

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

हरियाणा HARYANA

A 074614

## SALE DEED

TYPE OF PROPERTY	: FLAT No. 53
VILLAGE/CITY NAME	: Kendriya Vihar CGEWHO,
SEGMENT /BLOCK NAME	: Plot No. GH-49, Sector-56,
CODE NO.	Gurgaon
COVERED AREA	: 2102.39 Sq. Ft.
TRANSACTION VALUE	: Rs. 85,00,000/-
STAMP DUTY	: Rs. 5,10,000/-
STAMP NO. /DATE	: 5544 / 08-09-2011
ISSUED BY	: Treasury, Gurgaon

Taken No. 18021  
Hall No. 18021  
Date 8/9/11 ✓ Rkham

5544 8/9/2011 5,10,000/-  
 No. .... Dated ... Worth Rs. ....  
 Sh. Karun Kad 90 Dwarka Das Kad  
 R/o ... Gurgaon ...  
 Through ...  
 For Sale deed, C Deed, Lease Deed S.D. ₹ 8500000/-  
 Rs. ....

प्रलेख न: 16649

दिनांक 08/09/2011

District Treasurer

GURGAON डीड संबंधी विवरण

डीड का नाम SALE WITH IN MC AREA 8/9/2011

तहसील/सब-तहसील गुडगांवा

गांव/शहर हुड्डा के सैक्टर

स्थित Sector-56

भवन का विवरण

2102 Sq. Feet

श्रेणी क

भूमि का विवरण

निवासीय

0.00000000001 Sq. Meters

धन संबंधी विवरण

राशि 8,500,000.00 रुपये

कुल स्टाम्प ड्यूटी की राशि 510,000.00 रुपये

स्टाम्प की राशि 510,000.00 रुपये

रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

रूपये

Drafted By: MK chauhan adv

यह प्रलेख आज दिनांक 08/09/2011 दिन गुरुवार समय 1:50:00PM बजे श्री/श्रीमती/कुमारी Rosy Sharma पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Devinder Sharma निवासी J-185 Sec-25 Noida UP द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

R Sharma

श्री Rosy Sharma

उप/संयुक्त पंजीयन अधिकारी

गुडगांवा

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Karun Kad 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 MK chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी adv Gurgaon व श्री/श्रीमती/कुमारी Ravi Gupta पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Lt Charan Das निवासी B-5/312 Sec-11 Rohini Delhi ने स्वीक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 08/09/2011

उप/संयुक्त पंजीयन अधिकारी

गुडगांवा



16649



हरियाणा HARYANA

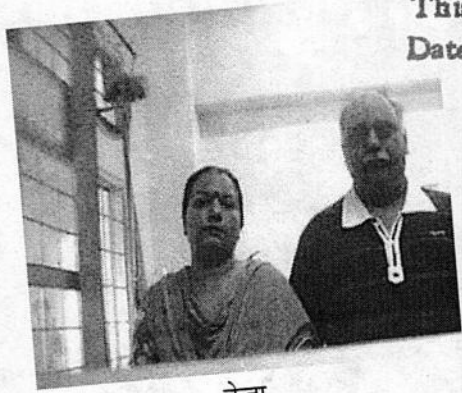
A 074613

THIS SALE DEED IS MADE AT GURGAON ON THIS .....DAY OF Sept, 2011 by **MRS. Rosy Sharma W/o Sh. Devinder Sharma**, resident of **J-185, Sector-25, NOIDA, U.P.**, hereinafter called the **VENDOR** which expression shall unless opposed to the context hereof include all her heirs, successors, survivors, administrators, executors, legal representatives and assigns of the ONE PART:

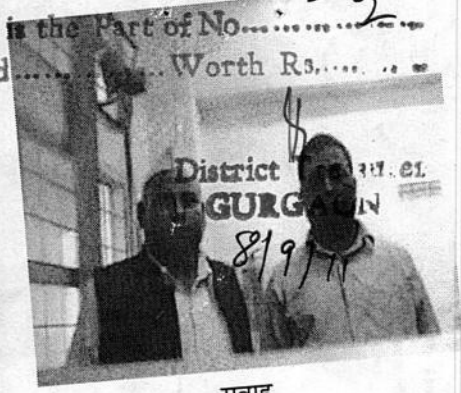
R Sharma



विक्रेता



क्रेता



गवाह



उप /सयुक्त पंजीयन अधिकारी

This is the Part of No. 5544  
Dated 2/8/17 Worth Rs. 2000

विक्रेता	Rosy Sharma		R Sharma
क्रेता	Karun Kad		Karun Kad
क्रेता	Neetima kad		Neetima kad
गवाह	MK chauhan		MK chauhan
गवाह	Ravi Gupta		Ravi Gupta



