

STATE BANK OF INDIA

Sl. No.

GSR/001:351415

RECEIPT

STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01505)

Branch

Code No.

Received a sum of Rs. 1,39,05,700/-

(Rupees One crore thirty nine Lakh five thousand seven hundred only) only)

from Smt. / Shri INL Construction Pvt Ltds/o, d/o, w/o N/Aresiding at Delhi for credit to Government of Haryana
account towards Stamp Duty.

Date :

23 MAY 2011

Place :

GURGAON

(Signatures of Authorised Officer)

Sale Deed

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

: AGRICULTURAL LAND
: CHAUMA
: CHAUMA
: 36 KANAL 9 MARLA
: Rs. 19,86,52,500/-
: Rs. 1,39,05,700/-
: GSR/001-351415/23-5-2011
: SBI, GURGAON



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2 (two)
24/5/11

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प्रलेख न: 4681

दिनांक 24/05/2011

डीड संबंधी विवरण		
डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील गुडगाँवा	गांव/शहर चौमा	स्थित चौमा
भवन का विवरण		
भूमि का विवरण		
चाही	4 Acre 4 Kanal 9 Marla	
धन संबंधी विवरण		
राशि 198,652,500.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 13,905,700.00 रुपये	
स्टाम्प की राशि 13,905,700.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेंसिंग शुल्क 2.00 रुपये
रूपये		

Drafted By: S.C. Arora Adv.

यह प्रलेख आज दिनांक 24/05/2011 दिन मंगलवार समय 12:36:00PM बजे श्री/श्रीमती/कुमारी Ram Karan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Bhagwan Singh निवासी Bijwasan New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता *Babitha* उप/संयुक्त पंजीयन अधिकारी गुडगाँवा
Kumar
 श्री Ram Karan, Babit @ Naveen, Krishan, Suresh *Suresh R*

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru-Dinesh 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 C.L. Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Shishpal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Surajbhan निवासी 1330, Laxman Vihar, Gurgaon ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न: 2 की पहचान करता है।

दिनांक 24/05/2011



THIS SALE DEED IS MADE AT GURGAON ON THIS 24th DAY OF May 2011 by Sh. Ram Karan, Sh. Krishan, Sh. Suresh sons of Sh. Bhagwan Singh son of Sh. Lakhi Ram (all in 1/2 Share) (Vendors No. 1) and Sh. Babit alias Naveen sons of Sh. Ramdhan son of Sh. Lakhi Ram (1/6 Share) (Vendor No. 2) all resident of Bijwasan, New Delhi 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 Vinman Constructions Pvt. Ltd. having its office at 4 Battery Lane, Rajpur Road, Civil Lines, Delhi 110054 through its authorised signatory Sh. Dinesh Kumar 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 Vendors No. 1 & 2 are owner and in possession of agricultural land bearing Khewat/Khata No. 2002/2201 Mustatil No. 4 Killa No. 21(8-0) total land measuring 8 Kanal 0 Marla 2/3 share which becomes 5 Kanal 7 Marla

and

Vendors No. 1 are owner and in possession of Khewat/Khata No. 2945/3246 Mustatil No. 4 Killa No. 22(8-0) 26(0-12) total land measuring 8 Kanal 12 Marla 1/2 share which becomes 4 Kanal 6 Marla

and

Vendors No. 1 & 2 are owner and in possession of Khewat/Khata No. 3605/3952 Mustatil No. 4 Killa No. 12/2(4-9) 20(8-0) Mustatil No. 13 Killa No. 4(8-0) 6/1(7-



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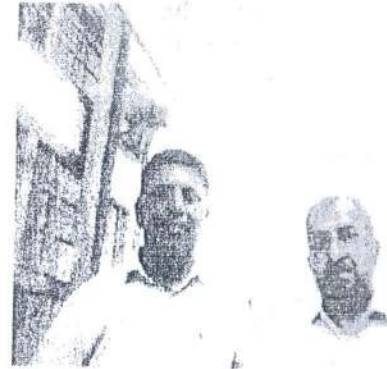
Reg. No. 4681 Reg. Year 2011-2012 Book No. 1



