

# HARIS PROJECT

70270

No. : RCF/CR/B

*[Signature]*

Received with thanks from *[Signature]*

a sum of Rs. *[Signature]*

by Cash on account of Computerised  
Registration Charges

**Rs.**

For HARIS PROJECT

Super paints.

= 9910468200

Sandeep.

रजिस्ट्री संख्या २  
गोद पुस्तक क  
दफ्तरिय सब-रजिस्ट्रार

20149  
014

दस्तावेज पेश करने वाले का नाम  
*[Signature]*  
दस्तावेज की तकलीफ करने वाले का नाम  
और तकलीफ की तारीख  
दस्तावेज पेश होने की तारीख  
दस्तावेज की किस्म और  
मुआवजे की रकम 255100  
स्टाम्प मूल्य 13000  
प्राप्त हुए शुल्क, रजिस्ट्री शुल्क और नकल  
शुल्क की रकम का जोड़ और विवरण  
शब्दों की संख्या 7200 रकम

रजिस्ट्री अधिकारी के हस्ताक्षर



हरियाणा HARYANA

A 349516



SALE DEED Rs. 27,51,000/- STAMP PAPER Rs. 1,37,550/-  
ISSUED FROM DISTT. TREASURY, FARIDABAD  
VIDE STAMP SERIAL No. 11715 DATED 24.12.2012  
TYPE: HOUSE OF NEW TOWNSHIP, FARIDABAD



This sale deed is made at Faridabad on this 24th day of December 2012 by Mrs. KRISHNA KUMARI W/o Sh. BIHARI LAL Resident of H. No. 2-C/W.H.-6, NIT, Faridabad, Haryana (hereinafter called the Vendors which term shall where the context so admits includes her successors, Legal representatives and permitted assigns) of the one part;  
IN FAVOUR OF  
VIMMI D/o Late Sh. OM PARKASH GROVER Resident of H. No. 3-D/51 B. P., NIT, Faridabad, Haryana (hereinafter called the Vendees, which term shall where the context so admits include her successors, legal representatives and permitted assigns) of the other part.

Contd. on..2..

कृष्णा कुमारी



NO. 1117 Date: 24/12/2012  
 Name: Vimmi Dje. late Om Parkash hruer  
 R/O: 2751,000/-  
 for S: Krishna Kumari

प्रलेख न: 20149

दिनांक 24/12/2012

डोड का नाम SALE WITH IN MC AREA	
तहसील/सब-तहसील फरीदाबाद	गांव/शहर फरीदाबाद
भवन का विवरण	
स्थित NH-2(upto 500 sq.yards)	
भूमि का विवरण	
निवासीय	139.5 Sq. Yards
धन संबंधी विवरण	
राशि 2,751,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 137,550.00 रुपये
स्टाम्प की राशि 137,550.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये
रूपये	पेस्टिंग शुल्क 3.00 रुपये

Drafted By: Tasleem Ahemed

यह प्रलेख आज दिनांक 24/12/2012 दिन सोमवार समय 4:04:00PM बजे श्री/श्रीमती/कुमारी Krishna thru पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Bihari Lal निवासी fbd द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Krishna

उप/संयुक्त पंजीयन अधिकारी

फरीदाबाद

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Vimmi 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 अंदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Tara Chand पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी ADV निवासी d Court fbd व श्री/श्रीमती/कुमारी M.C पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी ADV निवासी d Court fbd ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 24/12/2012

उप/संयुक्त पंजीयन अधिकारी

फरीदाबाद

I. TARA CHAND

Dachdeva

1/2012



हरियाणा HARYANA

A 349515

..2..

And whereas the vendors are the owners and in possession of Back Portion House measuring No. 139.5 Sq. Yds., out of House No. 2-F/26, NIT, Faridabad consisting of two rooms, one Kitchen, one Bathroom having total covered area 300 Sq. Ft. Tehsil & Distt. Faridabad and bounded as under:-

East: Road

West: House No. 2-F/35

North: Remaining portion of H. No. 2-F/26 & 2-F/27

South: H. No. 2-F/25

And whereas the vendor purchased the said house and the Sale Deed of which has been registered in the office of Sub-Registrar, Faridabad vide Vasika No. 8913 dated 22.09.2010 and the vendor is the absolute owner of the said house with full rights and has all the rights to sell out the said house and the said house is free from all sorts of encumbrances like as sale, gift, lien, attachment etc.

And whereas the Vendors are desirous of selling the aforesaid Back Portion House measuring No. 139.5 Sq. Yds., out of House No. 2-F/26, NIT, Faridabad consisting of two rooms, one Kitchen, one Bathroom having total covered area 300 Sq. Ft. Tehsil & Distt. Faridabad to the Vendee and the Vendees have also agreed to purchase the said house on mutual agreed terms and conditions between the parties set out herein below for a consideration Rs. 27,51,000/- (Rupees Twenty Seven Lac Fifty One Thousand only).

