



modu 13
19/12/12



2053
19/12/12

04AA 790861

VILLAGE/CITY NAME : SUI
UNITS LAND : MANESAR 0 KANAL 2 MARLA 6 SARSAI
TRANSACTION VALUE : Rs. 2, 41, 670/-
STAMP DUTY : Rs. 34, 100/-
STAMP SR. NO. /DATE : 9967 / 17.12.2012
ISSUED BY : Treasury, Gurgaon

THIS SALE DEED is executed at Manesar on this 17th day of December, 2012 BETWEEN:

1/3 Share of Smt. Reeta w/o Sh. Pritam Chauhan s/o Sh. Kudia Ram r/o Village Narsinghpur, Tehsil & District Gurgaon (The Party mentioned above be individually known as may be specifically referred to as the VENDORS) being one part of this Deed;

AND

Reeta



दिनांक 19/12/2012

Drafted By: M.K. Chauhan Adv

Reeta

उप/सयुक्त मैजिस्ट्रेट
Mainar राजस्टर
मानेसर

उपरोक्त विज्ञप्ति श्री/श्रीमती/कुमारी लक्ष्मी-रमेश गुप्ता के नाम पर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि को मैंने समझ विज्ञप्ति में अदा नहीं तथा प्रलेख में वर्णित अधिगम तथा की गई राशि को लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी प्रमोद चंद्र पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी इंदिरा देवी निवासी नरसिंहपुर मार्ग तथा श्री/श्रीमती/कुमारी लक्ष्मी पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी अशोक गिजसों नरसिंहपुर में की। साक्षी नं: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं: 2 को पहचान करता है।

12/2018

NOTARY
★ ★
Parveen Kt. Angirish
GURGAON
Reg. No. 5071
★ ★
GOVT

उप/सयुक्त मैजिस्ट्रेट अधिकारी
मानव संसाधन रजिस्ट्रार
बलेश्वर



04AA 790860

::2::

M/s P. G. Propmart Private Limited, a private limited Company incorporated within the provisions of Indian Companies Act, 1956 having its registered office B-5, Chirag Enclave, New Delhi -110048 through its Authorised Signatory Shri Ramesh Gulia (hereinafter called the VENUEE) of the second part.

The terms and expressions of the Vendor and Vendee shall mean and include them, their legal heirs, executors, successors, legal representatives, administrators, nominees and Assignees.

WHEREAS the Vendor is the absolute owner and in lawful physical possession of the land in Village Sihí, HB No 108 as under:

Reeta



Reg. No.
2853

Reg. Year
2012-2013

Book No. 1

This is a photocopy of a document dated 4/27/11.

District Treasurer
MIRGACON
17/12/12-



Page 10

7th - 24th of Jan. *Reverend*

TABLE 1. *Continued*

प्र-१॥५ पञ्च

समाहित किया गया है कि यह प्रत्यक्ष कर्मियों 2153 अर्थात् पै-कि 1991/20017 को जारी की गई जिल्द नं. 213 के अनुसार 1:1 पर संशोधित किया गया तथा इसमें एक प्रो. अंतिमिका को मिला। विषय नं. 34 के पुस्तक 1000-35 से 36 पर विषयवर्ग भयो। यह भी समाहित किया गया है कि इस प्रस्तावित को प्रस्तावकों की मंडल में 2-2 हस्ताक्षर/विधान अंतर्गत में मान्य किया है।

दिनांक : 01/20/20

उप/संयुक्त पंजीयन-दाखलाने
Manesar





04AA 790859

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Land admeasuring **0 Kanaal 2 Marla 6 Sarsai** comprised in 1/3 Share of Smt. Reeta w/o Sh. Pritam Chathan in Khewal/ Khata No. 376/408, Rectangle No. 2 Kita No. 12/3(0-8) Kita 1, vide Fard Jamabandi Year 2004-2005 and Mutation No. 2785 Sale Deed No. 3068/25.03.11

Thus total land measuring **0 Kanaal 2 Marla 6 Sarsai** situated in the Revenue Estate of Sihi, Tehsil Manesar and District Gurgaon, Haryana (hereinafter referred to as the '**said land**').

AND WHEREAS the Vendor hereby conveys, sells, transfers and assigns the above said land to the Vendee and Vendee has agreed to purchase the same for a total sum of **Rs. 2, 41, 670/- (Rupees Two Lacs Forty One Thousand Six Hundred & Seventy only)**.

AND WHEREAS the Parties have agreed to execute this Conveyance Deed, recording the absolute transfer and sale of the said land on the terms and conditions hereinafter contained.



Reeta

This is the Part of No. 9962
Dated..... Rs.

District Treas.
MIRGAPUR

17/12/82

RECEIVED

7

7

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES

Rs.1000

हaryana HARYANA

A 752076

4

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. The Vendor, in consideration of the Total Sale Consideration as agreed to be paid by the Vendee to the Vendor in accordance with Clause 2 hereinafter mentioned, the Vendor hereby conveys, transfers, sells and assigns the absolute and complete ownerships in the said land in favour of the Vendee along with all rights, title and interest attached thereto free and clear of any sort of encumbrance whatsoever.
2. The Total Sale Consideration of Rs. 2, 41, 670/- (Rupees Two Lacs Forty One Thousand Six Hundred & Seventy only) has been settled and paid by the Vendee to the Vendor for purchase of the said land as under :-



Reeta

This is the Part of No. 9967
Dated Worth Rs.

District Treasurer
MIRGACH

19/12/12

7

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

A 752075

हरियाणा HARYANA

::5::

A total Amount of Rs. 2, 41, 670/- paid to Smt. Reeta vide Cheque No. 000015 dated 15.12.2012 for Rs. 2,41,670/- drawn on Kotak Mahindra Bank in favour of the Vendor.

It is agreed and acknowledged by the Vendor that the full amount of total Sale Consideration has been received by him and there is no amount payable by the Vendee.

3. That the actual peaceful, vacant and physical possession of the said land is being handed over by the Vendor to the Vendee simultaneous to the execution of this Sale Deed. The Vendor covenants that the Vendee shall, in accordance with the terms of this Deed, shall enjoy and possess the same as its sole and absolute owner to the complete exclusion of the Vendor herein and any person claiming under them and without any interruption, hindrance or let, of any kind whatsoever.



Reeta

This is the Part of No. 9962
Dated North Ra.

District Engineer
URGAC
17/12/14



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

ह. ाणा HARYANA

A 752074

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4. That in case the Vendors refuses or fails to execute and register the Sale Deed in respect of the above said land in favour of the Vendee or its Assignee /Nominee/s for any reason whatsoever, then the Vendee shall be entitled to enforce Specific Performance by the Vendors and shall have all the rights to get the Sale Deed executed and registered in their favour or their Assignee/Nominee/s through court of law at the cost and expenses of the Vendors.

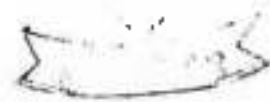
5. That the said land, hereby sold to the Vendee, is free from all kinds of encumbrances, such as prior sale, mortgage, gift, will, litigations, liens, disputes, lease, loan, surety, security, injunction, stay order, notice of acquisition or requisition, Governmental Claim, attachments, family & religious disputes, order of attachment by the Income-Tax Authorities and wealth tax attachments or any other



Reeta

9957
This is the Part of No. 1
Dated Worth Rs.

District Treasurer
MIRGAON
17/12/12



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000

भारत
सत्यमेव जयते
INDIA

हारा HARYANA

A 752073

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Authority, or any other registered or unregistered encumbrances, of any nature, howsoever and whatsoever, and if it is ever proved otherwise or if the whole or any portion of the said land is ever taken away or goes out from the possession of the Vendee on account of any legal defect in the ownership and title of the Vendors or for any reason attributable to the Vendors, then the Vendors shall be liable and responsible to make good the loss suffered by the Vendee. The Vendee shall have full rights to use hold enjoy, sell mortgage the above said land in any manner it likes without any hindrance or claim from the Vendors or others. The Vendors agrees to indemnify the Vendee for any loss, damages suffered by the Vendee due to title defects or third party claims pertaining to the said land.

6. The Vendors has full power to execute and deliver this Deed and to consummate the transaction contemplated herein.

Reeta



This is the Part of No. 9967
Dated Worth Rs. 2

District Treasurer
GIRGAON

17/14/12



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हरियाणा HARYANA

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7. There is no legal impediment or bar within the knowledge of the Vendors whereby the Vendors can be prevented from obtaining any permission or clearance or consent of any authority as may be required under law to vest the absolute title in the said land in favour of the Vendee.