विक्रेता



क्रेता



गवाह

क्र. 1: Karan Karan Krishan Krishan Suresh Suresh Babit Babit
veen

क्र. 2: Dinesh Kumar Dinesh Kumar

गवाह 1:- C.L. Arora C.L. Arora गवाह 2:- Shishpal Shishpal

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,681 आज दिनांक 24/05/2011 को बही न: 1 जिल्द न: 12,955 के
पृष्ठ न: 191 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 1,305 के
पृष्ठ सख्या 6 से 8 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और
वाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 24/05/2011

उप/सयुक्त पंजीयन अधिकारी
गुडगांवा



1) Mustatil No. 14 Killa No. 1(3-16) 2(0-14) 10/1(7-14) total land measuring 40 Kanal 4 Marla 2/3 share which becomes 26 Kanal 16 Marla

thus total land measuring 36 Kanal 9 Marla situated in the revenue estate of village Chauma Teh. & Distt. Gurgaon vide Fard Jamabandi 2005-2006 and Badar No. 14 (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. 19,86,52,500/- (Rupees Nineteen Crores Eighty Six lacs fifty two thousand five hundred only) which is paid by the Vendee to the Vendor as the cost of the above said Land as under :

Amount in ₹	Ch/DD/PO No.	Date	Drawn on/in favour of
29,22,985	335559	5-7-2011	PNB, Delhi/Ram Karan
29,00,000	335568	30-6-2011	PNB, Delhi/Ram Karan
1,57,47,640	777534	7-12-2011	PNB, Delhi/Ram Karan
1,50,00,000	777533	3-12-2011	PNB, Delhi/Ram Karan
1,50,00,000	777532	30-11-2011	PNB, Delhi/Ram Karan
29,22,985	335567	5-7-2011	PNB, Delhi/Krishan
29,00,000	335566	30-6-2011	PNB, Delhi/ Krishan
1,57,47,640	777531	7-12-2011	PNB, Delhi/ Krishan
1,50,00,000	777530	3-12-2011	PNB, Delhi/ Krishan
1,50,00,000	777529	30-11-2011	PNB, Delhi/ Krishan
29,22,985	335565	5-7-2011	PNB, Delhi/Suresh
29,00,000	335563	30-6-2011	PNB, Delhi/ Suresh
1,57,47,640	777537	7-12-2011	PNB, Delhi/ Suresh
1,50,00,000	777536	3-12-2011	PNB, Delhi/ Suresh
1,50,00,000	777537	30-11-2011	PNB, Delhi/ Suresh



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23,78,484	335562	16-6-2011	PNB, Delhi/Suresh
23,00,000	335561	10-6-2011	PNB, Delhi/ Suresh
1,32,62,140	777528	11-12-2011	PNB, Delhi/ Suresh
1,30,00,000	777525	7-12-2011	PNB, Delhi/ Suresh
1,30,00,000	777524	30-11-2011	PNB, Delhi/ Suresh
1/-	Cash		

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, 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, legal flaws, notification, mortgages, court -decree and attachments etc.



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S. A. V.

- 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.
- 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

1.

Drafted at Sl. No.
C. L. ARORA
 Advocate
 Distt. Courts, Gurgaon

VENDOR

[Signature]
[Signature]
[Signature]

VENDEE

[Signature]

[Signature]
 Advocate
 Distt. Courts, Gurgaon

[Signature]
C. L. ARORA
 Advocate
 Distt. Courts, GURGAON

[Signature]
 2. Shishpal &/o Surajbhan

R/O H.N. 1330



[Signature]
[Signature]

ATTESTED TO BE TRUE COPY

MAHENDER S. PUNIA
 ADVOCATE & NOTARY
 DISTT. GURGAON

26 MAY 2011

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