

संख्या

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मामले की

स्वरूप

रकम और

विवरण

8478
17/7/2006

Agreement

AUDITED

Stamp Auditor
Gurgaon

Sale Deed

Deficiency Rs. 10/- Received
V.R. No. 6290 Date 17/7/06

TYPE OF PROPERTY	: Agricultural Land
VILLAGE/CITY NAME	: Chauma
SEGMENT/BLOCK NAME	: Chauma
UNITS LAND	: 91 KANAL 1 MARLA
TRANSACTION VALUE	: Rs. 14,45,41,875/-
STAMP DUTY	: Rs. 86,72,512/-
STAMP NO. /DATE	: 833/7-7-2006
ISSUED BY	: TREASURY, GURGAON

S. R. Gurgaon

THIS SALE DEED is made at Gurgaon on this day of July, 2006 By

Ravinder Rana S/o Sh Raghbir Singh S/o Sh Giani Ram R/o V.P.O. Bijwasan, New Delhi (hereinafter called the "Vendor") which expression shall unless opposed to the context hereof include their his, successors, survivors, administrators, executors, legal representatives, and assigns of the ONE PART.

Ravinder Rana



IN FAVOUR OF

Sandesh Buildcon Pvt Ltd., having its office at - G-307, Sushant Arcade, Sushant Lok-I, Gurgaon (Hereinafter called the PURCHASER) which expression shall mean and include its successors, nominees, representatives and assigns of the OTHER PART.

WHEREAS the VENDOR is the owner of the agriculture land Bearing Khewat/Khata No. 1181/1343, Mustil No. 6, Kila No. 1(8-0), 9(8-0), 10(8-0), 11(8-0), 12(8-0), 13(8-0), 14(8-0), Mustil No. 12, Kila No. 7/2(0-0) Kita 8, Measuring 56 Kanal 9 Marla and Khewat/Khata No. 2011/2210, Mustil No. 6, Kila No. 15/1(3-14), Kita 1, Measuring 3 Kanal 14 Marla and Khewat/Khata No. 2260/2512, Mustil No. 12, Kila No. 6/2(0-8), 14(8-0), 15/1(5-18), Kita 3, Measuring 14 Kanal 6 Marla, and Khewat/Khata No. 2737/3005 Mustil No. 7, Kila No. 21(8-0), Mustil No. 8, Kila No. 25(8-17), Kita 2, Measuring 16 Kanal 12 Marla, Thus total land Measuring 91 Kanal 1 Marla, as per Mutation No. 8970 and 10216, situated in Village Chauma Tehsil & Distt. Gurgaon, Haryana ("the said property") and intended to dispose of the said property to the interested party.

AND WHEREAS the following Vendee has offered to purchase the said property from the Vendors and the Vendors have accepted the said offer of the vendee and agreed to sell the said property to the vendee for a total consideration of Rs. 14,45,41,875/- (Rupees Fourteen Crore Forty Five Lacs Forty One thousand Eight Hundred Seventy Five only) on the terms and condition mutually agreed upon between the party.

The details of the same are as follows:

1. The amount of Rs.1,00,00,000/- (Rupees One Crore Only) vide Cheque No. 385641 dated 8-12-2005, (Citi Bank Gurgaon) at the time of agreement.
2. The amount of Rs. 11,70,00,000/- (Rupees Eleven Crore Seventy Lacs only) vide Cheque No. 801027 dated 5-7-2006 drawn on The Hongkong and Shanghai Banking Corporation Limited, 25, Barakhamba Road, New Delhi, at the time of Registry.
3. The amount of Rs. 1,75,41,875/- (Rupees One Crore Seventy Five Lacs Forty one thousand Eight Hundred Seventy Five only) vide Cheque No. 801028 dated 5-7-2006 drawn on The Hongkong and Shanghai Banking Corporation Limited, 25, Barakhamba Road, New Delhi, at the time of Registry.

hereinafter referred to as 'the Vendee' having 91 Kanal 1 Marla as the said property.

The Vendee has satisfied himself about the title of the land and other relevant rights and obligations in relation to the said property.

