

VENDORS



VENDEES

SALE DEED RS. 14,00,000/-
STAMP PAPERS RS. 1,12,000/-
(25000X4+10000+1000X2)
Sr.No.7721, dated 18.10.2004
Distt. Treasury, Faridabad.

P.L.V. 1668
B-No 86
20/10/04

This Sale Deed is made at Faridabad on 19TH day of October, 2004, by
Sh. A. K. Goel S/o Sh. S.K. Goel & Smt. Snehlata W/o Sh. A.K. Goel
both R/o House No. 1433, Sector-16, Faridabad, Haryana (hereinafter
called the VENDORS/SELLERS) which expression unless opposed or
repugnant to the context hereof, shall mean and include his heirs,
successors, executors, administrators, and assigns of the first part.

IN FAVOUR OF :-

Sh. Janak Raj Bansal S/o Sh. Budh Ram Bansal & Smt. Saroj Bansal
W/o Sh. Janak Raj Bansal Both R/o House No. 1405, Sector-16,
Faridabad, Tehsil & District Faridabad, Haryana, (hereinafter called the
VENDEES/PURCHASERS (which expression shall unless excluded by or
repugnant to the context be deemed to include the purchasers their
respective executors, legal representatives, heirs nominees and assigns) of
the other part.

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Snehlata Goel

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And whereas Sh. A. K. Goel S/o Sh. S.K. Goel & Smt. Snehlata W/o Sh. A.K. Goel both R/o House No. 1433, Sector-16, Faridabad, Haryana are the absolute owner in possession of Residential **Property No. 1433, Sector-16, measuring 350 Sq.yards of the urban Estate Faridabad, Tehsil & District Faridabad**, vide registered sale deed document No.4956, dated 02.11.1993, registered in the office of Sub Registrar, Faridabad, purchased from Sh. Hans Raj Minocha S/o Sh. Kishan Chand R/o House No. 1159, Sector-19, Faridabad, Tehsil & District Faridabad. The construction is more than ten years old.

And whereas the Vendors have constructed a House about 1744 Sq.ft. comprising Four bed rooms, Kitchen, Toilet/bath on Ground Floor of the above said plot No. 1433, Sector-16, measuring 350 Sq.yards, situated at Urban Estate Faridabad.

And whereas the Vendors have agreed to sell, transfer, convey and assign and the Vendees have also agreed to purchase the above said property Residential property No. 1433, Sector-16, measuring 350 Sq.yards situated at Urban Estate Faridabad, Tehsil & District Faridabad, along with all rights, title and interest, easements and privileges for a total consideration of Rs.14,00,000/- (Rupees Fourteen lac only) as per the terms and conditions agreed by and between the parties which are being recorded hereunder to avoid any disputes and intricacies in future.

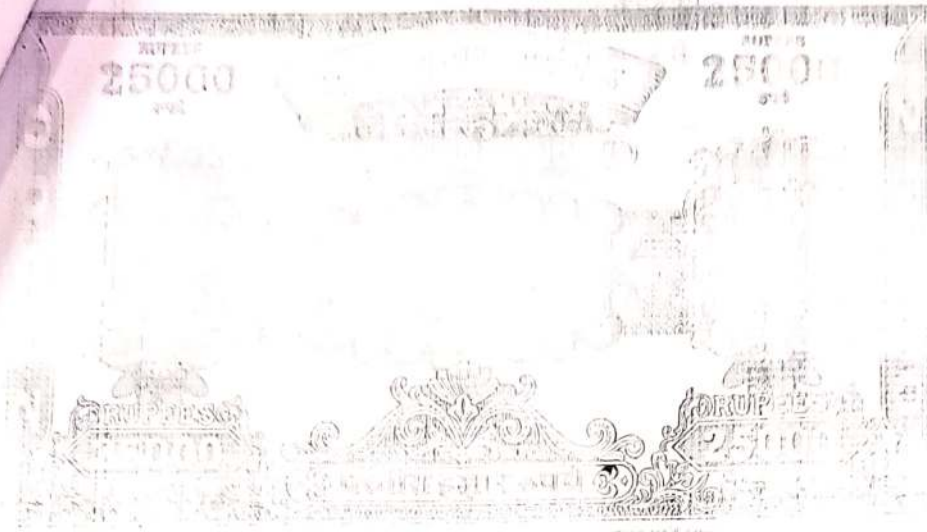
NOW THIS SALE DEED WITNESSETH AS UNDER :-

