



हरियाणा HARYANA

866

950481

SALE DEED

TRANSACTION VALUE	:	Rs.2,17,00,000/-
STAMP DUTY	:	Rs. 10,000/-
STAMP NO. & DATE	:	8889/01.06.2016
VILLAGE/CITY NAME	:	Rampur
UNIT LAND	:	12 Kanal 8 Marla
ISSUED BY	:	Sahabuddin Stamp Vendor Tehsil Nuh
NATURE OF LAND	:	Agriculture land

Deficiency of Rs. 10,75,000/- paid vide challan No. 46 dated 03.06.2016 at PNB Sohna.

THIS SALE DEED is executed at Nuh, on this 3rd day of May, 2016 by (1) Anand Kumar (2) Parveen Singh both sons of Nahar Singh in equal 1/4 share, (3) Jagbir (4) Lal Singh (5) Rambir Singh sons of Rishal Singh in equal 3/4 share all residents of Village Rampur, Tehsil Nuh, District Mewat (hereinafter referred to as "Vendors").

IN FAVOUR OF

M/s Tedre Realcon India Pvt. Ltd., D-64, Defence Colony, New Delhi through its authorised person ~~MA SANJEEV SHARMA~~ (hereinafter referred to as "Vendee").

Anand Kumar

Parveen Singh

Jagbir Singh

Rambir Singh

डीड का नाम SALE OUTSIDE MC AREA		डीड संबंधी विवरण	
तहसील/सब-तहसील नुह	गांव/शहर रामपुर	स्थित समुदाय	
भूमि का विवरण		भूमि का विवरण	
चाही	1 Acre 4 Kanal 8 Marla		
धन संबंधी विवरण		धन संबंधी विवरण	
राशि 21,700,000.00 रुपये	स्टाम्प न. 8889	कुल स्टाम्प ड्यूटी की राशि 1,085,000.00 रुपये	स्टाम्प की राशि 10,000.00 रुपये
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	चलान न. 0019343433	पेस्टिंग शुल्क 2.00 रुपये	राशि 1075000 रुपये
दिनांक 03/06/2016		दिनांक 03/06/2016	

Drafted By: CP Bhatja Adv.

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 03/06/2016 दिन शुक्रवार समय 2:50:00PM बजे श्री/श्रीमती/कुमारी जगबीरसिंह thru पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी विसालसिंह निवासी द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
नुह नुड (मेवात)

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

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
नुह नुड (मेवात)

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Sanjeev Sharma ब्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि ब्रेता 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 CP Bhateja Adv. पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Sohan व श्री/श्रीमती/कुमारी Abhay Chawla पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Gurgsaon ने की।

साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 03/06/2016

उप/संयुक्त पंजीयन अधिकारी
नुह नुड (मेवात)

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

उप/संयुक्त पंजीयन अधिकारी
नुह नुड (मेवात)

B 1(3)



हरियाणा HARYANA

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The expressions "Vendors" and "Vendee" unless repugnant to the context or otherwise shall mean and include their respective legal heirs, successors, executors, administrators, representatives, assigns and nominees etc.

WHEREAS the Vendors are the actual legal owners and in joint possession of Agricultural land situated within revenue estate of Village Rampur, Tehsil Nuh, Distt. Mewat comprised in Khewat/Khata No. 60/62, Rect. No. 17, Killa No. 2/2(2-8), 9(8-0), 10/1(2-0), **total measuring 12 Kanal 8 Marla Salam** vide Jamabandi for the year 2011-12 (hereinafter called "the Land").

AND WHEREAS after acquiring the Land the Vendors are seized and possessed of the Land as absolute owners hereof and has been utilising the Land for his own use and benefits and the Vendors have absolute and unfettered right and authority to sell, dispose off and transfer the Land.

