

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 28/06/2017

Certificate No. G0282017F175



GRN No. 27998720



Stamp Duty Paid : ₹ 1098200
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Roshan Lal

H.No/Floor : 11a/1

Sector/Ward : Na

LandMark : W e a karol bagh

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 9810885752

Others : Mrs sudesh arora



Buyer / Second Party Detail

Name : Markandey Mishra

H.No/Floor : D88

Sector/Ward : 50

LandMark : Rosewood city

City/Village : Gurugram

District : Gurugram

State : Haryana

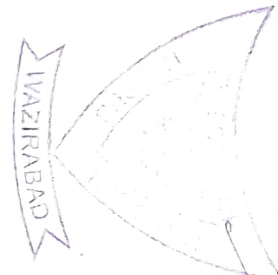
Phone : 9811706549

Others : Mrs geeta devi

Purpose : SALE DEED

Rmankat

Sudesh Arora



28/06/2017

2881

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डीड संबंधी विवरण	
डीड का नाम SALE WITH IN MC AREA	
तहसील/सब-तहसील वजीराबाद	गांव/शहर लाईसेंस कालोनी स्थित Southcity-II
भवन का विवरण	
भूमि का विवरण	
निवासीय	300 Sq. Meters
धन संबंधी विवरण	
राशि 18,298,800.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 1,098,200.00 रुपये
E-Stamp स्टाम्प न. g0282017f175	स्टाम्प की राशि 1,098,200.00 रुपये DFC: INPPONIG
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये

Drafted By: S C Arora adv

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 28/06/2017 दिन बुधवार समय 2:32:00PM बजे श्री/श्रीमती/कुमारी Roshan Lal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Malik Chand निवासी hno 11A/1 WEA Karol Bagh ND द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Roshan Lal

हस्ताक्षर प्रस्तुतकर्ता

Sudesh Arora

[Signature]

उप/संयुक्त पंजीयन अधिकारी
वजीराबाद

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

या

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

दिनांक

Roshan Lal

Sudesh Arora

उप / संयुक्त पंजीयन अधिकारी
वजीराबाद

श्री Roshan Lal, Sudesh Arora

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Markandey Mishra 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 S C Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी adv GGnn

व श्री/श्रीमती/कुमारी K K Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी S P Singh निवासी Hno Q1/236 South City II GGnn ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 28/06/2017

उप/संयुक्त पंजीयन अधिकारी
वजीराबाद

यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन राशि jamabandi.nic.in पर डाल दी गई है।

उप / संयुक्त पंजीयन अधिकारी
वजीराबाद

SALE DEED

PROPERTY NO : PLOT NO. 26
TYPE OF PROPERTY : RESIDENTIAL PLOT
VILLAGE & CITY NAME : ADAMPUR, FATEHPUR, TIGRA, TIKRI, SAMASPUR,
GHASOLA & BADSHAHPUR SUB-TEHSIL
WAZIRABAD & DISTRICT GURUGRAM (HARYANA)
SEGMENT/BLOCK NAME : BLOCK 'B' SOUTHCITY-II, SOHNA ROAD,
GURUGRAM, HARYANA
LAND MEASURING : 300 SQ. MTRS. (358.8 SQ. YARDS)
TRANSACTION VALUE : RS. 1,82,98,800/-
STAMP DUTY : RS. 10,98,200/-
STAMP CR NO & DATE : G0282017F175/28.06.2017
STAMP CR. ISSUED BY : HARYANA GOVERNMENT

THIS SALE DEED IS MADE AT SUB-TEHSIL WAZIRABAD DISTRICT GURUGRAM ON THIS 28TH DAY OF JUNE 2017 by **MR. ROSHAN LAL SON OF LATE SH. MALIK CHAND AND MRS. SUDESH ARORA WIFE OF MR. ROSHAN LAL BOTH RESIDENT OF 11 A/1, W.E.A., KAROL BAGH, NEW DELHI-110005** hereinafter called the **VENDORS** which expression shall unless opposed to the context hereof include all their heirs, successors, survivors, administrators, executors, legal representatives and assigns of the ONE PART:

IN FAVOUR OF

MR. MARKANDEY MISHRA SON OF LATE SH. P. S. MISHRA AND MRS. GEETA DEVI WIFE OF MR. MARKANDEY MISHRA, BOTH RESIDENT OF D-88, ROSEWOOD CITY, SECTOR-50, GURUGRAM-122018 (HARYANA) hereinafter called the **VENDEES** which expression shall unless opposed to the context hereof include all their heirs, successors, survivors, administrators, executors, legal representatives and assigns of the OTHER PART:

WHEREAS the above said **VENDORS** are absolute owners in possession of **RESIDENTIAL PLOT NO.26, BLOCK-B, MEASURING 300 SQ. MTRS., (358.8 SQ. YARDS), IN THE RESIDENTIAL COLONY, KNOWN AS, "SOUTHCITY-II", SOHNA ROAD, SITUATED IN VILLAGES ADAMPUR, FATEHPUR, TIGRA, TIKRI, SAMASPUR, GHASOLA AND BADSHAHPUR, SUB-TEHSIL WAZIRABAD & DISTRICT GURUGRAM, HARYANA** and bounded as under:-

Rumantale

Sudesh Arora

Reg. No.

Reg. Year

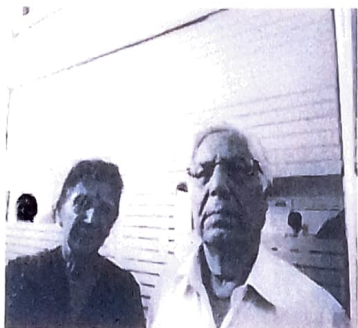
Book No.

