

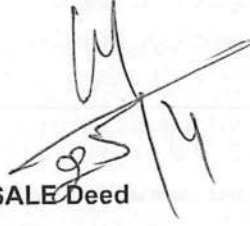
Government of Haryana
Department of Revenue and Disaster Management
Sub Registrar Office, Sohna

Dated: Apr 25, 2022

Time: 11:30:59

Appointment Slip

Shri / Smt.
Ashok
Dhunela
Sohna, Gurugram



N

Subject: Appointment for registration of SALE Deed

As requested by you regarding registration of **SALE URBAN AREA WITHIN MC deed**, your appointment has been scheduled with following Details:-

Serial No:	70	Token No:	02825042022113047000
Transaction Amt:	Rs. 55000000	Property ID:	#Error
Date & Time:	Apr 25, 2022 14:01	Appointment Type:	Normal
Address:	Noorpur Jharsa		

Appointment Fee & Charges (Incl. Tatkal if any)			Stamp Details			
Appointment Fee	Postage	Total	Type	Stamp No	Issue Date	Value
Rs.0.00		₹ 0.00	EStamp	G0Y2022D269	25-Apr-22	₹ 3850000.00
			EStamp	G0Y2022D269	25-Apr-22	₹ 3850000.00
			EStamp	G0Y2022D269	25-Apr-22	₹ 3850000.00

Please bring the following documents to prove your identity in support of your Deed.


ID Proof:
Aadhar


ID Number:
XXXX-XXXX-9310

Important:

1. If the property does not have permanent Property Id assigned to it, The Property Id provided above will serve as Temporary Property Id. Please keep it safe and mention it on the deed.
2. Any sort of discrepancy in data provided while booking appointment will lead to failure of deed registration.

748
25.04.2022

DDO Code: 0362		E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto:	02-05-2022 (Cash) 26-04-2022 (Chq./DD)	 * 0 0 8 9 7 0 5 1 8 5 *		
GRN No.:	0089705185	Date:	25 Apr 2022 09:55:02	
Office Name:	0362-TEHSILDAR SOHNA			
Treasury:	Sohna			
Period:	(2022-23) One Time			
Head of Account		Amount ₹		
0030-03-104-97-51 Pasting Fees		5		
0030-03-104-99-51 Fees for Registration		50000		
PD AcNo	0			
Deduction Amount:	₹ 0			
Total/Net Amount:	₹ 50005			
₹ Fifty Thousands Five Rupees				
Tenderer's Detail				
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-				
PAN No:				
Tenderer's Name: MLT Real Estate Private Limite				
Address: Gurgaon Gurgaon- 122002				
Particulars: Registration and Pasting fee				
Cheque-DD- Detail: Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No: 000150955179025042022				
Payment Date: 25/04/2022				
Bank: SBI Aggregator				
Status: Success				

DDO Code: 0362		E - CHALLAN Government of Haryana		AG/ Dept Copy
Valid Upto:	02-05-2022 (Cash) 26-04-2022 (Chq./DD)	 * 0 0 8 9 7 0 5 1 8 5 *		
GRN No.:	0089705185	Date:	25 Apr 2022 09:55:02	
Office Name:	0362-TEHSILDAR SOHNA			
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Period:	(2022-23) One Time			
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PD AcNo	0			
Deduction Amount:	₹ 0			
Total/Net Amount:	₹ 50005			
₹ Fifty Thousands Five only				
Tenderer's Detail				
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-				
PAN No:				
Tenderer's Name: MLT Real Estate Private Limite				
Address: Gurgaon Gurgaon- 122002				
Particulars: Registration and Pasting fee				
Cheque-DD- Detail: Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No: 000150955179025042022				
Payment Date: 25/04/2022				
Bank: SBI Aggregator				
Status: Success				

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 25/04/2022

Certificate No. G0Y2022D269



Stamp Duty Paid : ₹ 3850000
(Rs. Only)

GRN No. 89704975



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Virender kumar

H.No/Floor : 177

Sector/Ward : Na

LandMark : Near syndicate bank main bus stand

City/Village : Haiderpur

District : North west delhi

State : Delhi

Phone: 97*****33

Others : Himanshu yadav son of shri bijender kumar



Buyer / Second Party Detail

Name : Mlt Real estate Private limited

H.No/Floor : Rzd17c

Sector/Ward : Na

LandMark : Mahavir vihar

City/Village: New delhi

District : New delhi

State : Delhi

Phone : 97*****33

Purpose : For Sale Deed

748
25.04.2022



SALE DEED

The authenticity of this document can be verified by scanning this QR code through smart phone or on the website <https://egrashry.nic.in>

