

# STATE BANK OF INDIA

Sl. No. 133371  
GSR / 002

## RECEIPT

STATE BANK OF INDIA

Branch (01565)

Code No.

Received a sum of ₹ 12,66,500/-

(Rupees Twelve Lacs Sixty (Six) thousand only)

from Smt. / Shri Babita Khary Khary II  
s/o, d/o, w/o Narayn Ch

residing at Gurgaon for credit to Government of Haryana  
account towards Stamp Duty.



Date :  
Place :

27 MAY 2014  
GURGAON

(Signatures of Authorised Officer)

PROPERTY No.  
TYPE OF PROPERTY  
VILLAGE/CITY NAME  
SEGMENT/BLOCK NAME  
UNITS LAND  
COVERED AREA  
TRANSACTION VALUE  
STAMP DUTY  
STAMP RECEIPT NO. /DATE  
STAMP RECEIPT ISSUED BY

Sale Deed  
: A-744  
: RESIDENTIAL PLOT  
: GURGAON  
: SUSHANT LOK-1  
: 250 SQ. MTRS.  
: NIL  
: Rs. 2,30,23,000/-  
: Rs. 12,66,500/-  
: GSR/002:133371/27-05-2014  
: S.B.I, Mehrauli Road, Gurgaon

*Signature*

*Signature*



दिनांक 28/05/2014

प्रलेख न: 4580

|                                    |   |                           |
|------------------------------------|---|---------------------------|
| डीड का नाम SALE WITH IN MC AREA    |   | डीड संबंधी विवरण          |
| तहसील/सब तहसील गुडगाँवा            | गांव/शहर सुशान्त लोक                          | स्थित फेस-1               |
| भवन का विवरण                       |   |                           |
| भूमि का विवरण                      |   |                           |
| निवासीय                            | 250 Sq. Meters                                |                           |
| धन संबंधी विवरण                    |   |                           |
| राशि 23,023,000.00 रुपये           | कुल स्टाम्प ड्यूटी की राशि 1,266,500.00 रुपये |                           |
| स्टाम्प की राशि 1,266,500.00 रुपये | रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये       | पेस्टिंग शुल्क 2.00 रुपये |

Service Charge: 200.00 रुपये

Drafted By: Ramesh kumar Adv

यह प्रलेख आज दिनांक 28/05/2014 दिन बुधवार समय 1:03:00PM बजे श्री/श्रीमती/कुमारी Rajinder Kumar Grover पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Agya Ram Grover निवासी A39 Ashok Vihar-1 Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी  
गुडगाँवा

हस्ताक्षर प्रस्तुतकर्ता

श्री Rajinder Kumar Grover,

श्री Agya Ram Grover

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Babita Khanduja 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 Kapil Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Mohan Arora निवासी 24 D Block-1 श्री/श्रीमती/कुमारी C L Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी adv ggn ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 28/05/2014

उप/संयुक्त पंजीयन अधिकारी  
गुडगाँवा

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THIS SALE DEED IS MADE AT GURGAON ON THIS 28<sup>th</sup> DAY OF May, 2014 by Mr. Rajinder Kumar Grover son of Sh. Agya Ram Grover resident of A-39, Ashok Vihar, Phase-I, Delhi-110052 & Mr. Yogesh Grover son of Sh. Rajinder Kumar Grover resident of A-39, Ashok Vihar, Phase-I, Delhi-110052 presently residing at 1202-28, Hollywood Avenue, North York, Ontario, M2N 6S4, Canada hereinafter collectively called the **VENDOR** which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the ONE PART:

**IN FAVOUR OF**

(1) Mrs. Babita Khanduja (50% Undivided Share) wife of Sh. Narender Kumar Khanduja (2) Mrs. Rakesh Khanduja (25% Undivided Share) wife of Sh. Krishan Kumar Khanduja (3) Mr. Krishan Kumar Khanduja (25% Undivided Share) son of Sh. Laxman Dass all residents of 113-C, Mianwali Colony, Gurgaon, Haryana hereinafter collectively called the **VENDEE** which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the OTHER PART:


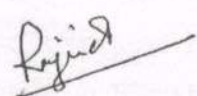

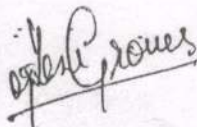

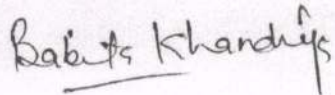

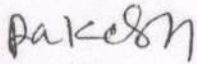

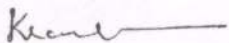

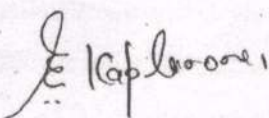

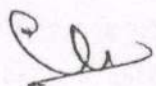
WHEREAS the above said **VENDOR** are absolute owner and in possession of a residential plot bearing No. 744 in Block No. A measuring 250 Sq. Mtrs situated in the residential colony known as Sushant Lok, Phase-I, in and around Villages Sarhaul, Sukhrali, Chakkarpur, Silokhra, Kanhai, Tehsil & Distt. Gurgaon, Haryana bounded as under :

|       |   |       |
|-------|---|-------|
| EAST  | : | A-745 |
| WEST  | : | A-743 |
| NORTH | : | A-757 |
| SOUTH | : | Road  |

