

Stamp Duty (Cash) Realisation  
Certificate Under Section  
41 42 - Stamp Manual

No. 98

Date 31/1/06

ascertained that a sum of Rs. 24,05,400/- or

Twenty four lac five thousand only

has been realised in Cash from Sh.---

B.T.N.S. Bhandal Well Pvt Ltd N. Delhi Tharu Hari om Singh Adl Sohna

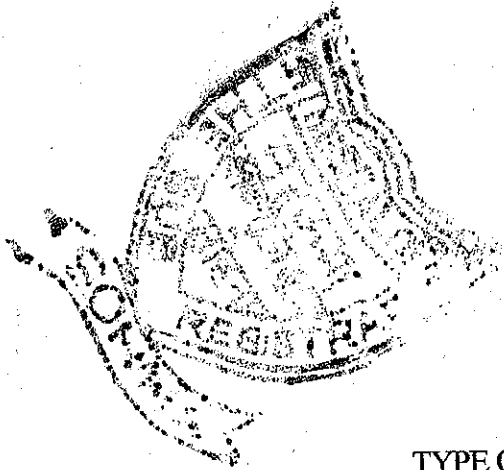
in account of Ch.M.P. 37.E Dt 31/1/06

in favour of SD 4,00,90,000/-

Assistant Treasury Officer  
SOHNA

31/1/06

6564  
1-2-06



SALE DEED

TYPE OF DEED	:	SALE DEED
UNIT LAND	:	15 Kanal 4 Marla
MAUZA	:	Village Behrampur
TRANSACTION VALUE	:	Rs. 4,00,90,000/-
STAMP DUTY	:	Rs. 24,05,400/-
STAMP NO. & DATE	:	98/31-01-2006
ISSUED BY	:	Sub-Treasury Sohna

THIS SALE DEED IS EXECUTED AT SOHNA ON THIS 1<sup>st</sup> Day of February 2006 by

Contd....2

Dr. Suresh Kumar

Savitri Bhandal



प्रलेख नः 6564

दिनांक 01/02/2006

<b>डीड संबंधी विवरण</b>		
डीड का नाम	SALE OUTSIDE MC AREA	
तहसील/सब-तहसील सोहना	गांव/शहर Barampur	स्थित Barampur
<b>भवन का विवरण</b>		
<b>भूमि का विवरण</b>		
चाही	1 Acre 7 Kanal 4 Marla	
<b>धन संबंधी विवरण</b>		
राशि 40,090,000.00 रुपये	स्टाम्प ड्यूटी की राशि 2,405,400.00 रुपये	
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: Manoj Goyal

यह प्रलेख आज दिनांक 01/02/2006 दिन बुधवार समय बजे श्री/श्रीमती/कुमारी Chirag Devp. पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी DLF Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

*Salil Bhatia*  
हस्ताक्षर प्रस्तुतकर्ता

उप/संबुक्त पंजीयन अधिकारी  
सोहना

श्री Chirag Devp. thru Salil Bhatia, Dig Ram (OTHER)

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी Tho-Hari Om Singh क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी N S Boken पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv Gurgaon व श्री/श्रीमती/कुमारी Mahinder Singh Yadav पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Dig Ram निवासी Gurgaon ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 01/02/2006



उप/संबुक्त पंजीयन अधिकारी  
सोहना

Chirag Developers, DLF, Phase-I, Gurgaon through Digh Ram S/o Jagan R/o A-14/6, DLF., Phase-I, Gurgaon & Salil Bhatia S/o Surender Mohan Bhatia R/o KCM-2, DLF, Phase-1, Gurgaon, Teh. & Distt. Gurgaon vide Resolution Dt. 28-01-06 (hereinafter referred to as "VENDOR").

IN FAVOUR OF

B.T.V.S. BUILDWELL (P) LTD., M-22, 1<sup>ST</sup> FLOOR, RAJOURI GARDEN, NEW DELHI - 110027 (hereinafter referred to as "VENDEE").

The expression "Vendor" and "Vendee" unless repugnant to the context or otherwise shall mean and include their respective legal heirs, successors, legal representatives, administrators, executors, nominees and assigns.