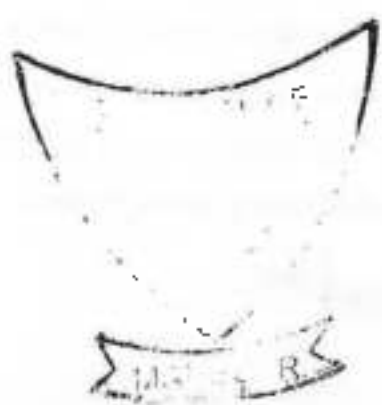
8. That all the dues, electricity charges, taxes, transfer charges, maintenance charges, property tax, ground charges, and any other taxes levied by any other Govt. local authority and/or any civic authorities/agencies regarding the said land have been paid by the Vendors and the Vendor shall further be liable to pay the same for the period till execution & registration of this Sale Deed (whether demanded before or after its execution by the relevant Authority) and thereafter the same shall be paid by the Vendee.



Reeta

This is the Part of No. 9967
Worth Rs. 8

District Treasurer
RECEIVED
11/24/12



- 9 That the Vendors hereby assures the Vendee that the said land under sale is absolutely free from all sorts of encumbrances, mortgage, lease, prior sale agreement, maintenance charges and there are no charges on the above said land whatsoever and also undertake not to create such encumbrance or third party interest in the said land of any nature whatsoever.
- 10 That the Vendors shall not have any rights, interest or lies on the said land and easement attached thereto and the Vendee shall be its sole owner henceforth.
- 11 The Vendee has purchased the said land from the Vendors relying on the representations and undertakings of the Vendors as contained in this Deed and believing the same to be true and acting on the faith thereof.
- 12 That the Vendors also confirms, declares and undertakes that he will be bound to sign all the concerned documents, forms, affidavits, etc which may be required for transfer of the title or mutation of the said land in favour of the Vendee.
13. The Vendee shall be entitled to get the said land mutated in its favour with the competent authorities upon execution of the Sale Deed by the Vendors and the Vendors agrees to extend all co-operation and assistance in respect thereof.
- 14 The Vendee shall be entitled to assign, transfer, sell its Rights, benefits, entitlements in respect of the said land in favour of any other Company, LLP, Individual or other Entity at its sole discretion and on such assignment, sell or transfer, the Assignee, Transferee or the Buyer shall be entitled to enforce all the rights arising from the Vendors in its favour.



Reutsa

1. The first part of the paper is devoted to a general discussion of the problem of the existence of solutions of the system of equations (1) for arbitrary values of the parameters α and β . It is shown that the system has solutions for all values of the parameters α and β if and only if the condition (2) is satisfied.

2. In the second part of the paper the problem of the existence of solutions of the system (1) for arbitrary values of the parameters α and β is solved. It is shown that the system has solutions for all values of the parameters α and β if and only if the condition (2) is satisfied.

3. In the third part of the paper the problem of the existence of solutions of the system (1) for arbitrary values of the parameters α and β is solved. It is shown that the system has solutions for all values of the parameters α and β if and only if the condition (2) is satisfied.

4. In the fourth part of the paper the problem of the existence of solutions of the system (1) for arbitrary values of the parameters α and β is solved. It is shown that the system has solutions for all values of the parameters α and β if and only if the condition (2) is satisfied.

5. In the fifth part of the paper the problem of the existence of solutions of the system (1) for arbitrary values of the parameters α and β is solved. It is shown that the system has solutions for all values of the parameters α and β if and only if the condition (2) is satisfied.

6. In the sixth part of the paper the problem of the existence of solutions of the system (1) for arbitrary values of the parameters α and β is solved. It is shown that the system has solutions for all values of the parameters α and β if and only if the condition (2) is satisfied.



15. The Vendors shall hand over all the Original Title Documents and all other Documents pertaining to the Said land to the Vendee at the time of execution & registration of this Deed for the said land.
16. This Deed shall be subject to Indian Laws and Courts of Gurgaon shall have absolute jurisdiction thereon.

IN WITNESS WHEREOF both the Parties have signed this Sale Deed at the place, day, month and year first above written in the presence of the following witnesses:- On 17/12/2012

Drafted by me

[Signature]

BY
IAN
OFF

WITNESSES:

[Signature]

1. Preetam Chauhan S/o Sh. Kudiya Ram
R/o Vill. Narsinghpur, Tehsil & Distt. Gurgaon.

[Signature]

1. Reeta (Vendor)

[Signature]

Rambir S/o Ashok Kumar

V.P.O. Badli

Distt. Gurgaon

[Signature]

[Signature]

[Signature]

[Signature]



1. P. G. Propmart P. Ltd. (Vendee)

Through its Authorised

Signatory Mr. Ramesh Gulia

ATTENDED TO BE TRUE
PARVEEN KUMAR ANGRISH
ADVOCATE & NOTARY
DISTT. GURGAON (Haryana) India

ॐ
श्री रजिस्ट्रार
शानेसर





हरियाणा HARYANA

484563

2056
19/12/12 SALE DEED

VILLAGE/CITY NAME : SIHI
UNITS LAND : 0 KANAL 8 MARLA 6 SARSAI
TRANSACTION VALUE : Rs. 7, 85, 420/-
STAMP DUTY : Rs. 1, 10, 200/-
STAMP SR. NO. /DATE : 9969 / 17.12.2012
ISSUED BY : Treasury, Gurgaon

THIS SALE DEED is executed at Manesar on this 17th day of December, 2012 BETWEEN

Sh. Jagbir Singh s/o Sh. Khushi Ram r/o Village Mohammadpur, Jharsa, Tehsil & District Gurgaon (The Party mentioned above be individually known as may be specifically referred to as the VENDORS) being one part of this Deed:



Jasbir

9969
 St. No. 1 Dated 13/12/12 Worth Rs. 1,10,200
 Purchaser M/s. P. G. Popmant Pvt Ltd.
 R/o N. Delhi
 Through F. 1 Lease Deed
 R. 7/12/12
 प्रलेख नं: 2056

दिनांक 19/12/2012

डोड संबंधी विवरण	
डोड का नाम SALBWITH IN MCGURGAON	
हाउस/सब तहसील Manesar	19/12/12 सोहे
स्थान सीट	
भवन का विवरण	
भूमि का विवरण	
निकासीय	8.6 Marla
धन संबंधी विवरण	
राशि 1,560,900.00 रुपये	कुल स्टाप्प ड्यूटी की राशि 110,200.00 रुपये
स्टाप्प की राशि 110,200.00 रुपये	रजिस्ट्रेशन फीस की राशि 10,000.00 रुपये
	पेंसिंग शुल्क 2.00 रुपये
रुपये	

Drafted By: MKChauhan Adv

यह प्रलेख आज दिनांक 19/12/2012 दिन बुधवार समय 10:37:00AM बजे श्री/श्रीमती/कुमारी अनवर सिंह पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी खुर्राम निवासी नरसिंहगढ़ा गढ़वाल द्वारा पंजीकरण हेतु प्रस्तुत किया गया

Justified
 हस्ताक्षर प्रस्तुतकर्ता

उप/सहायक पंजीयन अधिकारी
 Manesar
 बानेसर

श्री अनवर सिंह

उपरोक्त विवेकान श्री/श्रीमती/कुमारी अनवर सिंह निवासी नरसिंहगढ़ा गढ़वाल द्वारा प्रस्तुत प्रलेख को तथ्यों को दोनो पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि केला ने मेरे समक्ष विवेक को अदा की तथा प्रलेख में वर्णित शर्तों अदा की गई राशि को लेन देन को स्वीकार किया।
 दोनो पक्षों को पहचान श्री/श्रीमती/कुमारी अनवर सिंह पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी खुर्राम निवासी नरसिंहगढ़ा गढ़वाल व श्री/श्रीमती/कुमारी अनवर सिंह पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी अनवर निवासी नरसिंहगढ़ा गढ़वाल ने की।
 साक्षी नं: 1 के हम नम्रदार/अविद्यमानता के रूप में जानते हैं तथा यह साक्षी नं: 2 को पहचान करता है।

दिनांक 19/12/2012



उप/सहायक पंजीयन अधिकारी
 Manesar
 बानेसर



हरियाणा HARYANA

::2::

484562

AND

M/s P. G. Propmart Private Limited, a private limited Company incorporated within the provisions of Indian Companies Act, 1956 having its registered office B-5, Chirag Enclave, New Delhi -110048 through its Authorised Signatory Shri Ramesh Gulla (hereinafter called the VENDEE) of the second part.

The terms and expressions of the Vendor and Vendee shall mean and include them, their legal heirs, executors, successors, legal representatives, administrators, nominees and Assignees.

WHEREAS the Vendor is the absolute owner and in lawful physical possession of the land in Village Sihi, HB No 108 as under:

Land admeasuring 0 Kanal 6 Marla 0 Sarsai $\frac{1}{2}$ Share comprised in Khewat/ Khata No. 375/407, Rectangle No. 2 Kila No. 12/4(0-12) Kita 1 & $\frac{1}{3}$ Share i.e. 0 Kanal 2 Marla 6 Sarsai Khewat/ Khata No. 376/408, Rectangle



Jasbir

Reg. No.
2056

Reg. Year
2012-2013

Book No.
1

This is the Part
Intd.....