1. That in consideration of a sum of Rs.14,00,000/- (Rupees Fourteen lac only) the Vendors doth hereby conveys, transfers assigns, and assures unto the Vendees the entire property Residential Property No. 1433, Sector-16, measuring 350 Sq.yards situated at Urban Estate Faridabad, Tehsil & District Faridabad, together within the right title and interest, liberties, privileges, easements, benefits, advantages and appurtenances thereto belonging or in any way appertaining or to or therewith usually held occupied, enjoyed, reputed or known as part and parcel thereof or appurtenant thereof.

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Smt. Snehlata Goel





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AND ALSO all the estate right, title and interest, property claim and demand whatsoever of the Vendors into out of and upon the said property situated at Urban Estate Faridabad, hereinafter referred to as the said property hereby conveyed and granted to Vendees to have and to hold the said property herein comprised and hereby conveyed transferred assigned and assured unto the Vendees free from all encumbrances whatsoever, but subject to the payment of all rates, taxes assessments due and duties which shall henceforth become payable or chargeable upon the said property to any Government Municipal and/or other constituted authority.

2. That the total sale consideration amounting to Rs.14,00,000/- (Rupees Fourteen lac only) payment has been made by the purchaser to the seller. in the following :-

DETAIL OF PAYMENT

Ch.No. 20264	Dated 19-04-04	Amount Rs. 2,50000-00
Ch.No. 500084	Dated 19-04-04	Amount Rs. 2,50000-00
Day Order No(s)		
300952	Dated 19-10-04	Amount Rs. 4,50000-00
300953	Dated 19-10-04	Amount Rs. 4,50000-00
Total		Rs. 14,00,000-00
Rs. Fourteen lac only		

Smehata Grael

[Signature]



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3. That the Vendors hereby declared and assures the Vendees that he is the rightly owner of the property transferred under this sale deed and has the absolute right to dispose off, sell and transferee the same and that the said property is free from all encumbrances whatsoever. The Vendors agrees that if at any time the title of the property in the Vendors are found to be defective, that is if the property is subject to any lien, mortgage, or any encumbrances the Vendors shall refund to the Vendees the amount paid by the Vendees the Vendors as sale consideration together with all losses, damages and expenses and interest incurred or born by the Vendees in that connection.
4. The Vendors hereby assures the Vendees that he has no done committed or willingly suffered or been party or privy to any act, deed or thing whereby he is prevented from granting and conveying the said property in the manner aforesaid or whereby the same or any part thereof can or may be charged, encumbered or prejudicially affected in the estate, title or otherwise, however.
5. The Vendors hereby agrees that he shall indemnify and keep the Vendees indemnified of and against all actions, suits, proceedings, demands, claims, damages, losses, costs, expenses, and charges, whatsoever to which the Vendees may be put or which the Vendees may sustain, incur and suffer by reasons of any defect in the title of the Vendors in respect of the affecting the said property hereby sold. The Vendees shall abide by all the terms and conditions of the Sale Deed.
6. That the actual physical possession of the property has been handed over and delivered by the Vendors to the Vendees.

