

S.No. 245

Date 5/5/08

CERTIFIED UNDER SECTION 42 OF THE INDIAN STAMP ACT, 1889

that Stamp Duty of the amount of Rs. 566460/- (Rupees Five Lac

Sixty Six-thousand-four hundred Sixty Only.)

has been levied on this document and paid by M/s Natureville

Promoters Pvt Ltd. N- Delhi

Through _____ vide Treasury Challan No. 33

Dated 5/5/08 for Sale deed. 9440 & 25 -



TREASURY OFFICER
CUM COLLECTOR
GURGAON.

8/5/08

SALE DEED

TYPE OF DEED : SALE DEED
VALUATION : Rs. 94,40,625/-
STAMP DUTY : Rs. 5,66,460/-
STAMP NO./DATE :
AREA/TYPE : 2kanals 13marlas or 0.33125Acres/Agriculture
VILLAGE : Chauma Tehsil and District Gurgaon
NOC from DTCP : 447 Dated 6th May, 2008

THIS SALE DEED is executed at Gurgaon on this ____ day of May, 2008 by:

Karamvir son of Sh. Jai Narayan son of Chandan Singh, resident of Village Bajghera, Tehsil and District Gurgaon, Haryana, hereinafter referred to as '**Vendor**', which expression shall unless repugnant to the context mean and include his legal heirs, assigns, legal representatives, successors, administrator, Power of attorney holders and executors of the First Part;

IN FAVOUR OF

M/S Natureville Promoters Pvt. Ltd., a company duly incorporated and registered as per the provisions of the Companies Act, 1956 and having its registered office at Natureville", W-82/A Greater Kailash II, New Delhi - 110 048, acting through its Authorized Signatory/Authorized Representative Shri. Pappu Masih, duly authorised by the Board of Directors, vide Resolution dated 06/05/2008 [hereinafter referred to as VENDEE] which expression unless the subject or context requires otherwise shall mean and include its successors, legal representatives, administrator and nominated assigns of the SECOND PART.

18/5/08

प्रलेख न: 3454

दिनांक 08/05/2008

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब तहसील गुडगांवा	गांव/शहर चौमा	स्थित चौमा
<u>भवन का विवरण</u>		
<u>भूमि का विवरण</u>		
निवासीय	3 Kanal 4 Marla	
<u>धन संबंधी विवरण</u>		
राशि 9,440,625.00 रुपये	स्टाम्प ड्यूटी की राशि 566,460.00 रुपये	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: Mahesh Kr. Chauhan, Adv.

यह प्रलेख आज दिनांक 08/05/2008 दिन गुरुवार समय बजे श्री/श्रीमती/कुमारी Karamvir पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Jai Narayan निवासी Bajghera, Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Karamvir

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru:- Pappu Masih 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 Mahesh Kr. Chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Naveen Rana पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Karamvir Rana निवासी Bajghera, Gurgaon ने की।
साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 08/05/2008



उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

WHEREAS the VENDOR has represented that he is absolute owner in possession of land admeasuring 2 kanals 13 marlas, which is stated to be recorded in Jamabandi for the year 1995-96; situated within the revenue estate of Village Chauma, Tehsil and District Gurgaon, Haryana, more specifically detailed and described in the SCHEDULE 'A' OF THE PROPERTY, forming part and parcel of this sale deed, hereinafter referred to as 'said land' and vendor is intended to dispose off the said property to the interested party.

WHEREAS, the Vendor has assured and represented that the above lands are free from all encumbrances, charges, liens, exchanges, mortgages, attachments, agreement to sell (existing or expired), acquisition proceedings, litigations relating to the title or possession of the Said Land. He has further represented that he has not signed any agreement to sell or any kind of collaboration / development agreement (either valid or expired) with respect to the Said Land. The vendor has stated and assured that he is fully competent to sell, transfer, alienate and dispose of the Said Land.

WHEREAS the First Party/Vendor, is willing to sell the Said Land, which as per representation of the Vendor, is free from all encumbrances, charges, to the Second Party. Upon the said representation of the Vendor, The Second Party has agreed for a consideration amount of Rs.2,85,00,000/- (Rupees Two Crores Eighty Five Lacs only) per acre and accordingly the Vendee has consented to purchase the said land from the Vendor for the consideration mentioned hereinabove on the terms and conditions mutually agreed upon between the parties.

