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PRADEEP KHANNA STAMP VENDOR GURGAON	
30 JUL 2020	
Sr. No.	7012
Purpose	Au
<input checked="" type="checkbox"/>	

S-D. No - 8908
Date - 21/07/2006

Attested
[Signature]
for Sub Registrar
Gurgaon

30 JUL 2020

GA

अति

8708

यह खाना इस दि.
के नोटों के लिए भी
प्रयोग हो सकता है जो
साधारण पुस्तक संख्या
1 के कैफियत के खाने प्रा
में लिखे जाते हैं।

Sale Deed

TYPE OF PROPERTY	: Agricultural Land
VILLAGE/CITY NAME	: Chauma
MENT/BLOCK NAME	: Chauma
NTS LAND	: 22 KANAL 6 MARLA
TRANSACTION VALUE	: Rs. 3,54,01,250/-
NTY	: Rs. 21,24,100/-
O./DATE	: 831/ 7-7-2006
BY	: TREASURY, GURGAON

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

ame – Man Singh – Dalip Singh – Rai Singh- Rajender Singh- sons of Rijak Ram
R/o V.P.O. Bijwasan, New Delhi (hereinafter called the "Vendor") which expression
shall unless opposed to the context hereof include their successors, survivors,
administrators, executors, legal representatives, and assigns of the ONE PART.

IN FAVOUR OF

SIDHANT BUILDCON (P) 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 VENDORS are the owners of the land Bearing Khewat/Khata
No.1341/1507, Mustil No.1, Kila No. 17/2(1-12), 24(8-0), 25(8-0), Kita 3, Measuring
12 Kanal 12 Marla and Khewat No. 2815/3083, Mustil No.1, Kila No. 22/1(2-1),
1/2(2-13), Kita 2, Measuring 4 Kanal 14 Marla, thus total land measuring 22
Kanal 6 Marla, as per Fard Jamabandi Year 1995-1996 and Mutation No.,9665
2-9-2001, situated in Village Chauma Tehsil & Distt. Gurgaon, Haryana (the
said property") and intended to dispose of the said property to the interested party.

WHEREAS the following Vendee has offered to purchase the said property from
Vendors and the Vendors have accepted the said offer of the vendee and agreed to sell
said property to the vendee for a total consideration of Rs. 3,54,01,250/- (Rupees
Three Crore Fifty Four Lac One Thousand Two hundred fifty only) on the terms and
conditions mutually agreed upon between the party.

Its of the same are as follows:

The amount of Rs.27,87,500/- (Rupees Twenty Seven Lacs Eighty Seven
Thousand Five Hundred Only) vide Cheque No. 385604 and 385605,385603,
385601, 385602 (Citi Bank Gurgaon) on dated 3.12.2005 at the time of
agreement.

30 JUL 2006
for Sub Registrar
Gurgaon
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प्रलेख नः 8908

दिनांक 21/07/2006

डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर चौमा	स्थित चौमा
भवन का विवरण		
भूमि का विवरण		
चाही		
2 Acre 6 Kanal 6 Marla		
धन संबंधी विवरण		
राशि 35,401,250.00 रुपये	स्टाम्प ड्यूटी की राशि 2,124,100.00 रुपये	
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: H.R.Khatana Adv.

यह प्रलेख आज दिनांक 21/07/2006 दिन शुक्रवार समय वजे श्री/श्रीमती/कुमारी Rame -- Man
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Rijak Ram निवासी Bijwasan Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Rame -- Man Singh -- Dalip Singh, Rai Singh -- Rajinder Singh

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Thru:- Surender Pal 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.GGn
व श्री/श्रीमती/कुमारी Devender पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Ram Dhan निवासी SL-I GGn ने की।
साक्षी नः 1 को हम नम्रद्वार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 21/07/2006

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

The amount of Rs.65,22,750/- vide Cheque No. 801013 dated 5-7-2006 drawn on The Hongkong and Shanghai Banking Corporation Limited, 25, Barakhamba Road, New Delhi-110 001 at the time of Registry.