Contd. on..3..

कृष्ण क. श. शि





हरियाणा HARYANA

A 349514

..3..

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That the Vendors hereby grant, convey and transfer by this sale deed all the rights, titles and interests in the Property and also all other rights pertaining to the Property whatsoever unto the Vendees hereinafter for a total consideration of Rs. 27,51,000/- (Rupees Twenty Seven Lac Fifty One Thousand Only).
2. That the Vendors declare and assure to the Vendees that the said Property is the self-acquired property and the vendors are the rightful owner of the same with full rights to deal with it. The said Vendors further declare and assure the Vendees that the Property is free from all sorts of encumbrances, charges, heirs, liabilities, notices, injunctions, disputes and mortgages and defects in the title and if it is proved or on account of any such defaults of the Vendors, the Vendees suffer any loss whole or part of the Property hereby conveyed is taken away from the possession of the Vendees or the Vendees are called upon to pay the dues of the Property for the period prior to the date of these presents, that the Vendors shall be able to make good the loss suffered by the Vendees entitling the vendees to recover the same from the movable and immovable assets of the Vendors

Contd. on..4..

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हरियाणा HARYANA

A 349513

..4..

whatsoever and further the Vendors undertake to keep the Vendee harmless, saved and indemnified in respects against all losses, costs, damages and expenses caused hereby.

3. That the actual, physical and vacant possession of the Property has been handed over to the Vendees by the Vendors at the time of execution / registration of the sale deed.
4. That the Vendors have delivered all original documents concerning the title of the Property such as sale Deed etc. of the Property in question to the Vendees.
5. That all charges for stamping and grossing and registration of this deed of sale pursuant to this deed of sale has been borne by the Vendees.
6. That all taxes and dues in respect of the said property shall be paid by the vendor upto the date hereon and thereafter it will be the liability of the vendee to Pay all such dues and taxes.

Contd. on..5..

कृष्ण कृष्ण





हरियाणा HARYANA

A 349512

..5..

That the details of payment given to the Vendors as under:

- i) Rs. 27,51,000/- (Rupees Twenty Seven Lac Fifty One Thousand only) vide Banker's Cheque No. 243993 dated 24.12.2012 drawn on State Bank of Patiala, Sector 15 Faridabad.

In witness whereof the Vendor and the Vendee have set their respective signatures on this sale deed on the abovesaid day month and year.

WITNESSES:

1.

CH. TARA CHAND  
Advocate  
Dist. Courts Faridabad

2.

Sachdeva  
Smt. SACHDEVA  
S/o G.C. SACHDEVA  
House No. 2C/78 N.T. P.O.

  
VENDOR

  
VENDEE

Reg. No.  
20149

Reg. Year  
2012-2013

Book No.  
1

117.15  
24-12-12



विक्रेता



क्रेता



गवाह

विक्रेता

Krishna

क्रेता

Vimmi

गवाह 1:- Tara chand

गवाह 2:- M.C

Bachdeva

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 20,149 आज दिनांक 24/12/2012 को बही न: 1 जिल्द न: 1 के पृष्ठ न: 93 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 39 के पृष्ठ सख्या 10 से 12 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 24/12/2012

उप/संयुक्त पंजीयन अधिकारी

SUB-REGISTRAR  
FARIDABAD





हरियाणा HARYANA

175791

VENDOR/ SELLER

VENDEE/PURCHASER

SALE DEED RS.12,00,000/-

STAMP DUTY  
STAMP SERIAL NO.  
ISSUED BY

RS.60000/-  
1952 DATED 20.9.2010  
TREASURY, FARIDABAD

Contd...2

MT  
(Meera Bai)

कृष्णा कुमारी

20000-611001

No.: 1952 Date: 22-9-10  
 Name: Krishna Kumari Kashri Bihari Lal  
 R/O: F.B.D.  
 for S/dear: 12,00,000/-  
 Seller of Land: Meera Bai

प्रलेख न: 8913

दिनांक 22/09/2010

डीड का नाम SALE WITH IN MC AREA		डीड संबंधी विवरण Distt. Treasurer Treasury, Faridabad
तहसील/सदर-तहसील फरीदाबाद	गांव/शहर फरीदाबाद	स्थित NH-2 upto 500 sq.yards
भवन का विवरण		
भूमि का विवरण		
निवासीय 139.5 Sq. Yards		
धन संबंधी विवरण		
राशि 1,200,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 60,000.00 रुपये	
स्टाम्प की राशि 60,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 10,000.00 रुपये	पेस्टिंग शुल्क 3.00 रुपये
रूपये		