- | | |
|--------------------------|--------------------------------|
| 1. Type of Deed | Sale Deed |
| 2. Name of Village | Dhunela, Tehsil-Sohna |
| 3. Type of Said Land | Freehold agricultural land |
| 4. Area | 8 Kanal 0 Marla (1.00000 Acre) |
| 5. Consideration | Rs.5,50,00,000/- |
| 6. Stamp Duty | Rs. 38,50,000/- |
| 7. Stamp No./Date | G0Y2022D269/25.04.2022 |
| 8. Registration Fees No. | 89705185/25.04.2022 |

L.R-1

This Sale Deed (hereinafter referred to as the "Deed") is executed at Sohna on 25th day of April, 2022:

L.R-1

BY

Himanshu Yadav

Virender Kumar

Alkhon



प्रलेख न:748

दिनांक:25-04-2022

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील सोहना	गांव/शहर Dhunela स्थित Dhunela
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	अन्य क्षेत्र
पता : dhunela	
भवन का विवरण	
भूमि का विवरण	
कृषि चाही	7 Kanal 20 Marla
धन संबंधी विवरण	
राशि 55000000 रुपये	कुल स्टाम्प ड्यूटी की राशि 3850000 रुपये
स्टाम्प नं : G0Y2022D269	स्टाम्प की राशि 3850000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:89705185
	पेस्टिंग शुल्क 3 रुपये
Drafted By: MAHESH PAL ADV	Service Charge:200

यह प्रलेख आज दिनांक 25-04-2022 दिन सोमवार समय 4:18:00 PM बजे श्री/श्रीमती/कुमारी विरेन्द्र कुमार पुत्र रणजीत सिंह हिमांशु यादव पुत्र स्व0 विजेन्द्र कुमार निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/सयुक्त पंजीयन अधिकारी (सोहना)
Sub Registrar
Sohna

हस्ताक्षर प्रस्तुतकर्ता
विरेन्द्र कुमार हिमांशु यादव

Viresh Singh
Himant Singh

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 25-04-2022

विरेन्द्र कुमार हिमांशु यादव

Himant Singh
Viresh Singh

उप/सयुक्त पंजीयन अधिकारी (सोहना)
Sub Registrar
Sohna

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी MS MCT REAL ESTATE PVT LTD thru ASHOK KUMAR OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 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 SHRICHAND NAMBERDAR पिता --- निवासी ALIPUR व श्री/श्रीमती/कुमारी UDAY SINGH पिता JAILAL निवासी HAJIPUR ने की। साक्षी नं:1 को हम नम्रद्वारा/अधिवक्ता के रूप में जानते हैं तथा यह साक्षी नं:2 की पहचान करता है।

दिनांक 25-04-2022

उप/सयुक्त पंजीयन अधिकारी (सोहना)
Sub Registrar
Sohna



1. **Mr. Himanshu Yadav Son of Shri Bijender Kumar son of Sh. Ranjeet Singh** (Aadhar No. 5783 5920 0559 Pan No. AULPY9117F) R/o House No. 320, Banjara Wali Gali Village Haiderpur , North West Delhi -110088 Delhi, ("hereinafter referred as **"Seller-1"**);
2. **Mr. Virender Kumar @ Virender Singh Son of Sh. Ranjeet Singh son of Sh. Nyadar** (Aadhar No. 8225 7612 8476 Pan No. AOQPS9982P) R/o House No.177, Near Syndicate Bank, Main Bus Stand, Village Haiderpur North West Delhi -110088 Delhi, ("hereinafter referred as **"Seller-2"**)

("the Seller-1 and Seller-2 are hereinafter jointly referred to as **"Vendor"** which expression shall, unless repugnant to the context thereof, mean and include its legal heirs, administrators, executors, nominees, successors and assignees its successors and assigns), of the **FIRST PART;**