9969
2

District Tehsil
GURGAON

17/12/12



नोटरी



पक्षी



गवाह

दिनांक 19/12/12
पक्षी-पक्षी

पक्षी-पक्षी
पक्षी-पक्षी

पक्षी-पक्षी
पक्षी-पक्षी

प्रमाण-पत्र

जमागिर किया जाता है कि यह प्रमाण-पत्र 2056 अथवा दिनांक 19/12/2012 को जमीन नं: 1 जिल्ला नं: 217 के प्लॉट नं: 129 पर दर्जोक्त किया गया था। इसकी एक प्रति अतिरिक्त जमीन सख्या 1 जिल्ला नं: 53 के प्लॉट सख्या 53 से 54 पर लिपिकार गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रमाणितकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुली पर लगाए हैं।

दिनांक 19/12/12

पक्षी/तमोका रानीय अधिकारी
Mansar





हरियाणा HARYANA

484561

3

No. 2 Kila No. 12/3(0-8) Kila 1 vide Fard Jamabandi Year 2004-2005 and Mutation No. 2743 Sale Deed No. 1100/28.09.10

Thus total land measuring 0 Kanal 8 Marla 6 Sarsai situated in the Revenue Estate of Sihli, Tehsil Manesar and District Gurgaon, Haryana (hereinafter referred to as the 'said land').

AND WHEREAS the Vendor hereby conveys, sells, transfers and assigns the above said land to the Vendee and Vendee has agreed to purchase the same for a total sum of Rs. 7, 85, 420/- (Rupees Seven Lacs Eighty Five Thousand Four Hundred & Twenty only).

AND WHEREAS the Parties have agreed to execute this Conveyance Deed, recording the absolute transfer and sale of the said land on the terms and conditions hereinafter contained.



Parveen

This is the Part of No. 9969
Dated..... North Rd.

District Treasurer
GURGAON

17/12/12

10283

ANITA K. SINGH





हरियाणा HARYANA

114

484560

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. The Vendor, in consideration of the Total Sale Consideration as agreed to be paid by the Vendee to the Vendor in accordance with Clause 2 hereinafter mentioned, the Vendor hereby conveys, transfers, sells and assigns the absolute and complete ownerships in the said land in favour of the Vendee along with all rights, title and interest attached thereto free and clear of any sort of encumbrance whatsoever.
2. The Total Sale Consideration of Rs. 7, 85, 420/- (Rupees Seven Laes Eighty Five Thousand Four Hundred & Twenty only) has been settled and paid by the Vendee to the Vendor for purchase of the said land as under :-

A total Amount of Rs. 7, 85, 420/- paid to Sh. Jagbir vide Cheque No. 000014 dated 15.12.2012 for Rs. 7,85,420/- drawn on Kotak Mahindra Bank in favour of the Vendor.



Jasbir

This is the Part of No. 9969
dated ... North Re. 5

District Treasurer
URGACI

17/7/12

1928/50

AMAZONIA

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EXTRACT FROM THE ...

It appears that ...
The ...
The ...
The ...
The ...
The ...

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हरियाणा HARYANA

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It is agreed and acknowledged by the Vendor that the full amount of total Sale Consideration has been received by him and there is no amount payable by the Vendee.

3. That the actual peaceful, vacant and physical possession of the said land is being handed over by the Vendor to the Vendee simultaneous to the execution of this Sale Deed. The Vendor covenants that the Vendee shall, in accordance with the terms of this Deed, shall enjoy and possess the same as its sole and absolute owner to the complete exclusion of the Vendor herein and any person claiming under them and without any interruption, hindrance or let, of any kind whatsoever.
4. That in case the Vendors refuses or fails to execute and register the Sale Deed in respect of the above said land in favour of the Vendee or its Assignee /Nominee/s for any reason whatsoever, then the Vendee shall be entitled to enforce Specific Performance by the



Justice

This is the Part of No. 9269
North Es. 5
Cited.....

District Prakash
17/12/12





04AA 790865

6

Vendors and shall have all the rights to get the Sale Deed executed and registered in their favour or their Assignee/Nominee/s through court of law at the cost and expenses of the Vendors.

5. That the said land, hereby sold to the Vendee, is free from all kinds of encumbrances, such as prior sale, mortgage, gift, will, litigations, liens, disputes, lease, loan, surety, security, injunction, stay order, notice of acquisition or requisition, Governmental Claim, attachments, family & religious disputes, order of attachment by the Income-Tax Authorities and wealth tax attachments or any other Authority, or any other registered or unregistered encumbrances, of any nature, howsoever and whatsoever, and if it is ever proved otherwise or if the whole or any portion of the said land is ever taken away or goes out from the possession of the Vendee on account of any legal defect in the ownership and title of the Vendors or for any reason attributable to the Vendors, then the Vendors shall be liable



Sushie

This is Part of No. 9969
Dated

District Treasary
MIRGACH

17/12/12

13/12/12

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हरियाणा HARYANA

7

K 348722

and responsible to make good the loss suffered by the Vendee. The Vendee shall have full rights to use hold enjoy, sell mortgage the above said land in any manner it likes without any hindrance or claim from the Vendors or others. The Vendors agrees to indemnify the Vendee for any loss, damages suffered by the Vendee due to title defects or third party claims pertaining to the said land.

6. The Vendors has full power to execute and deliver this Deed and to consummate the transaction contemplated herein.
7. There is no legal impediment or bar within the knowledge of the Vendors whereby the Vendors can be prevented from obtaining any permission or clearance or consent of any authority as may be required under law to vest the absolute title in the said land in favour of the Vendee.

Sushie



This is the Part of No. 9969
Dated..... North Rd.

District Treasu. &
GIRGACH

17/12/12



हरियाणा HARYANA

K 348721

- That the Vendors hereby assures the Vendee that the said land under sale is absolutely free from all sorts of encumbrances, mortgage, lease, prior sale agreement, maintenance charges and there are no charges on the above said land whatsoever and also undertake not to create such encumbrance or third party interest in the said land of any nature whatsoever.
- (1) That the Vendors shall not have any rights, interest or lies on the said land and easement attached thereto and the Vendee shall be its sole owner henceforth.

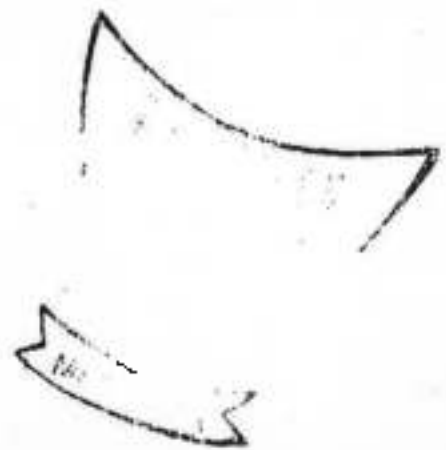
Sashir



This is the Part of No. 9969
Dated ... Worth Rs. ...

District Treasurer
MIRGAON

17/11/212



- 11 The Vendee has purchased the said land from the Vendors relying on the representations and undertakings of the Vendors as contained in this Deed and believing the same to be true and acting on the faith thereof.
- 12 That the Vendors also confirms, declares and undertakes that he will be bound to sign all the concerned documents, forms, affidavits, etc which may be required for transfer of the title or mutation of the said land in favour of the Vendee.
13. The Vendee shall be entitled to get the said land mutated in its favour with the competent authorities upon execution of the Sale Deed by the Vendors and the Vendors agrees to extend all co-operation and assistance in respect thereof.
- 14 The Vendee shall be entitled to assign, transfer, sell its Rights, benefits, entitles in respect of the said land in favour of any other Company, LLP, Individual or other Entity at its sole discretion and on such assignment, sell or transfer, the Assignee, Transferee or the Buyer shall be entitled to enforce all the rights arising from the Vendors in its favour.
15. The Vendors shall hand over all the Original Title Documents and all other Documents pertaining to the Said land to the Vendee at the time of execution & registration of this Deed for the said land.
16. This Deed shall be subject to Indian Laws and Courts of Gurgaon shall have absolute jurisdiction thereon.



Sushir

The first of these is the fact that the
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the fourteenth is the fact that the
the fifteenth is the fact that the



IN WITNESS WHEREOF both the Parties have signed this Sale Deed at the place, day, month and year first above written in the presence of the following witnesses:- 04/17/12/2012

Drafted by me

W. K. Anand

TESTED BY
DATE

WITNESSES:

1.

Jagbir Singh
A. K. Anand
A. K. Anand
A. K. Anand

Jagbir Singh
1. Jagbir Singh (Vendor)



P. G. Propmart P. Ltd.
2
A. K. Anand
A. K. Anand
A. K. Anand
A. K. Anand

P. G. Propmart P. Ltd.
1. P. G. Propmart P. Ltd. (Vendee)
Authorised Signatory Shri
Ramesh Gulia

TESTED TO BE TRUE
PARVEEN KUMAR ANGRISH
ADVOCATE & NOTARY
DISTT. GURGAON (Haryana) India

सब रजिस्ट्रार
मानेसर



Mr.