16649



हरियाणा HARYANA

A 074612

IN FAVOUR OF

Mr. Karun Kad S/o Sh. Dwarka Dass Kad and Smt. Neetima Kad W/o Sh. Karun Kad both resident of Flat No. DX-53, Kendriya Vihar, Sector-56, Gurgaon, Haryana, hereinafter collectively called the VENDEE 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:.

Reg. No. Reg. Year Book No.

16,649

2011-2012

1

5541  
This is the Part of No.....3

Dated..... Worth Rs.....

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 16,649 आज दिनांक 08/09/2011 को बही न: 1 जिल्द न: 12,970 के पृष्ठ न: 147 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 1,572 के पृष्ठ सख्या 65 से 66 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

District Treas  
GURGAON

8/9/11

दिनांक 08/09/2011

उप/सयुक्त/जीयन अधिकारी  
गुडगावा





हरियाणा HARYANA

A 074611

WHEREAS the above said Vendor is owner in possession of **bearing Unit No. 53, on Ground Floor, having covered area 2102.39 Sq.Ft., Block No. 16, Phase-I & Car Parking space No. CG 53, in the residential colony also known as Kendriya Vihar, CGEWHO situated at Plot No. GH-49, Sector-56, Gurgaon, Haryana by way of Conveyance Deed Vasika No. 11353 dated 25-07-2011 registered in the office of Sub Registrar- Gurgaon (hereinafter called the property).**

5544

This is the Part of No.....4.....

Dated.....Worth Rs.....

8

District Treasure  
GURGAON

8/9/11



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हरियाणा HARYANA

A 074610

AND WHEREAS the Vendor herein due to some legal needs and commitments decided to sell the above said flat and the VENDEE herein agreed to purchase the same.

Rshammi

5544  
5

This is the Part of No.....

Dated..... Worth Rs.....

8  
District Treasurer  
GURGAON

8/9/11



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



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TWENTY FIVE THOUSAND RUPEES

हरियाणा HARYANA

A 074609

THEREFORE IT IS HEREBY AGREED DECLARED  
COVENANTED AND RECORDED BY AND BETWEEN THE  
PARTIES HERETO AS FOLLOWS:

5544

This is the Part of No.....6.....

Dated.....Worth Rs.....

District Treasurer  
GURGAON

8/9/11



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



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TWENTY FIVE THOUSAND RUPEES

हरियाणा HARYANA

A 074608

1. That the VENDOR has agreed to sell above said PROPERTY and the VENDEE has agreed to purchase the same for a sum of Rs. 85,00,000/- (Rupees Eighty Five Lacs only) which is paid by the Vendee to the VENDOR as the cost of the above said property as under :-

554

This is the Part of No.....

Dated.....Worth Rs...

District Tre

GURGA

8/9/11



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
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पच्चीस हजार रुपये



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हरियाणा HARYANA

A 074607

Rs. 10,00,000/- vide Cheque No. 427882 Dated 19-01-2011 drawn on  
ING Vaysa Bank,

Rs. 10,00,000/- vide Cheque No. 427883 Dated 31-01-2011 drawn on  
ING Vaysa Bank,

Rs. 65,00,000/- vide Pay Order No. 814328 Dated 07-09-2011 drawn  
on SBI Udyog Vihar, Phase-II, Gurgaon,

5544

This is the Part of No.....8.....

Dated..... Worth Rs.....

District Treas  
GURGAON

8/9/11



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



Rs.  
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TWENTY FIVE THOUSAND RUPEES

हरियाणा HARYANA

A 074606

2. That the VENDOR 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 bearing Unit No. 53, on Ground Floor, having covered area 2102.39 Sq.Ft., Block No. 16, Phase-I & Car Parking space No. CG-53, in the residential colony also known as Kendriya Vihar, CGEWHO situated at Plot No. GH-49, Sector-56, Gurgaon, Haryana, unto the VENDEE herein.

Rtham

5544  
9

This is the Part of No.....9.....  
Dated.....Worth Rs.....

