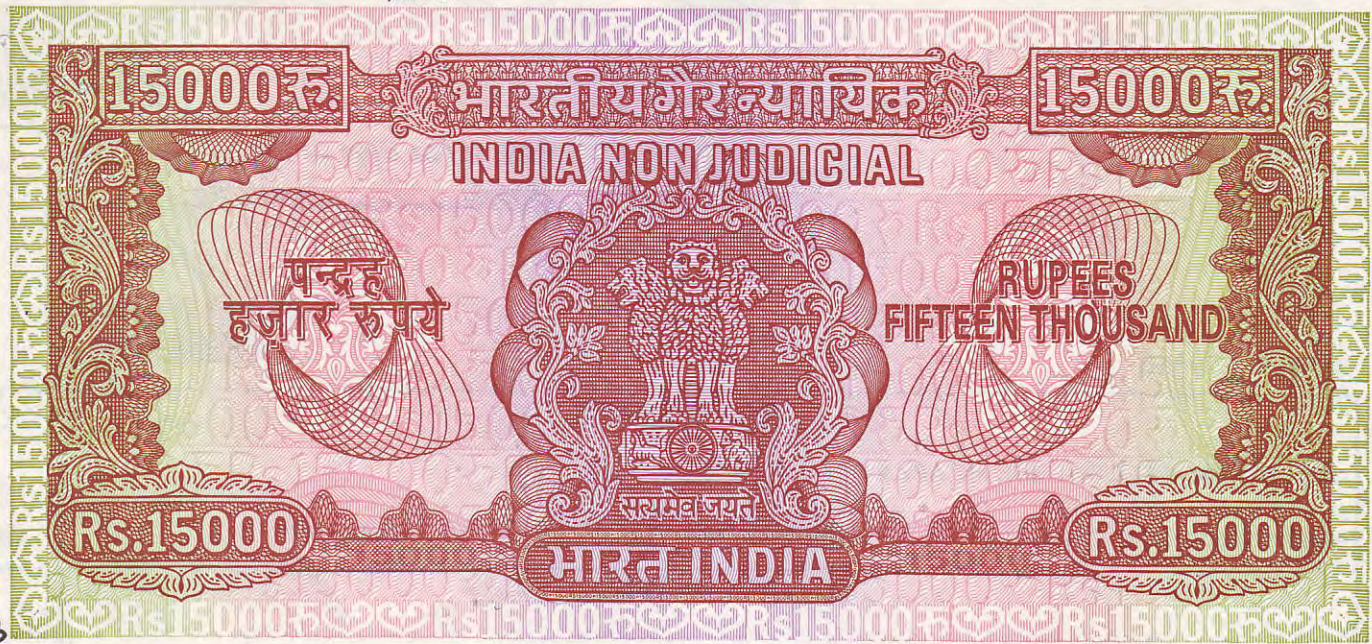




04BB 291598

SALE DEED

TYPE OF DEED	:	SALE DEED
VALUATION	:	Rs. 5,50,000/-
STAMP DUTY	:	Rs. 33,000/-
STAMP NO./DATE	:	
AREA/TYPE	:	3 Marlas(0.019Acres)
Agriculture	:	
VILLAGE	:	CHAUMA, Teh. & Dist Gurgaon

NO. 1 327 dt. 25/3/08

THIS SALE DEED IS MADE AT GURGAON ON THIS DAY OF MARCH, 2008 BY :

Smt Sardari daughter of Sh. Jai Narain son of Chandan Singh resident of Village Bajghera, Tehsil & Dist Gurgaon, Haryana, hereinafter referred to as the VENDOR , which expression unless repugnant to the context or meaning thereof, shall mean and include his successors, legal heirs, legal representative, administrator and permitted assigns 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, Through its Authorized Signatory/Authorized Representative Shri. Pappu Masih, duly authorised by the Board of Directors, vide Resolution dated 18.03.2008 [hereinafter referred to

सर्दारी

18821
This is the Part of No. 2
Total worth Rs. 2

District Treasury
दिनांक 20/03/2008

प्रलेख न: 29646

20/3/08

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर चौमा	स्थित चौमा
भवन का विवरण		
भूमि का विवरण		
निवासीय	3 Marla	
धन संबंधी विवरण		
राशि 550,000.00 रुपये	स्टाम्प ड्यूटी की राशि 33,000.00 रुपये	
रजिस्ट्रेशन फीस की राशि 5,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: H.R.Khatana, Adv.

