

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

Dated: Apr 25, 2022

Time: 11:44:46

Appointment Slip

Shri / Smt.
vishavajeet
Dhunela
Sohna, Gurugram

[Handwritten Signature]

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: 71 **Token No:** 02825042022114431000
Transaction Amt: Rs. 125000625 **Property ID:** #Error
Date & Time: Apr 25, 2022 14:05 **Appointment Type:** Normal
Address: Jhajjar

Appointment Fee & Charges (Incl. Tatkal if any)		
Appointment Fee	Postage	Total
Rs.0.00		₹ 0.00

Stamp Details			
Type	Stamp No	Issue Date	Value
EStamp	G0Y2022D2 26	25-Apr-22	₹ 8750500.00
EStamp	G0Y2022D2 26	25-Apr-22	₹ 8750500.00
EStamp	G0Y2022D2 26	25-Apr-22	₹ 8750500.00
EStamp	G0Y2022D2 26	25-Apr-22	₹ 8750500.00
EStamp	G0Y2022D2 26	25-Apr-22	₹ 8750500.00

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

ID Proof:
Aadhar

ID Number:
XXXX-XXXX-1460

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.

749
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 4 7 4 3 *		
GRN No.:	0089704743	Date:	25 Apr 2022 09:44:52	
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:- Gurgaon				
PAN No:				
Tenderer's Name: St Patricks Realty Private Lim				
Address: Gurgaon Gurgaon- 122002				
Particulars: Registration and pasting fee				
Cheque-DD- Detail:				
Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No: 000150955125825042022				
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 4 7 4 3 *		
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₹ Fifty Thousands Five only				
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PAN No:				
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Address: Gurgaon Gurgaon- 122002				
Particulars: Registration and pasting fee				
Cheque-DD- Detail:				
Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No: 000150955125825042022				
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. G0Y2022D226



GRN No. 89706074



Stamp Duty Paid : ₹ 8750500
(Rs. Only)

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 : St patricks Realty Private limited

H.No/Floor : Na

Sector/Ward : 48

LandMark : The median central park resorts

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 97*****33

Purpose : For Sale Deed

749
25.04.2022



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

SALE DEED

- | | |
|--------------------------|--------------------------------|
| 1. Type of Deed | Sale Deed |
| 2. Name of Village | Dhunela, Tehsil-Sohna |
| 3. Type of Said Land | Freehold agricultural land |
| 4. Area | 32 Kanal 12 Marla (4.075 Acre) |
| 5. Consideration | Rs.12,50,00,625/- |
| 6. Stamp Duty | Rs. 87,50,500/- |
| 7. Stamp No./Date | G0Y2022D226/25.04.2022 |
| 8. Registration Fees No. | 89704743/25.04.2022 |

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

L.T.1
Himanshu Yadav

BY
Virender Singh
L.T.1

1 | Page
Sohna

प्रलेख न:749

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	31 Kanal 32 Marla
धन संबंधी विवरण	
राशि 125000624 रुपये	कुल स्टाम्प ड्यूटी की राशि 8750044 रुपये
स्टाम्प नं : G0Y2022D226	स्टाम्प की राशि 8750500 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:89704743
	पेस्टिंग शुल्क 3 रुपये
Drafted By: MAHESH PAL ADV..	
Service Charge:200	

यह प्रलेख आज दिनांक 25-04-2022 दिन सोमवार समय 4:19:00 PM वजे श्री/श्रीमती/कुमारी विरेन्द्र कुमार पुत्र रणजीत सिंह हिमांशु यादव पुत्र स्व० विजेन्द्र कुमार निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

विरेन्द्र कुमार हिमांशु यादव

उप/सयुक्त पंजीयन अधिकारी (सोहना)
Sub Registrar
Sohna

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

उप/सयुक्त पंजीयन अधिकारी (सोहना)

Sub Registrar
Sohna

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी MS ST. PATRICKS REALTY PVT LTD thru VISHAVAJEET DHANKHAROTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझाकर 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 नम्रदार/अधिवक्ता के रूप में जानते हैं तथा वह 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 St. Patricks Realty Private Limited, (CIN U45200HR2008PTC037964, PAN AAMCS1877J) a company incorporated under the Companies Act, 1956 and having its registered office at The Median, Central Park Resorts, off Sohna Road, Sector 48, Gurugram 122018, through its Authorized Representative Mr. Vishavajeet Dhankhar (Aadhar No. 6756 2149 1460) 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. 17, Khata No. 17, Rect. No. 16, Killa No. 11/2/2 (0-7), 20/1(0-8) Kite 2 area measuring 0 Kanal 15 Marla to the extent of 4/15 Share which comes

Himanshu Yadav
Virender Singh

Vishavajeet

Reg. No.

Reg. Year

Book No.

