

STATE BANK OF INDIA

Sl. No.

GSR/001: 270489

3673

SALE DEED

TYPE OF PROPERTY	:	AGRICULTURAL LAND
VILLAGE/CITY NAME	:	KADARPUR
UNITS LAND	:	5 Kanal 13 Marla
TRANSACTION VALUE	:	Rs. 2,40,12,500/-
STAMP DUTY	:	Rs. 12,00,625/-
STAMP No./DATE	:	GSR/001: 270489/08-12-2010
EXECUTION DATE	:	14-12-2010
ISSUED BY	:	SRI, Mehrauli Road, Gurgaon

THIS SALE DEED IS MADE AT SOHNA ON THIS 14th day of December, 2010 by

[Handwritten signature]

19-11-10



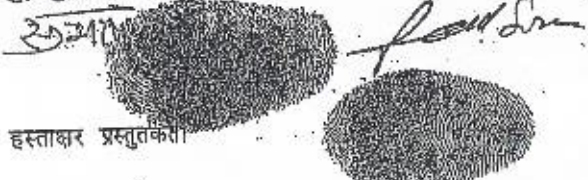
प्रलेख नः 3673

दिनांक 14/12/2010

डीड. संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Kadarpur	स्थित Kadarpur
भवन का विवरण		
भूमि का विवरण		
चाही	5 Kanaf 13 Marla	
घन संबंधी विवरण		
राशि 24,012,500.00 रुपये	शुल-स्टाम्प ड्यूटी की राशि 1,200,625.00 रुपये	
स्टाम्प की राशि 1,200,625.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये		

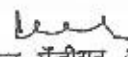
Drafted By: L K Adv

यह प्रलेख आज दिनांक 14/12/2010 दिन मंगलवार समय 4:07:00PM बजे श्री/श्रीमती/कुमारी Subhash, Azad
श्री/श्रीमती/कुमारी Chander Singh निवासी Uallawas द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



हस्ताक्षर प्रस्तुतकर्ता


श्री Subhash, Azad Singh, Vinod


उप/सर्वोक्त पंजीयन अधिकारी
सोहना

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru-Rahul Soni 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 अप्रिम अदा की गई राशि के लेन देन को स्वीकार किया।
दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Braham Prakash Lambardar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Raisina
व श्री/श्रीमती/कुमारी Ajit Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Braham Singh निवासी Kadarpur ने की।
साक्षी नः 1 को एम नम्बर 10/अभिलेख नः 10/2010/सोहना/सब-तहसील सोहना साक्षी नः 2 की पहचान करता है।

दिनांक 14/12/2010




उप/सर्वोक्त पंजीयन अधिकारी
सोहना

Mr. Subhash - Azad Singh - Vinod Ss/o Chander Singh, all R/o VIII. Ullawas, Teh. Sohna, Distt. Gurgaon, (In Equal Share) hereinafter called the "VENDORS" (which expression shall mean and include his/her/their legal representatives, successors-in-interest, nominees, assigns and all persons claiming there under etc.), of the ONE PART.

IN FAVOUR OF

M/s Four Construction Pvt. Ltd., Regd. Office H-65, Connaught Circus, New Delhi-110001 through its authorized signatory Mr. Rahul Soni S/o Mr. Ramesh Chander Soni R/o Street Khaiwall, Bhadra Bazar, Sirsa (Haryana), duly authorized vide Resolution passed in the Meeting of the Board of Directors held on dt. 06-12-10, (hereinafter called the "VENDEE" which expression shall unless opposed/repugnant to the context hereof include all its successors, survivors, administrators, executors, legal representatives and assigns) of the OTHER PART.

WHEREAS the VENDORS represent that he/she/they is/are owner and in peaceful physical possession and otherwise sufficiently entitled to total land measuring 5 Kanal 13 Marla comprised in Khewat/Khata No. 125/134, Rect. No. 4, Killa No. 14(8-0), 15(8-13), 16(8-0), 17(8-0), 18(7-12), 19(9-0), fields 6, land measuring 49 Kanal 5 Marla to the extent of 113/985 share i.e. 5 Kanal 13 Marla situated in the revenue estate of Village Kadarapur, Tehsil Sohna, District Gurgaon, hereinafter referred to as the 'Said Land' as shown in the revenue record for the Mutation No. 2561 sanctioned dt. 13-08-2010 according to Jamabandi for the year 2005-06.