रजिस्ट्री नं २
शरीर पुस्तक नं 094
कार्यालय सब-रजिस्ट्रार

29392

दस्तावेज पेश करने वाले का नाम
Ashok
दस्तावेज की तकलीफ करने वाले का नाम
और तकलीफ की तारीख
दस्तावेज पेश होने की तारीख 19-3-13
दस्तावेज की किस्म और
मुजावजे की रकम 118450000
स्टाम्प मूल्य 8291520
प्राप्त हुए शुल्क, रजिस्ट्री शुल्क और नकल
शुल्क की रकम का जोड़ और विवरण
शब्दों की संख्या 15000

29392

रजिस्ट्री अधिकारी को हस्ताक्षर

STATE BANK OF INDIA

Sl. No. 665039

GSR/001

RECEIPT

29392
19/3/13

Branch

Code No.

Subsidiary Road, Gurgaon (Haryana)

500/-

One Lakh one Thousand Five

only)
P. S. Prakash Travels Limited

residing at

STATE BANK OF INDIA

credit to Government of Haryana

account towards Stamp Duty.

Date

19 MAR 2013

Place

GURGAON



(Signature of Sub-Registrar)

SALE DEED

VILLAGE/CITY NAME

: HARSARU

UNITS LAND

: 20 KANAL 12 MARION

TRANSACTION VALUE

: Rs. 11, 84, 50, 000/-

STAMP DUTY

: Rs. 82, 91, 500/-

STAMP SR. NO./DATE

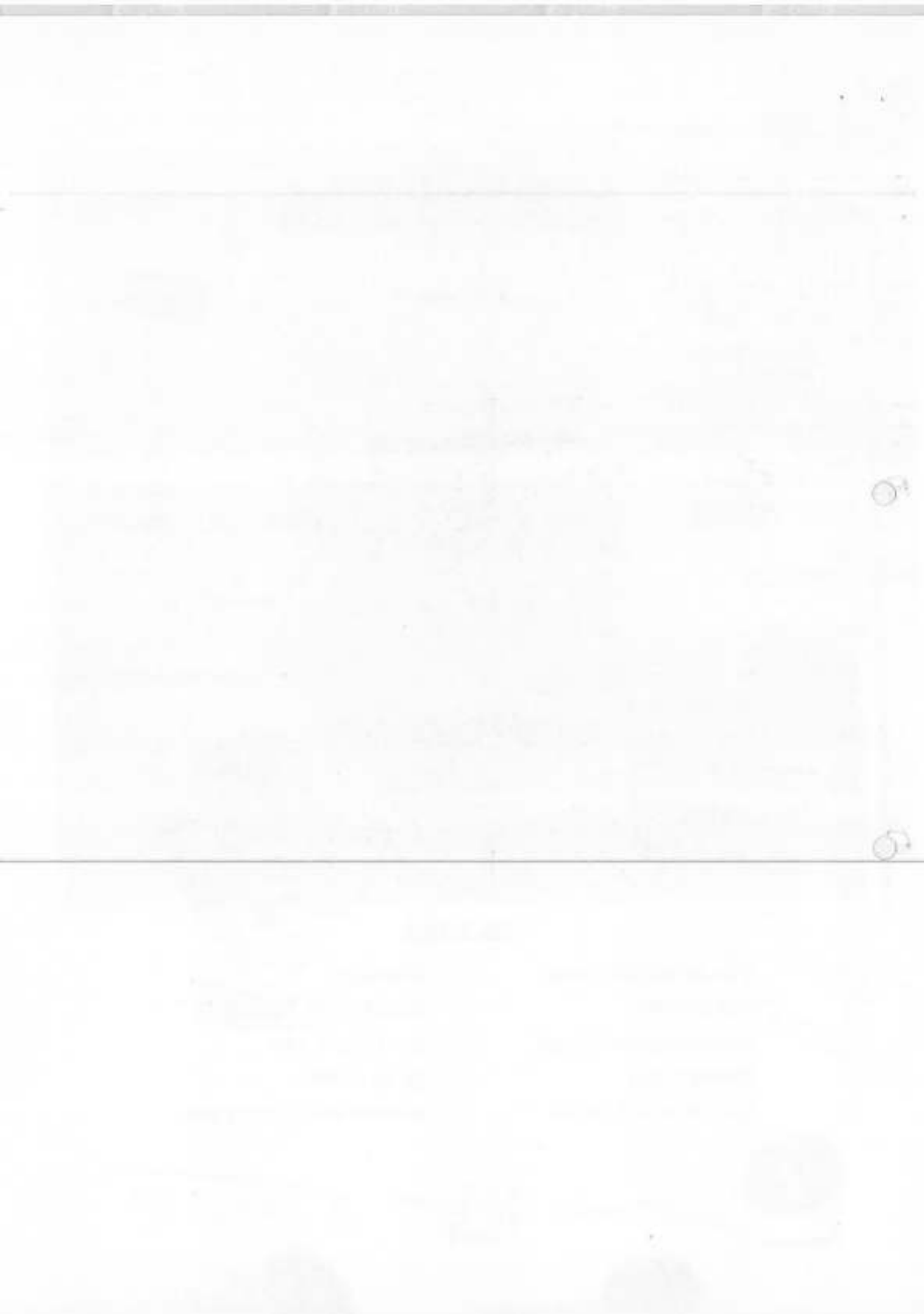
: GSR/001:665039/ 19-03-2013

By
Ashok Kumar

Ashok Kumar
Anup

20/03/13

By
Sub-Registrar



प्रलेख न: 29392

दिनांक 19/03/2013

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील गुडगावा	गांव/शहर हरसर	स्थित हरसर
<u>भवन का विवरण</u>		
<u>भूमि का विवरण</u>		
घाटी	2 Acre 4 Kanal 12 Marla	
<u>धन संबंधी विवरण</u>		
राशि 118,450,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 8,291,500.00 रुपये	
स्टाम्प की राशि 8,291,500.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,490.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: M.K Chauhan adv.

यह प्रलेख आज दिनांक 19/03/2013 दिन मंगलवार समय 5:39:00PM तजे श्री/श्रीमती/कुमारी Parbho Devi पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी P. R. निवासी Village- Mahmmdpur Jharsa Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

नस्ताक्षर प्रस्तुतकर्ता

श्री Ashok, Rattan Lal, Ratni Devi, Parbho Devi, Sukh Pal, Vinod, Anup

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

उपरोक्त विवेताव श्री/श्रीमती/कुमारी Thru Rambir ब्रेत हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि देता ने मेरे समक्ष विवेता 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 Krishan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Chander Pal निवासी Muhammadpur खेड़ा श्री/श्रीमती/कुमारी M.K Chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी adv. 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 19/03/2013



उप/संयुक्त पंजीयन अधिकारी
गुडगावा



ISSUED BY

: SBI Bank, M.C. Road GCN

THIS SALE DEED is executed at Gurgaon, Haryana on this 19th day of March, 2013

BETWEEN

1. SMT. PARBHO DEVI W/O AND ASHOK, VINOD AND ANUP SONS OF PAT RAM R/O VILLAGE MOHMMADPUR JHARSA, TEHSIL AND DISTT. GURGAON, and
2. RATTAN LAL AND SUKH PAL SONS OF AND RATNI DEVI DAUGHTER OF AMAR SINGH S/O BHIM SINGH R/O VILLAGE MOHMMADPUR JHARSA, DISTT. GURGAON,
(The Parties mentioned above be individually known as may be specifically referred to as the VENDOR) being one part of this Deed:

AND

M/s P. G. Propmart Private Limited, a private limited Company incorporated within the provisions of Indian Companies Act, 1956 having its registered office B-5, Chirag Enclave, New Delhi-110048 through authorized Signatory Mr. Rambir s/o Ashok Kumar VPO Badsa, Jhajjar (hereinafter called the VENDEE) of the second part.

The terms and expression of the Vendors and Vendee shall mean and include them their legal heirs executors, successors, legal representatives, administrators, nominee and Assignees.