2.881

2017-2018

1

EAST



विक्रेता



क्रेता


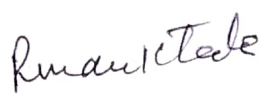

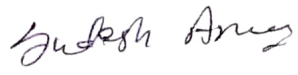



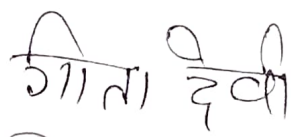






गवाह



उप / सयुक्त पंजीयन अधिकारी

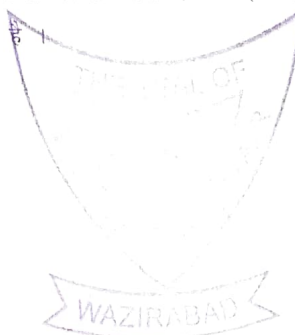


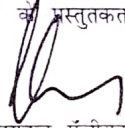
विक्रेता	Roshan Lal		
विक्रेता	Sudesh Arora		
क्रेता	Markandey Mishra		
क्रेता	Gecta Devi		
गवाह	S C Arora		
गवाह	K K Singh		

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,881 आज दिनांक 28/06/2017 को वही न: 1 जिल्द न: 4 के पृष्ठ न: 123 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त वही सख्या 1 जिल्द न: 76 के पृष्ठ सख्या 82 से 84 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज को प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 28/06/2017




उप/संयुक्त पंजीयन अधिकारी
वजीराबाद

2. That the **VENDORS** being of sound mind by free **WILL** without any pressure do herein grants, conveys and transfer all their rights, titles and interests in the said **RESIDENTIAL PLOT NO.26, BLOCK-B, MEASURING 300 SQ. MTRS., (358.8 SQ. YARDS), IN THE RESIDENTIAL COLONY, KNOWN AS, "SOUTHCITY-II", SOHNA ROAD, SITUATED IN VILLAGES ADAMPUR, FATEHPUR, TIGRA, TIKRI, SAMASPUR, GHASOLA AND BADSHAHPUR, SUB-TEHSIL WAZIRABAD & DISTRICT GURUGRAM, HARYANA** unto the **VENDEES** herein.
3. That the said **PROPERTY** transferred herein is free hold and free from all encumbrances, claims, demands, liens, mortgages, decrees, prior sales, agreement to sell, gift, court attachments, etc.
4. That the actual physical Vacant possession of the said **PROPERTY** hereby conveyed have been delivered to the **VENDEES** at the spot who have become the absolute owners in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc. and absolute ownership in the said **PROPERTY** without any hindrance, claims, demands by the **VENDORS** or their heirs etc.
5. That all the expenses for the Registration, Stamping, Engrossing and other incidental charges for this **Sale Deed** have been borne and paid by the **VENDEES**.
6. That the taxes, cesses, dues or demands in respect of this **PROPERTY** have been paid and cleared by the **VENDORS** upto the date of execution of this **Sale Deed** absolutely and thereafter it shall be the responsibility of the **VENDEES** for future taxes etc.
7. That the previous Conveyance Deed and other relevant papers (including title documents) pertaining the said **PROPERTY** have been handed over by the **VENDORS** to the **VENDEES** in original at the time of execution of this **Sale Deed**.
8. That the **VENDEES** hereby further agrees to bear any additional charges which may be levied by the Govt. or local authority for provision of external and/or peripheral services attributable to the said **PROPERTY** and on pro-rata basis AND WHEREAS the **VENDEES** have also agreed to pay pro-rata charges for maintaining various services and facilities in the said colony until the same are handed over to a local body for maintenance.

Punam Kataria *Sudesh Arora*

9. That the amount of sale consideration includes the contingency deposit and security which the **VENDORS** have paid to **M/s Unitech Ltd.** Now the **VENDEES** are entitled to get the said amount endorsed in their favour.
10. That the **VENDEES** shall abide by all the terms and conditions laid by **M/s Unitech Ltd.** at the time of allotment or execution of **Sale Deed**.
11. That the **VENDEES** have inspected the **PROPERTY**, gone through the documents and are fully satisfied regarding the ownership/title of the **VENDORS** in respect to the said **PROPERTY**.

THE VENDORS DECLARES AND ASSURES THE VENDEES

- a) That the **PROPERTY** hereby conveyed was their self-purchased **PROPERTY** by virtue of the **CONVEYANCE DEED** mentioned herein-above and that no one else except the **VENDORS** has rights, claims, interest and concern whatsoever in the **PROPERTY** hereby conveyed or any part thereof.
- b) That the **PROPERTY** hereby conveyed is free from all sorts of encumbrance, charges, legal flaws, liens, taxes, dues, demands, liabilities, notification, mortgages, court-decrees, 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 reason including but not limited to any defect in the title of the **VENDORS** of their rights to sell the **PROPERTY** hereby conveyed or any part thereof and the **VENDEES** suffers any loss then the **VENDORS** shall be liable to make good the loss thus suffered by the **VENDEES** and keep the **VENDEES** saved, harmless and indemnified through their **PROPERTY** movable and immovable against all losses, costs, damages and expenses occurring thereby to the **VENDEES**.
- d) That the **VENDEES** can get the said **PROPERTY** mutated/transferred in their names as owner in the records of the concerned authorities on the basis of this **Sale Deed** or its certified true copy.

Ramachandra Prasad Arora

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.

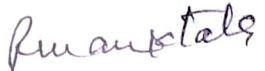


K.K. SINGH SON OF SH. S.P. SINGH
R/O Q1/236, SOUTHCITY-II, GURUGRAM


2.


S.C. ARORA
Advocate
Distt. Courts, Gurgaon
Drafted by me
S.C. ARORA
Advocate
Distt. Courts, Gurgaon

VENDORS


Raman Singh
Indesh Arora

VENDEES


S.P. Singh