WHEREAS the Vendor is the actual legal owner and in possession of the Land bearing Khewat/Khata No. 123/176, Rect. No. 12, Killa No. 21/1(1-6), Rect. No. 13 Killa No. 24(7-12), 25(8-0), Rect. No. 19 Killa No. 4(7-12), 5(8-0), 6(8-0), 7(7-12), Rect. No. 20 Killa No. 1(3-0), 10(5-1), Rect. No. 26 Killa No. 9/1(4-13), total land measuring 60 Kanal 16 Marla to the extent of 304/1216 share i.e. 15 Kanal 4 Marla situated within revenue estate of village Behrampur, Tehsil Sohna, Distt. Gurgaon as per Fard Jamabandi for the year 1999-2000.

AND WHEREAS after acquiring the said land the Vendor is seized and possessed of the land as owner hereof and has been utilizing the said land for its own use and benefits and the Vendor has absolute and unfettered right and authority to sell, dispose and transfer the said land.

AND WHEREAS now for its personal needs and requirements and for household/business expenses the Vendor has agreed to sell the said land measuring 15 Kanal 4 Marla, voluntarily without any pressure and in its good sense for a total sale consideration of Rs. 4,00,90,000/- (Rupees Four Crore Ninety Thousand only) to the Vendee and Vendee has agreed to purchase the same.

THIS SALE DEED WITNESSES AS FOLLOWS:-

That the Vendor has received the total sale consideration of Rs. 4,00,90,000/- (Rupees Four Crore Ninety Thousand only) in the following manner: -

Rs. 40,00,000/- vide Cheque No. 195766 Dt. 29-01-06 drawn on ABN AMRO Bank, Gurgaon  
Rs. 3,60,90,000/- vide Cheque No. 195785 Dt. 31-01-06 drawn on ABN AMRO Bank, Gurgaon

The receipt of which the vendor doth hereby admits and acknowledged in full and final settlement.

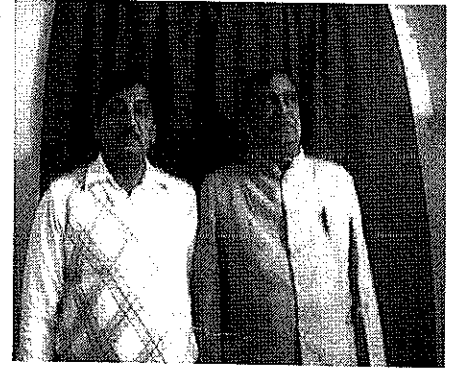
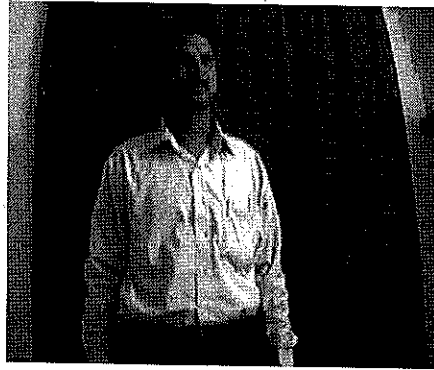
Hence in consideration of the above said amount the Vendor do hereby fully conveys transfers, sales and assigns the said agricultural land measuring 15 Kanal 4 Marla with tubewell & with all its rights, titles, thereto unto the Vendee, who shall be the absolute owner of the same and shall enjoy all the above rights without any hindrance, claim or title of any other person.

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*Salil Bhatia*

Reg. No. 6564 Reg. Year 2005-2006 Book No. 1



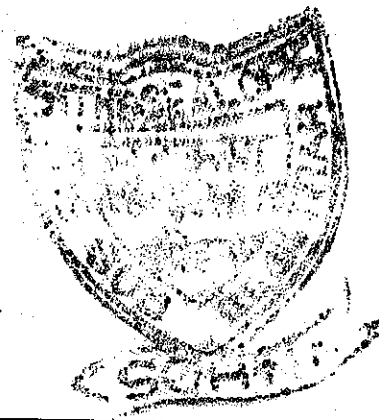
विक्रेता विक्रेता गवाह  
Salil Bhatia, Dig Ram *Salil Bhatia*  
क्रेता  
Tho-Hari Om Singh *Har Om*  
गवाह :- N S Boken *NSB* Mahinder Singh Yadav *Mahinder Singh Yadav*

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6,564 आज दिनांक 01/02/2006 को बही नः 1 जिल्द नः 1,311 प्रष्ठ नः 113 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जल्द नः 193 के प्रष्ठ सख्या 7 से 9 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 01/02/2006

उप/संयुक्त पंजीयन अधिकारी  
सोहना



THAT the Vendor was in physical possession of said land and has handed over the vacant and actual physical possession of the said land to the Vendee at the spot and also handed over all original documents concerning the said land to the Vendee at the spot.