WITNESSES the Vendors is the absolute owner and in lawful physical possession of the Property as under land admeasuring 20 Kanal 12 Marle comprised in

Comprised in Khewat No. 359 Khata No. 415, Mustil No. 122 Kila No. 11 Rakba 8 Kanal, Kila No. 12 Rakba 8 Kanal, Kila No. 13 Rakba 8 Kanal Kita 3 Rakba 24 Kanal - 1/30th share 0 Kanal 16 Marle of SMT. PARBHO DEVI W/O AND ASHOK, VINOD AND ANUP SONS OF PAT RAM R/O VILLAGE MOHMMADPUR JHARSA, TEHSIL & DISTT. GURGAON, 1/90 Share and RATTAN LAL AND SUKH PAL SONS OF AMAR SINGH S/O BHIM SINGH R/O VILLAGE MOHMMADPUR JHARSA, TEHSIL & DISTT. GURGAON, 2/90 SHARE Jamabandi Year 2005-06

Khewat No. 365 Khata No. 423, Mustil No. 122 Kila No. 19 Rakba 8 Kanal, Kila No. 20 Rakba 8 Kanal, Kila No. 21 Rakba 8 Kanal Kita 3 Rakba 24 Kanal - 1/2 share 12 Kanal 0 Marle of SMT. PARBHO DEVI W/O AND ASHOK, VINOD AND ANUP SONS OF PAT RAM R/O VILLAGE MOHMMADPUR JHARSA, TEHSIL & DISTT. GURGAON, 1/6 Share and RATTAN LAL AND SUKH PAL SONS OF AMAR SINGH S/O BHIM SINGH R/O VILLAGE MOHMMADPUR JHARSA, TEHSIL & DISTT. GURGAON, 1/3 SHARE Jamabandi Year 2005-06 Intqual No. 3937 taqseem



Parbho
Devi



Ashok Kumar
Anup



Sukh Pal



विक्रेता



क्रेता



गवाह



उप / सयुक्त पंजीयन अधिकारी





Khewar No. 753 & Khewar No. 583 Khata No. 860-661, Mustil No. 132 Kila No. 1/1 Rakba 5 Kanal, 15 Marla Mustil No. 132 Kila No. 3/2 Rakba 2 Kanal 1 Marla Kita 2 Rakba 7 Kunal 16 Marla Salani of SMT. PARBHO DEVI W/O AND ASHOK, VINOD AND ANUP SONS OF PAT RAM R/O VILLAGE MOHMMADPUR JHARSA, TEHSIL & DISTT. GURGAON, 1/4 Share and RATTAN LAL AND SUKH PAL SONS and RATNI DEVI DAUGHTER OF AMAR SINGH S/O BHIM SINGH R/O VILLAGE MOHMMADPUR JHARSA, TEHSIL & DISTT. GURGAON, 3/4 SHARE

As per Jamabandi Year 2005-06, Mutation No. 3938,3939 Taqseem. & 4182, 4193 Virasat

Thus total land measuring 20 Kanal 12 Marla situated at Village Harsaru, Tehsil and District Gurgaon, Haryana (hereinafter referred to as the 'said land').

AND WHEREAS the Vendors hereby conveys, sells, transfers and assigns the above said Property to the Vendee and Vendee has agreed to purchase the same for a total sum of **Rs. 11,84,50,000/- (Rupees Eleven Crores Eighty Four Lacs Fifty Thousand only)**.

AND WHEREAS the Parties have agreed to execute this Deed, recording the absolute transfer, conveyance and sale of the said Property on the terms and conditions hereinafter contained.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. The Vendors, in consideration of the Total Sale Consideration as agreed to be paid by the Vendee to the Vendors in accordance with Clause 2 hereinafter mentioned, the Vendor hereby conveys, transfers, sells and assigns the absolute and complete ownerships in the said Property in favour of the Vendee along with all rights, title and interest attached thereto free and clear of any sort of encumbrance whatsoever.
2. The Total Sale Consideration of **11,84,50,000/- (Rupees Eleven Crores Eighty Four Lacs Fifty Thousand only)** has been settled and paid by the Vendee to each of the Vendors for purchase of the said Property as under :-

i) A total Amount of Rs. 8936449/- paid to Parbho Devi as under:

Rs.575000/- vide Cheque No. 000028 dated 27.12.12

Rs.280313/- vide Cheque No. 000048 dated 29.01.13

Rs.38333/- vide Cheque No. 000054 dated 29.01.13

Parbho Devi

Anup

Sukh Pal



THE UNIVERSITY OF CHICAGO
LIBRARY
1215 EAST 58TH STREET
CHICAGO, ILL. 60637
U.S.A.

Acquired from the
Library of the University of Chicago
on the date of the purchase of the
book.

U.S. DEPARTMENT OF AGRICULTURE
LIBRARY
1475 N. MEAD AVE.
WASHINGTON, D.C. 20250
U.S.A.

U.S. DEPARTMENT OF AGRICULTURE
LIBRARY
1475 N. MEAD AVE.
WASHINGTON, D.C. 20250
U.S.A.

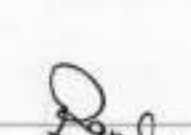
U.S. DEPARTMENT OF AGRICULTURE

The University of Chicago Library
has acquired the book of the
University of Chicago Library
on the date of the purchase of the
book.

U.S. DEPARTMENT OF AGRICULTURE
LIBRARY
1475 N. MEAD AVE.
WASHINGTON, D.C. 20250
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U.S.A.

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1475 N. MEAD AVE.
WASHINGTON, D.C. 20250
U.S.A.

विक्रेता	Purbho Devi		
विक्रेता	Ashtok		Ashtok Kumar
विक्रेता	Vinod		
विक्रेता	Anup		Anup
विक्रेता	Rattan Lal		
विक्रेता	Sukh Pal		
विक्रेता	Rani Devi		
बेता	Thru Ranbir		Ranbir
गयाह	Krishan		Krishan
गयाह	M.K Chauhan		





Rs.14375/- vide Cheque No. 000060 dated 29.01.13
Rs.3560203/- vide Cheque No. 000067 dated 14.03.13
Rs.4468224/- vide Cheque No. 000075 dated 29.05.13
All drawn on Kotak Mahindra Bank.

ii) A total Amount of Rs. 8936449/- paid to Ashok as under:
Rs.575000/- vide Cheque No. 000029 dated 27.12.12
Rs.280313/- vide Cheque No. 000049 dated 29.01.13
Rs.38333/- vide Cheque No. 000055 dated 29.01.13
Rs.14375/- vide Cheque No. 000061 dated 29.01.13
Rs.3560203/- vide Cheque No. 000068 dated 14.03.13
Rs.4468224/- vide Cheque No. 000076 dated 29.05.13

All drawn on Kotak Mahindra Bank.

iii) A total Amount of Rs. 8936449/- paid to Vinod as under:
Rs.575000/- vide Cheque No. 000030 dated 27.12.12
Rs.280313/- vide Cheque No. 000051 dated 29.01.13
Rs.38333/- vide Cheque No. 000057 dated 29.01.13
Rs.14375/- vide Cheque No. 000063 dated 29.01.13
Rs.3560203/- vide Cheque No. 000069 dated 14.03.13
Rs.4468224/- vide Cheque No. 000077 dated 29.05.13

All drawn on Kotak Mahindra Bank.

iv) A total Amount of Rs. 8936449/- paid to Anup as under:
Rs.575000/- vide Cheque No. 000039 dated 27.12.12
Rs.280313/- vide Cheque No. 000050 dated 29.01.13
Rs.38333/- vide Cheque No. 000056 dated 29.01.13
Rs.14375/- vide Cheque No. 000062 dated 29.01.13
Rs.3560203/- vide Cheque No. 000070 dated 14.03.13
Rs.4468224/- vide Cheque No. 000078 dated 29.05.13

All drawn on Kotak Mahindra Bank.

v) A total Amount of Rs. 35745824/- paid to Rattan Lal as under:

Rs.2300000/- vide Cheque No. 000026 dated 27.12.12
Rs.1121250/- vide Cheque No. 000044 dated 29.01.13
Rs.153333/- vide Cheque No. 000052 dated 29.01.13
Rs.57500/- vide Cheque No. 000058 dated 29.01.13
Rs.14240829/- vide Cheque No. 000071 dated 14.03.13
Rs.17872912/- vide Cheque No. 000079 dated 29.05.13

All drawn on Kotak Mahindra Bank.

vi) A total Amount of Rs. 35745824/- paid to Sukh Pal as under:
Rs.2300000/- vide Cheque No. 000027 dated 27.12.12
Rs.1121250/- vide Cheque No. 000045 dated 29.01.13
Rs.153333/- vide Cheque No. 000053 dated 29.01.13
Rs.57500/- vide Cheque No. 000059 dated 29.01.13
Rs.14240829/- vide Cheque No. 000072 dated 14.03.13
Rs.17872922/- vide Cheque No. 000080 dated 29.05.13

All drawn on Kotak Mahindra Bank.

