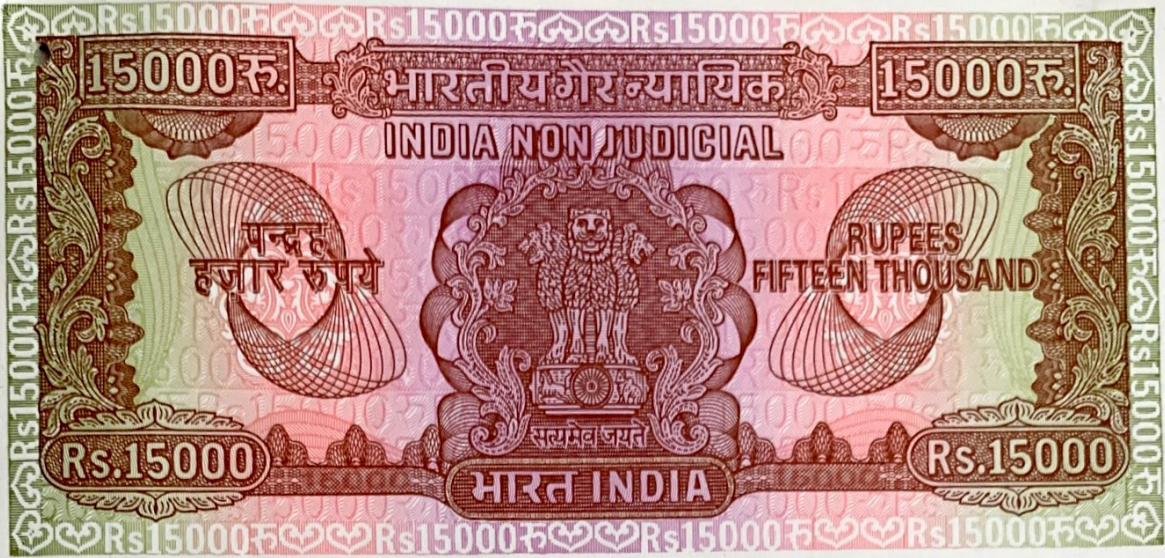
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03BB 907892

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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 VENDEES have agreed to purchase the same for a sum of Rs.24,00,000/- (Rupees Twenty Four Lacs Only) Which is paid by the VENDEES to the VENDOR as under:-

Rs.6,00,000/- vide Cheque No.673066 dated 09.05.2005 drawn on Andhra Bank, Palam Vihar, Gurgaon.

Rs.6,00,000/- vide Cheque No.267237 dated 09.05.2005 drawn on Union Bank of India, Gurgaon.

Rs.12,00,000/- in cash.

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[Signature]

[Signature]





03BB 907891

-5-

2. That the VENDOR herein grants, conveys and transfers all her rights, titles and interest in the above said Plot No.2364 Block No.E measuring 672.32 Sq.Mtrs. in the residential colony known as PALAM VIHAR, Gurgaon (Haryana), situated in and around village Chauma Teh. & Distt. Gurgaon (Haryana), unto the VENDEES herein.

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03BB 907890

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

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03BB 907889

-7-

4. That the actual physical possession of the said property hereby conveyed has been delivered to the VENDEES 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.

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03BB 907888

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

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03BB 907887

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6. That the taxes, cesses, 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 VENDEES for future taxes etc.

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03BB 907887

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6. That the taxes, cesses, 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 VENDEES for future taxes etc.

-10-

M. S.

D. S.






-10-

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

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[Signature]

[Signature]





03BB 907885

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8. That the VENDEES hereby further agree 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 plot and on 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.

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03BB 907884

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9. That the amount of sale consideration includes the contingency deposit and security deposit which the VENDOR has paid to M/s Ansal Properties & Industries Ltd.. Now the VENDEES are entitled to get the said amount endorsed in their favour.

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THE VENDOR DECLARE AND ASSURE THE VENDEES

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

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

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M. S. /
D. S. /




-15-

C. That the contents of these presents are true and correct if at any time here in after the assurance and contents contained here in above are found to be incorrect due to any defect in the title of the VENDOR of her rights, to sell the property hereby conveyed or any part there of and the VENDEES suffers any loss then the VENDOR shall be liable to make good the loss thus suffered by the VENDEES and keep the VENDEES saved, harmless and indemnified through her property movable and immovable against all losses cost, damages and expenses occurring thereby to the VENDEES.

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

Gifted by me - *[Signature]*
Hem Ram Khatri
Advocate
Gurgaon

WITNESSES:-

1.

[Signature]
Hem Ram Khatri
Advocate
Gurgaon

2.

[Signature]
Dhanender Kumar & Co

Sh. R.S. Sachdev
H/o C-89 New Palam vihar,
Gurgaon.

[Signature]
VENDOR

VENDOR

[Signature]

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VENDEES

[Signature]