



03CC 136083

SALE DEED

1. Type of Deed	Sale Deed
2. Village/city Name & Code	Pathredi
3. Segment/Block Name & Code	Gurgaon
4. Unit Land (Sq. Yds./Sq. Mtr.)	16 Kanal 7 Marla
5. Type of Property	Agriculture Land
6. Transaction Value	Rs.10,00,000/-
7. Stamp duty	Rs.60,000/-
8. Stamp No. & Date	12136/17.11.2004
9. Execution Date	19.11.2004
10. Words	1000 Approx.

THIS Deed of Sale is executed at Gurgaon on this 19th day of November, 2004
BETWEEN MR. JAGAT SINGH RANA S/O SH. KABUL SINGH S/O SH. HAR NARAYAN R/O HOUSE NO. 194, VILLAGE BIJWASAN, NEW DELHI, hereinafter called the "**VENDOR**" (which expression shall unless repugnant to the context and meaning hereof mean and include his legal representatives, administrators, executors and assignees etc.) of the ONE PART.



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AND

SMT. AMITA KOCHAR W/O SH. SANDEEP SINGH KOCHAR R/O B-7/104A, SAFDARJUNG ENCLAVE EXTN., NEW DELHI, hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include her respective legal representatives, administrators, executors and assignees etc.) of the OTHER PART.

WHEREAS the VENDOR is the absolute owner in possession and is lawfully seized of agriculture land comprised in Rect. No. 28, Killa No. 5/2(7-11), 6(8-0), 15(8-0), 16/2(10-0), and Rect. No. 29 Killa No. 1/2(7-11), 10(8-0), field 6 land measuring 49 Kanal 2 Marla upto the extent of 1/3 share which comes to 16 kanal 7 marla, situated in the revenue estate of Village Pathredi, Tehsil & District Gurgaon, Haryana (hereinafter referred to as the "said property") by way of Taksim Mutation No. 2862 sanctioned on dated 11.03.2004.

AND WHEREAS the VENDOR affirmed, represented, assured and made the VENDEE believe that the said land :-

- i) is a good, clear and legally marketable property owned and possessed by the VENDOR having full right to transfer, sell, convey and/or deal with the same in whatsoever unrestricted manner.



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- ii) is free from any charge or encumbrance such as sell, will, exchange, mortgage, gift, lien, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute in court, acquisition etc.
 - iii) is not subject to any notification or scheme for acquisition and/or requisition of any authority under any law.
 - iv) is not subject to any dues, outstanding claims, demands, penalties etc. for any services, provided by any Government and /or local authority and / or toward any other statutory dues and / or that under the law of the said land.
 - v) does not have any warehouse, cattle live stock, raising of grass on the said land and was purely an agricultural land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
 - vi) was not been notified under the provisions of the Land Acquisition Act, 1894, either for the planned development of Gurgaon or for any other purposes and is not situated within the urbanised limits of Gurgaon.
 - vii) was not subject of any execution of any agreement to sale, mortgage, transfer, assignment, encumbrances by the VENDOR in favour of any other person prior to the date of this sale deed, and
- Jalano.*

- viii) the VENDOR has delivered the actual vacant, physical possession of the said land sold hereby, at the time of execution and registration of this sale deed and the Vendee will be taken physical possession of the same without any interference or disturbance on the spot.

Whereas the Vendor for his bonafide needs, commitments and for growth of his business need money, hence decided to the sell the above said land without any pressure, coercion, for a total sale consideration of Rs.10,00,000/- (Rupees Ten Lacs Only) and the VENDEE has agreed to purchase the same.

NOW THIS SALE DEED WITNESSETH AS UNDER :

1. The VENDOR hereby grants, assigns, conveys, sells and transfers the said agriculture land alongwith all his rights of possessions, ownership, occupancy, titles, claims, interest and whatsoever of that nature in favour of the VENDEE for and in full and final sale consideration of Rs.10,00,000/- (Rupees Ten Lacs Only) and the VENDEE becomes the sole and absolute owner of the said agriculture land. The full and final sale consideration a sum of Rs.10,00,000/- (Rupees Ten Lacs Only) paid by the VENDEE to the VENDOR vide Cheque No. 117760 dated 18.11.2004 drawn on HDFC Bank Ltd., Safdarjung Enclave, New Delhi-29.
2. The VENDOR shall indemnify the VENDEE of any cost, charges, fees, fines, penalties, dues etc. in respect of the said land towards land revenue, local taxes, and any other statutory or other dues, demands, claims, etc. relating to the period upto the date of this sale deed made/raised by the respective creditors either prior to or after the date of this sale deed.
3. The VENDOR shall indemnify the VENDEE of any cost, charges, penalties, interest, constraints, disturbances and whatsoever of that nature suffered / to be suffered by the VENDEE out of any defects in the ownership title of the said land.
4. That VENDOR also indemnifies the VENDEE and undertakes to refund the full purchase consideration alongwith the stamp duty and other incidental expenses incurred by the VENDEE for any disturbance in occupancy or dispossession of the said land due to falseness or misstatement, either partially or fully, made by the VENDOR in his affirmation in this sale deed.



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5. The VENDOR hereby agrees and undertakes to do all such acts, things and deeds which under law, Vendor is bound to do in respect of the land for the purpose of effectually carrying out the intention and purpose of this deed of sale, if required in any manner whatsoever, in future including steps to be taken as the VENDOR for mutation in the revenue records and shall not object to the mutation of the said in favour of the VENDEE in the records of the appropriate authority. The VENDEE will also entitled to get sanctioned the mutation in revenue records in his name of the land mentioned in this sale deed.
6. That from this day onwards the VENDEE shall be absolute owner in possession of the land and will be entitled to use and utilize the land in any manner VENDEE like best.
7. That the VENDOR and his legal heirs shall be bound and abide by all the terms and conditions of this sale deed and have left with no rights, titles and interest in the said land.
8. All the expenses like stamp duties and registration fees etc. have been borne and paid by the VENDEE.

IN WITNESS WHEREOF the parties have executed and signed this Sale Deed at Gurgaon after fully reading and understanding the contents of the same in the presence of the witnesses:

VENDOR:

Drafted By
RAJBIR SINGH
Advocate, Gurgaon

VENDEE

Amrita Kochhar

Witnesses:

1.

NARAIN BASS
Advocate
GURGAON

2. **Rajpal Yadav** Proprietor
M.O.W.I., Falehar Por Toladhar
Gurgaon.

Reg. No.
16806

Reg. Year
2004-2005

Book No.
1

Entire to the Part of No.
Dated 12/11/04

12/11/04

District Treasury
GURGAON



विक्रेता



क्रेता



गवाह

विक्रेता :- Jagat Singh Rana

क्रेता :- Amita Kochar

गवाह :- Narian Dass

Rajpal Yadav

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 16,806 आज दिनांक 19/11/2004 को बही न: 1
जिल्द न: 7,594 प्रष्ठ न: 18 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1
जिल्द न: 204 के प्रष्ठ सख्या 33 से 34 पर चिपकाई गयी।

दिनांक 19/11/2004

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