2 d m d l d

Ashok Kumar
Anup

Rattan Lal

Sukh Pal

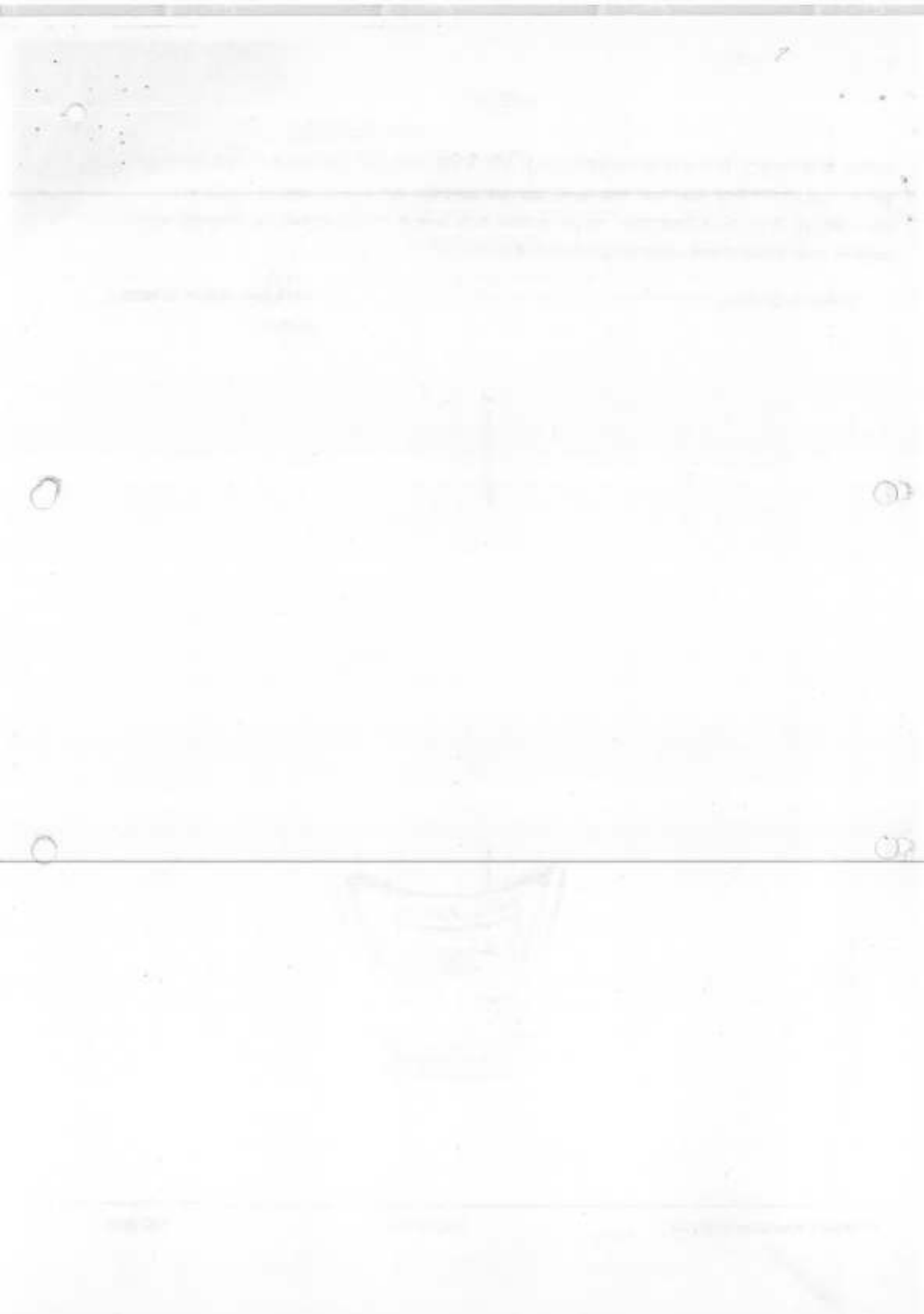
प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 29,392 आज दिनांक 19/03/2013 को बही नः 1 जिल्द नः 13881-4 पृष्ठ नः 140 पर पंजीकृत किया गया तथा इसको एक प्रति अतिरिक्त बही भण्डा 1 जिल्द नः 2,768 के पृष्ठ सख्या 42 से 43 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने दस्तावेज/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 19/03/2013

उप/संयुक्त पंजीवन अधिकारी
गुडगावा





vii) A total Amount of Rs. 11212500/- paid to Rani Devi as under:

Rs.10,00,000/- in cash on dated 29.01.13

Rs.121250/- vide Cheque No. 000046 dated 29.01.13

Rs.4485000/- vide Cheque No. 000073 dated 14.03.13

Rs.5606300/- vide Cheque No. 000081 dated 29.05.13

All drawn on Kotak Mahindra Bank.

It is agreed and acknowledged by each Party of the Vendors that the full amount of total Sale Consideration has been received by them and there is no amount payable from the Vendee.

3. That the actual peaceful, vacant and physical possession of the said Property is being handed over by the Vendor to the Vendee simultaneous to execution of this Sale Deed. The Vendor covenant that the Vendee shall, in accordance with the terms of this Deed, shall enjoy and possess the same as its sole and absolute owner to the complete exclusion of the Vendor herein and any persons claiming under them and without any interruption hindrance or let, of any kind whatsoever.
4. That in case the Vendor refuses or fails to execute and register the Sale Deed in respect of the above said Property in favour of the Vendee or their Assignee /Nominee/s for any reason whatsoever, then the Vendee shall be entitled to enforce Specific Performance by the Vendor and shall have all the rights to get the Sale Deed executed and registered in their/ his favour or their/ his Assignee/Nominee/s favour through court of law at the cost and expenses of Vendors.
5. That the said Property, hereby sold to the Vendee, is free from all kinds of encumbrances, such as prior sale, mortgage, gift, will, litigations, liens, disputes, lease, loan, surety, security, injunction, stay order, notice of acquisition or requisition, Governmental Claim, attachments, family & religious disputes, order of attachment by the Income-Tax Authorities and wealth tax attachments or any other Authority, or any other registered or unregistered encumbrances, of any nature, howsoever and whatsoever, and if it is ever proved otherwise or if the whole or any portion of the said Property is ever taken away or goes out from the possession of the Vendee on account of any legal defect in the ownership and title of the Vendors or for any reason attributable to the Vendors, then the Vendors shall be liable and responsible to make good the loss suffered by the Vendee. The Vendee shall have full rights to use hold enjoy, sell mortgage the above said Property in any manner it likes without any hindrance or claim from the Vendors or others. The Vendors agrees to indemnify the Vendee for any loss, damages suffered by the



Rani
Rani Devi

Ashok Kumar Anup

Ashok Kumar
Anup

21/7/13



Rani Devi



Rani
Rani Devi

REPORT

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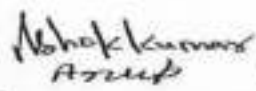
Vendee due to title defects or third party claims pertaining to the said Property.

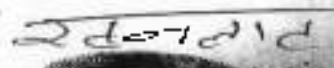
6. The Vendor has full power to execute and deliver this Deed and to consummate the transaction contemplated herein.
7. There is no legal impediment or bar within the knowledge of the Vendors whereby the Vendors can be prevented from obtaining any permission or clearance or consent of any authority as may be required under law to vest the absolute title in the said Property in favour of the Vendee.
8. That all the dues, electricity charges, taxes, transfer charges, maintenance charges, property tax, ground charges, IDC and EDC and any other taxes levied by any other Govt. local authority and/or any civic authorities/agencies regarding the said Property have been paid by the Vendors and the Vendors shall further be liable to pay the same for the period till execution & registration of this Sale Deed (whether demanded before or after its execution by the relevant Authority) and thereafter the same shall be paid by the Vendee.
9. That the Vendors hereby assures the Vendee that the said Property under sale is absolutely free from all sorts of encumbrances, mortgage, lease, prior sale agreement, maintenance charges and there are no charges on the above said Property whatsoever and also undertake not to create such encumbrance or third party interest in the said Property of any nature whatsoever.
10. That the Vendors shall not have any rights, interest or lies on the said Property and easement attached thereto and the Vendee shall be its sole owner henceforth.
11. The Vendee has purchased the said Property from the Vendors relying on the representations and undertakings of the Vendors as contained in this Deed and believing the same to be true and acting on the faith thereof.
12. That the Vendors also confirm, declares and undertakes that they will be bound to sign all the concerned documents, forms affidavits, etc which may be required for transfer of the title or mutation of the said Property in favour of the Vendee.
13. The Vendee shall be entitled to get the said Property mutated in its favour with the competent authorities upon execution of the Sale Deed by the Vendors in its favour and the Vendors agree to extend all co-operation and assistance in respect thereof.
14. The Vendee shall be entitled to assign, transfer, sell its Rights, benefits, entitles in respect of the said Property in favour of any other Company, I.L.P, Individual or other Entity at its sole discretion and on such assignment, sell or transfer, the Assignee, Transferee or the


Ravi

Ravi Devi


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THE UNIVERSITY OF CHICAGO

LIBRARY

520 EAST 58TH STREET

CHICAGO, ILL. 60637

TO THE PRESIDENT OF THE UNIVERSITY OF CHICAGO
FROM THE DEAN OF THE FACULTY
SUBJECT: [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

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[illegible]

Buyer shall be entitled to enforce all the rights arising from the Vendor in its favour.

15. The Vendors shall hand over all the Original Title Documents and all other Documents pertaining to the Said Property to the Vendee at the time of execution & registration of this Deed for the said Property.
16. It is agreed by each of the Vendors that their obligations with respect to this Sale Deed shall be treated as separate and independent towards the Vendee and if any one or more Party(ies) of the Vendors fail to comply with any of its/their obligations or the performance whereof is made restricted or prohibited by any operations of law, the provisions of this Deed shall be binding and enforceable on the remaining Parties. Without prejudice or diluting any of its legal rights, the Vendee shall also be entitled to take appropriate legal actions against the defaulting or non performing Parties.
17. This Deed shall be subject to Indian Laws and Courts of Gurgaon shall have absolute jurisdiction thereon.

