

27869

R22

No. 2625Dated. 29.02.08

Certified under Section 42 of the Indian Stamp Act, 1889, that stamps
duty of the amount of Rs. 120,00,000/- (In words) Rs. One Crore —
Twenty Lacs Only

.....has been levied on this document and paid
by Ambience Infrastructure Developers Pvt
Ltd - Delhivide treasury challan

No. 31 Dated. 29.2.08 for sale deed. 20,00,00,000/-

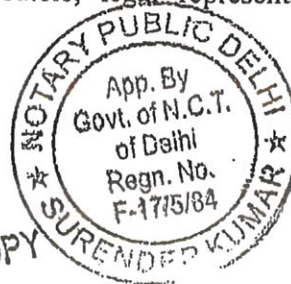
Sale Deed

TREASURY OFFICER
GUM-COLLECTOR
GURGAON 29.02.08.

TYPE OF PROPERTY	: AGRICULTURAL LAND
VILLAGE/CITY NAME	: LAKHNAULA
SEGMENT/BLOCK NAME	: LAKHNAULA
UNITS LAND	: 61 KANAL 4 MARLA
TRANSACTION VALUE	: Rs. 20,00,00,000/-
STAMP DUTY	: Rs. 1,20,00,000/-
STAMP NO. /DATE	: 2625/29-2-2008
ISSUED BY	: TREASURY, GURGAON

THIS SALE DEED IS MADE AT GURGAON ON THIS 29th DAY OF February 2008 by M/s Ashutosh Villas Pvt. Ltd. Having its registered office at Flat No. 4, R.R. Apartment, New Delhi through its authorised signatory Sh. Gopal Gauba duly authorised Vide Board Resolution dated 19-2-2008 hereinafter called the VENDOR which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the ONE PART:

Ggauba



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15 SEP 2010

प्रलेख न: 27869

दिनांक 29/02/2008

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगावा	गांव/शहर नखरौला	स्थित नखरौला
भवन का विवरण		
भूमि का विवरण		
चाही	7 Acre 5 Kanal 4 Marla	
धन संबंधी विवरण		
राशि 200,000,000.00 रुपये	स्टाम्प ड्यूटी की राशि 12,000,000.00	
राजस्टरेशन फीस की राशि 15,000.00 रुपये	चैसिंग शुल्क 2.00 रुपये	

Drafted By: H.R.Khatana Adv.

यह प्रलेख आज दिनांक 29/02/2008 दिन शुक्रवार समय बजे श्री/श्रीमती/कुमारी M/s. Ashutosh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Flat no.-4 R.R. Apartment New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/सयुक्त पंजीयन अधिकारी
गुडगावा

श्री M/s. Ashutosh Villas Pvt.Ltd. thru Gopal Gauba(OTHER)

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru:- Shekhar Singh 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 H.R.Khatana पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी K.D.Bali पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी T.R.Bali निवासी 8747 Sec-C Pkt-8 Vasant Kunj New Delhi ने साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 29/02/2008

उप/सयुक्त पंजीयन अधिकारी
गुडगावा

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IN FAVOUR OF

M/s Ambience Infrastructure Developers Pvt. Ltd. having its registered office at L-4, Green Park Extension, New Delhi 110016 through its Director Mr. Shekhar Singh hereinafter called the VENDEE which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the OTHER PART:

WHEREAS the above said Vendor is owner and in possession of agricultural land bearing Khewat No./Khata No. 7/7 Mustatil No. 9, Kila No. 18(2-4) 19(3-0) 20-21(8-2) 22(8-0) 23(7-12) 24(0-11) Mustatil No. 10 Kila No. 16-17(8-6) 18/1(5-0) 24(8-0) 25(7-12) Land Measuring 58 Kanal 7 Marla and Khewat/Khata No. 320/376 Mustatil No. 10, Kila No. 13-14/3(2-0) Land Measuring 2 Kanal 0 Marla and Khewat/Khata No. 320/376 Mustatil No. 10, Kila No. 8/1(0-4) 13-14/2(0-4) Land Measuring 0 Kanal 8 Marla and Khewat/Khata No. 305/356 Mustatil No. 10, Kila No. 9/1(0-9) Land Measuring 0 Kanal 9 Marla total land measuring 0 Kanal 17 Marla THUS TOTAL LAND MEASURING 61 KANAL 4 MARLA situated in the revenue estate of Village Lakhnaula Teh. & Distt. Gurgaon vide Mutation No. 1414, 1415, 1416 (hereinafter called LAND).

AND WHEREAS the Vendor herein due to some bonafide needs and commitments decided to sell the said Land and the Vendee herein agreed to purchase the same.