AND WHEREAS now for their business needs and requirements, the Vendors have agreed to sell their above Land voluntarily without any pressure and in their good sense for a total sale consideration of Rs. 2,17,00,000/- (Rupees Two Crore Seventeen Lacs Only) to the Vendee by representing :

- That the Land is free from all liens, mortgages, charges, lispendens, tenancies, encumbrances or any restrictions and there is no notices of attachment, acquisition or requisition or notices thereto, relating to the Land;
- That the Vendors are the exclusive & absolute owner and in possession of the Land and has good and marketable title thereto and no one else other than the Vendors have any interest, share, right, title thereto;

Arundhar

Sanwar

Jagbir Singh

Page | 2

Sanwar

Reg. No.

Reg. Year

Book No.

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B 1 (4)

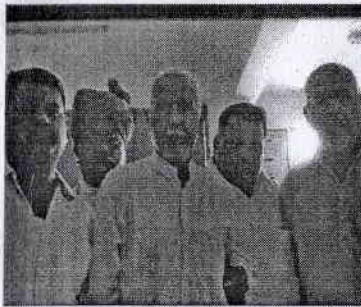
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गवाह



उप / सयुक्त पंजीयन अधिकारी

- c) That there are no outstanding government dues, or dues of any local authority or any other person of whatsoever nature including the attachment by the Income Tax Authorities or under any law in force, in respect of the Land;
- d) That the Vendors have not entered into any Agreement with any other person(s) or with any bank(s) or financial institution for the Sale of the Land or any part thereof;
- e) That there is no legal impediment or bar whereby the Vendors can be prevented from selling, transferring and vesting the absolute title in the Land in favour of the Vendee; and
- f) That no prior permission is required from any authority/body or any other person for the sale and transfer of the Land to the Vendee.

The Vendee relying upon the aforesaid representations and assurances and believing them to be true and correct, has accepted the offer of the Vendors and have agreed to purchase the Land from the Vendors on the terms and conditions mentioned in this Sale Deed.


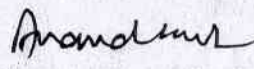

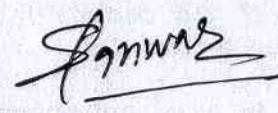

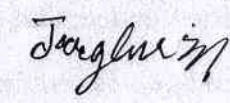





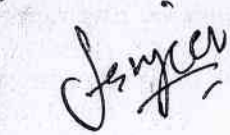
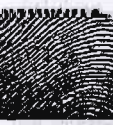



AND WHEREAS the Vendors have agreed to sell, convey, transfer and assign to the Vendee and the Vendee has agreed to purchase the Land with all rights of easements, patent or latent, including rights of way and access, enjoyed and deemed to be enjoyed in respect of the Land with all rights of ownership and possession, for a total sale consideration of Rs. 2,17,00,000/- (Rupees Two Crore Seventeen Lacs only).

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

That the Vendors have received the total sale consideration of Rs. 2,17,00,000/- (Rupees Two Crore Seventeen Lacs only) in the following manner :-

- (i) Rs. 40,000/- vide four cheques favouring vendors No. 1 & 3 to 5 for Rs. 10,000/- each bearing Nos. 052706, 052707, 052708 and 052709 all dated 13.04.2016 drawn on Axis Bank.
- (ii) Rs. 21,30,000/- vide three cheques favouring vendors No. 3 to 5 for Rs. 5,32,500/- each bearing Nos. 520716, 520717, 520718 and Cheque No. 520714 for Rs. 2,61,250 favouring Vendor No. 1 and Cheque No. 520715 for Rs. 2,71,250/- favouring Vendor No. 2 all dated 04.05.2016 Drawn on Axis Bank.
- (iii) Rs. 24,42,938/- vide Cheque No. 033351 dated 03.06.2016 drawn on Axis Bank in favour of Anand Kumar.
- (iv) Rs. 24,42,938/- vide Cheque No. 033352 dated 03.06.2016 drawn on Axis Bank in favour of Parveen Singh.

