

STATE BANK OF INDIA

Sl. No. 007185

GSR / 002

RECEIPT

STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01555)

Branch

Code No.

Received a sum of ₹ 51,52,000/-

(Rupees Five Crore / fifteen / Lac / twenty / One / Thousand / Only) only)

from Smt. / Shri Nandani

s/o, d/o, w/o Limited

residing at N. Delhi

for credit to Government of Haryana

account towards Stamp Duty.

Date

05 FEB 2014

Place

GURGAON

5760

18-2-14

(Signatures of Authorised Officer)

SALE DEED

1. Type Of Property : Agricultural Land
2. Village/City Name : Gwal Pahadi
3. Segment/Block Name : Gwal Pahadi
4. Units Land : 72 Kanal 0 Marla
5. Transaction Value : Rs. 73,60,00,000/-
6. Stamp Duty : Rs. 5,15,21,000/-
7. Stamp no./Date : GSR/002-007185/5-2-2014
8. Issued by : SBI, GURGAON

Handwritten signature

प्रलेख नः 5760


दिनांक 18/02/2014


<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Gwal Pahari	स्थित Gwal Pahari
<u>भवन का विवरण</u>		
<u>भूमि का विवरण</u>		
चाही	9 Acre	
<u>धन संबंधी विवरण</u>		
राशि 736,000,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 51,521,000.00 रुपये	
स्टाम्प की राशि 51,521,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये

Drafted By: Dharam Singh Adv

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 18/02/2014 दिन मंगलवार समय 4:14:00PM बजे श्री/श्रीमती/कुमारी M/s Foundation For Organisational Research and Education thru Jitender Kumar Das पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी B-18 Gwal Institutional Area N D द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता



उप/सयुक्त पंजीयन अधिकारी
सोहना सब रजिस्ट्रार
सोहना

श्री M/s Foundation For Organisational Research and Education thru Jitender Kumar Das(OTHER)

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru- Raj 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 Ramesh Chand Ex M C पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Sohna व श्री/श्रीमती/कुमारी Sanjay Sharma पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Kapil Dev Sharma निवासी 6/20 WEA Karol Bagh N D 05 साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 18/02/2014


उप/सयुक्त पंजीयन अधिकारी
सोहना सब रजिस्ट्रार
सोहना

This Sale Deed is made at Gurgaon on this 18th day of February 2014 by M/s Foundation For Organisational Research and Education, at B-18, Qutub Institutional Area, New Delhi through Dr. Jitendra Kumar Das duly authorised Vide Board Resolution dated February 14, 2014 hereinafter 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 through its authorised signatory Sd. Raj Kumar duly authorised vide board resolution dated 15-2-14, 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. 111/112, 195/200, 196/201, 266/271, Mustatil No. 7 Killa No. 25/1/2(1-17) 25/2(2-3) 25/3(1-1) Mustatil No. 14 Killa No. 5/2(5-0) 6(7-8) 14/2(0-9) 15(7-8) 16(7-8) 17(8-0) 24(8-0) Mustatil No. 27 Killa No. 4(8-0) 7(8-0) 14/1/1(0-1) 14/1/3(2-7) 15/1(3-13) 16/1/2(1-5) total land measuring 72 Kanal 0 Marla situated in the revenue estate of Village Gwal Pahadi Teh. Sohna Distt. Gurgaon acquired fard Jamabandi 2003-2004 and Mutation No. 2770 (hereinafter called LAND).

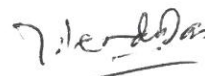
AND WHEREAS the Vendor herein due to some bonafide needs and commitments decided to sell the said Land and the Vendee herein agreed to purchase the same.

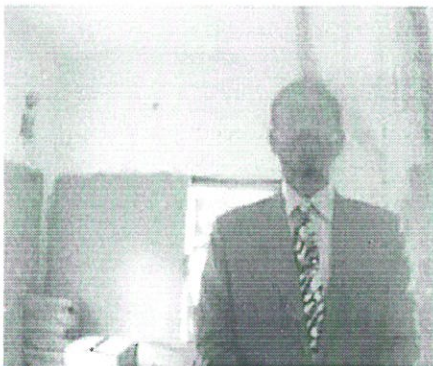
THEREFORE IT IS HEREBY AGREED DECLARED COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

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. 73,60,00,000/- (Rupees Seventy Three Crores Sixty Lacs only) which is paid by the Vendee to the Vendor as the cost of the above said Land as under:

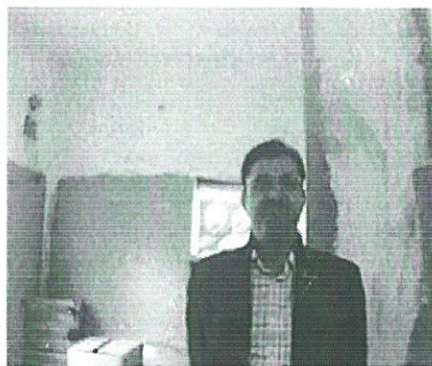
Amount (Rs)	Ch/DD/PO No.	Date	Drawn on
58,86,40,000/-	162625	7-2-2014	Axis Bank Ltd.
10,00,00,000/-	007933	28-1-2014	Axis Bank Ltd.
3,00,00,000/-	971613	30-10-2013	The Nainital Bank Ltd.
1,00,00,000/-	NHBLH13301000291	28-10-2013	The Nainital Bank Ltd.
73,60,000/-	(Adjusted against TDS Deposit on behalf of Vendor)		

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.





विक्रेता



क्रेता



गवाह

विक्रेता

Jitender Kumar Das



J. Kumar Das

क्रेता

Thru- Raj Kumar



Raj Kumar

गवाह

Ramesh Chand Ex M C



Ramec

गवाह

Sanjay Sharma



Sanjay Sharma

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5,760 आज दिनांक 18/02/2014 को बही न: 1 जिल्द न: 2,083 के पृष्ठ न: 45 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 649 के पृष्ठ सख्या 79 से 81 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 18/02/2014

उप/संयुक्त पंजीयन अधिकारी

सोहना

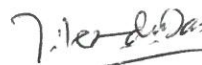
सब रजिस्ट्रार
सोहना



3. That the said land transferred herein is free from all sorts of encumbrances, 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, cesses 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 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, 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 against all losses, costs, damages and expenses occurring thereby to the Vendee.
- 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.



3



- 14
- 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:

WITNESSES




VENDOR

1. Ramec

रमेश चन्दा

धूतपूर्व उपप्रधान

नगरपालिका, सोहना (गुडगांव)



For M/s Foundation For
Organisational Research and
Education

(Dr. Jitendra Kumar Das)



Sanjay Sharma S/Sk.
Kapildev Sharma
Plt 6/20 WEA
Karnal Bagh N Deh. 05

On behalf of VENDEE
(M/s Namdev Construction Pvt.
Ltd)