यह प्रलेख आज दिनांक 20/03/2008 दिन गुरुवार समय बजे श्री/श्रीमती/कुमारी Sardari पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Jai Narain निवासी Bajghera, Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

सहदारी

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

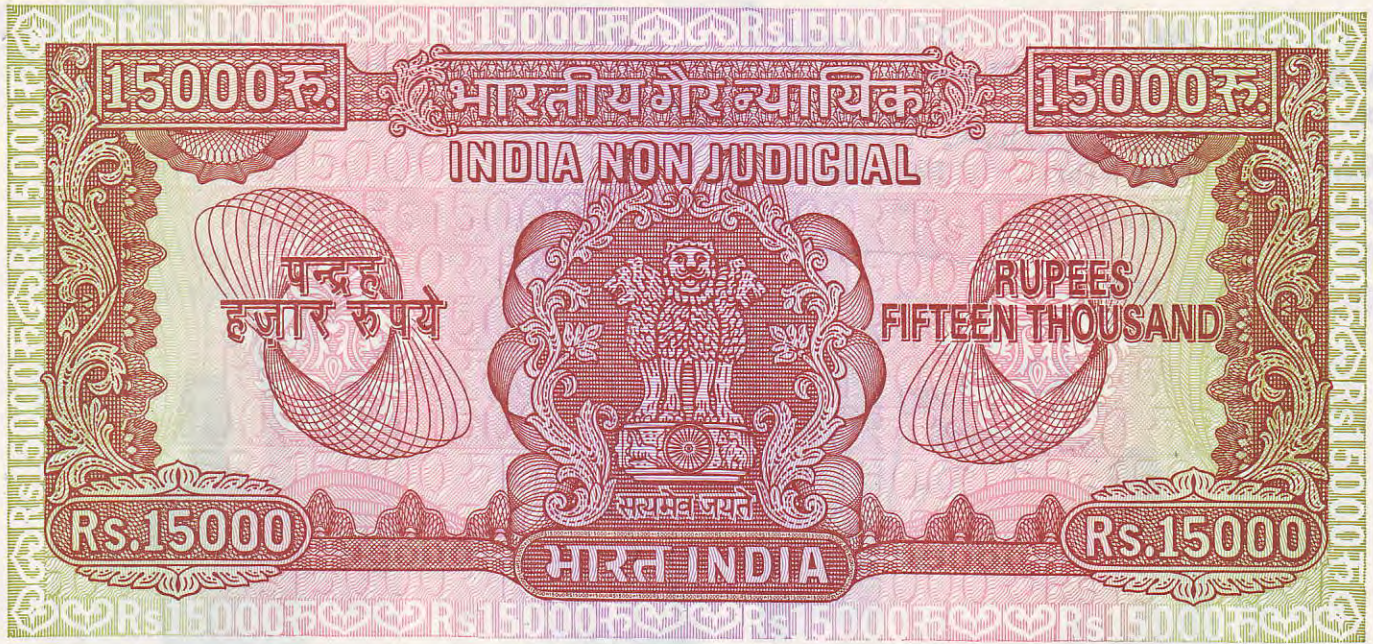
श्री Sardari

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 H.R.Khatana पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Rajesh Chaudhary पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Zile Singh निवासी D-139B, Mahendru Enclave, Delhi साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न: 2 की पहचान करता है।

दिनांक 20/03/2008

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा



04BB 291601

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.

WHEREAS the VENDOR is co- owner in possession of land 03Marlas and recorded so in Jamabandi for the year 1995-96 read with Mutation no. 9672, 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 deed and vendor intended to dispose off the said property to the interested party.

WHEREAS the First Party/Vendor, is willing to sell the Said Property which is free from all encumbrances, charges, to the Second Party for mutually agreed total consideration of Rs.5,50,000/- (Rupees Five Lacs Fifty Thousand only) and Vendee has consented to purchase the said property from the Vendor for the consideration mentioned hereinabove on the terms and conditions mutually agreed upon between the parties.