IN FAVOUR OF

M/S MLT Real Estate Pvt. Ltd., (CIN U70109DL2017PTC313056, PAN AAKCM9065G) a company incorporated under the Companies Act, 2013 and having its registered office at RZ-D-17-C, Mahavir Vihar, New Delhi-110045, through its Authorized Representative Mr. Ashok Kumar (Aadhar No. 9203 3931 9300) duly authorized in this regard through Board Resolution dated 25.04.2022 (hereinafter referred to as the **"Vendee"** which expression shall, unless repugnant to the context thereof, mean and include its administrators, successors , nominees and assigns), of the **SECOND PART;**

(The Vendor and the Vendee are hereinafter collectively referred to as **"Parties"** and severally as a **'Party'**)

WHEREAS:

The Seller-1 is the sole and absolute owner of and in exclusive possession of a contiguous freehold and vacant agricultural land parcel bearing Khewat No. 226, Khata No. 228, Rect. No. 29, Killa No. 9/2 Min


Himanshu Yadav


Virender Singh


Ashok Kumar



Reg. No.

Reg. Year

Book No.

748

2022-2023

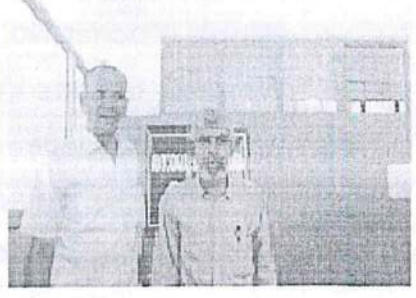
1



विक्रेता



क्रेता



गवाह

Virender Singh



उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- बिरेन्द्र कुमार हिमांशु यादव *Himanshu Yadav*

क्रेता :- *ASHOK* KUMAROTHERMS MLT REAL ESTATE PVT LTD

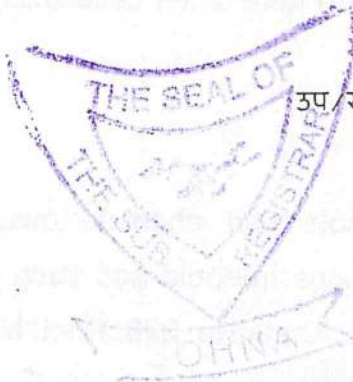
गवाह 1 :- SHRICHAND NAMBERDAR *Shr Chand*

गवाह 2 :- UDAY SINGH *उदय सिंह*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 748 आज दिनांक 25-04-2022 को बही नं 1 जिल्द नं 9 के पृष्ठ नं 134.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 26 के पृष्ठ संख्या 49 से 52 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 25-04-2022



Sub Registrar
उप/संयुक्त पंजीयन अधिकारी (सोहना)
Sub Registrar
Sohna

North (3-16), Salam and Khewat No. 227, Khata No. 229, Rect. No. 29, Killa No. 2/2/1 (6-11), area measuring 6 Kanal 11 Marla to the extent of 4/131 Share which comes to 0 Kanal 4 Marla total area in both khewat 4 Kanal 0 Marla **or 0.5 Acre** situated in the revenue estate of Village Dhunela, Tehsil Sohna, District Gurugram, Haryana and the **Seller-2** is the sole and absolute owner of and in exclusive possession of a contiguous freehold and vacant agricultural land parcel bearing Khewat No. 120 Khata No. 121, Rect. No. 28, Killa No. 6 Min North (4-0), total area **4 Kanal 0 Marla or 0.5 Acre** situated in the revenue estate of Village Dhunela, Tehsil Sohna, District Gurugram, Haryana, as per Jamabandi for the year 2019-2020 and relevant sanctioned mutations and fard badar etc.

Total area under sale in this sale deed of all khewats/Vendor is **8 Kanal 0 Marla or 1.0 acre** situated in the revenue estate of Village Dhunela, Tehsil Sohna, District Gurugram (hereinafter referred to as "**Said Land**")

- A. The map/Sazra of the Said Land is annexed as **Schedule-I** herein.
- B. The Vendor hereby represent that the Vendor is the sole, absolute and exclusive owner of the Said Land and has vacant, peaceful, legal and physical possession thereof and has unfettered, absolute and unrestricted right, title and interest in the same and that neither anyone has any right, title, and interest in the said land nor there are any legal impediment which prohibits the Vendor to sell the same unto the Vendee. The Vendor possess absolute, clear, unconditional and marketable title on the Said Land, free from any/all encumbrances, charges, gifts, liens, attachments, mortgages, lease, liabilities, prior agreement, un-authorized occupations, claims and litigation whatsoever. The Vendor is entitled to convey/sell/transfer absolute ownership rights in the Said Land in favour of the Vendee without any restrictions whatsoever.
- C. The Vendor, for his/her/their bonafide family and business needs and requirements, has agreed to sell, transfer, convey and assign all rights,














interest and title in the Said Land along with title, easements, rights, privileges, appurtenances, claim, benefits in respect thereof to the Vendee. Accordingly, the Vendee has based on the representations and warranties of the Vendor, agreed to acquire and purchase the Said Land from the Vendor, free from all encumbrances, for a total sale consideration **Rs. 5,50,00,000 /- (Rupees Five Crore, Fifty Lac only)** subject to the terms of this Sale Deed.

