



Sl. No.

GSR/001:350883

## RECEIPT



STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01505)

Branch

Code No.

Received a sum of Rs. 71,72,500/-

(Rupees) Seventy one lac, seventy two thousand five hundred only

from Smt. / Shri Vinman Constructions Pvt Ltd

s/o, d/o, w/o

N.A.

residing at

X Jeethi

STATE BANK OF INDIA

for credit to Government of Haryana

account towards Stamp Duty.

Date:

12 MAY 2011

Place:

GURGAON

(Signatures of Authorised Officer)

K. K. VASISHTHA

## 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  
: 18 KANAL / 16 MARLA  
: Rs. 10,24,60,000/-  
: Rs. 71,72,500/-  
: GSR/001-350883/12-5-2011  
: SBI, GURGAON

Suresh Kumar

GURGAON  
Regn. No. 3259

24.11

4029  
16.11

13-5-11

*[Signature]*  
*[Signature]*  
*[Signature]*

Page - 1

Babul Ra

263A

प्रलेख न: 3831

दिनांक 13/05/2011

डीड संबंधी विवरण		
डीड का नाम SALE WITHIN MC AREA		
तहसील/सब तहसील गुडगाँवा	गांव/शहर चौगा	स्थित चौगा
भवन का विवरण		
भूमि का विवरण		
चौली 2 Acre 2 Kanal 16 Marla		
धन संबंधी विवरण		
राशि 102,460,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 7,172,500.00 रुपये	
स्टाम्प की राशि 7,172,500.00 रुपये	रजिस्ट्रेशन फॉस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रूपये		

Drafted By: C.I. Arora Adv

यह प्रलेख आज दिनांक 13/05/2011 दिन शुक्रवार समय 12:37:00PM बजे श्री/श्रीमती/कुमारी Ram Karan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Bhagwan Singh निवासी द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता  
 Ram Karan  
 Bhagwan Singh  
 Suresh  
 Babit Karan

उप/संयुक्त पंजीयन अधिकारी  
 गुडगाँवा धोरज चहल  
 सब-रजिस्ट्रार  
 गुडगाँवा

उपरोक्त लिफाच श्री/श्रीमती/कुमारी Ram Karan द्वारा प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा पमाइकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि में से समझौते 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.I. Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv gurgaon व श्री/श्रीमती/कुमारी S.C Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv gurgaon साक्षी न: 1 को हम नगबरदार/अधिवक्ता के रूप में जानते हैं तथा वह राक्षी के पहचान करता है।

दिनांक 13/05/2011

उप/संयुक्त पंजीयन अधिकारी  
 गुडगाँवा



THIS SALE DEED IS MADE AT GURGAON ON THIS 13<sup>th</sup> 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) and Sh. Ravinder, Sh. Sanjay, and Sh. Babit sons of Sh. Ramdhan son of Sh. Lakhi Ram (all in 1/2 Share) 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 Vendor is owner and in possession of agricultural land bearing Khewat/Khata No. 652/760 Mustatil No. 4 Killa No. 12/1(2-18) 18(7-18) 19(8-0) total land measuring 18 Kanal 16 Marla situated in the revenue estate of village Chauma Teh. & Distt. Gurgaon vide Fard Jamabandi 2000-2001 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:



Suresh Ram २२/५/११

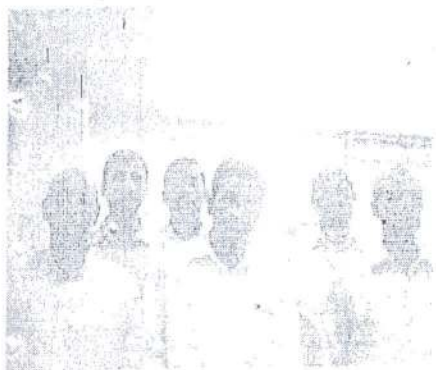
Ram Karan

Babit Ra

Ravinder  
Sanjay

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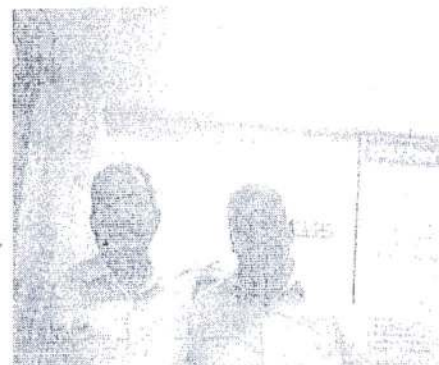
Reg. No. 3831 Reg. Year 2011-2012 Book No. 1



विक्रेता



क्रेता



गवाह

पं. म. प्रमाण

Krishan

हस्ताक्षर

Suresh

हस्ताक्षर

Ravinder

हस्ताक्षर

अनजय अत. Babit Ra

रु- Dinesh Kumar

हस्ताक्षर

ह 1- C.L. Arora

हस्ताक्षर

गवाह 2:- S.C Arora

हस्ताक्षर

प्रमाण पत्र

माफ़िद किया जाता है कि यह प्रलेख क्रमांक 3.831 आज दिनांक 13/05/2011 को बही न: 1 जिल्द न: 12.954 के पृष्ठ न: 169 पर पंजीकृत किया गया तथा इसको एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 1,285 के पृष्ठ सख्या 26 से 27 पर विकसर्जित किया गया। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 13/05/2011

उप/सम्वेकृत अधिकारी  
गडगांव:



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. 10,24,60,000/- (Rupees Ten Crore twenty four lacs sixty thousand only) which is paid by the Vendee to the Vendor as the cost of the above said Land as under :

Amount (Rs.)	Ch/DD No.	Date	Drawn on
42,69,167/-	335528	12-5-2011	PNB, Civil Lines, New Delhi.
42,69,167/-	335529	12-5-2011	PNB, Civil Lines, New Delhi.
42,69,167/-	335530	12-5-2011	PNB, Civil Lines, New Delhi.
42,69,167/-	335531	12-5-2011	PNB, Civil Lines, New Delhi.
42,69,167/-	335532	12-5-2011	PNB, Civil Lines, New Delhi.
42,69,167/-	335547	12-5-2011	PNB, Civil Lines, New Delhi.
1,28,07,500/-	335534	13-11-2011	PNB, Civil Lines, New Delhi.
1,28,07,500/-	335536	13-11-2011	PNB, Civil Lines, New Delhi.
1,28,07,500/-	335537	13-11-2011	PNB, Civil Lines, New Delhi.
1,28,07,500/-	335538	13-11-2011	PNB, Civil Lines, New Delhi.
1,28,07,499/-	335539	13-11-2011	PNB, Civil Lines, New Delhi.
1,28,07,499/-	335548	13-11-2011	PNB, Civil Lines, New Delhi.

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.



Surekh Raw

26/11

Antarasan

Handwritten signature of the Vendor, followed by a signature of the Vendee, and the text "Page - 3".



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.
- 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



*Sushil Ravi*

*DAVI*

*Ravi*

*Pankar*

*Ravi*

*Babitha*

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.

*C. L. ARORA*  
Advocate  
Distt. Courts, GURGAON

*2S.C. ARORA*  
Advocate  
GURGAON

Drafted at H. No. 7842  
*C. L. ARORA*  
Advocate  
Distt. Courts, Gurgaon  
13/5/11

VENDOR

*Suresh Kumar*

*Babbar* *Harman* *Punjab*

*Pakistan*

VENDEE

*Amrinder*



ATTESTED TO BE TRUE COPY

MAHENDER S. PUNIA  
ADVOCATE & NOTARY  
DISTT. GURGAON (Haryana) India

26 MAY 2011