

# STATE BANK OF INDIA

Sl. No. 006675  
GSR 7/002

## RECEIPT

STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01565)

Branch

Code No.

Received a sum of ₹ 3475000/-

(Rupees Thirty four lac seventy five thousand only)

from Smt. / Shri Nandev Construction Pvt Ltd

s/o, d/o, w/o

residing at

Delhi

for credit to Government of Haryana

account towards Stamp Duty.

Date

23 JAN 2014

Place

GURGAON

(Signatures of Authorised Officer)

S391  
30-1-14

Sale Deed

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

: AGRICULTURAL LAND  
: GAWAL PAHARI  
: GAWAL PAHARI  
: 4 KANAL 0 MARLA  
: Rs. 4,96,25,000/-  
: Rs. 34,75,000/-  
: GSR/002-006675/23-1-2014  
: SBI, GURGAON



प्रलेख न: 5391

दिनांक 30/01/2014

डीड संबंधी विवरण

डीड का नाम SALE WITH IN MC AREA

तहसील/सब-तहसील सोहना

गांव/शहर Gwal Pahari

स्थित Gwal Pahari

भवन का विवरण

भूमि का विवरण

चाही

4 Kanal

धन संबंधी विवरण

राशि 49,625,000.00 रुपये

कुल स्टाम्प ड्यूटी की राशि 3,475,000.00 रुपये

स्टाम्प की राशि 3,475,000.00 रुपये

रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

Drafted By: Ramniwas Adv

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 30/01/2014 दिन गुरुवार समय 4:49:00PM बजे श्री/श्रीमती/कुमारी Shyamwati पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Sukhbir Singh निवासी Gwal Pahari द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

सुनीता

श्री Shyamwati, Sunita Devi, Sewaram

संयुक्त सब रजिस्ट्रार  
उप/संयुक्त पंजीयन अधिकारी  
सोहना

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru- Rajinder Kumar 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 Shrichand Lamberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Alipur व श्री/श्रीमती/कुमारी Giriraj पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Lakhpat निवासी Bairampur ने की।  
साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 30/01/2014

संयुक्त सब रजिस्ट्रार  
उप/संयुक्त पंजीयन अधिकारी  
सोहना

THIS SALE DEED IS MADE AT GURGAON ON THIS \_\_\_\_\_ DAY OF January 2014 by (1) Mrs. Shyamwati (77/234 Share) wife of Mr. Sukhbir Singh son of Mr. Chander (2) Mrs. Sunita Devi (77/234 Share) wife of Mr. Mahabir Singh son of Mr. Bhagwat (3) Mr. Sewa Ram (6/234 Share) son of Mr. Dharampal son of Mr. Balla all resident of Village Gawal Pahari Tehsil Sohna Distt. Gurgaon 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

M/s Namdev Construction Pvt. Ltd. having its office at WZ-34A, Rajnagar Part-1, Dada Chattri Wala Marg, Palam Colony, New Delhi hereinafter 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 is owner and in possession of Khewat/Khata No. 197/202 Mustatil No. 7 Killa No. 25/1(5-17) land measuring 5 Kanal 17 Marla to the extent of 160/234 Share which becomes 4 Kanal 0 Marla Vide Mutation No. 2657 and Sale Deed Vasika No. 54 dated 4-4-2008 Sub Registrar, Sohna Distt. Gurgaon



सुनीता

सेवा राम





विक्रेता



क्रेता



गवाह

विक्रेता

Shyamwati



विक्रेता

Sunita Devi



विक्रेता

Sewaram



क्रेता

Thru- Rajinder Kumar



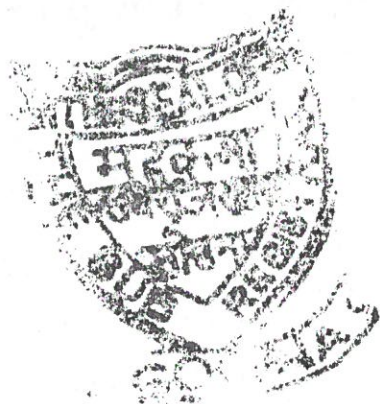
गवाह

Shrichand Lamberdar



गवाह

Giriraj



(or Mustatil No. 7 Killa No. 25/1/1(4-0) land measuring 4 Kanal 0 Marla as per Taksim Mutation No. 2254) situated in the revenue estate of Village Gawal Pahari Teh. Sohna Distt. Gurgaon (hereinafter called LAND).

