

सी. पी. कठेजा हस्तक्षेप, मीना



मकाल :- S.D

वसुका :- 995

दिनांक :- 10/07/2000

ATTESTED

Narayana
सर्व राजस्त्रार
सोहना
20/12/21



995
10/7/2000



SALE DEED

VALUE
Rs. 2,55,54,375/-

STAMP
Rs. 31,94,320/-

STAMP NO. 96
DATED : 16.05.2000

STAMP VENDOR
TREASURY GURGAON

THIS SALE DEED IS MADE AT SOHNA ON THIS 10th DAY OF July 2000, By The Dwaraka Co-operative House Building Society Limited, village Gwal Pahari, Tehsil Sohna, District Gurgaon, Haryana, through our Chairman Mr. L.N. Jaggi and Members Dr. Ashwani Chopra, Miss Gopika Jaggi, Mr. Kuldip Sarna, Mr. Manish Sarna, Mr. Raghav Sarna and Mrs. Usha Kochhar, through our Chairman Mr. L.N. Jaggi son of Shri Gurdass Jaggi R/o H.No.C/208, Defence Colony, New Delhi-110024, authorised vide resolution dated 11.05.2000, here inafter called the VENDOR which expression shall mean and include his respective heirs, successors, survivors, administrators, executors, and assigns of the ONE PART.

contd...2..

L.N. Jaggi

फोटो स्टेट प्रति मुताबिक असल है।

ATTESTED

Narain Kumar
सब रजिस्ट्रार
सोहना
20/7/21

संयुक्त सब रजिस्ट्रार
मोहना

[illegible]

संपुर्ण सब रजिस्ट्रार
कोइना
10-4-2000

יחסי - אבנ-ט.מ.מ

ગુલાબી મન,

Wong James E-X
m.c

Phan C. d.
E. M. C. S. d.

बचरीक किया जाता है कि करीकन व गवाहाव के निशानात अंगुठा व हस्ताकर हमारे रोष करायें गये।

अनुसूचित जाति

इन्दराजी

मामले IN FAVOUR OF

स्वरूप अं और अः M/s Foundation for Organisational Research of Education (FORE),
इजा ता ADHYATAM KENNDRA, B-18, Qutab Institutional Area, Mehrauli, New

Delhi, hereinafter called the VENDOR which expression shall mean and include its respective heirs, successors, survivors, administrators and assigns of the OTHER PART.

WHEREAS the above said VENDOR is owner and in possession of Agricultural land 61 Kanal 19 Marlas (7.74375 acres) Khewat No.75 Rect.No.14, Killa No.14/2(8-9), area 8 Kanal 9 Marlas Shalam, and Khewat/Khata No.142/156 Rect. No.14 Killa No.6(7-8), 15(7-8), 16(7-8), area 22 Kanal 4 Marlas shalam, and Khewat/Khata No.78/83, Rect.No.14, Killa No.24(8-8), area 8 Kanal 8 Marlas shalam, and Khewat/Khata No.85/98, Rect. No.14, Killa No.17(8-8), are 8 Kanal 8 Marlas shalam, Rect. No.27 Killa No.15(8-19), area 8 Kanal 19 Marlas which comes to 73/179 share i.e. 3 Kanal 13 Marlas, Rect.No.27 Killa No.16/1(3-8), area 3 Kanal 8 Marlas, which comes to 25/68 share i.e. 1 Kanal 5 Marlas, total area 12 Kanal 18 Marlas and Khewat/Khata No.128/142, Rect. No.27 Killa No.4(8-8), 7(8-8), 14/1/1(8-1), 14/1/3(2-7), total area 18 Kanal 8 Marlas shalam, and situated in village Gwal Pahari, Tehsil Sohna, District Gurgaon, Haryana, by way of sale deed vasika Nos.771, 772, 773, 774, 775, 776, 777, 778, 779, 780, dated 29.07.91 and vasika Nos.846, 847, 848, 849, 850, 851 dated 06.08.91, registered in the office of Sub-Registrar Sohna.

फोटो स्टेट प्रति मुताबिक असल है।

ATTESTED

Nareh Kumar
सब रजिस्ट्रार
सोहना
20/12/21

contd...3..

103489

AND WHEREAS the VENDOR herein due to some family needs and commitments decided to sell 61 Kanal 19 Marlas of Agricultural land as mentioned above and the VENDEE herein agreed to purchase the same.