THAT the vendor shall co-operate in getting the mutation affected in favour of the Vendee or otherwise the Vendee is also fully entitled and empowered to have the same mutated in his own name and entered in all revenue records and offices on the basis of this Sale Deed.

THAT all the land revenue and other charges etc. up to the date of registration of the Sale Deed are to be borne by the Vendor and thereafter the Vendee shall be liable for the same.

THAT the vendor has been left with no claim, title, interest whatsoever in the said land and now the Vendee has become absolute and exclusive owner thereof to enjoy all privileges and profits of said land.

THAT the said land has not been notified under section 4 or 6 of the Land Acquisition Act, 1894, either for the planned development or for any other purpose.

THAT the Vendor fully assures to the Vendee that the Vendor is the absolute, actual and real owner of the said land and the same is free from all sorts of encumbrances such as prior sale, mortgage, gift, litigation, disputes, acquisition, requisition, attachment, decree of any court, notices, lien, court injunction, lease agreement, agreement to sale etc. or any other defects into the title and if it is proved otherwise, or the whole or any part of the said land hereby conveyed/transferred is taken away or goes out of the possession of the Vendee on account of any reason whatsoever then the Vendor shall be liable to make good the loss thus sustained by the Vendee and keep the Vendee indemnified against all such losses, costs, charges and expenses etc. thereby occurred to the vendee in this connection.

THAT all costs and expenses of stamp duty and registration fee of this Sale Deed have been borne and paid by the Vendee.

#### SCHEDULE OF LAND

THAT the above agriculture land 15 Kanal 4 Marla situated with in revenue estate of Village Behrampur, Tehsil Sohna, Distt. Gurgaon is comprised in Khewat/Khata No. 123/176, Rect. No. 12, Killa No. 21/1(1-6), Rect. No. 13 Killa No. 24(7-12), 25(8-0), Rect. No. 19 Killa No. 4(7-12), 5(8-0), 6(8-0), 7(7-12), Rect. No. 20 Killa No. 1(3-0), 10(5-1), Rect. No. 26 Killa No. 9/1(4-13), total land measuring 60 Kanal 16 Marla to the extent of 304/1216 share i.e. 15 Kanal 4 Marla.

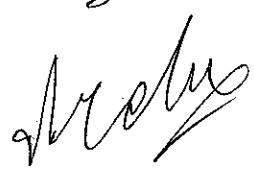


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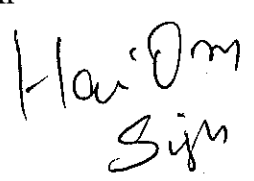
*Sair Bhai*





IN WITNESSES WHEREOF the parties above named affixed their signatures on this deed of sale on the day month and year written above in the presence of the witnesses given below.

WITNESSES:  
1.   1-2-06  
VENDOR  
Chirag Developers, through Digh Ram & Salil Bhatia

(N.S. Bowers Aherjee)  
Gurgaon  
  
2.    
21 4 9  
VENDEE  
B.T.V.S. BUILDWELL (P) LTD.  
through

(Mahender Singh Yadav -> Digh Ram)  
& DLF Gurgaon  
  
Sign

   
JTO Manger Ram & Digh Ram to Ramcharan & Digh Ram  
Both & DLF Gurgaon

दसीका नं० 6569 अति. बही नं० / .....

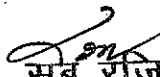
जिल्द नं० 137 पृष्ठ नं० 67-68

चस्पा किया गया बही नं० .....

जिल्द नं० 102 पृष्ठ नं० 82

दिनांक 1-2-06 को दर्ज रजिस्टर

किया गया।

  
सब रजिस्ट्रार  
सोहना