

प्रलेख नः 7666

दिनांक 27/03/2006

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Barampur	स्थित Barampur
<u>भवन का विवरण</u>		
<u>भूमि का विवरण</u>		
चाही	3 Kanal 18 Marla	
<u>धन संबंधी विवरण</u>		
राशि 10,825,000.00 रुपये	स्टाम्प ड्यूटी की राशि 649,515.00 रुपये	
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: Manoj Goyal

यह प्रलेख आज दिनांक 27/03/2006 दिन सोमवार समय बजे श्री/श्रीमती/कुमारी Phool
श्री/श्रीमती/कुमारी श्री/श्रीमती/कुमारी Budh Ram निवासी Bairampur द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

हस्ताक्षर प्रस्तुतकर्ता

उप/सयुक्त पंजीयन अधिकारी
सोहना

श्री Phool Singh, Lakhmi, Rajpal, Billu, Bhagwati

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Tho-Kapil 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 Jagdish पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Lam Daulla
व श्री/श्रीमती/कुमारी Vijay पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Khacheru निवासी Ghatta ने की।

साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

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सोहना

Phool Singh (26½ share) & Lakhmi Chand – Rajpal (37 share in equal share), Billu (10½ Share) All Sons of Budh Ram S/o Surjan and Smt. Bhagwati Wd/o Budhram (4 share) All R/o Behrampur, Tehsil Sohna, Distt. Gurgaon. (hereinafter referred to as “VENDORS”).

IN FAVOUR OF

ADSON SOFTWARE (P.) LTD. 108, NEW RAJDHANI ENCLAVE, VIKAS MARG, NEW DELHI-92. (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. 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), fields 10, land measuring 60 Kanal 16 Marla to the extent of 78/1216 share i.e. 3 Kanal 18 Marla situated within revenue estate of village Behrampur, Tehsil Sohna, Distt. Gurgaon as per Fard Jamabandi for the year of 1999-2000.

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 their personal needs and requirements and for household/business expenses the Vendors have agreed to sell the said land measuring 3 Kanal 18 Marla, voluntarily without any pressure and in its good sense for a total sale consideration of Rs. 1,08,25,000/- (Rupees One Crore Eight Lacs Twenty Five Thousand only) to the Vendee and Vendee has agreed to purchase the same.

THIS SALE DEED WITNESSES AS FOLLOWS:-

That the Vendors have received the total sale consideration of Rs. 1,08,25,000/- (Rupees One Crore Eight Lacs Twenty Five Thousand only) in the following manner: -

- Rs. 5,50,000/- vide Cheque No. 246111 dt. 27-03-06 drawn on ABN AMRO Bank Gurgaon ifv. Bhagwati
- Rs. 36,43,750/- vide Cheque No. 246112 dt. 27-03-06 drawn on ABN AMRO Bank Gurgaon ifv. Phool Singh
- Rs. 25,43,750/- vide Cheque No. 246113 dt. 27-03-06 drawn on ABN AMRO Bank Gurgaon ifv. Lakhmi Chand
- Rs. 25,43,750/- vide Cheque No. 246114 dt. 27-03-06 drawn on ABN AMRO Bank Gurgaon ifv. Rajpal
- Rs. 14,43,750/- vide Cheque No. 246115 dt. 27-03-06 drawn on ABN AMRO Bank Gurgaon ifv. Billu
- Rs. 1,00,000/- vide Cheque No. 246116 dt. 27-03-06 drawn on ABN AMRO Bank Gurgaon ifv. Bhagwati

मं च रिं स Lakhmi

भगवती

Billu



भगवती

Cont....3

Reg. No.

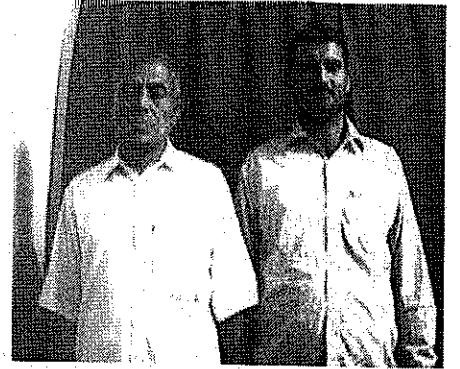
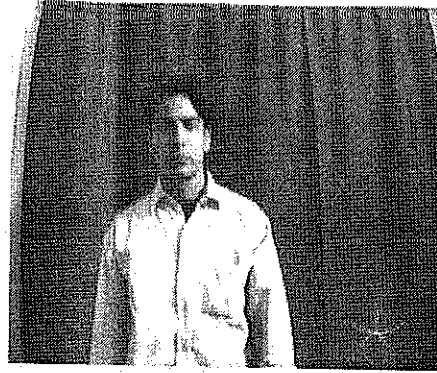
Reg. Year

Book No.

7666

2005-2006

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विक्रेता
Phool Singh, Lakhmi, Rajpal

क्रेता

गवाह

Lakhmi

Billu, Bhagwati

क्रेता

Tho-Kapil

Kapil

Billu

राजपाल

गवाह :- Jagdish

Vijay

Jagdish

Vijay

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7,666 आज दिनांक 27/03/2006 को बही नः 1 जिल्द नः 1,312 प्रष्ठ नः 189 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जल्द नः 224 के प्रष्ठ सख्या 25 से 27 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 27/03/2006

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सोहना



Hence in consideration of the above said amount the Vendors do hereby fully convey transfer, sell and assign the said agricultural land measuring 3 Kanal 18 Marla with **tube well and 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 were in physical possession of said land and have 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 have 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 Vendors fully assure 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.

SHHECULE OF LAND

THAT the above agriculture land 3 Kanal 18 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), fields 10, land measuring 60 Kanal 16 Marla to the extent of 78/1216 share i.e. 3 Kanal 18 Marla

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५१ का रिटिं Lakshmi

राजपुत्र

Bill



राजपुत्र

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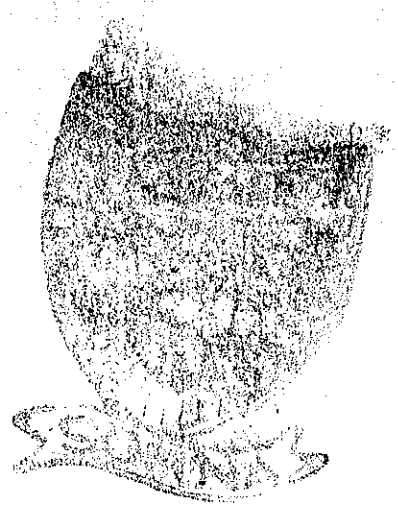
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IN WITNESSES WHEREOF the parties above named affixed their signatures on this deed of sale on the day month and year written above in the presence of the witnesses given below.

WITNESSES: *Rajpal Singh* *Lakmi Chand* *Rajpal* 27-3-06
VENDORS

1. Phool Singh - Lakmi Chand - Rajpal

Phool Singh *Lakmi* *Rajpal*



Billu - B...



2. *[Signature]*

ADSON SOFTWARE (P.) LTD.
through *Kapil* (KAPIL ALWA)

[Signature]
1957M

(Vijay S/o Khacharu)
S/o Ghatu

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वसीका नं० 7666 अति. बही नं० 1
जिल्द नं० 138 पृष्ठ नं० 61 पृष्ठ 2
चस्पा किया गया बही नं० 1
जिल्द नं० 104 पृष्ठ नं० 15
दिनांक को दर्ज रजिस्टर
किया गया। 27-3-06

संयुक्त सब रजिस्ट्रार
सोहना