WHEREAS, relying upon the above assurances & representations of the vendor, the Purchaser has called upon the Vendor to covey the Said Land in favour of the Purchaser and accordingly, the Vendor are now executing these presents, being a Sale Deed, thereby conveying the Said Land in favour of the Purchaser/Vendee.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. **PROPERTY SOLD AND CONSIDERATION:**

That the total consideration of the said land is Rs. 94,40,625/- (Rupees Ninety Four Lacs Forty Thousand Six Hundred Twenty Five only). The details of the payment of consideration by the vendee to the vendor, are as follows : -

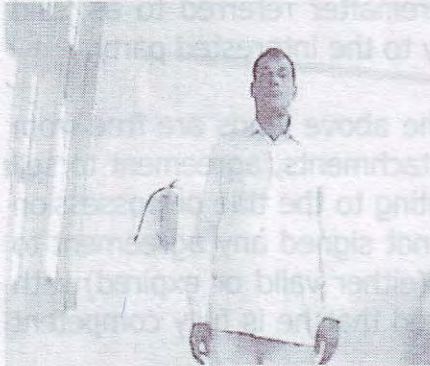
SR. NO.	NAME	CHEQUE NO.	DATE	BANK	AMOUNT(Rs.)
1.	KARAMVIR	242720	15.04.2008	CITIBANK	8,44,062/-
		CASH AMOUNT			1,00,000/-
		291227	06.05.2008	CITIBANK	37,76,251/-
		291230	08.05.2008	CITIBANK	47,20,312/-

an hq/2

Reg. No. Reg. Year Book No.

3454 2008-2009

1



विक्रेता

विक्रेता

Karamvir

[Signature]



क्रेता

क्रेता

thru:- Pappu Masih

[Signature]



गवाह

गवाह 1:- Mahesh Kr. Chauhan

[Signature]

गवाह 2:- Naveen Rana

[Signature]

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3,454 आज दिनांक 08/05/2008 को बही न: 1 जिल्द न: 9,753 के पृष्ठ न: 140 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 832 के पृष्ठ सख्या 52 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 08/05/2008

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा



The Vendor, upon receipt of the above amounts, which the vendor hereby acknowledges, hereby sell, convey, transfer and deliver to the Vendee and the vendee purchases from the vendor all the agricultural land measuring 2 kanals 13 marlas together with rights, titles and interests in the said property, their respective total shares in the said land, all rights of easements, appurtenances patent or latent situated at Village Chauma Tehsil and District Gurgaon. The said Land for which the above consideration has been paid are 2 kanals 13 marlas being 5/6 share of lands in Khewat No. 1194 and khatauni No. 1357, Mustil No. 21, Kila No. 24/1(3-4); kitta 1 Total Raqba 3 kanal 4 Marla; situated within the revenue estate of Village Chauma Tehsil and District Gurgaon, recorded so in Jamabandi for the year 1995-96;

2. That the VENDOR has assured and undertakes to the VENDEE that the VENDOR is the absolute owner in possession of the land measuring 2 kanals 13 marlas. The Vendor does hereby for itself and its successors covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by, from, under, through or in trust for them, made done committed omitted or knowingly suffered to the contrary, THAT the Vendor now has good and rightful power and absolute authority to grant, release, convey and assure the Said Land hereby granted, released or assured or intended so to be, unto and to the use of the Purchaser forever in the manner aforesaid AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter, to peaceably and quietly enter upon, occupy, possess and enjoy the Said Land and of every part thereof, to use for their own use and benefit, without any interruption, claim or demand, whatsoever, from or by the Vendor or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them.

2. **PAYMENT OF CONSIDERATION:**

That the total consideration of the said land of 2 Kanals 13marlas is Rs. 94,40,625/- (Rupees Ninety Four Lacs Forty Thousand Six Hundred Twenty Five only).

The Vendor hereby confirms and acknowledges that he has received the entire sale consideration for sale of the Said Land from the Purchaser/Vendee and that no other amount is either due or payable by the Purchaser either to the Vendor or to any other person/s claiming through the Vendor towards sale consideration for sale of the Said Land. However the vendor has received the cheques which shall be presented as per the dates stated therein and the same shall be subject to their encashment.

