Certificate Under Section
41 42 - Stamp Manual

No. 89 Date 30/1/06

Certified that a sum of Rs 2829000/—
(Rupees Twenty Eight Lac Twenty Nine thousand only
has been received in cash from Sh.
B.T.V.S. Build Well Pvt Ltd New Delhi Thru Hari Om Singh Adv
on account of C.H.No. 92 Dt 30/1/06 - Sohna
a sum of SD 4715000/—

Assistant Treasury Officer
SOHNA
30/1/06

6511
30-1-6

SALE DEED

TYPE OF DEED	:	SALE DEED
UNIT LAND	:	18 Kanal 9 Marla
MAUZA	:	Village Behrampur
TRANSACTION VALUE	:	Rs. 4,71,50,000/-
STAMP DUTY	:	Rs. 28,29,000/-
STAMP NO. & DATE	:	89/30-01-2006
ISSUED BY	:	Sub-Treasury Sohna

THIS SALE DEED IS EXECUTED AT SOHNA ON THIS 30th Day of January 2006 by

Contd....2

प्रलेख न: 6511

दिनाँक 30/01/2006

डीड सबंधी विवरण

डीड का नाम SALE OUTSIDE MC AREA

तहसील/सब-तहसील सोहना गांव/शहर Barampur स्थित Barampur

भवन का विवरण

भूमि का विवरण

चाही 2 Acre 2 Kanal 9 Marla

धन सबंधी विवरण

राशि 47,150,000.00 रुपये स्टाम्प डयूटी की राशि 2,829,000.00 रुपये

रजिस्ट्रेशन फीस की राशि 500.00 रुपये पेस्टिंग शुल्क 2.00 रुपये

Drafted By: H Singh

यह प्रलेख आज दिनाँक 30/01/2006 दिन सोमवार समय बजे श्री/श्रीमती/कुमारी Rishipal,Vijay,Balbir पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Khacheru निवासी Ghatta द्वारा पँजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Rishipal,Vijay,Balbir, Dheeraj,Rajesh

उप / सयुँक्त पँजीयन अधिकारी
सोहना

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Tho-Raghbir क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यो को दोनो पक्षो ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रूपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।
दोनो पक्षो की पहचान श्री/श्रीमती/कुमारी Mangat Ram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Lam Baluda व श्री/श्रीमती/कुमारी Jagdish पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Lam Daulla ने की।
साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी न:2 की पहचान करता है।

दिनाँक 30/01/2006

उप / सयुँक्त पँजीयन अधिकारी
सोहना

Rishi Pal – Vijay Singh – Balbir Singh – Dheeraj – Rajesh @ Rakesh Ss/o Khacheru S/o Sh. Gopi Chand All R/o Vill, Ghata, Teh. Sohna, Distt. Gurgaon. (In Equal Share) (hereinafter referred to as "VENDORS)".

IN FAVOUR OF

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

The expression "Vendors" 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 Vendors are the actual legal owners and in possession of the Land bearing Khewat/Khata No. 222/277, Rect. No. 4, Killa No. 20(5-2), 21(7-19), 22(8-0), 23/1(2-8), total land measuring 23 Kanal 9 Marla to the extent of 114/469 share i.e. 5 Kanal 14 Marla, Khewat/Khata No. 196/251, Rect. No. 3, Killa No. 25(2-4), Rect. No. 13 Killa No. 1(8-0), Rect. No. 14 Killa No. 5(8-0), total land measuring 18 Kanal 4 Marla to the extent of 1/4 share i.e. 4 Kanal 11 Marla, Khewat/Khata No. 77/127, Rect. No. 13, Killa No. 16/2(3-19), 17/2(3-16), total land measuring 7 Kanal 15 Marla to the extent of 2/3 share i.e. 5 Kanal 3 Marla, 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 2/40 share i.e. 3 Kanal 1 Marla, "Total land from above noted Khewat's 18 Kanal 9 Marla situated within revenue estate of village Behrampur, Tehsil Sohna, Distt. Gurgaon as per Fard Jamabandi for the year 1999-2000 & Mutation No. 1403 sanctioned.

AND WHEREAS after acquiring the said land the Vendors are seized and possessed of the land as owners hereof and have been utilizing the said land for their own use and benefits and the Vendors have absolute and unfettered right and authority to sell, dispose and transfer the said land.

AND WHEREAS now for his personal needs and requirements and for household/business expenses the Vendors have agreed to sell the said land measuring 18 Kanal 9 Marla, voluntarily without any pressure and in its good sense for a total sale consideration of Rs. 4,71,50,000/- (Rupees Four Crore Seventy One Lacs Fifty Thousand only) to the Vendee and Vendee has agreed to purchase the same.