NOW THIS DEED WITNESSETH AS UNDER:

1. In consideration of a total all-inclusive sale consideration of **Rs. 5,50,00,000 /- (Rupees Five Crore, Fifty Lac only)** ("Sale Consideration") calculated at the rate of Rs. 5,50,00,000 /- (Rupees Five Crore, Fifty Lac, only) per acre of land, the Vendor do hereby, by and under this Sale Deed, and on and from the date of execution hereof, sells, grants, conveys, transfers, alienates and assigns unto the Vendee absolutely and forever, all rights, titles and interests in the Said Land along with all rights, title, benefits, interest, privileges, easements, entitlements, easements, appurtenances, advantages appurtenant thereto, free from encumbrances, liens, claims charges or impediments of any nature whatsoever.
2. The full & final Sale Consideration of **Rs. 5,50,00,000 /- (Rupees Five Crore, Fifty Lac, only)** has been paid by Vendee to the Vendor in the following manner: -

In favour of	Cheque/DD No. / Date	Cheque/DD Amount	Drawn On	TDS	Total Amount Paid
Himanshu Yadav	393975/21.04.2022	50,000,00/-	Indusind Bank	2,75,000	47,25,000/-
Himanshu Yadav	393979/31.01.2023	2,25,00,000	Indusind Bank	Nil	2,25,00,000/-
Virender Singh	393974/21.04.2022	50,000,00/-	Indusind Bank	2,75,000	47,25,000/-
Virender Singh	393977/31.01.2023	2,25,00,000	Indusind Bank	Nil	2,25,00,000/-

 Himanshu Yadav

 Virender Singh





The seal of the 1st Cavalry Regiment, The Old Guard, is a shield-shaped emblem. It features a central figure of a soldier on horseback, facing right. Above the figure, the words "THE SEAL OF" are written in a curved banner. Below the figure, the words "THE OLD GUARD" are written in a curved banner. The shield is flanked by two crossed sabres.

An amount of Rs. 5,50,000/- has been deducted and deposited by the Vendee as TDS @ 1% of total sale consideration under provisions of Income Tax Act, 1961.

The legal receipt of the above amount is hereby admitted and acknowledged by the Vendor in full and final receipt of the entire Sale Consideration of **Rs. 5,50,00,000 /- (Rupees Five Crore, Fifty Lac only)** from the Vendee in the manner stated herein above.

In case if the above-mentioned cheques shall dishonor, due to any reason whatsoever, the Vendee shall be liable to pay the said amount through RTGS/DD within 15 days of such dishonor, in case of failure of the Vendee to make payment within 15 days this sale deed shall stand cancelled and possession of said Land shall be handed over to the Vendor.

3. Simultaneously with the execution of this sale Deed, the Vendor have delivered full, free and quiet, vacant, legal and physical possession of the Said Land to the Vendee along with all the trees, tube well/well/structure whatsoever exist on said Land.
4. That on and after execution of this Sale Deed, the Vendor, or any person claiming from or through the Vendor, shall not have any right, title, interest, claim, demand or concern of any nature in the Said Land and the Vendee has become the absolute owner of the Said Land in possession with full right to use, enjoy, sell and transfer the same as absolute owner without any hindrance or objection by the Vendor or any other person claiming under the Vendor.
5. The Vendor is fully aware that the Vendee has acquired the Said Land and paid the Sale Consideration set out herein to the Vendor, based on all the declarations, assurances, representations, warranties, covenants and undertaking of the Vendor, as on the date of execution and registration of this Sale Deed:

 
Himanshu Yadav Virender Singh



At a meeting of the Board of Directors of the
University of the South Pacific, held on the 15th day of
November 1967 at Suva, the following resolution was
passed:

That the Board of Directors of the University of the South Pacific
do hereby approve the establishment of a Department of
Education, to be known as the Department of Education,
and to be headed by a Director of Education, who shall be
appointed by the Board of Directors.

