

सी. पी. क. १२३४५६७८९०

सी. एन. १२३४५६७८९०



नमः



नमः - १२३४५६७८९०

पत्रिका - १२३४५६७८९०

दिनांक - १२/०२/०८

ATTESTED

सब रजिस्ट्रार
१२/१२/२१

5119
20/2/2008

SALE DEED

Value
Rs. 3,26,40,000/-

STAMP
Rs. 19,58,400/-

Issued by :
Sub Treasury, Sohna.

Stamp No. : 796
Dated : 20-02-2008

THIS SALE DEED IS MADE AT SOHNA ON THIS 20TH DAY OF FEB., 2008, by Mr. RAKESH CHUGH S/o Sh. D.C. CHUGH, R/o X-21, Hauz khas, New Delhi & Mr. RAVINDER SHARMA S/o Sh. PRAKASH CHAND SHARMA, R/o Jaunapur, New Delhi, (equal share) hereinafter called the VENDORS which expression shall mean and include their respective heirs, successors, survivors, administrators, executors, and assigns of the ONE PART.

IN FAVOUR OF

M/s. FOUNDATION FOR ORGANISATIONAL RESEARCH OF EDUCATION (FORE), ADHYATAM KENNDRA, B-18, Qutab Institutional Area, Mehrauli, New Delhi, hereinafter called the VENDEE which expression shall mean and include its respective heirs, successors, survivors, administrators and assigns of the OTHER PART.

WHEREAS the above said VENDORS are owners and in possession of Agricultural land 8 Kanal 4 Marla salim (1.03125 Acre) in Khewat No. 195, Khata No. 200, Rect. No. 7, Kila No. 25/3 (1-1), Rect. No. 14, Kila No. 5/2 (5-0), Kita 2, area 6 Kanal 1 Marla Salim and Khewat No. 196, Khata No. 201, Rect. No. 7, Kila No. 25/2 (2-3), Kita 1, area 2 Kanal 3 Marla Salim, total area 8 Kanal 4 Marla Salim, situated in Village Gwalpahari, Tehsil Sohna, District Gurgaon, Haryana by way of sale deed Vasika No. 6587 dated 01-02-2007 & Vasika No. 6973 dated 23-02-2007 office of Sub Registrar, Sohna and sanctioned Sale Deed Mutation No. 2568 sanctioned dated 21-02-2007 & Mutation No. 2581 sanctioned dated 28-02-2007.

AND WHEREAS the VENDORS herein due to some family needs and commitments decided to sell 8 Kanal 4 Marla salim of Agricultural land as mentioned above and the VENDEE herein agreed to purchase the same.



फोटो स्टेट प्रति मुताबिक असल है।

ATTESTED

सब रजिस्ट्रार
सोहना
11/3/08

दिनांक 20/02/2008

लेख नः 5119

डीड संबंधी विवरण

डीड का नाम SALE OUTSIDE MC AREA

गांव/शहर Gwal Pahari

स्थित Gwal Pahari

हसील/सब-तहसील सोहना

भवन का विवरण

भूमि का विवरण

1 Acre 4 Marla

ही

घन संबंधी विवरण

शि 32,640,000.00 रुपये

जस्ट्रेशन फीस की राशि 15,000.00 रुपये

स्टाम्प ड्यूटी की राशि 1,958,400.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

fted By: Shish Pal Dw

प्रलेख आज दिनांक 20/02/2008 दिन बुधवार समय बजे श्री/श्रीमती/कुमारी Rakesh Chugh
पुत्री/पत्नी श्री/श्रीमती/कुमारी DC Chugh निवासी X-21, hauz khas N Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

ताक्षर प्रस्तुतकर्ता

श्री Rakesh Chugh, Ravinder Sharma

उप/सयुक्त पंजीयन अधिकारी
सोहना

प्रोक्त विक्रेता श्री/श्रीमती/कुमारी Thro-Shri Ram Elhence 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।

दो पक्षों की पहचान श्री/श्रीमती/कुमारी Naresh Kumar Namberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Mundawer
श्री/श्रीमती/कुमारी Sanjay Sharma पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी K D Sharma निवासी K Bagh Delhi ने की।

साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 20/02/2008

उप/सयुक्त पंजीयन अधिकारी
सोहना

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

1- That the VENDORS have agreed to sell the sand Agri. Land measuring 8 Kanal 4 Marla salim (1.03125 Acre), as per above said share in Agri. land and the VENDEE has agreed to purchase the said land for a sum of Rs. 3,26,40,000/- (Rupees Three Crore Twenty Six Lacs Forty Thousand only) which is paid by the VENDEE to the VENDORS as under :-

<u>Amount (Rs.)</u>	<u>Cheque No.</u>	<u>Dated</u>	<u>Drawn on</u>
1,63,20,000/-	358214	20-02-2008	HDFC Bank, S.B.A., New Delhi.
1,63,20,000/-	358216	20-02-2008	HDFC Bank, S.B.A., New Delhi.