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

That the VENDOR has agreed to sell the said Agri. land measuring 61 Kanal 19 Marlas (7.74375 acres), as per above said share in Agri. land and the VENDEE has agreed to purchase the said land for a sum of Rs.2,55,54,375/- (Rupees Two Crore Fifty Five Lacs Fifty Four Thousand Three Hundred & Seventy Five Only) which is paid by the VENDEE to the VENDOR as under:-

Cheque No.	Dated	Amount	Drawn on
783844	23.09.98	7,00,000.00	Canara Bank, Jit Singh Marg, New Delhi.
783845	23.09.98	7,00,000.00	-- do --
783846	23.09.98	7,00,000.00	-- do --
783847	23.09.98	7,00,000.00	-- do --
783848	23.09.98	7,00,000.00	-- do --
783849	23.09.98	7,00,000.00	-- do --
603102	01.11.99	1,87,98,937.50	Mashreq Bank, New Delhi, Payable at ICICI Banking, Corporation Payable at Gurgaon.
603394	13.05.2000	25,55,437.50	-- do --

2. That the VENDOR herein grants, conveys and transfers all its rights, titles and interest in the said Agricultural land measuring 61 Kanal 19 Marlas (7.74375 acres), Khewat No.75 Rect.No.14, Killa No.14/2(0-9), area 0 Kanal 9 Marlas Shalam, and Khewat/Khata No.142/156 Rect. No.14 Killa No.6(7-8), 15(7-8), 16(7-8), area 22

फोटो स्टेट प्रति मुताबिक असल है।

ATTESTED

Handwritten signature
सब रजिस्ट्रार
सोहना
20/12/21

Handwritten signature

contd...4..

total 4 Marlas shalam, and Khewat/Khata No.78/93, Rect.No.14, Killa No.24(8-8), area 8 Kanal 8 Marlas shalam, and Khewat/Khata No.85/98, Rect. No.14, Killa No.17(8-8), area 8 Kanal 8 Marlas shalam, Rect. No.27 Killa No.15(8-19), area 8 Kanal 19 Marlas which comes to 17/179 share i.e. 3 Kanal 13 Marlas, Rect.No.27 Killa No.16/1(3-8), area 3 Kanal 8 Marlas, which comes to 25/68 share i.e. 1 Kanal 5 Marlas total area 12 Kanal 18 Marlas and Khewat/Khata No.128/142, Rect. No.27 Killa No.4(8-8), 7(8-8), 14/1/1(8-1), 14/1/3(2-7), total area 18 Kanal 8 Marlas shalam, and situated in village Gwal Pahari, Tehsil Sohna, District Gurgaon, Haryana, unto the VENDEE herein.

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.

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

That the VENDOR will get the land mutation entry, in the VENDEE'S name, in the revenue record. If the VENDOR 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

Narek Khan

सब रजिस्ट्रार

मोहता

L.A. Singh

contd...5...

7. That the taxes, cesses, dues or demands in respect of this land have been paid and cleared by the VENDOR upto the date execution of this sale deed absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes etc.

That the actual physical possession of the Agricultural land measuring .61 Kanal 19 Marlas (7.74375 acres), Rect.No.14 Killa .14/2(8-9), 16(7-8), 17(8-8), 24(8-8), 6(7-8), 15(7-8), Rect. .27 Killa No.4(8-8), 7(8-8), 14/1/1(8-1), 14/1/3(2-7), 15 Min west -13), 16 min west (1-5), hereby conveyed has been delivered to the VENDOR at the spot who has become the absolute owner of the same and all enjoy all the rights, privileges, passages, appurtenances and possession etc.

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

That the VENDOR has obtained no objection certificate in form 34-I, 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 form 34-A under section 230-A (I) of the Income Tax Act, 1961 from the concerned authority.

फोटो स्टेट प्रति मुताबिक असल है। contd....6..

ATTESTED

Narain / Son.
सब रजिस्ट्रार

सोहना
20/12/21

L. S. Singh

THE VENDOR DECLARES AND ASSURES THE VENDEE

1. 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 VENDOR has rights, claims, interest, and concern whatsoever in the said property hereby conveyed or any part thereof.


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

3. 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 its rights, to sell the property 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 its property moveable and immoveable against all losses cost, damages and expenses occurring there by the VENDEE.

contd...7..

फोटो स्टेट प्रति मुताबिक असल है।

ATTESTED

1. Name / 
सब रजिस्ट्रार
सोहना
20/12/21



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:- 10.7.2000 1931/01/10

10.7.1922

10.7.2000 1931/01/10
3.11.22.

WITNESSES:-

Lat. and
En M.C.S.D.

W. J. Batra
W. J. Batra
C- 521 - 1931
C- 521 - 1931
de a M.

VENDOR

[Signature]

VENDEE

[Signature]

(J. L. BATRA)
DIRECTOR GENERAL



फोटो स्टेट प्रति मुताबिक असल है।

ATTESTED

1. सचिव रजिस्ट्रार
सोहना
20/12/21

१९९५
 ६८
 ६९
 १०.७.२००७

१०-७-२००७
 १०-७-२००७