Handwritten signature and date: 22/9/2

3. **COVENANTS OF THE VENDOR:**

- 3.1 The Vendor hereby sells, conveys, transfers, delivers and assigns to the Purchaser, all its rights, titles and interests in the Said Land, absolutely and forever.
- 3.2 The Vendor hereby covenants with the Purchaser that the Said Land is free and clear of any and all liens, encumbrances, charges or the like, including gift, mortgage, disputes, litigation, lis pendens, acquisition, requisition, attachment in the decree of any court, lien, court injunction, notices, trust, exchange, lease, legal flaws, claims, and the vendor has not done anything whereby its title to the Said Land is impaired or affected, nor is it subject to any valid or subsisting or development thereof or undertaking in that behalf. The Said Land is not subject matter of any litigation, court proceedings, lis pendens, attachment, undertaking, guarantee or encumbrances or subject to any other valid and subsisting or lease/tenancy or licenses or management or power of attorney and is not subject to any lien, charge or trust.
- 3.3 The Vendor is bound by its representations with regard to the title of the Said Land and in the event any defect in the title is found or in case any representation is found to be untrue or incorrect then the Vendor shall indemnify and hold harmless the Purchaser against any claims, damages or other losses.
- 3.4 The Vendor further declares and covenants and present sale deed is being executed with the understanding and representation of vendor that he has been left with no share in the lands mentioned at Serial number 1 and also he has been left with no share in lands in khewat no. 41, 42, 833, 1512, 3827, 2780 situated at Village Chauma Tehsil and District Gurgaon as per Jamabandi for the year 2000-01, as vendor has received full consideration and further he will not make any claim in respect of these lands and he will not raise any objection to the sanction of mutation in favour of vendee. The vendor further assures and undertakes that he will execute any other supplementary or correction deed, if any, ever needed by vendee in respect of the lands mentioned above.
- 3.5 That the Vendor further declares and covenants that he has not executed any prior Release Deed, Relinquishment Deed, nor entered into any Family settlement, nor suffered any decree in favour of his son or any other person and in case any representation of vendor is found to be untrue or incorrect then the vendor shall indemnify and hold harmless the Purchaser against any claims damages and other losses.
- 3.6 The Vendor covenants that it has obtained all clearances, permissions and no objections as required in relation to the sale of the Said Land to the Purchaser

from the appropriate the Central or the State Government or any other authority, body, tribunal or instrumentality. The Vendor agrees to indemnify and keep indemnified the Purchaser against any losses that may accrue to the Purchaser as a result of any such default by the Vendor.

- 3.7 The Vendor confirms and declares that it has paid all the taxes and other dues in respect of the Said Land to the Revenue and other appropriate authorities including the Central or the State Government or any other authority, body, tribunal or instrumentality, till the date of execution of this Sale Deed.

The Vendor covenants with the Purchaser that it shall pay any other tax or levy or demand raised by any Government or Statutory Body in respect of the Said Land for the period prior to the date of this Sale Deed, irrespective whether such a demand is raised at any time hereafter.

- 3.6 The Vendor hereby confirms and declares that after receipt of the total sale consideration and handing over of the possession of the Said Land to the Purchaser, the Vendor is left with no right, title, claim or interest in the Said Land and the Purchaser can enjoy all the rights, title and interest in the Said Land without any obstruction or hindrance from any person in any manner whatsoever.

- 3.7 The Vendor hereby agrees and undertakes to sign all such documents, at no cost to the Purchaser, as may be reasonably required by the Purchaser for purposes of getting the Said Land mutated in its name and more perfectly assuring the title to the Said Land.

4. **THE VENDOR HEREBY REPRESENTS TO PURCHASER THAT:**

- (a) The Vendor has valid and marketable title over the Said Land, with a subsisting right to make the transfer in the manner contemplated in this Sale Deed.
- (b) The Said Land is not subject to any requisition/acquisition by the Central or the State Government or any other authority, body, tribunal or instrumentality, and to the best of the Vendor's knowledge, there exists no event or circumstance which is likely to result in any requisition/acquisition of the Said Land by the Central or the State Government or any other authority, body, tribunal or instrumentality.
- (c) The Vendor is the absolute and lawful owner and in possession of the Said Land in the records of the office of the Sub-Registrar as well as in the revenue records and other concerned records, and has a clean and unrestricted right thereto, and the Vendor has an absolute, unfettered and unrestricted right to sell and transfer the same to the Purchaser and

execute this Sale Deed, as per the terms and conditions contained herein. Other than the Vendor, no other person has any right or lien of any nature or in any manner whatsoever over the Said Land.

- (d) The transfer of the Said Land by the Vendor to the Purchaser in the manner contemplated in this Sale Deed shall result in the purchaser becoming an absolute owner and in unrestricted and unhindered possession of the Said Land.
- (g) The Said Land is not subject to any easement rights.
- (h) The Said Land is not affected by or is subject to any of the land ceiling laws and there is no restriction or other legal impediment on transfer of the Said Land by the Vendor to the Purchaser.
- (i) The Vendor has full power and authority to execute, deliver and perform this Sale Deed, and the Vendor has taken all necessary action to authorise the execution, delivery and performance of this Sale Deed which constitutes its legal, valid and binding obligation enforceable against it in accordance with the terms hereof.
- (j) There are no pending litigation or proceedings of any nature whatsoever in connection with the Said Land that may affect or are likely to affect, the execution of this Sale Deed, the transfer thereof, or the Vendor's title to the Said Land.