2- That the VENDORS herein grants, conveys and transfers all the rights, titles and interest in the said Agricultural land measuring 8 Kanal 4 Marla salim (1.03125 Acre), Khewat No. 195, Khata No. 200, Rect. No. 7, Kila No. 25/3 (1-1), Rect. No. 14, Kila No. 5/2 (5-0), Kita 2, area 6 Kanal 1 Marla Salim and Khewat No. 196, Khata No. 201, Rect. No. 7, Kila No. 25/2 (2-3), Kita 1, area 2 Kanal 3 Marla Salim, total area 8 Kanal 4 Marla Salim, situated in Village Gwalpahari, Tehsil Sohna, District Gurgaon, Haryana, unto the VENDEE herein.

3- That the said land transferred herein is free hold and free from all encumbrances, claims, demands, dues, liens, mortgages, decrees, litigations, prior-sales, agreement to sell etc.

4- That the land under sale consideration is self cultivatted land and there is no gair morusi it. The said land has never been gifted to any person.

5- That the VENDORS will get the land mutation entry, in the VENDEE'S name, in the revenue record. If the VENDORS fails to do so then the VENDEE has got the right get the mutation, entered in his favour, in the revenue record, by way of sale deed executed herein in the court of law.

6- That all the expenses for the stamping, engrossing and other incidental charges for this sale deed have been borne and paid by the VENDEE.

फोटो स्टेट प्रति मुताबिक असल है।

ATTESTED

सब रजिस्ट्रार

17/12/21

Reg. No.

5119

Reg. Year

2007-2008

Book No.

1



विक्रेता
Rakesh Chugh

क्रेता
Ravinder Sharma

प्रमाणित
Shri Ram Elhence

S.R. Elhence

गवाह 1:- Naresh Kumar Nambardar

गवाह 2:- Sanjay Sharma

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5,119 आज दिनांक 20/02/2008 को बही न: 1 जिल्द न: 1,578 के पृष्ठ न: 49 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 125 के पृष्ठ सख्या 68 से 70 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 20/02/2008

उप/संयुक्त पंजीयन अधिकारी
सोहना

7- That the taxes, cesses, dues or demands in respect of this Agri. 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.

8- That the actual physical possession of the Agricultural land measuring 8 Kanal 4 Marla salim (1.03125 Acre), Khewat No. 195, Khata No. 200, Rect. No. 7, Kila No. 25/3 (1-1), Rect. No. 14, Kila No. 5/2 (5-0), Kita 2, area 6 Kanal 1 Marla Salim and Khewat No. 196, Khata No. 201, Rect. No. 7, Kila No. 25/2 (2-3), Kita 1, area 2 Kanal 3 Marla Salim, total area 8 Kanal 4 Marla Salim, hereby conveyed have been delivered to the VENDEE at the spot who has become the absolute owner of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc.

9- That the previous sale deed and other relevant papers concerning this Agricultural land have been handed over by the VENDORS to the VENDEE in original at the time of execution of this sale deed.

10- That the VENDORS have obtained no objection certificate in from 37-1, from the appropriate authority under section 269 ALL (3) of the Income Tax Act, 1961 for selling the said property to the VENDEE and also obtained the Income Tax clearance certificate in from 34-A under section 230-A (I) of the Income Tax Act, 1961 from the concerned authority.

THE VENDORS DECLARES AND ASSURES THE VENDEE

A. That the property hereby conveyed was its self acquired property by the virtue of the sale deed mentioned hereinabove and that no one else except the VENDORS have rights, claims, interest, and concern whatsoever in the said property hereby conveyed or any part thereof.

B. That the property hereby conveyed is free from all sorts of encumbrance, charges, legal flaws, liens, taxes, mortgages, court decrees, and attachments etc.



फोटो स्टेट पति युवाविक्रम अस्मिता है।

ATTESTED

सब रजिस्ट्रार

सोहन

12/12/91

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 VENDORS of its rights, to sell the property hereby conveyed or any part thereof and the VENDEE suffers any loss then the VENDORS shall be liable to make good the loss thus suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified through its property moveable and immovable against all losses cost, damages and expenses occurring there by the VENDEE.

IN WITNESS WHEREOF, THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW :

Regd. 105 (20mm)
20/2/2008

WITNESSES :

1- Naresh Kumar Sarbarai Nambardar,
Village Mandavar.

[Signature]

VENDORS

Rakesh Chugh & Ravinder Sharma

[Signatures]

2- Sanjay Sharma S/o Sh. K.D. Sharma
R/o 6/30, WEA, Karol Bagh, New Delhi.

[Signature]

VENDEE

M/s. Foundation for Organisational Research
of Education (FORE) Adhyatam Kendra
through Shri Ram Elhemce S/o Late Sh. Mahanand Gupta,
R/o 225, Basant Enclave, New Delhi.

S.R. Elhemce

ATTESTED

[Signature]
राजिस्ट्रार
17/2/21

सूचीका नं० 5119 अति. बही नं० 1
पिस्स नं० 1652 पृष्ठ नं० 81 श्री 2
करपा विन नं० 120 पृष्ठ नं० 144
जिन्दा नं० 20-28
दिनांक 20-28
नियम नं० सब रजिस्ट्रार
समना