NOW THIS SALE DEED IS WITNESSETH AS UNDER:

1. Based upon the representations of the Vendor, the entire consideration for the entire land, as set out in the "Schedule A" is agreed to be Rs. 5,50,000/- (Rupees Five Lacs Fifty Thousand only). The details of the payment of total consideration of the said land/property, are as follows :-

Rs. 5,50,000/- (Rupees Five Lacs Fifty Thousand only) vide DD no 184362 dated 18-03-2008 in favour of Sardari payable at Gurgaon.

सर्दारी

1889 20/3/08 33,000/-
 No. Dated. Worth Rs. 33,000/-
 Purchaser's Name Nature Dille Promoters Pvt Ltd. N-Delli
 Reg. No. 29646 Reg. Year 2007-2008 Book No. 1
 For Sale 550,000/-
 Disputed 20/3/08



विक्रेता

विक्रेता
 Sardari सरदारी



क्रेता



गवाह

क्रेता

thru:- Pappu Masih

गवाह 1:- H.R.Khatana

गवाह 2:- Rajesh Chaudhary

प्रमाण-पत्र

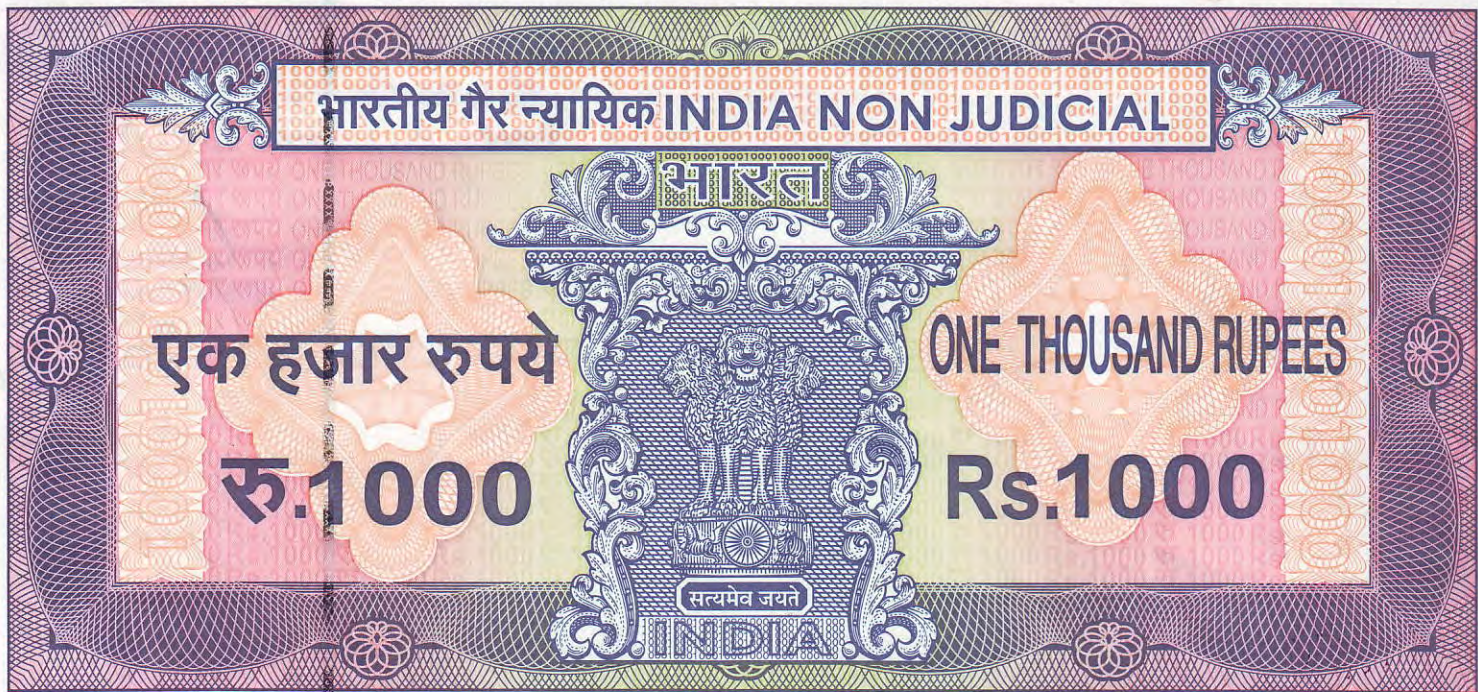
प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 29,646 आज दिनांक 20/03/2008 को बही न: 1 जिल्द न: 9,753 के पृष्ठ न: 141 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 832 के पृष्ठ सख्या 54 से 55 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 20/03/2008