IN WITNESS WHEREOF both the Parties have signed this Sale Agreement at the place, day, month and year first above written in the presence of the following witnesses:-

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

WITNESSES:

1

[Signature]

Parbho *[Signature]* (Vendor)

Ashok *Ashok Kumar*

Vinod *[Signature]*

Anup *Anup*

Rattan Lal *[Signature]*

Sukh Pal *[Signature]*

Katni Devi *[Signature]*

[Signature]
P. G. Propmart Pvt. Ltd. (Vendee)
For P.G. PROPMART PRIVATE LIMITED

Authorised Signatory

[Handwritten notes in Hindi]
Mahesh K. Chauhan
Advocate, Gurgaon

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1280
1580

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1180
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1180
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STATE BANK OF INDIA

SI No. 663069

GSR/001

RECEIPT

STATE BANK OF INDIA

Mohand Road, Gurgaon (122005)

Branch

Code No.

Received a sum of Rs. 13000/-

(Rupees) One / Ten thousand / Only

M/s. Shri M.P. D. Private Limited

residing at N.D.L. STATE BANK OF INDIA

account towards Stamp Duty

Date

GURGAON

GURGAON

Place

(Signature of Authorised Officer)

80 SAR बयनामा

५० रामबल ५०२१

गांव/नगर का नाम	सिही, गुडगांव
रकबा	0 कनाल 8 मरला 6 सरसाई
कीमत	मुब0 18,69,000/-रु0
स्टॉम्प कीमत	मुब0 1,31,000/-रु0
स्टॉम्प न0/तारीख	663069 / 10-4-13
स्टाम्प जारीकर्ता	एस.बी.आई. मेहरोली रोड, गुडगांव

Handwritten signatures and initials at the bottom of the document.



पृष्ठ नं: 85

दिनांक 10/04/2013

डीड संबंधी विवरण

डीड का नाम SALE WITH IN MC AREA

तहसील/सब-तहसील Manesar

गांव/शहर सीही

स्थित सीही

भवन का विवरण

भूमि का विवरण

नक्कास

8.6 Marla

धन संबंधी विवरण

कुल 1,869,000.00 रुपये

कुल स्टाम्प ड्यूटी की राशि 131,000.00 रुपये

स्टाम्प की राशि 131,000.00 रुपये

रजिस्ट्रेशन फीस की राशि 10,000.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

Attended By: राम निवास वकील

Service Charge: 200.00 रुपये

प्रलेख आज दिनांक 10/04/2013 दिन बुधवार समय 3:45:00PM बजे श्री/श्रीमती/कुमारी श्रीमती शीला देवी thru पुत्री/पत्नी श्री/श्रीमती/कुमारी रामचंद्र निवासी खेडकी रोता मनेसर द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

साक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
Manesar
संयुक्त सब रजिस्ट्रार
मानेसर

श्री रिसाल, श्रीमती शीला देवी thru (GPA), श्रीमती कृष्णा thru (GPA), सन्जीव कुमार, रिसाल, जयसिंग, सफ्फारतुल्लो thru (GPA), श्रीमती कृष्णा thru (GPA), जगद्वय, कमल thru (GPA), कमला thru (GPA), सुमनरा देवी thru (GPA), साधनरावणो thru (GPA), सविता देवी thru (GPA), श्रीमती रामती thru (GPA)

उपरोक्त विवेकाव श्री/श्रीमती/कुमारी तरफ से रमेश गुलिया 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 विवेता को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी जगदीश नम्बरदार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी जगदीश निवासी खेडकी रोता मनेसर तथा श्री/श्रीमती/कुमारी रामकुमार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी श्रीनिवास निवासी 42165 सुभाष दिल्ली ने की।

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

दिनांक 10/04/2013

MANESAR

उप/संयुक्त पंजीयन अधिकारी
Manesar मानेसर

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नोट:- बायान ने अपना सालम हिस्सा बय कर दिया है।

हमके सजीत उर्फ रान्धीव पुत्र स्व० श्री रामचन्द्र पुत्र उदय सिंह भाग स्वयं व मुख्यारेआम श्रीमति रामरती देवी विधवा व शीला-सरोज उर्फ सुमन्तरा, साधना रानी - सविता देवी पुत्रीयान स्व० श्री रामचन्द्र पुत्र उदय सिंह निवासीगण गांव खेडकी दौला, तह० मानेसर, जिला गुडगांव, हरियाणा बरूवे मुख्यारेआम वसीका न० 341 दिनांक 09.09.1999 पंजीकृत कार्यालय गुडगांव व जगरूप पुत्र उदय सिंह स्वयं व मुख्यारेआम श्रीमति कृष्णा - कमला पुत्रीयान उदय सिंह निवासीगण गांव खेडकी दौला, तह० मानेसर, जिला गुडगांव, हरियाणा बरूवे मुख्यारेआम वसीका न० 624 दिनांक 12.09.1986 पंजीकृत कार्यालय गुडगांव व रिसाल पुत्र श्री उदय सिंह निवासीगण गांव खेडकी दौला, तह० मानेसर, जिला गुडगांव, हरियाणा से है। जो कि मुख्यारेआम कर्तागण जीवित है और मुख्यारेआम कंसिल शुदा ना है। जो कि हम अराजी जरेई खेवट/खाता नम्बर

422/446, मुस्ततील नम्बर 2, किला नम्बर 12/4(0-12), किता 1 रकबा 0 कनाल 12 मरले का 1/2 भाग बकंदर 0 कनाल 6 मरला 0 सरसाई (सजीत उर्फ संजीव पुत्र स्व० श्री रामचन्द्र पुत्र उदय सिंह 1/24 भाग स्वयं व मुख्यारेआम श्रीमति रामरती देवी विधवा व शीला-सरोज उर्फ सुमन्तरा, साधना रानी - सविता देवी पुत्रीयान स्व० श्री रामचन्द्र पुत्र उदय सिंह समभाग 5/72 भाग व जगरूप पुत्र उदय सिंह समभाग 1/9 भाग स्वयं व मुख्यारेआम श्रीमति कृष्णा - कमला पुत्रीयान उदय सिंह समभाग 1/6 भाग बरूवे मुख्यारेआम वसीका न० 624 दिनांक 12.09.1986 पंजीकृत कार्यालय गुडगांव व रिसाल पुत्र श्री उदय सिंह 1/9 भाग) व खेवट/खाता नम्बर 423/447, मुस्ततील नम्बर 2, किला नम्बर 12/3(0-8), किता 1 रकबा 0 कनाल 8 मरले का 1/3 भाग

Idc *Signature* *Rid 9m*

The first part of the paper discusses the importance of the
study and the objectives of the research. It also outlines the
methodology used in the study and the results of the
analysis. The second part of the paper discusses the
implications of the findings and the conclusions drawn from
the study. The third part of the paper discusses the
limitations of the study and the areas for future research.
The fourth part of the paper discusses the significance of
the study and the contributions it makes to the field.
The fifth part of the paper discusses the practical
applications of the findings and the recommendations
for future research. The sixth part of the paper
discusses the ethical considerations of the study and
the measures taken to ensure the integrity of the research.
The seventh part of the paper discusses the funding
sources of the study and the acknowledgments of the
researchers. The eighth part of the paper discusses the
conclusion of the study and the final thoughts of the
researchers.

The study was conducted in a systematic and rigorous
manner, following the principles of good research practice.
The data were collected from a representative sample of
the population and were analyzed using appropriate
statistical methods. The findings of the study are
presented in a clear and concise manner, and the
conclusions are based on the evidence presented in the
paper. The study has important implications for the
field and provides valuable insights into the
phenomenon being studied. The results of the study
are discussed in detail in the following sections of the
paper.

