



हरियाणा HARYANA

260303

**SALE DEED**

|                  |   |                                    |
|------------------|---|------------------------------------|
| TYPE OF DEED     | : | SALE DEED                          |
| VALUATION        | : | Rs.9,37,500/-                      |
| STAMP DUTY       | : | Rs. 66000/ dt 22/07/2008           |
| STAMP NO./DATE   | : | 6545 dt 22/07/08                   |
| AREA/TYPE        | : | 5marlas /Agriculture               |
| VILLAGE          | : | Chauma Tehsil and District Gurgaon |
| DTP, Gurgaon NOC | : | 8.13... dated 22.08.2008           |



THIS SALE DEED is executed at Gurgaon on this 25th day of August, 2008 by:

1. Shanti Devi widow of Late Sh. Khajan Singh S/o Smt Chhoti;
2. Dharam Raj son of Late Sh. Khajan Singh S/o Smt Chhoti;
3. Prem Singh son of Late Sh. Khajan Singh S/o Smt Chhoti;
4. Shakuntla Devi daughter of Late Sh. Khajan Singh S/o Smt Chhoti;
5. Ramesh Rana son of Late Sh. Jeet Ram S/o Smt Chhoti;
6. Sudesh Rana- sons of Late Sh. Jeet Ram S/o Smt Chhoti;
7. Rajwati widow of Late Sh. Het Ram S/o Smt Chhoti;
8. Devinder son of Late Sh. Het Ram S/o Smt Chhoti;
9. Satish son of of Late Sh. Het Ram S/o Smt Chhoti;
10. Smt Kaushalya daughter of Late Sh. Het Ram S/o Smt Chhoti;

RTS Smt Shanti Devi  
 22/08/08  
 99  
 22/08/08  
 Sandeep Rana  
 Ravi Kumar  
 P. N. Shanti  
 P. N. Rajwade  
 Satish Rana  
 Rana Rana

Sr. No. 6545 Dated 21/7/08 Worth Rs. 66000/-  
Purchaser Sh. S/O W/o. ...  
R/o ... Nature with Barmaloss Pvt Ltd.  
Through ...  
For Sale deed M Deed/Lease Deed  
Rs. 937500/-

District Treasurer  
GURGAON 21/7/08

दिनांक 25/08/2008

प्रलेख नः 12837

डीड संबंधी विवरण

डीड का नाम SALE WITH IN MC AREA

तहसील/सब-तहसील गुडगांवा

गांव/शहर चौमा

स्थित चौमा

भवन का विवरण

भूमि का विवरण

5 Marla

निवासीय

धन संबंधी विवरण

राशि 937,500.00 रुपये

रजिस्ट्रेशन फीस की राशि 5,000.00 रुपये

स्टाम्प ड्यूटी की राशि 66,000.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

Drafted By: Sanjay Pahuja Adv.

यह प्रलेख आज दिनांक 25/08/2008 दिन सोमवार समय बजे श्री/श्रीमती/कुमारी Shanti Devi पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Khajan Singh निवासी Vill. Bajghera Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

प्रमाणित  
D. Ravi Raj Kumar  
Sudesh Rana  
Sandeep Rana  
Shakuntla Devi  
Prem Singh  
Rajwati  
Satish  
Raj Kumar  
Ramesh Rana  
Kanshalya  
Dharam Raj  
Shanti Devi  
Savitri

श्री Devinder, Sudesh Rana, Sandeep, Shakuntla Devi, Prem Singh, Rajwati, Satish, Raj Kumar, Ramesh Rana, Kanshalya, Dharam Raj, Shanti Devi, Savitri

उपरोक्त विक्रेताव 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 Himanshu Juneja पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी O.P. Juneja निवासी F-10-G/F Royale Casa SL-II Sec-56 साक्षी नः 1 के के हिम नम्बरदार/अधिकृत के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 25/08/2008



उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा



हरियाणा HARYANA

260302

11. Sandeep son of Late Sh. Shamsher son of Late Sh. Het Ram S/o Smt Chhoti;
12. Raj Kumar son of Late Sh Shamsher S/o Late Sh. Het Ram S/o Late Smt Chhoti;
13. Savitri widow of Late Sh Shamsher S/o Late Sh. Het Ram S/o Late Smt Chhoti;

All residents of Village Bajghera Tehsil and District Gurgaon, hereinafter jointly referred to as '**Vendor**', which expression shall unless repugnant to the context mean and include his legal heirs, assigns, legal representatives, successors, administrator, Power of attorney holders and executors 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, acting through its Authorized Signatory/Authorized Representative Shri. Pappu Masih, duly authorised by the Board of Directors, vide Resolution dated 10.08.2008 [hereinafter referred to 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.