*Y. Grover*

*Rajinder*




|          |                        |   |  |
|----------|------------------------|---|--|
| विक्रेता | Rajinder Kumar Grover  |    |    |
| विक्रेता | Yogesh Grover          |    |    |
| क्रेता   | Babita Khanduja        |    |    |
| क्रेता   | Rakesh Khanduja        |    |     |
| क्रेता   | Krishan kumar Khanduja |   |  |
| गवाह     | Kapil Arora            |  |  |
| गवाह     | C. L. Arora            |  |  |

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,580 आज दिनांक 28/05/2014 को बही न: 1 जिल्द न: 13,077 के पृष्ठ न: 146 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 3,600 के पृष्ठ सख्या 26 से 28 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

दिनांक 28/05/2014

  
उप/संयुक्त पंजीयन अधिकारी  
गुडगावा

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by way of SALE DEED Vasika No. 12267 Dated 21-01-1999 registered in the office of Sub Registrar, Gurgaon (hereinafter called the **PROPERTY**.)

And Whereas M/s. Ansal Properties & Industries Ltd. (hereinafter called the Developer) had allotted the said property to **Mr. Rajinder Kumar Grover son of Sh. Agya Ram Grover resident of A-39, Ashok Vihar, Phase-I, Delhi-110052 & Mr. Yogesh Grover son of Sh. Rajinder Kumar Grover resident of A-39, Ashok Vihar, Phase-I, Delhi-110052 presently residing at 1202-28, Hollywood Avenue, North York, Ontario, M2N 6S4, Canada.**

AND whereas Vendor has good title & absolute authority to sell and transfer the said property. None else has any right title or interest in the said property.

AND WHEREAS the VENDOR due to some legal need and commitments has decided 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 above said PROPERTY and the VENDEE has agreed to purchase the same for a sum of **Rs. 2,30,23,000/- (Rupees Two Crore Thirty Lac Twenty Three Thousand only)** which is paid by the VENDEE to the VENDOR as the cost of the above said PROPERTY as under :-

Rs. 8,00,000/- through RTGS Vide UTR No. SBINH14107302435 Dated 16-04-2014  
Rs. 15,00,000/- through RTGS Vide UTR No. SBINH14066302358 Dated 03-03-2014  
Rs. 5,00,000/- through RTGS Vide UTR No. SBINH14060303374 Dated 01-03-2014  
Rs. 10,00,000/- through RTGS Vide UTR No. SBINH14121301520 Dated 30-04-2014  
Rs. 2,00,000/- through RTGS Vide UTR No. SBINH214107461220 Dated 16-04-2014  
Rs. 45,70,065/- through RTGS Vide UTR No. SBINH14148304429 Dated 27-05-2014

*Agya Ram Grover*

*Rajinder*



Reg. No.

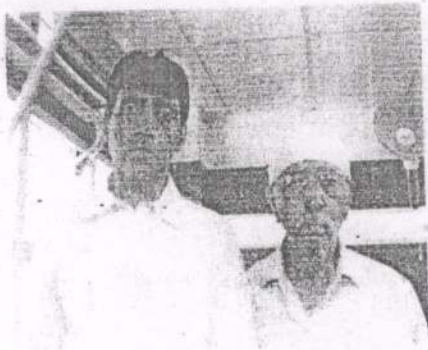
4,580

Reg. Year

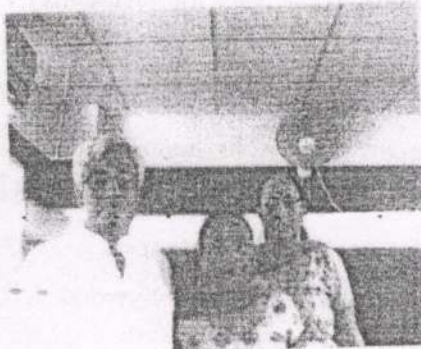
2014-2015

Book No.