AND WHEREAS the vendors are executing this sale Deed to sell and transfer the said property to the vendee on the terms and conditions mutually agreed upon between them.

Raminder Rana



NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That is considerations of **Rs. 14,45,41,875/- (Rupees Fourteen Crore Forty Five Lacs Forty One thousand Eight Hundred Seventy Five only)**.

The details of the same are as follows:

1. The amount of Rs.1,00,00,000/- (Rupees One Crore Only) vide Cheque No. 385641 dated 8-12-2005, (Citi Bank Gurgaon) at the time of agreement.
2. The amount of Rs. 11,70,00,000/- (Rupees Eleven Crore Seventy Lacs only) vide Cheque No. 801027 dated 5-7-2006 drawn on The Hongkong and Shanghai Banking Corporation Limited, 25, Barakhamba Road, New Delhi, at the time of Registry.
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paid by the Vendee to the Vendors, the receipt of which the vendors, the receipt of which the vendors hereby acknowledge, as stated hereinafter, the vendors hereby sell, convey, transfer and deliver to the Vendee, and the vendee purchases, from the vendors, all the agricultural land measuring **90 Kanal 1 Marla** together with all rights, titles and interests in the said property, all rights of easements, appurtenances patent or intent, situated in village Chauma, Tehsil & Distt. Gurgaon, Haryana.

2. That the sale consideration of **Rs. 14,45,41,875/- (Rupees Fourteen Crore Forty Five Lacs Forty One thousand Eight Hundred Seventy Five only)** is being paid at the time of registration of the Sale Deed, by the Vendee to the vendors.

3. That the vendors hereby confirms and declares that the vendor's right to the said property is absolute and the Vendee's right of ownership would not be disturbed at any point of time hereafter by any person claiming any interest acquired in the said property through the acts and deeds of the vendors.

4. That with the sale of the said property, the vendors are left with no rights, title or interest in the said property and the vendee can use the said property in any manner they may like and enjoy the proceeds there from, without any interference or obstruction from the vendors.

5. That the vendee shall bear the cost of non-judicial stamp paper for execution of the Sale Deed as well as the expenses for causing the Sale Deed registered in the office of Sub-Registrar.

6. That the said land transferred herein is free from all sorts of encumbrances, mortgages, litigations, prior sales, agreement to sell, gift, court attachment etc.

Ravinder Rana



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

8. That the taxes, ceases or dues or demand in respect of this land have been paid and cleared by the vendors upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the vendee for future taxes etc.

SCHEDULE FOR THE PROPERTY HEREBY SOLD

ALL THAT piece and parcel of land Khewat/Khata No. 1181/1343, Mustil No .6, Kila No. 1(8-0), 9(8-0), 10(8-0), 11(8-0), 12(8-0), 13(8-0), 14(8-0), Mustil No. 12, Kila No. 7/2(0-0) Kita 8 , Measuring 56 Kanal 9 Marla and Khewat/Khata No. 2011/2210, Mustil No. 6, Kila No. 15/1(3-14), Kita 1, Measuring 3 Kanal 14 Marla and Khewat/Khata No. 2260/2512, Mustil No. 12, Kila No. 6/2(0-8), 14(8-0), 15/1(5-18), Kita 3, Measuring 14 Kanal 6 Marla, and Khewat/Khata No. 2737/3005 Mustil No. 7, Kila No. 21(8-0), Mustil No. 8, Kila No. 25(8-17), Kita 2, Measuring 16 Kanal 12 Marla, Thus total land Measuring 91 Kanal 1 Marla, as per Mutation No. 8970 and 10216, situated in Village Chauma Tehsil & Distt. Gurgaon, Haryana..

IN WITNESS WHEREOF the vendors have executed this Sale Deed at the place, day, month and year first herein above written, in the presence of:

[Signature] *[Signature]*



WITNESSES :

1. *[Signature]* Hem Ram Khatana
Advocate

[Signature]
VENDOR

Hem Ram Khatana
Advocate

[Signature]
VENDEE

2. *[Signature]*