Anand Kumar *Parveen Singh* *Jeghishin*

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क्रेता	Sanjeev Sharma		
क्रेता			
गवाह	CP Bhateja Adv.		
गवाह	Abhay Chawla		

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 866 आज दिनांक 03/06/2016 को बही न: 1 जिल्द न: 232 के पृष्ठ न: 17 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 2,200 के पृष्ठ सख्या 43 से 44 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 03/06/2016

उप/सर्वोक्त पंजीकृत/प्रमाणित
नह भूह (निवात)

B1(7)

- (v) Rs. 48,81,375/- vide Cheque No. 033353 dated 03.06.2016 drawn on Axis Bank in favour of Jagbir.
- (vi) Rs. 48,81,375/- vide Cheque No. 033354 dated 03.06.2016 drawn on Axis Bank in favour of Lal Singh.
- (vii) Rs. 48,81,375/- vide Cheque No. 033355 dated 03.06.2016 drawn on Axis Bank in favour of Rambir Singh.

The receipt of which the Vendors doth hereby admits and acknowledges as full and final settlement. Hence, in consideration of the above said amount the Vendors do hereby fully convey, transfer, sell, and assign the Land with all its rights and titles thereto unto the Vendee, who shall be the absolute owner of the same and shall enjoy all the rights attached to the Land without any hindrance, claim or title of any other person.

That the Vendors have handed over the vacant and actual physical possession of the Land to the Vendee at the spot and also handed over all Photocopy/ Certified copies of documents concerning the Land to the Vendee at the spot.

That the Vendors hereby assures the Vendee that the Vendors have neither done any act nor been party to any act whereby the Vendor's right and title to the Land may in any way be impaired or whereby the Vendors may be prevented from selling and transferring the Land in favour of the Vendee.

That the Vendee will be fully entitled and empowered to have the Land mutated in its own name and entered in all revenue records and offices on the basis of this Sale Deed and the Vendors shall co-operate in getting the mutation effected in favour of the Vendee.

That the Vendors shall from time to time and at all times hereafter at the cost and request of the Vendee do and execute or cause to be done or executed all such further or other lawful acts, deeds and things and assurances in law for further better or more perfectly, assuring in law whatsoever and for further better assuring, transferring, granting, assigning and conveying the Land unto and to the use of the Vendee.

That all the land revenue, taxes, cesses, dues, demand and other charges etc. in respect of the Land up to the date of registration of the Sale Deed are to be borne by the Vendors and thereafter the Vendee shall be liable for the same.

That the Vendors have been left with no claim, title, interest whatsoever in the Land and now the Vendee has become absolute and exclusive owner thereof to enjoy all privileges and profits of the Land.

That the Land has not been notified under section 4 or 6 of the Land Acquisition Act, 1894, either for the planned development or for any other purpose.

That the Vendors fully assures to the Vendee that the Vendors are the absolute, actual and real owner of the Land and the same is free from all kinds

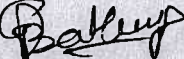
Arundhanir *Sanwar* *Jagbir Singh*
[Signature] *[Signature]*

of encumbrances such as prior sale, mortgage, gifts, will and inheritance disputes/claims, litigation, disputes, acquisition, requisition, attachment, decree of any court, notices, lien, court injunction, lease, agreements, or any other defects into the title and if it is proved otherwise or the whole or any part of the Land hereby conveyed/ transferred is taken away or goes out of the possession of the Vendee on account of any reason whatsoever then the Vendors shall be liable to make good the loss thus sustained by the Vendee and keep the Vendee indemnified against all such losses, costs, charges and expenses etc. thereby occurred to the vendee in this connection.

That all costs and expenses of stamp duty and registration fee of this Sale Deed has been borne and paid by the Vendee.


IN WITNESS WHEREOF the parties above named have affixed their signatures on this Sale Deed on the day, month and year written above in the presence of the witnesses given below.

Drafted by C.P. Batheja Adv. Sonu

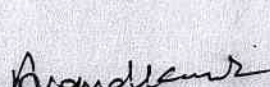

WITNESSES :- 

C.P. Batheja Adv.
Sonu

VENDORS

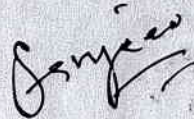




(1) Jagbir- (2) Lal Singh - (3) Rambir Singh

(4) Anand Kumar - (5) Parveen Singh

ON BEHALF OF VENDEE




Abhey Chawla Adv.
Gurgaon