The Department of Education shall be responsible for the
planning, development, and implementation of the
University's educational programme, and shall be
responsible for the appointment and supervision of
all staff members employed in the Department.


The Department of Education shall be a part of the
University of the South Pacific, and shall be
subject to the control and supervision of the
Board of Directors.

The Department of Education shall be responsible for the
planning, development, and implementation of the
University's educational programme, and shall be
responsible for the appointment and supervision of
all staff members employed in the Department.



The Department of Education shall be responsible for the
planning, development, and implementation of the
University's educational programme, and shall be
responsible for the appointment and supervision of
all staff members employed in the Department.

- (a) The Vendor is the absolute owner of the Said Land and has a good and marketable title which is free from any kind of encumbrances, third party agreements, suits, mortgages, acquisition proceedings initiated or notified and there are no attachment orders of any kind nor has the Vendor been notified of any such attachment order under any state or central statutes.
- (b) The Vendor is in full, free, vacant, peaceful, actual physical and unhindered possession, use, occupation and enjoyment of the Said Land. No other person or entity has any right, title or interest in or in any part of the same, or are entitled to the possession, occupation, use or control of whole or any part of the same. The title and possession of the Vendor to Said Land are clear and marketable and free from all encumbrances.
- (c) The Said Land is agricultural in nature.
- (d) There is nothing that prevents the Vendor from dealing with and disposing off Said Land.
- (e) Description of the Said Land as provided herein is true and accurate.
- (f) The Vendor has neither done nor been party to any act whereby its rights, titles or interests (of whatever description) affects in or over or in relation to Said Land;
- (g) No part of the Said Land is affected by a subsisting contract for sale or other disposition of any interest in it. There are no arrangement(s) for sale or alienation of the Said Land in any manner whatsoever or any part thereof with any other person(s) nor are there any subsisting power of attorneys or any other authority, oral or otherwise empowering any other person(s) to deal with any part of the Said Land in any manner whatsoever.



Himanshu Jadhav

Vijay Singh

Alh...



and in the event of any dispute, the decision of the Board shall be final and binding on all members and the Board shall have the right to suspend or expel any member who is guilty of any offence against the rules or regulations of the Board.

The Board shall have the right to suspend or expel any member who is guilty of any offence against the rules or regulations of the Board, and the Board shall have the right to suspend or expel any member who is guilty of any offence against the rules or regulations of the Board.

THE BOARD OF THE

There is a large number of members of the Board who are engaged in the work of the Board, and the Board shall have the right to suspend or expel any member who is guilty of any offence against the rules or regulations of the Board.

The Board shall have the right to suspend or expel any member who is guilty of any offence against the rules or regulations of the Board, and the Board shall have the right to suspend or expel any member who is guilty of any offence against the rules or regulations of the Board.


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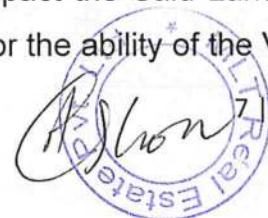
The Board shall have the right to suspend or expel any member who is guilty of any offence against the rules or regulations of the Board, and the Board shall have the right to suspend or expel any member who is guilty of any offence against the rules or regulations of the Board.



Handwritten signatures and notes at the bottom of the page, including "The Board of the University of London" and "The Board of the University of London".

- (h) There are no litigation(s) or dispute(s) or proceedings in any court of law or tribunal or arbitration or any lis-pendens, nor are there any attachment, prohibitory order or injunction on the Said Land or any benefits/rights attached thereof. There are no proceeding pending under the Income Tax Act, 1961 in respect of the Said Land or which could affect the transaction hereunder, and accordingly there are no requirement to obtain any permission for sale / transfer of the Said Land under the income tax laws;
- (i) All taxes, such as Municipal taxes, Land Revenues and other charges etc. have been paid by the Vendor in respect to the Said Land and Vendor shall be fully responsible and liable for all such arrears, liabilities etc. related upto the date of handing over of physical possession thereof. The Vendor also undertakes and liable for all the above payments even if any demand arises in future. Thereafter the same shall be paid and borne by the Vendee;
- (j) Vendor has the full power and authority to enter into, execute and deliver this Sale Deed and undertake the transaction stated hereinabove and the Vendor is not defunct entity;
- (k) The Vendor is not suffering from an insolvency event, including without limitation bankruptcy, receivership, reorganization, composition or arrangement with creditors, voluntary or involuntary and no petition have been presented by the Vendor or resolution passed or notice in writing of the same been received by the Vendor, nor has the Vendor appointed, or received or sent any written notice for the appointment of, a liquidator or provisional liquidator or administrator whether generally or in respect of any of its assets. Vendor has not defaulted in any of their obligations to any of their creditors, including commercial banks and financial institutions, which may in any manner impact the Said Land and / or the title of the Vendor to the said and/ or the ability of the Vendor