Drafted By: R.C.Chauhan

यह प्रलेख आज दिनांक 22/09/2010 दिन बुधवार समय बजे श्री/श्रीमती/कुमारी Mrs. Meera Bai पुत्री/पुत्री/पत्नी श्री/श्रीमती/कुमारी Girdhari Lal निवासी Fbd द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Sub Registrar

उप/संयुक्त पंजीयन अधिकारी  
फरीदाबाद

हस्ताक्षर प्रस्तुतकर्ता

RTI  
(Meera Bai)

श्री Mrs. Meera Bai

उपरोक्त विक्ताव श्री/श्रीमती/कुमारी Krishna Kumari 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 विक्ता 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 Tara chand पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी adv निवासी Distt court fbd व श्री/श्रीमती/कुमारी R.C.Chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी adv निवासी Distt court fbd ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 22/09/2010

RTI  
(Meera Bai)

Sub Registrar  
Faridabad  
उप/संयुक्त पंजीयन अधिकारी  
फरीदाबाद

CH. TARA CHAND  
Advocate  
Distt. Courts, Faridabad

CH. TARA CHAND  
Advocate  
Distt. Courts, F.B.D.





हरियाणा HARYANA

175790

—2—

THIS SALE DEED IS EXECUTED at Faridabad on this 22<sup>st</sup> day of September, 2010 by Mrs.Meera Bai Kalra wife of late shri Girdhari Lal Kalra, resident of 2-F/26, NIT Faridabad (hereinafter called the Seller/VENDOR which expression shall where the context, so admit include his/her/their heirs, assigns, executors, successors, legal representatives, administrators, survivors etc.)

IN FAVOUR OF

Shri Krishna Kumari wife of Shri Bihari Lal resident of 2-C/WH-6, NIT Faridabad (hereinafter called Purchaser/ Vendee which expression shall where the context, so admit include his heirs, assigns, executors, successors, legal representatives, administrators, survivors etc.)

Contd...3

श्री ० २६/१०/१०

RTI  
(Meera Bai)



हरियाणा HARYANA

175789

..3..

WHEREAS the said Seller/vendor is recorded as owner in possession of house No.2-F/26, NIT Faridabad measuring 232 sq.yds. as per judgement and decree dated 18<sup>th</sup> August, 1992 passed in case No.200 of 7.5.1992 by the court of Smt.Sneh Parashar, HCS, Addl.Senior Sub Judge, Faridabad and now the said seller has sold back portion measuring 139.5 sq.yds. of House No.2-F/26, NIT Faridabad with all rights to the purchaser/vendee. There are two rooms, one kitchen, one bathroom constructed in the said portion and covered area is about 300 sq.ft. The said portion is bounded as under:

East Road

West house no.2-F/35

South house no.2-F/25

North remaining portion of House No.2-F/26 and house no.2-F/27.

Whereas the Vendor has represented to the Vendee that the said property is free from all sorts of encumbrances, such as sale, mortgage, gift, court stay, court decree, litigation, attachment, lien and family dispute etc. and the Vendor is competent to sell of the above said property.

Contd...4

(रिजि)  
(Meera Bai)

श्री ०५०११ कुमारी



..4...

And whereas the Vendor has sold the above said property/house and with all rights to the Vendee and the Vendee has purchased the same.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. In consideration of the payment of the entire sale consideration amounting to Rs.12,00,000/- (Rs. Twelve lacs only) has been received by the Vendor from the Vendee , the detail of which are as under:

Cheque No.241443 dated 16.9.2010 of Rs.4,00,000/- of Bank of Baroda, Faridabad

Cheque No.241444 dated 18.9.2010 of Rs.3,50,000/- of Bank of Baroda, Faridabad

Rs.4,50,000/- in cash.

The receipt and adequacy whereof the Vendor hereby admits and acknowledges, the Vendor hereby convey, transfer, assign and assure to the Vendee, all that immovable property mentioned above together with all easements and appurtenances, rights of way, liberties, privileges, benefits and advantages, whatsoever belonging to and in anywise thereto and to have and hold the aforesaid properties on "as is where is basis" absolutely and forever, unto and in favour of the Vendee, free from all mortgages, charges, liens, claims, demands, liabilities, prior agreements and obligations therefrom, with full complete and unfettered rights, power and authority to the Vendee, to hold, lease, rent, mortgage, sell, alienate or develop the same in all respects, in such manner and by themselves or through any agency or contractor whatsoever as the Vendee may think fit, without any let or hindrance from the Vendor or from any person claiming by, through, under or in trust for the Vendor.

Contd...5

RTI  
(Meeva, Sai)

१०२१०१३४१२१

...5...