1



विक्रेता



क्रेता



गवाह



उप / संयुक्त पंजीयन अधिकारी

HARGAON

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Rs. 22,85,032/- through RTGS Vide UTR No. SBINH14148304464 Dated 27-05-2014  
Rs. 44,98,193/- through RTGS Vide UTR No. SBINH1414834438 Dated 28-05-2014  
Rs. 28,49,097/- through RTGS Vide UTR No. SBINH14148304396 Dated 28-05-2014  
Rs. 3,50,032/- vide DD No. 740124 Dated 28-05-2014 Drawn on State Bank of India  
Rs. 49,097/- vide DD No. 740125 Dated 28-05-2014 Drawn on State Bank of India  
Rs. 19,35,000/- PO No. 019785 Dated 27-05-2014 Drawn on Andhra Bank

Rs. 24,86,484/- For TDS Vide Cheque No. 019784 Dated 27-05-2014 Drawn on Andhra Bank and Cheque Nos. 740118, 740117, 740116, 740120, 740121 Dated 27-05-2014 Drawn on State Bank of India.

2. That the VENDOR being of sound mind by free WILL without any pressure do herein grants, conveys and transfer all rights, titles and interests in the said residential plot bearing No. 744 in Block No. A measuring 250 Sq. Mtrs situated in the residential colony known as Sushant Lok, Phase-I, in and around Villages Sarhaul, Sukhrali, Chakkarpur, Silokhra, Kanhai, Tehsil & Distt. Gurgaon, Haryana unto the VENDEE herein.
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, gift, court attachments, etc.
4. That the Vendee has satisfied themselves about the peaceful vacant possession and has the actual physical Vacant possession of the said PROPERTY hereby conveyed has been delivered to the VENDEE 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 hindrance, claims, demands by the VENDOR or VENDOR'S heirs etc.

*[Signature]*

*[Signature]*



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5. That all the expenses for the Registration, Stamping, Engrossing and other incidental charges for this SALE DEED has been borne and paid by the VENDEE.
  6. That the taxes, cesses, dues or demands in respect of this PROPERTY has 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 future taxes etc.
  7. That the vendee had taken the photocopies of all title documents from the Vendor after seeing and comparing the originals of the same and thereafter the Vendee have also verified and satisfied themselves about the title, ownership, rights and interest of the Vendor in the said property from the concerned authorities. Now all documents in original concerning this PROPERTY have been handed over by the VENDOR to the VENDEE, the in original.
  8. That the VENDEE hereby further agrees 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 WHEREAS the VENDEE has also agreed to pay 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 M/s Ansal Properties & Industries Ltd. Now the VENDEE is entitled to get the said amount endorsed in their favour.
  10. That the VENDEE shall abide by all the terms and conditions laid by M/s Ansal Properties & Industries Ltd. at the time of allotment or execution of SALE DEED.
  11. That as per the knowledge of the vendor there is no order of attachment by the Income Tax Authorities or any other authorities under law for the time being in

*[Signature]*

*[Signature]*



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force or by any other authority nor any notice of acquisition or requisition has been received in respect of the property.

12. That there is no subsisting agreement for sale or third party interest in respect of the property hereby conveyed to the purchaser and the same has not been transferred in any manner whatsoever, in favour of any other person or persons except the present deed.
13. That there is no notice of default or breach on the part of seller of any provisions of law in respect of the property.

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 or VENDOR'S 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 VENDOR'S property movable and immovable against all losses, costs, damages and expenses occurring thereby to the VENDEE.

*exhibitor*

*Rajiv*

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- d) That the Vendee can get the said property mutated/transferred in their name as owner in the records of the concerned authorities on the basis of this sale deed or its certified true copy.

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

DRAFTED BY

*RKH* 28/5/2014  
RAMESH KUMAR  
Advocate  
Distt. Court, Gurgaon

WITNESSES

1. *Kaplanora*

KAPIL Arora  
S/O Shri Mohan Arora  
H/O 24D, Block B  
Sushant Colli  
Gurgaon (H.R.)

*gajendra*  
VENDOR

2

*C.L. Arora*  
C. L. ARORA  
Advocate  
Distt. Courts, Gurgaon

*Karv*  
VENDEE

*Babits Khandup*

*Rakesh*

- 1) मैंने विक्रेता की भली भांति शिनाख्त कर ली है।
- 2) मैंने विक्रेता का रकबा (रिजिस्ट्र) देका कर लिया है।
- 3) इस रकबे में किसी प्रकार का किसी भी न्यायालय में स्टे आदि नहीं है।
- 4) मैंने विक्रेता की भली भांति शिनाख्त कर ली है।
- 5) किसी भी रूप में विक्रेता को कोई भी दावा नहीं है।
- 6) मैंने विक्रेता को भली भांति शिनाख्त कर ली है।

मैंने विक्रेता *Rajendra K. Arora*  
को *Babits Khandup*  
की भली भांति शिनाख्त कर ली है।

*C.L. Arora*  
Advocate  
Distt. Courts, Gurgaon

विक्रेता

*gajendra*

*Dier*

क्रय

*Babits Khandup*  
*Rakesh*