Himanshu Jadhav
Vijendra Singh



There are no rights or interests in the land of the State or of the Government or of any other person or body which are not in the land of the State or of the Government or of any other person or body.

The State is the owner of the land of the State and of the land of the Government and of the land of any other person or body.

The State is the owner of the land of the State and of the land of the Government and of the land of any other person or body.



to transfer and convey clear and marketable un-encumbered title on the Said Land to the Vendee.

(l) The execution, delivery and performance of this Sale deed by the Vendor will not:


- i. Violate any lien, court order, judgements, injunction, award, decree or writ or any other restriction of any kind against, or binding upon, the company or the promoters or upon their securities, properties or business, as applicable.
- ii. Violate any law or regulation of India or any other jurisdiction in which they maintain a presence

(m) No encroachment, intrusion and/or trespass has been made/done, in any manner on the Said Land;

6. Each representation, warranty, covenant or obligation contained herein could be treated as a separate representation, warranty, covenant or obligation and shall be construed independently of any other. Each of the representation, warranty, covenant or obligation shall not be limited or restricted by reference to or inference from the terms of any other warranty or any other term of this Deed.
7. The Vendor shall do and execute or cause to be done and executed all acts, deeds and things, as may be reasonably required by the Vendee for more fully and perfectly assuring title of the Vendee to the Said Land.
8. In the event that any of the representations and warranties made by the Vendor, including but not limited to those mentioned herein, is/are found to be untrue or incorrect or is/are only partially true or there are any default/breach of any of the covenants or undertaking made by the Vendor or there are any defect in the title of the Vendor to the Said Land hereby conveyed to the Vendee or any encumbrance of whatsoever nature are found on the Said Land, then the Vendor shall indemnify the Vendee and keep it indemnified from and against all losses, damages, encumbrances, third party claims, costs, penalties, charges, fines, expenses etc. as may be incurred or sustained by the Vendee on this


Himanshu Jaiswal


Vendor Singh


MLT Real Estate Pvt. Ltd.
8 | Page

... ..

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

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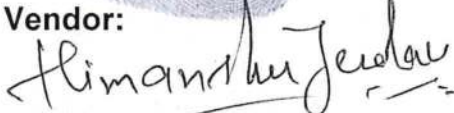


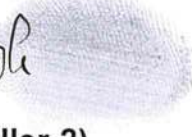

account and shall also forthwith make good all losses and damages suffered by the Vendee.

9. The Vendee shall be entitled to get the Said Land mutated in its own name in the records of concerned revenue authorities and other concerned authorities on the basis of this Deed.
10. All the expenses of this sale deed viz. Stamp Duty, Registration Charges etc. have been borne and paid by the Vendee.
11. The Sale Deed is executed at Sohna, Gurugram, Haryana, and Court(s) in Haryana, alone will have the exclusive jurisdiction over this Sale Deed to the exclusion of all other courts and the Deed shall be set to any construed in accordance with the laws of India.
12. The notices sent and received on the addresses mentioned above (by registered post) / email addresses of the respective Parties (or any other address as communicated in writing by the relevant Party) shall be considered a valid notice/ intimation.
13. The original title documents in respect of the Said Land shall be handed over by the Vendor to the Vendee.

IN WITNESS WHEREOF THE **VENDOR** AND THE **VENDEE** HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS SALE DEED ON THE DAY, MONTH AND YEAR, FIRST WRITTEN ABOVE IN THE PRESENCE OF THE FOLLOWING WITNESSES;

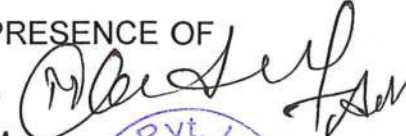
Vendor:



(Himanshu Yadav -Seller-1)



(Virender Singh -Seller-2)


Vendee:

(through Authorised Representative)

Drafted by 




WITNESS:-1



SHRI CHAND NAMBARDAR
VIII, Allpur, Teh. Sohna
Dist. Gurugram (Haryana)

WITNESS:-2


Uday Singh & Saihal
R/o Hazipur Teh. Sohna.