A to  
Smt Shankumal Das



Sandeep Das

उत्तर



A to Shanki

Shanki

29  
की 2 कमी



A to Rajuwal

D. Rana

Reg. No. 12837  
Reg. Year 2008-2009

Book No. 1

This is the Part of No. 6545  
Dated 22/7/08 Worth Rs. 2

District Treasurer  
GURGAON

22/7/08



विक्रेता



क्रेता



गवाह



विक्रेता

विक्रेता  
Devinder Devinder Rana Sudesh Rana Sudesh Rana Sandeep Sandeep Rana Shakuntla  
Devi Devi Prem Singh Prem Singh  
Rajwati Rajwati Satish Satish Rana Raj Kumar Raj Kumar Ramesh  
Rana Rana Kaushalya Kaushalya  
Dharam Raj Dharam Raj Shanti Devi Shanti Devi Savitri Savitri



RTI 2/2/2008

क्रेता

thru:- Pappu Masih



गवाह 1:- H.R.Khatana

H.R.Khatana

गवाह 2:- Himanshu Juneja

Himanshu Juneja





हरियाणा HARYANA

260301

WHEREAS the VENDOR has represented that they are co-owners in possession of land admeasuring 5 marlas, which is stated to be recorded in Jamabandi for the year 2000-01; 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 sale deed, hereinafter referred to as 'said land' and vendor is intended to dispose off the said property to the interested party.

WHEREAS, the Vendor has assured and represented that the above lands are free from all encumbrances, charges, liens, exchanges, mortgages, attachments, agreement to sell (existing or expired), acquisition proceedings, litigations relating to the title or possession of the Said Land. He has further represented that he has not signed any agreement to sell or any kind of collaboration / development agreement (either valid or expired) with respect to the Said Land. The vendor has stated and assured that he is fully competent to sell, transfer, alienate and dispose of the Said Land.

WHEREAS the First Party/Vendor, is willing to sell the Said Land, which as per representation of the Vendor, is free from all encumbrances, charges, to the Second Party. Upon the said representation of the Vendor, The Second Party has agreed for a consideration amount of Rs. 9,37,500/- (Rupees Nine Lacs Thirty Seven Thousand Five Hundred only) and accordingly the Vendee has consented to purchase the said land from the Vendor for the consideration mentioned hereinabove on the terms and conditions mutually agreed upon between the parties. (herein after referred to as the "Said Land");

R/S  
Smt Shakyamini



Sandeep Rana

Raj Kumar

उत्तर



Anil Shanki

सावत्री

3



Anil Regusali

९९  
क/२/२५/१

D. Rana

Satish

This is the Part of No. 6545  
Dated ..... Worth Rs. 3

Reg. No. 12837 Reg. Year 2008-2009 Book No. 1

District Treasurer  
GURGAON 22/7/08

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12,837 आज दिनांक 25/08/2008 को बही नः 1 जिल्द नः 9,753 के पृष्ठ नः 140 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 832 के पृष्ठ सख्या 52 से 53 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 25/08/2008

उप/सयुक्त पंजीयन अधिकारी  
गुडगावा





हरियाणा HARYANA

616773

WHEREAS, relying upon the above assurances & representations of the vendor, the Purchaser has called upon the Vendor to covey the Said Land in favour of the Purchaser and accordingly, the Vendor are now executing these presents, being a Sale Deed, thereby conveying the Said Land in favour of the Purchaser/Vendee.