749

2022-2023

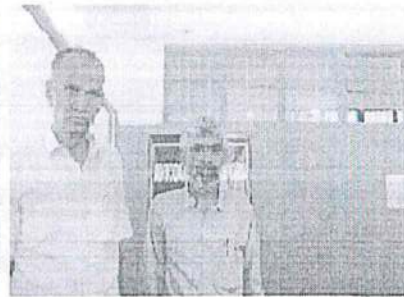
1



विक्रेता



क्रेता



गवाह

Virender Singh

Uday Singh

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- विरेन्द्र कुमार हिमांशु यादव *Himanshu Yadav*

क्रेता :- thru VISHAVAJEET, DHANKHAROTHERMS ST. PATRICKS REALTY PVT LTD *Vishavajeet*

गवाह 1 :- SHRICHAND NAMBERDAR *Shrichand*

गवाह 2 :- UDAY SINGH *Uday Singh*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 749 आज दिनांक 25-04-2022 को बही नं 1 जिल्द नं 9 के पृष्ठ नं 134.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 26 के पृष्ठ संख्या 53 से 54 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



उप/सयुक्त पंजीयन अधिकारी(सोहना)

Sohna
Sub Registrar
Sohna

to **0 Kanal 4 Marla** and bearing Khewat No. 437, Khata No. 441, Rect. No. 16, Killa No. 21(8-0), Rect. No. 29, Killa No. 1(8-0), Kitta 2 area measuring 16 Kanal 0 Marla to the extent of 1/80 Share which comes to **0 Kanal 4 Marla**, Khewat No. 226, Khata No. 228, Rect. No. 28, Killa No. 16/1 (2-9), Rect. No. 29, Killa No. 9/2 Min South (3-16), Salam Kitta 2 Area **6 Kanal 5 Marla** and Khewat No. 227, Khata No. 229, Rect. No. 29, Killa No. 2/2/1 (6-11), Kitta 1 area measuring 6 Kanal 11 Marla to the extent of 119/131 Share which comes to **5 Kanal 19 Marla** total area in all khewats measuring 12 Kanal 12 Marla **or 1.575 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 South (4-0), 14(8-0), 15(8-0) Kitta 3 total area measuring **20 Kanal 0 Marla or 2.5 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 mutation bearing no. 2026 and relevant fard badar etc.

Total area under sale in this sale deed of all khewats/Vendor is **32 Kanal 12 Marla or 4.075 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

Himanshu Jaiswal

Virender Singh



[illegible]

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. 12,50,00,625 /-** (Rupees Twelve Crore, Fifty Lac, Six Hundred and Twenty Five 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. 12,50,00,625 /-** (Rupees Twelve Crore, Fifty Lac, Six Hundred and Twenty Five only) ("Sale Consideration") calculated at the rate of Rs. 3,06,75,000 /- (Rupees Three Crore, Six Lac and Seventy Five Thousand 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. 12,50,00,625 /-** (Rupees Twelve Crore, Fifty Lac, Six Hundred and Twenty Five 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	393967/21.04.2022	1,12,08,590/-	Indusind Bank	4,83,131/-	1,07,25,459/-
Himanshu Yadav	393971/31.01.2023	3,71,04,535/-	Indusind Bank	Nil	3,71,04,535/-

Himanshu Yadav

Vendor Single

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Unchanged

Virender Singh	393969/21.04.2022	1,77,91,410/-	Indusind Bank	7,66875/-	1,70,24,535/-
Virender Singh	393972/31.01.2023	5,88,96,090/-	Indusind Bank	Nil	5,88,96,090/-

An amount of Rs. 12,50,006/- 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. 12,50,00,625 /- (Rupees Twelve Crore, Fifty Lac, Six Hundred and Twenty Five 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

Himanshu Jaiswal

Virender Singh

Qushayid



undertaking of the Vendor, as on the date of execution and registration of this Sale Deed:

- (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;
- (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

Himangshu Yadav

Vijender Singh

Q. B. Singh

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



Amrinder Jindal

Vikram Singh




- (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 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.


Himanshu Jodan


Vendor



1. The following information is being furnished to you for your information only and is not to be used for any other purpose.

2. The information is being furnished to you for your information only and is not to be used for any other purpose.

3. The information is being furnished to you for your information only and is not to be used for any other purpose.

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11. The information is being furnished to you for your information only and is not to be used for any other purpose.

12. The information is being furnished to you for your information only and is not to be used for any other purpose.

13. The information is being furnished to you for your information only and is not to be used for any other purpose.

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16. The information is being furnished to you for your information only and is not to be used for any other purpose.

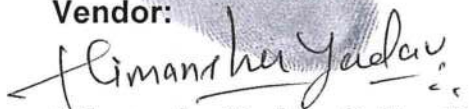
17. The information is being furnished to you for your information only and is not to be used for any other purpose.

18. The information is being furnished to you for your information only and is not to be used for any other purpose.

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)

WITNESSE:-1


SHREE CHAND NAMBARDAAR
Vill. Allpur, Teh. Sohna
Dist. Gurugram (HR)

WITNESSE:-2


Uday Singh s/o Saihar
R/o Hazipur Teh-Sohna,

At the beginning of the year, the company had a net income of \$100,000. The company had a net income of \$100,000 at the beginning of the year.