AND WHEREAS the VENDORS affirm, represent, assure and confirm that the said Land is free from all sorts of encumbrances, mortgages, prior sales, prior agreement to sell etc. and the same is not subject matter of any litigation, Court Case agreements, mortgage etc. and have legally clear marketable title.

AND WHEREAS the VENDORS herein due to some personal needs & purchase of other land and development of family have decided to sell the said Land the VENDEE herein has agreed to purchase the same on the following terms and conditions:

NOW THIS SALE DEED WITNESSES AS FOLLOWS:-

THAT the total agreed sale consideration of Rs. 2,40,12,500/- (Rupees Two Crore Forty Lacs Twelve Thousand Five Hundred only) has/have been received by the VENDORS to the VENDEE in the following manner:-

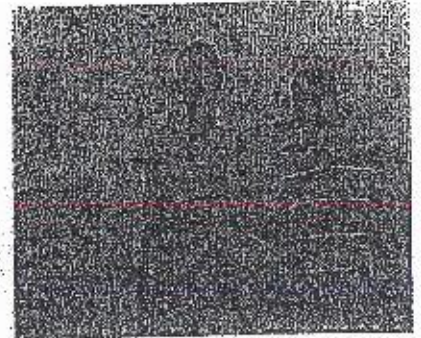
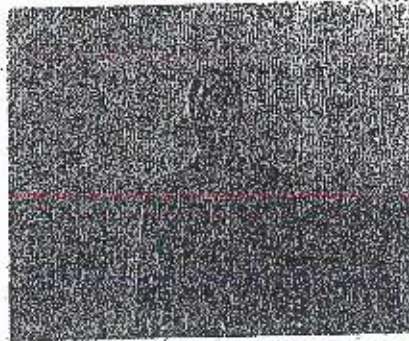
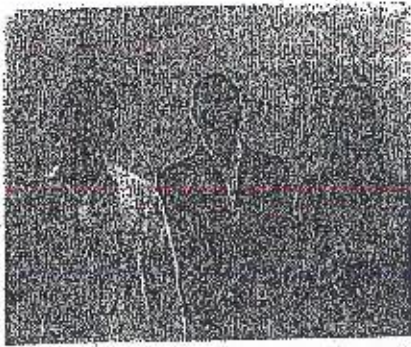
- Rs. 35,30,625/- Vide Cheque No. 813762 dt. 07-12-2010 drawn on SBI, Connaught Circus, Delhi, ifv. Azad Singh,
- Rs. 90,60,312/- Vide Cheque No. 813764 dt. 07-12-2010 drawn on SBI, Connaught Circus, Delhi, ifv. Vinod,
- Rs. 11,75,625/- Vide Cheque No. 045969 dt. 25-09-2010 drawn on ING Vysya Bank Ltd., Vasant Vihar, Delhi, ifv. Vinod,
- Rs. 11,75,625/- Vide Cheque No. 045970 dt. 25-09-2010 drawn on ING Vysya Bank Ltd., Vasant Vihar, Delhi, ifv. Subhash,
- Rs. 90,60,312/- Vide Cheque No. 813763 dt. 07-12-2010 drawn on SBI, Connaught Circus, Delhi, ifv. Subhash,
- Rs. 10,001/- Cash.