**NOW THIS SALE DEED WITNESSETH AS UNDER:**

**1. PROPERTY SOLD AND CONSIDERATION:**

That the total consideration of the said land is Rs. 9,37,500/- (Rupees Nine Lacs Thirty Seven Thousand Five Hundred only). The details of the payment of consideration by the vendee to the vendor, are as follows : -

| S.No. | Name           | Chq #  | Date       | Bank     | Amount (Rs.) |
|-------|----------------|--------|------------|----------|--------------|
| 1     | Shanti Devi    | 291242 | 22/05/2008 | CITIBANK | 4,687/-      |
| 2     | Dharam Raj     | 291243 | 22/05/2008 | CITIBANK | 4,687/-      |
| 3     | Prem Singh     | 291244 | 22/05/2008 | CITIBANK | 4,687/-      |
| 4     | Shakuntla Devi | 291246 | 22/05/2008 | CITIBANK | 4,687/-      |
| 5     | Ramesh Rana    | 291247 | 22/05/2008 | CITIBANK | 9,375/-      |
| 6     | Sudesh Rana    | 291248 | 22/05/2008 | CITIBANK | 9,375/-      |
| 7     | Rajwati        | 291249 | 22/05/2008 | CITIBANK | 11,250/-     |
| 8     | Dayinder       | 291250 | 22/05/2008 | CITIBANK | 11,250/-     |
| 9     | Satish         | 291251 | 22/05/2008 | CITIBANK | 11,250/-     |
| 10    | Smt. Kaushalya | 291252 | 22/05/2008 | CITIBANK | 11,250/-     |
| 11    | Sandeep        | 291253 | 22/05/2008 | CITIBANK | 5,625/-      |

Smt. Shakuntla  
DL

Signature

Signature

D. Remy

09

This is the Part of No. 6545

Dated 4 Worth Rs. 4

District Treasurer

GURGAON

22/7/08





हरियाणा HARYANA

A 701406

|    |                |        |            |          |          |
|----|----------------|--------|------------|----------|----------|
| 12 | Raj Kumar      | 291254 | 22/05/2008 | CITIBANK | 5,625/-  |
| 13 | Shanti Devi    | 291333 | 12/08/2008 | CITIBANK | 42183/-  |
| 14 | Dharam Raj     | 291334 | 12/08/2008 | CITIBANK | 42183/-  |
| 15 | Prem Singh     | 291335 | 12/08/2008 | CITIBANK | 42183/-  |
| 16 | Shakuntla Devi | 291336 | 12/08/2008 | CITIBANK | 42183/-  |
| 17 | Ramesh Rana    | 291337 | 12/08/2008 | CITIBANK | 84375/-  |
| 18 | Gudesh Rana    | 291338 | 12/08/2008 | CITIBANK | 84375/-  |
| 19 | Rajwati        | 291339 | 12/08/2008 | CITIBANK | 101250/- |
| 20 | Davinder       | 291340 | 12/08/2008 | CITIBANK | 101250/- |
| 21 | Satish         | 291341 | 12/08/2008 | CITIBANK | 101250/- |
| 22 | Smt. Kaushalya | 291342 | 12/08/2008 | CITIBANK | 101250/- |
| 23 | andeep         | 291343 | 12/08/2008 | CITIBANK | 31875/-  |
| 24 | Raj Kumar      | 291344 | 12/08/2008 | CITIBANK | 31875/-  |
| 25 | Savitri        | 291345 | 12/08/2008 | CITIBANK | 37500/-  |

The Vendor, upon receipt of the above amounts, which the vendor hereby acknowledges, hereby sell, convey, transfer and deliver to the Vendee and the vendee purchases from the vendor all the agricultural land measuring 5marlas together with rights, titles and interests in the said property, their respective total shares in the said land, all rights of easements, appurtenances patent or latent situated at Village Chauma Tehsil and District Gurgaon. The said Land for which the above consideration has been paid are as under:

Signature: [Handwritten Signature] D. Rany

22/7/08

**Land measuring 5 marlas** as recorded in revenue records in the following manner:

- (a) Land measuring 5 marlas being 1/12 share of lands in total land measuring 3kanals 4marlas [as per their respective shares] comprised in khewat no. 1534 khatauni no. 1712 Mustil no. 21 killa no. 24/1(3-4); read with Mutation No. 11134 ; All lands situated within the revenue estate of Village Chauma Tehsil and District Gurgaon, recorded so in Jamabandi for the year 2000-01.
2. That the VENDOR has assured and undertakes to the VENDEE that the VENDOR is the absolute owner in possession of the land measuring 5marlas. The Vendor does hereby for itself and its successors covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by, from, under, through or in trust for them, made done committed omitted or knowingly suffered to the contrary, THAT the Vendor now has good and rightful power and absolute authority to grant, release, convey and assure the Said Land hereby granted, released or assured or intended so to be, unto and to the use of the Purchaser forever in the manner aforesaid AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter, to peaceably and quietly enter upon, occupy, possess and enjoy the Said Land and of every part thereof, to use for their own use and benefit, without any interruption, claim or demand, whatsoever, from or by the Vendor or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them.