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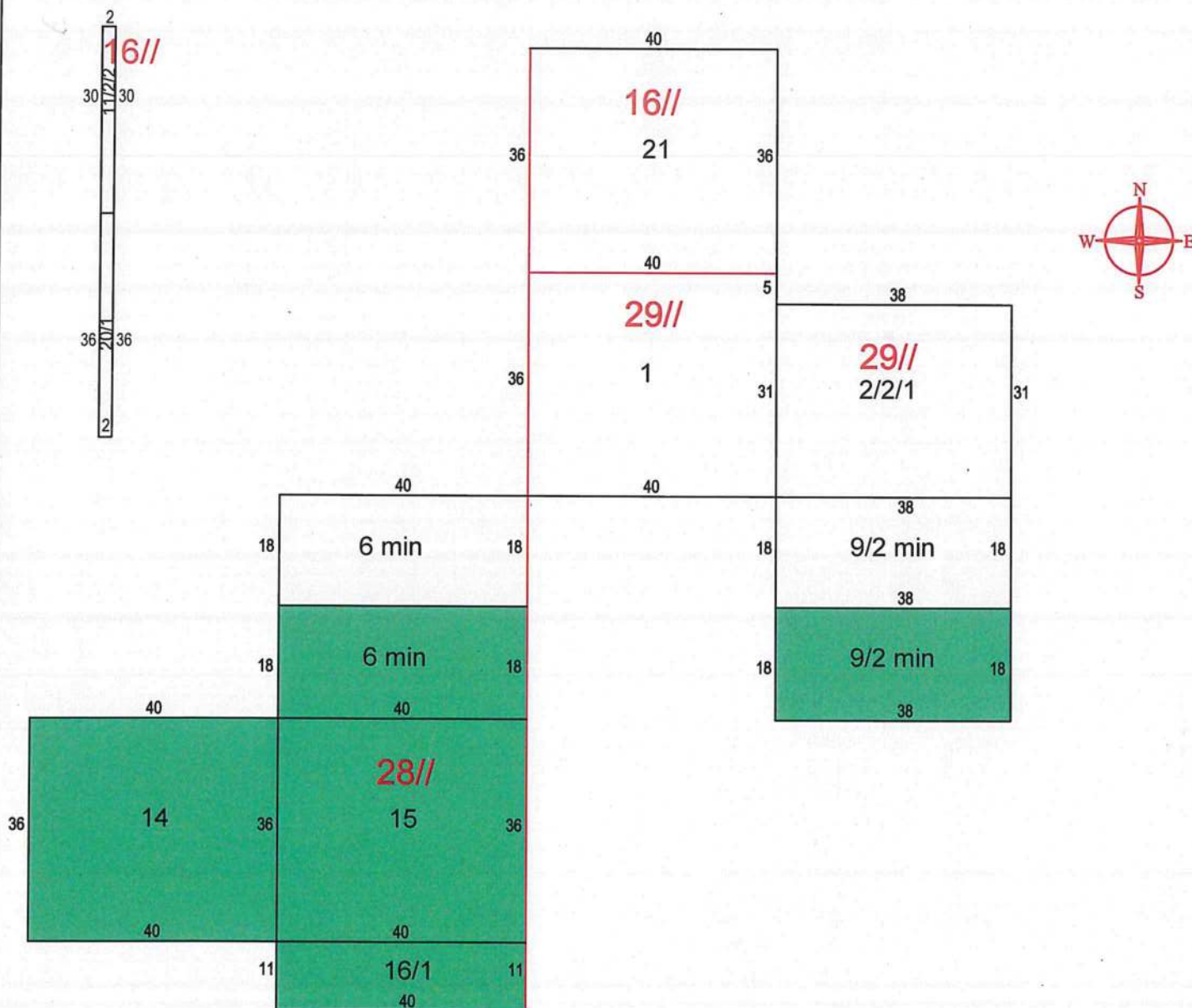
The company had a net income of \$100,000 at the beginning of the year. The company had a net income of \$100,000 at the beginning of the year.

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



Map of Land Sold by Himanshu & Virender Kumar in favour of M/s St. Patricks Realty Pvt. Ltd. Rect. No. 16 Killa No. 11/2/2 (0-7), 20/1 (0-8) to the extent of 4/15 share which come to **0 Kanal 4 Marla** and rect. No. 16 Killa no. 21(8-0), Rect. No. 29 Killa No. 1 (8-0) measuring 16 Kanal 0 Marla to the extent of 1/80 share which come to 0 Kanal 4 Marla Rect. No. 28 Killa no. 16/1 (2-9), Rect. No. 29 Killa No. 9/2 min South (3-16), Rect. No. 29 Killa No. 2/2/1 (6-11) to the extent of 119/131 share which come to 5-19. **Area is 12 Kanal 12 Marla or (1.575 Acre) (Himanshu), & Rect. No. 28 Killa No. 6 Min South (4-0), 14(8-0), 15(8-0) Area 20 Kanal 0 Marla or (2.500 Acre) (Virender Kumar), Total Area 32 Kanal 12 Marla or (4.075 Acre) possession handed over to the Vendee.**


VENDOR-1


VENDOR-2


VENDEE