25/11/10

Rahul Soni *Vinod Singh*



Reg. No. 3673 Reg. Year 2010-2011 Book No. 1



विक्रेता

क्रेता

गवाह

विक्रेता

Subhash Singh Vinod

Subhash Singh Vinod

विनोद

Thru-Rahul Soni

Rahul

गवाह 1:- Braham Prakash Lamberdar

गवाह 2:- Ajit Singh

Braham Prakash Lamberdar

Ajit Singh

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3,673 आज दिनांक 14/12/2010 को बही नः 1 जिल्द नः 1,911 के पृष्ठ नः 145 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 241 के पृष्ठ सख्या 62 से 64 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 14/12/2010

Lee
 उप/सर्वोक्त पंजीयन अधिकारी
 सोहना



1. That the VENDORS hereby represent, declare, confirm and assure that no one else except the VENDORS has/have any right, title, claim, interest and concern whatsoever in the Land hereby conveyed or any part thereof. That the Land hereby conveyed is free from all sorts of encumbrances, legal flaws or otherwise, mortgages, charges, lien, easement, customary rights, debt, court - decree, general or special power of attorney, assignment, relinquishment, and attachments etc.
2. That the actual physical, vacant and peaceful possession of the said Land hereby conveyed has been delivered to the VENDEE at the spot who has become absolute owner in possession of the same with all rights, privileges, passages, appurtenances benefits, advantages, easementary rights, in the said Land without any let or hindrance, claims, demands by the VENDORS or its heirs etc.
3. Now onwards the VENDORS has/have been left with no right, title, interest, claim or concern of any nature with the said Land and hereafter the VENDEE has become the absolute owner of the said Land, with full right to use and enjoy the same as absolute owner without any objection/hindrance by the VENDORS or any other person claiming through or under the VENDORS.
4. That if at any time hereafter the representations, assurances and contents contained hereinabove are found to be incorrect or if there is any defect in the title of the VENDORS or his/her/their rights to sell the Land hereby conveyed or any part thereof and the VENDEE suffers any loss then the VENDORS 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 occurred/to be occurred by the VENDEE. That the VENDORS further assure the VENDEE that the said Land is free from all kinds of encumbrances such as sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction, agreement, lease, patta, rehan etc. and if it is ever proved otherwise, or if the whole or any portion of the said Land is 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 then the VENDORS shall be liable and responsible to make good the loss suffered by the VENDEE.
5. That the taxes, duties, charges, rates, cesses, dues or demands and other statutory outgoing or other liabilities or respective arrears pertaining to the said land have been paid and cleared by the VENDORS upto the date of execution of this sale deed. absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes etc.
6. That on the basis of this sale deed, the VENDEE is entitled to get the said land mutated in its own name in the revenue record and also with other concerned authorities to which the VENDORS shall have no objection for the same.
7. That the VENDORS has/have agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, document, application, etc. in respect of the Said Land which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the said property in favour of the VENDEE.
8. That all the expenses towards stamp duty, registration charges, fee etc. and other incidental charges for this sale deed have been borne and paid by the VENDEE.



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9. That original documents and all the relevant papers of title and ownership in respect of this said Land has/have been handed over by the VENDORS to the VENDEE at the time of execution of this sale deed. If any original document which should be handed over but was not handed over to the VENDEE, the same shall be handed over forthwith and in any case shall not be used adversely to the interests of the VENDEE.

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 FOLLOWING WITNESSES:

Drafted by
P. Prakash
14-12-10

WITNESSES:

1. Brahm Parkash Namberdar, Raiseena

Brahm Parkash

VENDORS

Subhash - Azad Singh - Vinod

Subhash *Azad Singh* *Vinod*

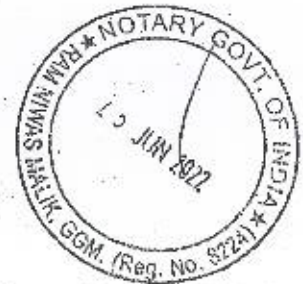
2. Ajit Singh S/o Pritam Singh,
R/o Vill. Kadarpu, Teh. Sohna.

Ajit Singh

VENDEE

M/s Four Construction Pvt. Ltd.
through authorized signatory
Mr. Rahul Soni

Rahul Soni



पत्तिका नं० 3673 अति: बही नं० 1
जिल्द नं० 198 पृष्ठ नं० 1
वर्षा किया गया बही नं० 1
जिल्द नं० 141 पृष्ठ नं० 1
दिनांक 16/1/20 को दर्ज किया गया

खिचेन्द्र सिंह -
संयुक्ता सच-रजिस्ट्रार
सोहना