3. **PAYMENT OF CONSIDERATION:**

That the total consideration of the said land of 5marlas is Rs. 9,37,500/- (Rupees Nine Lacs Thirty Seven Thousand Five Hundred only). The Vendor hereby confirms and acknowledges that he has received the entire sale consideration for sale of the Said Land from the Purchaser/Vendee and that no other amount is either due or payable by the Purchaser either to the Vendor or to any other person/s claiming through the Vendor towards sale consideration for sale of the Said Land. However the vendor has received the cheques which shall be presented as per the dates stated therein and the same shall be subject to their encashment.

4. **COVENANTS OF THE VENDOR:**

- 5.1 The Vendor hereby sells, conveys, transfers, delivers and assigns to the Purchaser, all its rights, titles and interests in the Said Land, absolutely and forever.
- 5.2 The Vendor hereby covenants with the Purchaser that the Said Land is free and clear of any and all liens, encumbrances, charges or the like, including gift, mortgage, disputes, litigation, lis pendens, acquisition, requisition, attachment in the decree of any court, lien, court injunction, notices, trust, exchange, lease, legal flaws, claims, and the vendor has not done anything whereby its title to the Said Land is impaired

सावकरी

देवरा

D. R. Singh

D. R. Singh

27/12/2001

or affected, nor is it subject to any valid or subsisting or development thereof or undertaking in that behalf. The Said Land is not subject matter of any litigation, court proceedings, lis pendens, attachment, undertaking, guarantee or encumbrances or subject to any other valid and subsisting or lease/tenancy or licenses or management or power of attorney and is not subject to any lien, charge or trust.

- 5.3 The Vendor is 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. The Vendor further declares and covenants that he has been left with no share in the lands mentioned in Schedule A of the property and he will not raise any objection to the sanction of mutation in favour of vendee. The vendor further assures and undertakes that he will always be available for execution of any supplementary or correction deed, if any, ever needed by vendee in respect of the lands mentioned above.
- 5.4 The Vendor covenants that it has 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 Vendor 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 Vendor.
- 5.5 The Vendor confirms and declares that it has paid all the taxes and other dues in respect of the Said Land to the Revenue and other appropriate authorities including the Central or the State Government or any other authority, body, tribunal or instrumentality, till the date of execution of this Sale Deed.

The Vendor covenants with the Purchaser that it shall pay any other tax or levy or demand raised by any Government or Statutory Body in respect of the Said Land for the period prior to the date of this Sale Deed, irrespective whether such a demand is raised at any time hereafter.

- 5.6 The Vendor hereby confirms and declares that after receipt of the total sale consideration and handing over of the possession of the Said Land to the Purchaser, the Vendor is left with no right, title, claim or interest in the Said Land and the Purchaser can enjoy all the rights, title and interest in the Said Land without any obstruction or hindrance from any person in any manner whatsoever.
- 5.7 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 assuring the title to the Said Land.