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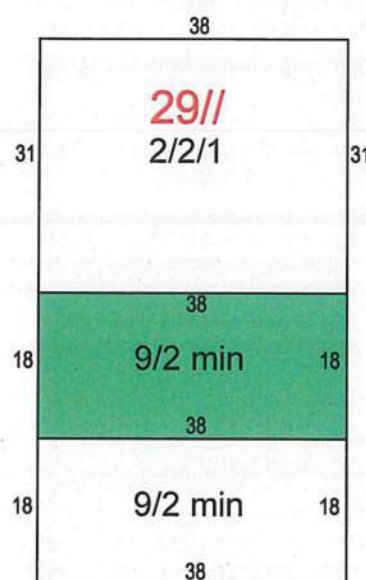
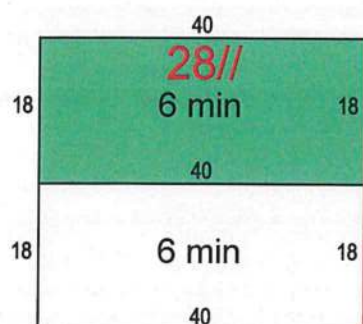
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25/5/52
Delivered to ...
...

...

Land Situated at Village Dhunela, Teh. Sohna, Distt. Gurugram



Map of Land Sold by Himanshu & Virender Kumar in favour of M/s MLT Real Estate Pvt. Ltd. Rect. No. 28 Killa No. 6 Min North (4-0), Rect. No. 29 Killa No. 9/2 Min North (3-16) Salam and 2/2/1 (6-11) to the extent of 4/131 share which come to 0 Kanal 4 Marla. Total Area 8 Kanal 0 Marla or (1.000 Acre), possession handed over to the Vendee.



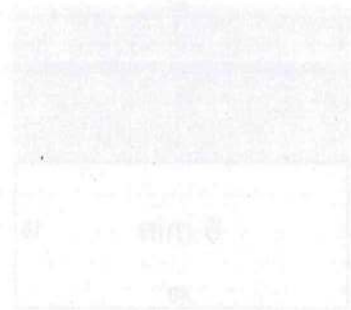
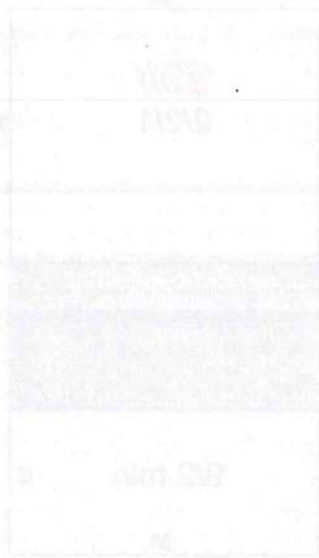
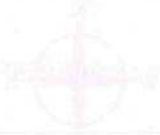
 VENDOR-1



 VENDOR-2



 VENDEE



Area of 1 and 2 situated at Village Ginnela, Tal. Etoha, Dist. Guntur is 2000 Sq. Mts. (2000 Sq. Mts. = 0.46 Acre) and is situated at Village Ginnela, Tal. Etoha, Dist. Guntur. The area is bounded by the following:

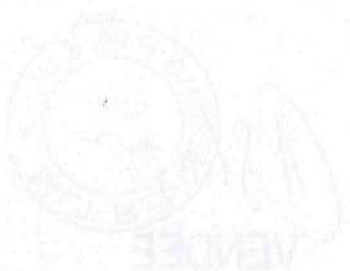
North: 100m (100m x 100m = 10000 Sq. Mts. = 2.3 Acre)

South: 100m (100m x 100m = 10000 Sq. Mts. = 2.3 Acre)

East: 100m (100m x 100m = 10000 Sq. Mts. = 2.3 Acre)

West: 100m (100m x 100m = 10000 Sq. Mts. = 2.3 Acre)

Total Area: 2000 Sq. Mts. (2000 Sq. Mts. = 0.46 Acre)



VENDOR

VENDOR

VENDOR