The amount of Rs.65,22,750/- vide Cheque No. 801014 dated 5-7-2006 drawn on The Hongkong and Shanghai Banking Corporation Limited, 25, Barakhamba Road, New Delhi-110 001 at the time of Registry.

The amount of Rs.65,22,750/- vide Cheque No. 801015 dated 5-7-2006 drawn on The Hongkong and Shanghai Banking Corporation Limited, 25, Barakhamba Road, New Delhi-110 001 at the time of Registry.

The amount of Rs.65,22,750/- vide Cheque No. 801017 dated 5-7-2006 drawn on The Hongkong and Shanghai Banking Corporation Limited, 25, Barakhamba Road, New Delhi-110 001 at the time of Registry.

The amount of Rs.65,22,750/- vide Cheque No. 282851 dated 14-7-08 drawn on The Hongkong and Shanghai Banking Corporation Limited, 25, Barakhamba Road, New Delhi-110 001 at the time of Registry.

hereinafter referred to as 'the Vendee' having **22 Kanal 6 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.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That is considerations of **Rs. 3,54,01,250/- (Rupees Three Crore Fifty Four Lac One Thousand Two hundred fifty only)**

The details of the same are as follows:

The amount of Rs.27,87,500/- (Rupees Twenty Seven Lacs Eighty Seven Thousand Five Hundred Only) vide Cheque No. 385604 and 385605, 385603, 385601, 385602 (Citi Bank Gurgaon) on dated 3.12.2005 at the time of agreement.

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The amount of Rs.65,22,750/- vide Cheque No. 801014 dated 5-7-2006 drawn on The Hongkong and Shanghai Banking Corporation Limited, 25, Barakhamba