उप/सयुक्त पंजीयन अधिकारी
 गुडगाँवा

करीबी नं. _____
 जिल्द नं. _____ पर
 चपरा नं. _____
 दिनांक _____
 किया गया।

सब रजिस्ट्रार
 गुडगाँव



हरियाणा HARYANA

A 572866

- By the Vendee to the Vendor, the receipt of which the Vendor, hereby acknowledges, as stated hereinafter the vendor hereby sell, convey, transfer and deliver to the Vendee and the vendee purchases from the vendor all the the agricultural land measuring 3 marlas together with rights, titles and interests in the said property, her total share in the said land, all rights of easements, appurtenances patent or intent situated at Village Chauma Tehsil and District Gurgaon.
2. That the First Party has assured and undertakes to the Second Party that the First Party is the co- owner in possession of the land measuring 3 marlas and the vendee's right of ownership would not be disturbed at any point of time hereafter by any person claiming any interest acquired in the said property through the acts and deeds of the vendor.
 3. That with the sale of the said property the vendor has been left with no rights, title or interest or share in the said property and vendee can use the said property in any manner they may like and enjoy the proceeds therefrom, without any interference or obstruction from the vendor. The Vendors are selling the said land in need of money for their day to day requirements are 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.
 4. That the vendee shall bear the cost of non-judicial stamp paper for the execution of the sale deed as well as the expenses for causing the sale deed registered in the office of Sub-Registrar.

अरुंदर

10824

4

Electric Tension
WATER

20/3/08

By the Vendor to the Vendor the receipt of which the Vendor hereby acknowledges, as stated hereunder the vendor hereby sells, conveys, transfers and delivers to the Vendor and the Vendor purchases from the vendor all the agricultural land measuring 3 muddas together with rights, titles and interests in the said property, her total share in the said land, all rights of easement, appurtenances patent or latent situated at Village Chauran Talab and District Gurgaon.

2. That the First Party has assured and undertaken to the Second Party that the First Party is the co-owner in possession of the land measuring 3 muddas and the vendor's right of ownership would not be disturbed at any point of time hereafter by any person claiming any interest acquired in the said property hereby the said and deeds of the vendor.

3. That with the sale of the said property the vendor has been left with no rights, title or interest or share in the said property and vendor can use the said property in any manner they may like and enjoy the proceeds therefrom, without any interference or obstruction from the vendor. The Vendor are selling the said land in need of money for their day to day requirements and bound by its representations with regard to the title of the said land and in the event any defect in the title is found 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 losses.

4. That the vendor shall bear the cost of non-judicial stamp paper for the execution of the deed as well as the expenses for causing the sale deed registered in the Office of Sub-Registrar.

21515



हरियाणा HARYANA

A 572867

5. That the said land transferred herein is free from all sorts of encumbrances, mortgages, litigations except mentioned hereinafter, prior sales, agreement to sell, gift, court attachments etc. The Vendors covenants that it was 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 Vendors 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 Vendors.
6. That actual physical possession of the Said Property is being handed over by the First Party to the Second Party at the time of execution of the sale deed.
7. That the expressions "First Party" and "Second Party" as mentioned hereinabove mean and shall always mean and shall always mean and include their respective heirs, assigns, successors, nominees, executors, representatives etc. The Vendors 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.
8. That the taxes, cesses or dues or demand in respect of this 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 the future taxes etc.

मरदारी

18821

is the Part of No. 1000
Bated

District Treasury
Muzaffargarh

20/3/08

Rs. 1000

Rs. 1000

PRINCE OF PUNJAB

2. That the said land transferred herein is free from all sorts of encumbrances, mortgages, litigations except mentioned hereinafter, prior sales, agreement to sell, gift, joint attachments etc. The Vendor's Government that it was 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, official or instrumentality. The Vendor's Government hereby agrees and undertakes to keep indemnified the Purchaser against any losses that may occur to the Purchaser as a result of any such default by the Vendor.