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

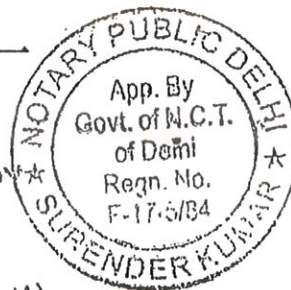
1. That the Vendor has agreed to sell the said Land and the Vendee have agreed to purchase the same for a sum of Rs. 20,00,00,000/- (Rupees Twenty Crore only) which is paid by the Vendee to the Vendor as the cost of the above said Land as under :

Amount (Rs.)	Ch/DD No.	Date	Drawn on
10,00,00,000/-	218702	29-2-2008	Oriental Bank of Commerce
10,00,00,000/-	218703	29-2-2008	Oriental Bank of Commerce

Subject to the realization of the cheques

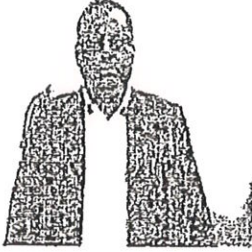
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Reg. No. 27869 Reg. Year 2007-2008 Book No. 1



विक्रेता



क्रेता



गवाह

क्रेता

Jopal Gauba

[Signature]

ता

Shru:- Shekhar Singh

[Signature]

गवाह 1:- H.R.Khatana

[Signature]

गवाह 2:- K.D.Bali

[Signature]

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 27,869 आज दिनांक 29/02/2008 को बही नः 1 जिल्द नः 9,753 के पृष्ठ नः 141 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 832 के पृष्ठ सख्या 54 से 55 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 29/02/2008

उप/सयुक्त पंजीयन अधिकारी
गुडगावा



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Revenue Department, Haryana

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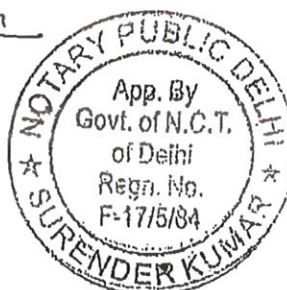
NIC-HSU

2. That the Vendor being of sound mind and by free WILL without any pressure herein grants, conveys and transfer all their rights, titles and interests in the said Land unto the Vendee herein.
3. That the said land transferred herein is free from all sorts of encumbrances, mortgages, litigations, prior sales, agreement to sell, gift, court attachment etc.
4. That the actual physical possession of the said land hereby conveyed has been delivered to the Vendee at the spot who have become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc and absolute owner in the said Land without any hindrance, claims, demands by the Vendor or their heirs etc. etc..
5. That all the expenses for the stamping, engrossing and other incidental charges for this sale deed have been borne and paid by the Vendee.
6. That the taxes, ceases or dues or demands in respect of this Land have 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. And in case any dues or demands found unpaid for the period prior to this sale deed the same shall be paid by the Vendor.
7. That photocopies of all the relevant papers in respect of this Land have been handed over by the Vendor to the Vendee at the time of execution of this sale deed.

THE VENDOR DECLARES AND ASSURES THE VENDEE

- a) That the land hereby conveyed was self purchased Land by virtue mentioned hereinabove and that no one else except the Vendor has rights, claims, interest and concern whatsoever in the land hereby conveyed or any part thereof.

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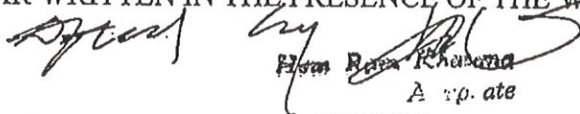
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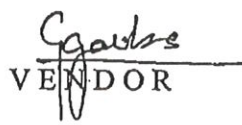
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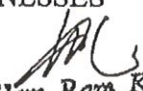
- b) That the Land hereby conveyed is free from all sorts of encumbrances, legal flaws, notification, mortgages, court -decree and attachments etc.
- c) That the contents of these presents are true and correct, if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the Vendor of their rights to sell the land 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 the Vendee.
- d) That the Vendee can get the said Land mutated/ transferred in their name as owner in the revenue records of the concerned revenue estate on the basis of this sale deed or its certified true copy.

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:



 Hem Ram Khatana
 A p. ate
 GURGAON..



 VENDOR

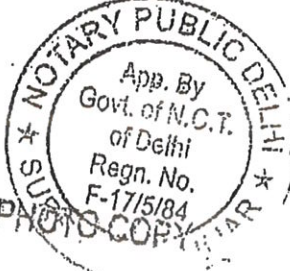
WITNESSES

1. 
 Hem Ram Khatana

 GURGAON..

2. 
 Mr. K.D. Bali
 S/o Late Sh. T.R. Bali
 R/o 8747, Sector C, Pkt-8,
 Vasant Kunj, New Delhi-70


 VENDEE


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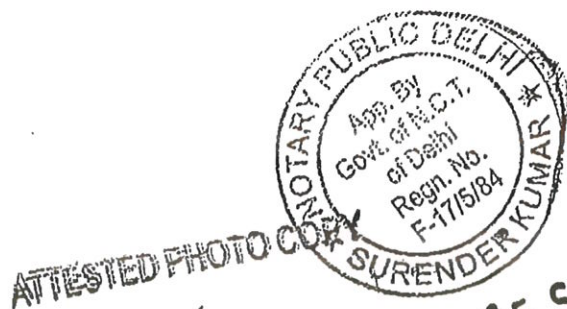
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 Govt. of N.C.T.
 of Delhi
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 F-17/5/84

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15 SEP 2014

वसीका नं० २७८६९ अति. बही नं० १
जिल्द नं० ०४४१ पृष्ठ नं० ८९९० पर
वसूली भिन्न
जिल्द नं० ८६८ पृष्ठ नं० ४९
दिनांक २९/१०/०८ को दर्ज रजिस्ट्रार
किया गया।

संयुक्त सब रजिस्ट्रार
गुड़गाँव



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15 SEP 2010