THIS SALE DEED WITNESSES AS FOLLOWS:-

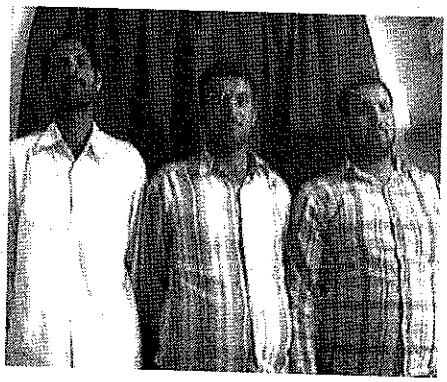
That the Vendor has received the total sale consideration of Rs. 4,71,50,000/- (Rupees Four Crore Seventy One Lacs Fifty Thousand only) in the following manner: -

Rs. 47,15,000/- by Cheque No. 195773 Dt. 30-01-06 drawn on ABN-AMRO Bank, Gurgaon ifv Rishi Pal

Rs. 47,15,000/- by Cheque No. 195774 Dt. 30-01-06 drawn on ABN-AMRO Bank, Gurgaon ifv Vijay Singh Cont....3

ऋषि पाल बलबीर
विजय धीरज राजेश

Reg. No.	Reg. Year	Book No.
6511	2005-2006	1



विक्रेता

क्रेता

गवाह

विक्रेता

विक्रेता

Rishipal,Vijay,Balbir_____ Dheeraj,Rajesh_____

क्रेता

Tho-Raghbir_____

गवाह :- Mangat Ram_____ Jagdish_____

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमाक 6,511 आज दिनाँक 30/01/2006 को बही न: 1 जिल्द न:1,311 प्रष्ठ न: 100 पर पँजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जल्द न: 191 के प्रष्ठ सख्या 70 से 72 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 ।

दिनाँक 30/01/2006

उप / सयुँक्त पँजीयन अधिकारी
सोहना

Rs. 47,15,000/- by Cheque No. 195775 Dt. 30-01-06 drawn on ABN-AMRO Bank, Gurgaon ifv Balbir Singh

Rs. 47,15,000/- by Cheque No. 195776 Dt. 30-01-06 drawn on ABN-AMRO Bank, Gurgaon ifv Dheeraj

Rs. 47,15,000/- by Cheque No. 195777 Dt. 30-01-06 drawn on ABN-AMRO Bank, Gurgaon ifv Rajesh

Rs. 47,15,000/- by Cheque No. 195778 Dt. 01-03-06 drawn on ABN-AMRO Bank, Gurgaon ifv Rishi Pal

Rs. 47,15,000/- by Cheque No. 195779 Dt. 01-03-06 drawn on ABN-AMRO Bank, Gurgaon ifv Vijay Singh

Rs. 47,15,000/- by Cheque No. 195780 Dt. 01-03-06 drawn on ABN-AMRO Bank, Gurgaon ifv Balbir Singh

Rs. 47,15,000/- by Cheque No. 195782 Dt. 01-03-06 drawn on ABN-AMRO Bank, Gurgaon ifv Dheeraj

Rs. 47,15,000/- by Cheque No. 195783 Dt. 01-02-06 drawn on ABN-AMRO Bank, Gurgaon ifv Rajesh

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 Vendors do hereby fully convey transfer, sell and assign the said agricultural land measuring 18 Kanal 9 Marla with tubewell & with all their 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.

THAT the Vendors ware 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 vendors 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.

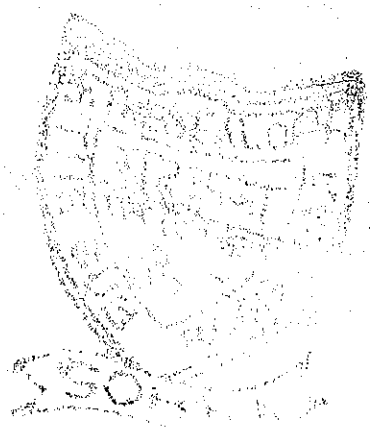
THAT all the land revenue and other charges etc. up to the date of registration of the Sale Deed are to be borne by the Vendors and thereafter the Vendee shall be liable for the same.

THAT the vendors 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.

Cont.....4

त्रयपि पत्र बलबीर
विजय
धीरज राजेश



THAT the Vendors fully assures to the Vendee that the Vendors are 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 Vendors 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 18 Kanal 9 Marla situated with in revenue estate of Village Behrampur, Tehsil Sohna, Distt. Gurgaon is comprised in Khewat/Khata No. 222/277, Rect. No. 4, Killa No. 20(5-2), 21(7-19), 22(8-0), 23/1(2-8), total land measuring 23 Kanal 9 Marla to the extent of 114/469 share i.e. 5 Kanal 14 Marla, Khewat/Khata No. 196/251, Rect. No. 3, Killa No. 25(2-4), Rect. No. 13 Killa No. 1(8-0), Rect. No. 14 Killa No. 5(8-0), total land measuring 18 Kanal 4 Marla to the extent of 1/4 share i.e. 4 Kanal 11 Marla, Khewat/Khata No. 77/127, Rect. No. 13, Killa No. 16/2(3-19), 17/2(3-16), total land measuring 7 Kanal 15 Marla to the extent of 2/3 share i.e. 5 Kanal 3 Marla, 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 2/40 share i.e. 3 Kanal 1 Marla, "Total land from above noted Khewat's 18 Kanal 9 Marla.

Cont....5

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.

Drafted by me Hari Om Sgh

WITNESSES:

1.

VENDORS

Rishi Pal – Vijay Singh – Balbir Singh

– Dheeraj – Rajesh @ Rakesh

2.

VENDEE

B.T.V.S. BUILDWELL (P) LTD.

through RAGHBIR

दसीका नं0 6511 अति. बही नं0 1
जिल्द नं0 1323 पृष्ठ नं0 61-62 पर
चस्पा किया गया बही नं0 1
जिल्द नं0 102 पृष्ठ नं0 76
दिनांक ..... को दर्ज रजिस्टर
किया गया। 30/06

संयुक्त सब रजिस्ट्रार
सोहना