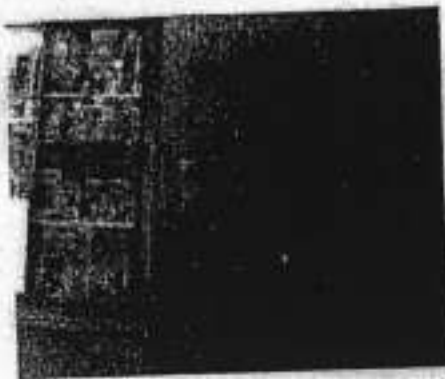
Reg. No.
85

Reg. Year
2013-2014

Book No.
1



विक्रेता



क्रेता



गवाह

विक्रेता

रिस्ता

सन्नीव

कुमार

जगद्वय

क्रेता

तरफ से-समेत गुलिय

गवाह 1:- श्रीमन्त नन्ददास

गवाह 2:- रामकुमार

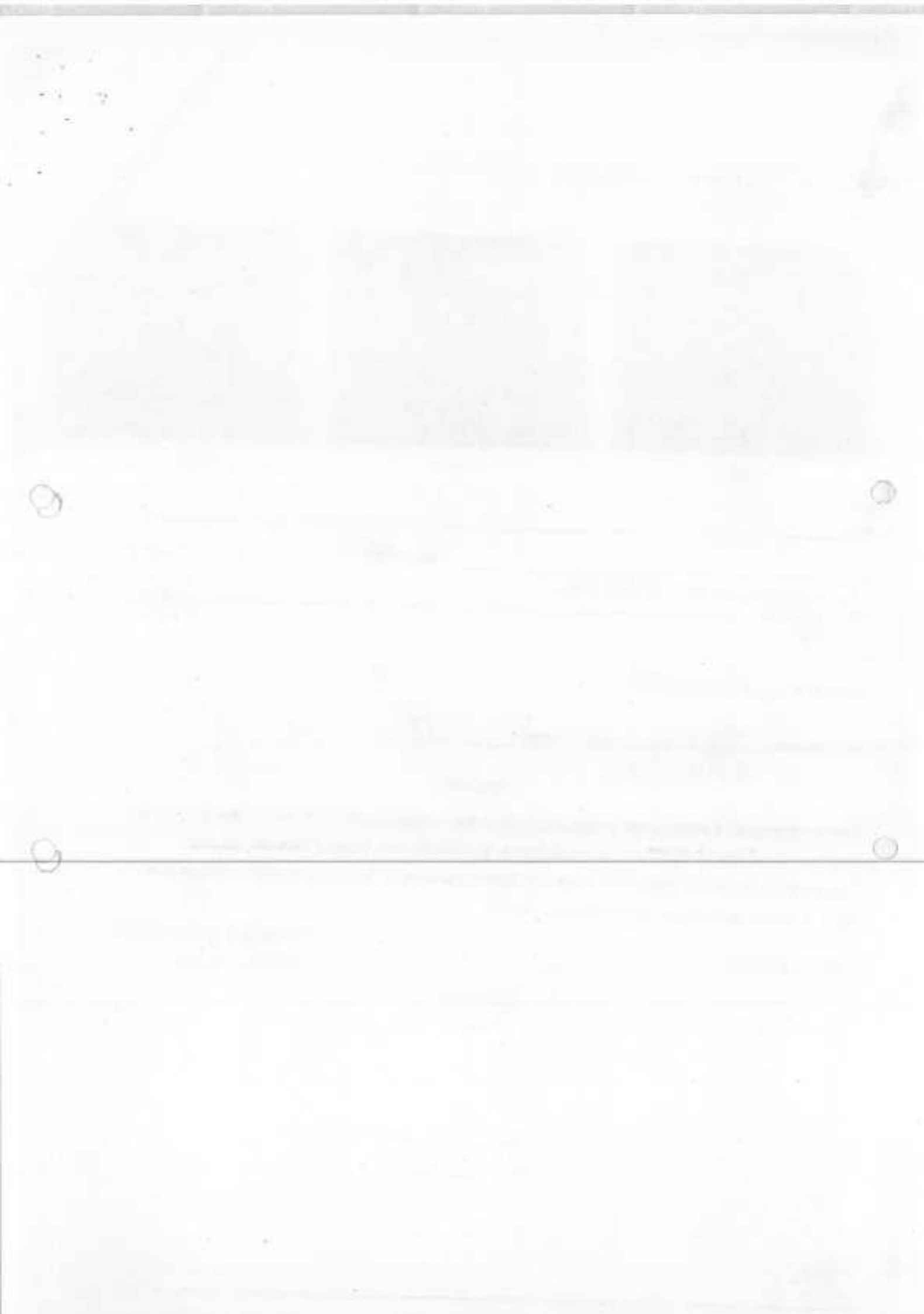
प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 85 आज दिनांक 10/04/2013 को बही नं: 1 जिल्द न: 219 के पृष्ठ न: 23 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 69 के पृष्ठ सख्या 75 से 76 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

दिनांक 10/04/2013

उप/सर्वोच्च पंजीयन अधिकारी
संयुक्त सेवा रजिस्ट्रार
Manesar मानेसर





बकदर 0 कनाल 2 मरला 6 सरसाई (सजीत उर्फ संजीव पुत्र स्व० श्री रामचन्द्र पुत्र उदय सिंह 1/36 भाग स्वयं व मुख्याधारेआम श्रीमति रामरतो देवी विधवा व शीला-सरोज उर्फ सुमन्तरा, साधना रानी - सविता देवी पुत्रीयान स्व० श्री रामचन्द्र पुत्र उदय सिंह समभाग 5/108 भाग व जगरूप पुत्र उदय सिंह समभाग 4/54 भाग स्वयं व मुख्याधारेआम श्रीमति कृष्णा - कमला पुत्रीयान उदय सिंह समभाग 1/9 भाग व रिसाल पुत्र श्री उदय सिंह 4/54 भाग), इस प्रकार कुल रकबा 0 कनाल 8 मरला 6 सरसाई बाका मौजा गांव सिही तहसील व जिला गुडगांवा का मालिक व काबिज बरूवे फर्द जमाबन्दी साल 2009-2010 व ईतकाल न० 2990 विरासत बसीयत की रूह से है। जो कि उपरोक्त अराजी आज तक हर प्रकार के भार से पाक व साफ है इस पर किसी प्रकार का भार सरकारी व गैर सरकारी नहीं है और हमने इस अराजी पर किसी प्रकार का कर्ज किसी बैंक व सोसायटी से नहीं लिया हुआ है। ना ही किसी अन्य व्यक्ति से सौदा, रहन, बयनामा, पट्टानामा, डिग्री की हुई है। ना ही सरपलस में है अतः यह हर प्रकार से पाक व साफ है। अब हमको तरक्की दीगर जायदाद वगैरा के लिए रुपयों की जरूरत है। इसलिए आज हम अपने पूर्ण होशों हवास में अपनी मर्जी व खुशी से बगैर किसी दबाव व लालच के उपरोक्त अराजी रकबा 0 कनाल 8 मरला 6 सरसाई को मय हक हक्क के बदले मुब० 18,69,000/-रु० (अठारह लाख अठहत्तर हजार रुपये) जिसके आधे 9,34,500/-रुपये होते हैं। बदस्त- मैसर्ज पी.जी. प्रोपमार्ट प्रा० लि०, रजिस्टर्ड ऑफिस बी-5, चिराग इन्कलेव, नई दिल्ली बजरिये श्री रमेश गुलिया अधिकृत प्रतिनिधि को बैय व फरोक्त कर दिया है। कुल जर्ने बैय

Signature
Bijendra

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रकम, मुब0 18,69,000/-रु0 (अठारह लाख उन्हत्तर हजार रूपये) खरीदार से निम्नप्रकार रीवरू गवाहान वसूल पाए:-

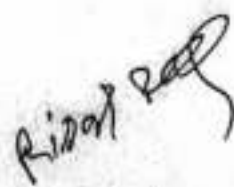
मुब0 4,15,333/- रु0 बजरिये डी.डी. न0 423500 दिनांक 09.04.2013 जारीकर्ता कोटेक महेन्द्रा बैंक प्राप्तकर्ता सजीत।

मुब0 10,38,334/- रु0 बजरिये डी.डी. न0 423370 दिनांक 09.04.2013 जारीकर्ता कोटेक महेन्द्रा बैंक प्राप्तकर्ता जगरूप।

मुब0 4,15,333/- रु0 बजरिये डी.डी. न0 423369 दिनांक 09.04.2013 जारीकर्ता कोटेक महेन्द्रा बैंक प्राप्तकर्ता रिसाल।

और अब उपरोक्त अराजी की बाबत खरीदार से कोई लेन देन बाकी ना रहा है। उपरोक्त अराजी का कब्जा खरीदार का कराके अपने जैसा मालिक व काबिज बना दिया है, खरीदार जिस प्रकार चाहे अपने काम में लावे उजर ना होगा कागजात माल में दाखिल खारिज दर्ज व मन्जूर करवा देंगे, अगर ना कराउ तो खरीदार बजरिये कागजात करवा लेवे उजर ना होगा। आज से हम व हमारे वारसान का उपरोक्त अराजी से कोई वास्ता ना रहा है और ना रहेगा। अगर किसी नुकस कानूनी वा मितकियत के सवाल पर कब्जा खरीदार से चला जावे तो हम बाया कुल जरे बैय मय हरजे खरचे वापसी अदायगी का जिम्मेवार रहेंगे। खर्चा बयनामा तम्हाम खरीदार ने किया है। यह कि हम





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और हमारे चारसान इस तहरीर के पाबन्द रहेंगे। अतः यह बयनामा लिख दिया है ताकि सन्द रहे और समय पर काम आवे तारीख तहरीर :-

DRAFTED BY

RAM NIWAS Advocate
Distt. Court, Gurgaon

बाया-

खरीदार की तरफ से
श्री रमेश गुलिया

For P.G. PROMART PRIVATE LIMITED

Authorised Signatory

(सजीत)

(रिसाल)

(जगरूप)

गवाह:-1

जोगिन्दर
जोगिन्दर लाल जगदीश
(नामधरदार)
जोगिन्दर लाल दासा
तह. मल्लिक
जिला. मुजगावा
(दीर्घाणा)

गवाह:-2

समीर
समीर लाल दीपिका
जे. 4/165 मुजगावा
जिला. मुजगावा

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