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Sanjiv Kumar Bhat

[Signature]



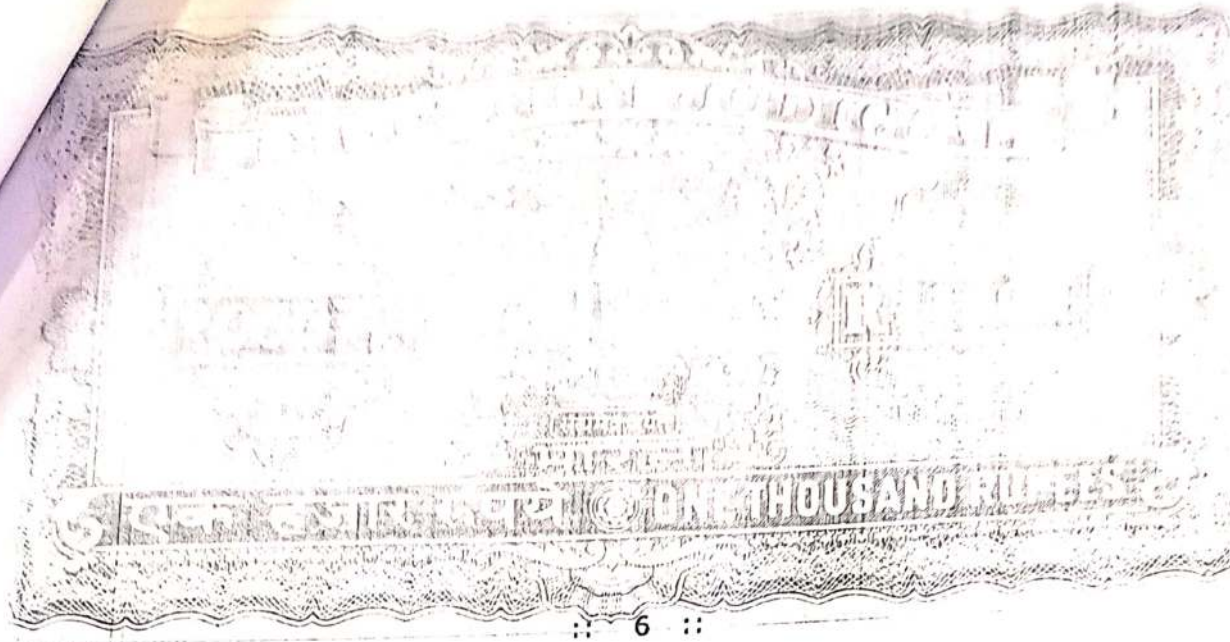
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7. That all taxes, rates, cesses, etc. due with the respect of the said property shall hereinafter be borne by the Vendees.
8. That all the prior deeds of sale and all other document which are in possession of the Vendors related to this property would be delivered to the Vendees at the time of registration of this sale deed.
9. That the Vendors hereby assures the Vendees that the said property or any portion thereof is not at present affected by any notice or notifications or scheme of the municipality or any other local body or bodies. If it is found to be so affected the Vendors hereby undertake to refund the entire sale consideration as well as make good to the Vendees all losses, costs, damages, etc. incurred by the Vendees as a result of the and arising out of this transactions.
10. The Vendors shall and will support any application made by the Vendees for mutation/transfer of the said property hereby in the revenue record /Municipal Corporation/ Relevant department hereby conveyed and do all that he may be required to do for obtaining mutation in favour of the Vendees shall be entitled to apply for and to have registered/entered in the name effected of Vendees.
11. That it is agreed by and between the parties hereto that the costs of stamping engrossing and registration of the sale deed shall be the sole liability of the Vendees.

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In witnesses whereof the parties hereby have set their hands to these presents at Faridabad on the day, month and the year above written in the presence of witness.

WITNESSES :

1.

B. S. SAXENA
Advocate

D.S. Courts, Faridabad

2. Sham Lal s/o Sh. Balm Ram
R/o 1410, Sec-16. F.B.P.

VENDORS

VENDEES

Suresh Kumar Groh

Sareej Bala

Drafted By

10000000 ADVOCATE
SECTOR-11, FARIDABAD