5. **HANDING OVER POSSESSION OF SAID LAND:**

The Vendor confirms and declares that it has already handed over the legal, vacant, actual physical and peaceful possession of the Said Land to the Purchaser and the Purchaser hereby confirms having received the legal, vacant, physical and peaceful possession of the Said Land, as stated above.

6. **STAMP DUTY AND REGISTRATION CHARGES AND SCHEDULE OF THE SAID LAND:**

The Purchaser has incurred the stamp duty, registration related charges for execution of registration of the Sale Deed. .

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on 29/2

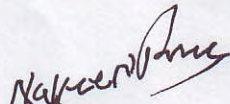
SCHEDULE 'A'

Description of the Said Land admeasuring 2 kanals 13 marlas:

2 kanals 13 marlas being 5/6 share of lands in Khewat No. 1194 and khatauni No. 1357, Mustil No. 21, Kila No. 24/1(3-4); kitta 1 Total Raqba 3 kanal 4 Marla; situated within the revenue estate of Village Chauma Tehsil and District Gurgaon, recorded so in Jamabandi for the year 1995-96;

IN WITNESS WHEREOF the Vendor has signed this Sale Deed at the place, day, month and year first hereinabove written in the presence of following witnesses:

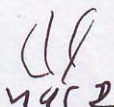
WITNESSES :

1. 
Naveen Rana
S/o Sh. Karamvir Rana
H/o V. Bajghera
Dist. Gurgaon

2. 
Mahesh, K. Chauhan
Advocate, Gurgaon

Drafted By
Mahesh K. Chauhan
Advocate
Gurgaon




m 14 12
VENDOR


PURCHASER

SCHEDULE 'A'

Description of the said land admeasuring 2 kharab 13 marlas:

2 kharab 13 marlas being 2 1/2 shares of lands in Khewat No. 1194 and Khataut No. 1357, Khataut No. 21, Kila No. 24713-4; with 1 Total Rappa 2 kharab 6 marla situated within the revenue estate of village Chhano Tehsil and District Gurgaon, recorded as in Jamabandi for the year 1925-26.

IN WITNESS WHEREOF the Vendor has signed this Sale Deed at the place, day, month and year first hereinabove written in the presence of following witnesses:

[Signature]
VENDOR

[Signature]
Witness

[Signature]
Witness

1. Mr. V. K. Singh
2. Mr. V. K. Singh
3. Mr. V. K. Singh

[Signature]
Witness

बसीका नं० 3454 अति. बही नं० 1
जिल्द नं० पत्र
बसा. दि.
जिल्द नं०
दिनांक 8-5-2008 को सर्व रजिस्टर
किया गया।

[Signature]
संयुक्त सब रजिस्ट्रार
गुड़गाँव



From :

District Town Planner,
Enforcement, Gurgaon

To :

Sh. Karam Vir S/o Sh. Jai Narayan S/o Sh.
Chandan Singh R/Village Baj-Ghura
Rohini District Gurgaon

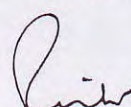
Memo No. 447 Dated 6/5/8

Subject : Issuance of NOC for the land falling outside Municipal Limit and in Urban Areas defined/notified under section 7-A of the Haryana Development and Regulation of Urban Areas Act, 1975 (Act No. 8 of 1975).

Reference : Your application

This office does not have any objection for registration of the sale of land for agriculture purpose in the office of Sub-registrar Gurgaon by Sh./Smt. Karam Vir s/o Sh. Jai - Narayan for his land situated in Khewat / Khata No. 1194 / 1357 Kh. No. / Kila No. 21/24/1 (34) Ka 56 Post C-2-13 located in the revenue estate of village Choma having Hadbast No. 62 for total land area measuring 2 Kanal-13 Makh to Sh. / M/s. NATUREVILLE PROMOTERS PVT. LTD. Registered office R/o at Natureville W-82/A Greater Kailash II on the following conditions :-

- i) That the seller and buyer will not set up residential, commercial or industrial colony on the land / plot under consideration in violation of the provisions of Act No. 8 of 1975.
- ii) That this NOC will not provide immunity from any other Act or Rules applicable on the plot / land.


District Town Planner
Enforcement, Gurgaon

Sd/- 65-8

Indst. No.

Dated :

A copy is forwarded to the following for information & necessary action, please.
The Senior Town Planner, Gurgaon Circle, Gurgaon.
The Sub-Registrar, Gurgaon.


District Town Planner
Enforcement, Gurgaon