Rand

Handwritten signature and date 14/7/08

Attested
for Sub Registrar
Gurgaon

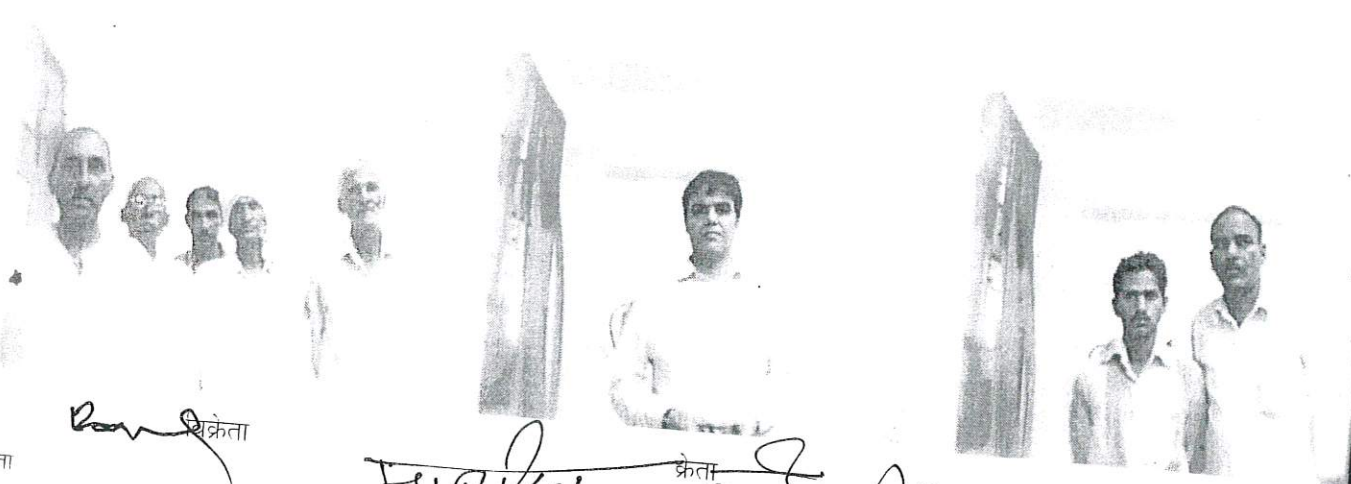
30 JUL 2008

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Reg. No.
8908

Reg. Year
2006-2007

Book No.
1



चिक्रेता

चिक्रेता

Rame -- Man Singh -- Dalip Singh

मान सिंह दलीप सिंह

चिक्रेता

Rai Singh -- Rajinder Singh

गवाह

Drafted क्रेता
Thru:- Surender Pal

यह प्र
गवाह :- H R.Khatana

Devender

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8,908 आज दिनांक 21/07/2006 को बही न: 1 जिल्द न:8,485 प्रष्ठ न: 20 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जल्द न: 1,247 के प्रष्ठ सख्या 99 से 100 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 21/07/2006

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

लिख भी
सकता है जो
स्तक संख्या
यत के खाने
में है।

204
द, New Delhi-110 001 at the time of Registry.

मामले
स्वरूप
रकम अ
प्राप्त ह
amount of Rs.65,22,750/- vide Cheque No. 801015 dated 5-7-2006 drawn on
Hongkong and Shanghai Banking Corporation Limited, 25, Barakhamba
ad, New Delhi-110 001 at the time of Registry.

the amount of Rs.65,22,750/- vide Cheque No. 801017 dated 5-7-2006 drawn on
the Hongkong and Shanghai Banking Corporation Limited, 25, Barakhamba
ad, New Delhi-110 001 at the time of Registry.

ount of Rs.65,22,750/- vide Cheque No. 282837 dated
drawn on The Hongkong and Shanghai Banking Corporation
5, Barakhamba Road, New Delhi-110 001 at the time of Registry.

to the Vendors, the receipt of which the vendors, the receipt of which
acknowledge, as stated hereinafter, the vendors hereby sell, convey,
er to the Vendee, and the vendee purchases, from the vendors, all the
and measuring **22 Kanal 6 Marla** together with all rights, titles and interests
property, all rights of easements, appurtenances patent or intent, situated in
uma, Tehsil & Distt. Gurgaon, Haryana.

That the sale consideration of **Rs. 3,54,01,250/- (Rupees Three Crore Fifty Four
One Thousand Two hundred fifty only)** is being paid at the time of registration of
Sale Deed , by the Vendee to the vendors.

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

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

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

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

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

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

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Attested
for Sub Registrar
Gurgaon
30 JUL 2008
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SCHEDULE FOR THE PROPERTY HEREBY SOLD

ALL THAT piece and parcel of land Khewat/Khata No.1341/1507, Mustil No.1, Kila No. 17/2(1-12), 24(8-0), 25(8-0), Kita 3, Measuring 17 Kanal 12 Marla and Khewat No. 2815/3083, Mustil No.1, Kila No. 22/1(2-1), 23/1/2(2-13), Kita 2, Measuring 4 Kanal 14 Marla, thus total land measuring 22 Kanal 6 Marla, as per Fard Jamabandi Year 1995-1996 and Mutation No.,9665 dated 12-9-2001, situated in Village Chauma Tehsil & Distt. Gurgaon, Haryana

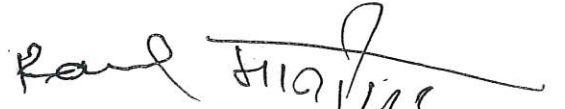
IN WITNESS WHEREOF the vendors have executed this Sale Deed at the place, day, month and year first herein above written, in the presence of:

WITNESSES :

1.

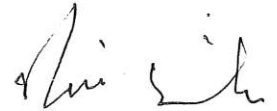

Hem Ram Khattar
Advocate
Gurgaon

VENDOR


Ranjit Singh
901141243

2


VENDEE





Attested
Sub Registrar
Gurgaon
30 JUL 2020

संख्या

स्म	मा
भी	स
हे जो	र
संख्या	प्र
खाने	

वसीका नं० ४१०४ सी सी नं० १
दिनांक २३/२७ २१-२३ पर
दिनांक २०४ १
दिनांक २१/७ ११
दिनांक २०४ ११
दिनांक २०४ ११

सह सचिव
मुजगांव