AND WHEREAS the Vendor herein due to some bonafide needs and commitments decided to sell the said Land 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 the said Land and the Vendee have agreed to purchase the same for a sum of **Rs. 4,96,25,000/- (Rupees Four Crore Ninety six lacs twenty five thousand only)** which is paid by the Vendee to the Vendor as the cost of the above said Land as under :

Amount (₹)	Ch/DD/PO No.	Date	Drawn on
13,42,328/-	007958	30-01-2014	Axis Bank Ltd. in favour of Sewaram.
2,11,43,210/-	007957	30-01-2014	Axis Bank Ltd. in favour of Sunita.
2,11,43,210/-	007956	22-01-2014	Axis Bank Ltd. in favour of Shyamwati.
5,00,000/-	007928	27-01-2014	Axis Bank Ltd. in favour of Sewaram.
25,00,000/-	007926	27-01-2014	Axis Bank Ltd. in favour of Sunita.
25,00,000/-	007925	27-01-2014	Axis Bank Ltd. in favour of Shyamwati.
4,96,252/-	(Adjusted against TDS Deposit on behalf of Vendor)		



सुनीता

सेवाराज

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5,391 आज दिनांक 30/01/2014 को बही न: 1 जिल्द न: 2,082 के पृष्ठ न: 154 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 639 के पृष्ठ सख्या 61 से 63 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 30/01/2014

संयुक्त सब रजिस्ट्रार  
उप/संयुक्त पंजीयन अधिकारी  
सोहना



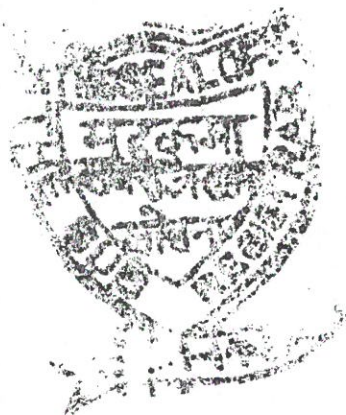


2. That the Vendor being of sound mind and by free WILL without any pressure herein grants, conveys and transfer all their rights, titles and interests in the said land unto the Vendee herein.
3. That the said land transferred herein is free from all sorts of encumbrances, mortgages, litigations, prior sales, agreement to sell, gift, court attachment etc.
4. That the actual physical possession of the said land hereby conveyed has been delivered to the Vendee at the spot who have become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc and absolute owner in the said Land without any hindrance, claims, demands by the Vendor or their heirs etc. etc.
5. That all the expenses for the stamping, engrossing and other incidental charges for this sale deed have been borne and paid by the Vendee.
6. That the taxes, ceases or dues or demands in respect of this Land have 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 photocopies of all the relevant papers in respect of this Land



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२५/१२/१५





have been handed over by the Vendor to the Vendee at the time of execution of this sale deed.

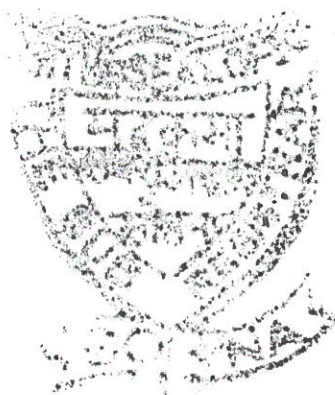
THE VENDOR DECLARES AND ASSURES THE VENDEE

- a) That the land hereby conveyed was self purchased Land by virtue mentioned hereinabove and that no one else except the Vendor has rights, claims, interest and concern whatsoever in the land hereby conveyed or any part thereof.
- b) That the Land hereby conveyed is free from all sorts of encumbrances, legal flaws, 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 of their rights to sell the land 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 their Property movable and immovable against all losses, costs, damages and expenses occurring thereby the Vendee.



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- d) That the Vendee can get the said Land mutated/ transferred in their name as owner in the revenue records of the concerned revenue estate 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



WITNESSES

RAM NIWAS, Advocate  
Distt. Court, Gurgaon

VENDOR

1.

*Shuk G*

शुक् नम्बरदार  
गांव अलीपुर, तहसील सोहना  
जिला, गुडगाँव

*रजेश*

2

Mr. Giriraj  
S/o R/o Lakhpat  
R/o Berampur  
Tehsil Sohna  
Distt. Gurgaon

On behalf of VENDEE

*सुनील*

*Rajender*

Mr. Rajinder Kumar