3. That actual physical possession of the said Property is being handed over by the First Party to the Second Party at the time of execution of the sale deed.

4. That the expressions "First Party" and "Second Party" as mentioned hereinafter mean and shall always mean and include their respective heirs, assigns, successors, executors, representatives etc. 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 securing the title to the said land.

5. That the taxes, cesses or dues or demand in respect of this land have been paid and cleared by the vendor up to the date of execution of this sale deed absolutely and therefore it shall be the responsibility of the vendor for the future taxes etc.

11544



हरियाणा HARYANA

A 572865

PRPERTY DETAILS-SCHEDULE A

Land measuring 3 marlas i.e.

(i) 3 marlas being 3/448 share of total land 22 kanals 8 marlas, comprised in Rectangle Mustil No. 28 killa no. 2(7-7), 3(7-7), 8/1(7-14); recorded so in Jamabandi for the year 1995-96 and Mutation no. 9672; OR 3 marlas being 3/104 share of total land 5kanals 4 marlas comprised in Khewat No 2045, khatauni No 2246, Rectangle Mustil No. 28, Kila No. 12/3(2-15), 18/2/1(2-9); situated within the revenue estate of Village Chuma Tehsil and District Gurgaon, recorded so in Jamabandi for the year 1995-96 [Before Partition Mutation 9672];

Signed on the day, month and year mentioned first hereinabove by the Parties to this Sale-Deed in presence of

Witnessed by
Hem Ram Khanna
 Advocate
 GURGAON.

सरदारी

Witnesses:

1. *Rajesh Chandra*
S/o. Pile Singh

(Sardari)
 VENDOR

D-139 B Mahendra Enclave Delhi

2. _____ (M/S Natureville Promoters Pvt. Ltd.)

VENDEE

Hem Ram Khanna
 Advocate
 GURGAON.

12871

5

6

20/3/08

Rs.1000

₹.1000

PROPERTY DETAILS-SCHEDULE A

land measuring 3 marlas i.e. (i) 3 marlas being 3448 share of total land 22 kanals 8 marlas, comprised in Rectangular Mustafi No. 28 Killa No. 37(3-7), 81(7-14); recorded so in Jamabandi for the year 1992-96 and Mutation no. 9072. OR 3 marlas being 3104 share of total land 24 marlas 4 marlas comprised in Khowat No. 2045, kintanari No. 2246 Rectangular Mustafi No. 28, Killa No. 139(1-12), 182(12-15) situated within the revenue estate of Village Chinnu Tehsil and District Gujranwala, recorded so in Jamabandi for the year 1992-96 [Before Partition Mutation 9072]

Signed on the day, month and year mentioned that hereabove by the parties to this Sale Deed in presence of

435157

Hem Ram Khosla
Advocate
GUJRANWALA

(Sd/-)
VENDOR

Witneses
1/2 Mr. B. Maheshwar Prasad
1/2 Mr. B. Maheshwar Prasad

(M/S Nativille Promoters Pvt. Ltd.)
VENDOR

Hem Ram Khosla
Advocate
GUJRANWALA

From :

District Town Planner,
Enforcement, Gurgaon

To :

Sh. Smt. Sandani D/o Sh. Jai Narayan s/o Chandan Singh
R/o Village Bajghera, Gurgaon

Memo No. 327 alt. 25/3.08

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

Ref. : 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. Sandani s/o. Sh. Jai Narayan for his land situated in Khewat / Khata No. 2045/2246 Kh. No. 28/12/3(2-5-0), 18/2/1 (2-9-0) Kita 2 area 5-4-0 of 3/104 share 0-3 located in the revenue estate of village Choma having Hadbast No. 62 for total land area measuring 0 Kanal 3 Marla to Sh./ M/s Natureville Promoters (P) Ltd R/o. 13-82/A, Greater Kailash-I, New Delhi 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

S-24-3-8

Endst. No.

Dated :

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

District Town Planner
Enforcement, Gurgaon

रजिस्टर इंतकाल

[illegible]

इस जगह से काटिय कि आमना से जमावन्दा के साथ नथ्या हो सक।