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Sudeekhan



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Page 2

P. R. R.



D. Reng

Ani Shanki 99  
01/2 10/21

5. **THE VENDOR HEREBY REPRESENTS TO PURCHASER THAT:**

- (a) The Vendor has valid and marketable title over the Said Land, with a subsisting right to make the transfer in the manner contemplated in this Sale Deed.
- (b) The Said Land is not subject to any requisition/acquisition by the Central or the State Government or any other authority, body, tribunal or instrumentality, and to the best of the Vendor's knowledge, there exists no event or circumstance which is likely to result in any requisition/ acquisition of the Said Land by the Central or the State Government or any other authority, body, tribunal or instrumentality.
- (c) The Vendor is the absolute and lawful owner and in possession of the Said Land in the records of the office of the Sub-Registrar as well as in the revenue records and other concerned records, and has a clean and unrestricted right thereto, and the Vendor has an absolute, unfettered and unrestricted right to sell and transfer the same to the Purchaser and execute this Sale Deed, as per the terms and conditions contained herein. Other than the Vendor, no other person has any right or lien of any nature or in any manner whatsoever over the Said Land.
- (d) The transfer of the Said Land by the Vendor to the Purchaser in the manner contemplated in this Sale Deed shall result in the purchaser becoming an absolute owner and in unrestricted and unhindered possession of the Said Land.
- (g) The Said Land is not subject to any easement rights.
- (h) The Said Land is not affected by or is subject to any of the land ceiling laws and there is no restriction or other legal impediment on transfer of the Said Land by the Vendor to the Purchaser.
- (i) The Vendor has full power and authority to execute, deliver and perform this Sale Deed, and the Vendor has taken all necessary action to authorise the execution, delivery and performance of this Sale Deed which constitutes its legal, valid and binding obligation enforceable against it in accordance with the terms hereof.
- (j) There are no pending litigation or proceedings of any nature whatsoever in connection with the Said Land that may affect or are likely to affect, the execution of this Sale Deed, the transfer thereof, or the Vendor's title to the Said Land.

सावित्री

Sulak Kany



Raj Kumar

Sanjeev Kumar



शिवराम

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D. Rung

Dr. Shanti - 29/12/2021

5. **HANDING OVER POSSESSION OF SAID LAND:**

The Vendor confirms and declares that it has already handed over the legal, vacant, actual physical and peaceful possession of the Said Land to the Purchaser and the Purchaser hereby confirms having received the legal, vacant, physical and peaceful possession of the Said Land, as stated above.

6. **STAMP DUTY AND REGISTRATION CHARGES AND SCHEDULE OF THE SAID LAND:**

The Purchaser has incurred the stamp duty, registration related charges for execution of registration of the Sale Deed. .

**SCHEDULE 'A'**

**Description of the Said Land admeasuring 5marlas :**

(a) Land measuring 5 marlas being 1/12 share of lands in total land measuring 3kanals 4marlas [as per their respective shares] comprised in khewat no. 1534 khatauni no. 1712 Mustil no. 21 killa no. 24/1(3-4); read with Mutation No 11134 which is recorded in Jamabandi for the year 2000-01 for the revenue record of land in Village Chauma, Tehsil, and District Gurgaon, Haryana;

IN WITNESS WHEREOF the Vendor has signed this Sale Deed at the place, day, month and year first hereinabove written in the presence of following witnesses:

Drafted by  
WITNESSES :  
1. HIMANSHU JUNEJA S/O SH. D.P. JUNEJA  
F-10, GF, ROYALE CASA  
SL-II, SECTOR-56  
GURGAON  
2. Him Ram Khatauni  
Advocate  
Gurgaon  
SANJAY PANTHA  
Advocate  
Lawyer's Chamber No. 24 Block-D  
Distt Court Gurgaon  
VENDOR  
PURCHASER  
Savari  
Sudesh Kaur  
Pappu Masih  
D. Rani  
Ranjana  
Sandeep Rana  
Raj Kumar  
Rajwari  
Satiya Rani  
Shankar  
Shankar

HANDING OVER POSSESSION OF SAID LAND

The Vendor confirms and declares that it has already handed over the legal, vacant, actual physical and peaceful possession of the said land to the Purchaser and the Purchaser hereby confirms having received the legal, vacant, physical and peaceful possession of the said land on terms and conditions.

STIPULATIONS AND RIGHTS, TERMS, CONDITIONS AND SCHEDULE OF THE SAID LAND

The Purchaser has received the vacant, legal, peaceful and quiet possession of the said land.

SCHEDULE

Description of the said land and its boundaries:

(a) Land measuring 2 ares being 113 square of land in total and measuring 30m x 37m (approx) bounded by the road on the north, 30m x 37m (approx) on the south, 30m x 37m (approx) on the east and 30m x 37m (approx) on the west. The land is situated in the village of ...

बसोका नं/12833 अति. वही नं/1

जिला नं/107

संगणक नं/...

पिन नं/887

दिनांक 25/8/18 को राज. रजिस्ट्रार

दिया गया।

संयुक्त सच. रजिस्ट्रार  
गुडगाँव



[illegible]