District Treasurer  
GURGAON

8/9/11



भारतीय गैर न्यायिक INDIA NON JUDICIAL

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हरियाणा HARYANA

A 074605

3. That the said PROPERTY transferred herein is free hold and free from all encumbrances, claims, demands, liens, mortgages, decrees, litigations, prior sales, agreement to sell, gift, court attachments, etc.

R. Khan

5541  
To

This is the Part of No.....  
Dated..... Worth Rs.....

District Treasu  
GURGAON  
8/9/11



भारतीय गैर न्यायिक INDIA NON JUDICIAL

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हरियाणा HARYANA

A 074604

4. That the actual physical Vacant possession of the said PROPERTY hereby conveyed has been delivered to the VENDEE at the spot who has become the absolute owner 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 VENDOR or their heirs etc.

5544

This is the Part of No.....11.....

Dated ..... Worth Rs.....

District Treasury  
GURGAON

8/9/11



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हरियाणा HARYANA

A 074603

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 VENDEE.

R. Chandra

5541

This is the Part of No.....12

Dated.....Worth Rs.....

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District Treasur  
GURGAON

8/9/11



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हरियाणा HARYANA

A 074602

6. That the taxes, cesses, dues or demands in respect of this PROPERTY has 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.

5544

This is the Part of No.....13

Dated.....Worth Rs.....

District Treasurer  
GURGAON

8/9/11



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हरियाणा HARYANA

A 074601

7. That all the previous documents concerning this PROPERTY have been handed over by the VENDOR to the VENDEE in original.

Rkhamra

5544  
This is the Part of No.....14.....  
Dated ..... Worth Rs.....

District Treasu  
GURGAON

8/9/11



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हरियाणा HARYANA

A 074600

8. That the amount of sale consideration includes the contingency deposit and security which the VENDOR has paid to **Kendriya Vihar, CGEWHO** at Plot No. GH-49, Sector-56, Gurgaon, **Haryana**. Now the VENDEE is entitled to get the said amount endorsed in his favour.

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This is the Part of No.....1.  
Dated.....Worth Rs....

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District Trea  
GURGAO

8/9/11



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हरियाणा HARYANA

A 074599

10. That the VENDEE shall abide by all the terms and conditions laid by Kendriya Vihar, CGEWHO at Plot No. GH-49, Sector-56, Gurgaon, Haryana at the time of allotment or execution of SALE DEED.

8/9/11  
GURGAON  
District Treasr

This is the Part of No. ....  
Dated ..... Worth Rs. ....

554





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25000  
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A 074598

**THE VENDOR DECLARES AND ASSURES THE VENDEE**

- a) That the PROPERTY hereby conveyed was self purchased/ acquired PROPERTY by virtue of the SALE DEED mentioned herein-above and that no one else except the VENDOR has rights, claims, interest and concern whatsoever in the PROPERTY hereby conveyed or any part thereof.

55

This is the Part of No.....

Dated ..... Worth Rs....

District Treas

GURGAON

8/9/11



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हरियाणा HARYANA

A 074597

- b) That the PROPERTY hereby conveyed is free from all sorts of encumbrances, charges, legal flaws, liens, taxes, dues, demands, liabilities, notification, mortgages, court-decree and attachments etc.

R. Sharma

5544  
18  
This is the Part of No.....  
Dated.....Worth Rs.....

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District Treasu  
GURGAON

8/9/11



भारतीय गैर न्यायिक INDIA NON JUDICIAL

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A 074596

- 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 PROPERTY 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 property movable and immovable against all losses, costs, damages and expenses occurring thereby to the VENDEE.

55  
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8  
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GURGAON

8/9/11



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A 074595

- d) That the VENDEE can get the said property mutated/transferred in their name as owner in the records of the concerned authorities on the basis of this sale deed or its certified true copy.

554

This is the Part of No.....20

Dated ..... Worth Rs.....

District Treas

GURGAO

8/9/11





04AA 806886

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:

Drafted By :  
Mahesh K. Chauhan  
Advocate  
Dist. Courts, Gurgaon

**WITNESSES**

1.

*Ravi Gupta*

**VENDOR**

Ravi Gupta S/o Late Sh. Charan Dass Gupta  
R/o B-5/312, Sector-11, Rohini, Delhi

*R. Sharma*

2

*Maresh K. Chauhan*  
Maresh K. Chauhan  
Advocate, Gurgaon

**VENDEE**

*Wectura*

$$\begin{array}{r} 5544 \\ \hline \dots 21 \end{array}$$

8/9/11