2. That the Vendor has handed over the physical and absolute possession of the said house to the Vendee alongwith ownership rights and all rights in respect of the said property at the spot and now Vendee has become the absolute owner of the aforesaid property. That the Vendor assures and represents to the Vendee that the Vendor has a clear and marketable title to the aforesaid property and there are no subsisting mortgages, charges, encumbrances created by the Vendor or otherwise subsisting on the said property in favour of any person and there are no subsisting , attachment or any process of law, executions or distress warrants issued by any court, tribunal, quasi-judicial or Government authority in relation to the aforesaid property and the Vendor has been and is in the exclusive and uninterrupted possession of the said property. The Vendor assure and represent that there are no defects in relation to the title of the said property and in the event of any defective title being subsequently discovered, the Vendor shall continue to remain liable for rectifying such defects and curing the same at the Vendor entire costs and consequences.
3. That all the expenses of this sale deed have been paid and borne by the Vendee.
4. That all the dues, relating to the said property, have paid and cleared till date of the execution of this Sale Deed and all the future dues will be payable by the Vendee.
5. That the Vendee will be fully entitled to get mutated/ transferred the abovesaid property under sale in his/her own name in the concerned HUDA and MCF records, and in other Government Departments, on the basis of this sale deed.
6. That no restriction is imposed by Haryana Government or any other State Government or Central Government for sale of the abovesaid property.

Contd...6

ATI  
(Haryana Govt)

कृपया ध्यान दें



That in case due to any defect in the ownership of the Vendor of the abovesaid property under sale or its part is found, the Vendor will be responsible and liable to pay whole loss amount to the Vendee. The Vendor confirm that the Vendor indemnifies and shall continue to indemnify the Vendee and shall hold harmless the Vendee and save and defend the Vendee against any claim suits, legal proceedings or actions of whatsoever nature in respect of the said property which may arise out of any defect in the title of whatsoever nature or any loss or damages or claim or demand relating the said property and such indemnity shall extend to costs, charges and expenses in any legal proceedings that may be taken against the Vendor relating to the same.

8. That the contents of these presents are true and correct and if any time, hereinafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the Vendor of their rights to sell the aforesaid property hereby conveyed or any part thereof, and as a result of the said defect in the title of the Vendor in part or whole of the said property purchased goes out of the hands of the Vendee and/or the Vendee suffer any loss, then, in that event, the Vendor shall be liable and responsible for the same and shall indemnify the Vendee and pay every sort of the losses, costs and damages suffered by the Vendee on that account.
9. That hereinafter the Vendor or his/her lawful legal heirs have been left with no right, title, interest, Claims or concern of any nature, in back portion measuring 139.5 sq.yds. of House No.2-F/26, NIT Faridabad including gali and the purchaser will have no right on the roof of the gali as constructed at the spot. The legal heirs of the Vendor are bound by the terms and condition of this sale deed and now the Vendee has become the absolute owner in possession of the said property.

Contd...7

६०२/११६४१/२९

ATI  
(Heera Bai)

Reg. Year  
2010-2011

Book No.

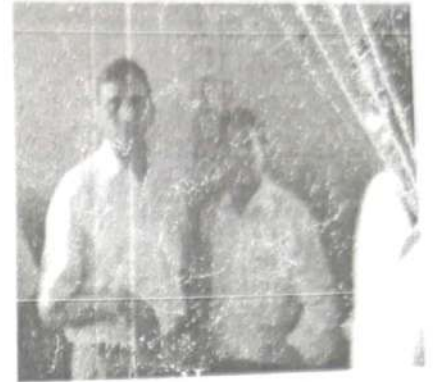
1



विक्रेता



क्रेता



गवाह

विक्रेता  
Mrs. Meera Bai Kalra

क्रेता  
Krishna Kumari

2021/01/01

गवाह 1:- Tara Chand

गवाह 2:- R.C. Chauhan

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8,913 आज दिनांक 22/09/2010 को बही न: 1 जिल्द न: 2 के पृष्ठ न: 153 पर पंजीकृत किया गया तथा इसको एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 65 के पृष्ठ सख्या 25 से 27 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 22/09/2010

Sub Registrar  
FARIDABAD  
पंजीयन अधिकारी



..10...

10, That in case if any defect in the title and ownership of the said property is found then in that case, the VENDOR will be responsible for all kinds of dispute, litigation etc. The seller has already sold 92.5 sq.yds. approximately out of total 232 sq.yds..

IN WITNESSES WHEREOF, THIS SALE DEED IS EXECUTED AT FARIDABAD ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF FOLLOWING WITNESSES.

VENDOR / SELLER

VENDEE/PURCHASER

RTI (Houidai)

WITNESS NO. 1

Tara Chand Advocate

WITNESS NO. 2

R.C.Chauhan, Advocate

Drafted by R.C.Chauhan, Advocate, Faridabad

Deverek K...  
S/O Mr. P.L. Kalsey  
Mo 1757/49, FBD