

Sr. No. 1460

dated 25-11-05

Certified Under Section 42 of the Indian Stamp Act, 1889,

that Stamp Duty of the amount of Rs. 2012400-

(Rupees Twenty lac twelve thousand four hundred ✓)

has been levied on this document and paid by Base Exports Pvt Ltd

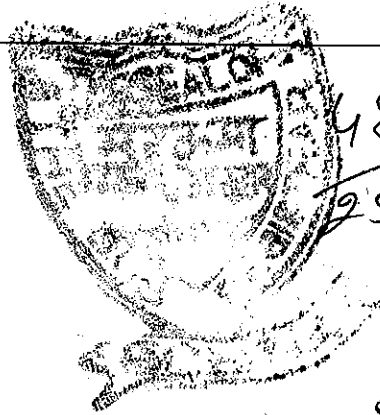
New Delhi

vide treasury challan No. 8

Dated 25-11-05

for SD. 33540000-

In favour of _____



TREASURY OFFICER
CUM-COLLECTOR
GURGAON.


25-11-05

SALE DEED

TYPE OF DEED	:	SALE DEED
UNIT LAND	:	21 Kanal 4 Marla
MAUZA	:	Village Bairampur
TRANSACTION VALUE	:	Rs. 3,35,40,000/-
STAMP DUTY	:	Rs. 20,12,400/-
STAMP NO. & DATE	:	1460/25-11-2005
ISSUED BY	:	Treasury Gurgaon

THIS SALE DEED IS EXECUTED AT SOHNA ON THIS 25th Day of November 2005 by

Contd....2


L. T. N. H. S. R. M.

प्रलेख नः 4899

दिनांक 25/11/2005

<u>डीड संबंधी विवरण</u>		
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 5 Kanal 4 Marla	
धन संबंधी विवरण		
राशि 33,540,000.00 रुपये	स्टाम्प ड्यूटी की राशि 2,012,400.00 रुपये	
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: Hari OM Singh

यह प्रलेख आज दिनांक 25/11/2005 दिन शुक्रवार समय बजे श्री/श्रीमती/कुमारी Hari Ram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Budha@Changa निवासी Barampur द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Hari Ram

उप/सयुक्त पंजीयन अधिकारी
सोहना

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Tho-Vishnu Dutt क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनो पक्षो ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये 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 Tek Chand पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Hari Ram निवासी Barampur ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी नः2 की पहचान करता है।

दिनांक 25/11/2005

उप/सयुक्त पंजीयन अधिकारी
सोहना

-2-

HARIRAM S/O BUDHA @ CHANGA S/O JAGRAM R/O VILL. BAIRAMPUR, TEH. SOHNA, DISTT. GURGAON. (hereinafter referred to as "VENDOR").

IN FAVOUR OF

BASE EXPORTS PVT. LTD. 5-I, SAHAPUR JAAT, NEW DELHI-49. (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. 140/193, Rect. No. 19, Killa No. 8(8-0), 9/1(2-12), 12/2(2-12), 13(8-0), total fields 4, total land measuring 21 Kanal 4 Marla Salim situated within revenue estate of village Bairampur, 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 his 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 his personal needs and requirements and for household/business expenses the Vendor has agreed to sell the said land measuring 21 Kanal 4 Marla, voluntarily without any pressure and in its good sense for a total sale consideration of Rs. 3,35,40,000/- (Rupees Three Crore Thirty Five Lacs Forty Thousand only) to the Vendee and Vendee has agreed to purchase the same. Contd....3

L-10 Hariram

Reg. No. 4899 Reg. Year 2005-2006 Book No. 1



विक्रेता

विक्रेता
Hari Ram



क्रेता

क्रेता
Tho-Vishnu Dutt



गवाह

गवाह :- Mangat Ram Tek Chand

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,899 आज दिनांक 25/11/2005 को बही नः 1 जिल्द नः 1,309 प्रष्ठ नः 99 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 145 के प्रष्ठ सख्या 13 से 15 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 25/11/2005

उप/सयुक्त पंजीयन अधिकारी
सोहना



THIS SALE DEED WITNESSES AS FOLLOWS:-

That the Vendor has received the total sale consideration of Rs. 3,35,40,000/- (Rupees Three Crore Thirty Five Lacs Forty Thousand only) in the following manner: -

Rs. 3,35,40,000/- by Cheque No. 206835 dated 25-11-2005 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 transfer, sells and assigns the said agricultural land measuring 21 Kanal 4 Marla with tubewell & with all his 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 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.

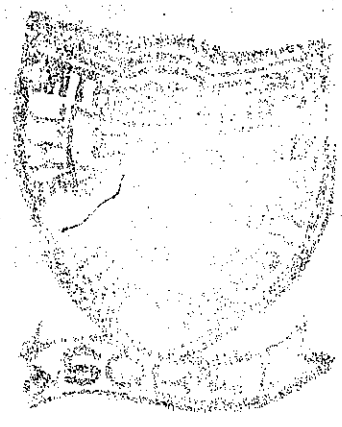
THAT the vendor shall co-operate in getting the mutation affected in favour of the Vendee or otherwise the Vendee is also fully entitled and empowered to have the same mutated in his own name and entered in all revenue records and offices on the basis of this Sale Deed.

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. Contd....4



L.T.9 M. S. Panam

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
58 CHEMISTRY BUILDING
CHICAGO, ILLINOIS 60637
TEL: 773-936-3700
FAX: 773-936-3701
WWW: WWW.CHEM.UCHICAGO.EDU



-4-

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.

SHHECULE OF LAND

THAT the above agriculture land 21 Kanal 4 Marla situated with in revenue estate of Village Bairampur, Tehsil Sohna, Distt. Gurgaon is comprised in Khewat/Khata No. 140/193, Rect. No. 19, Killa No. 8(8-0), 9/1(2-12), 12/2(2-12); 13(8-0), total fields 4, total land measuring 21 Kanal 4 Marla Salim. Contd....5

The first of these is the fact that the...

It is also true that the...

There is a further point...

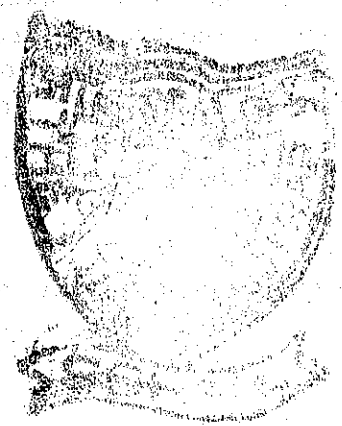
It is also true that the...

There is a further point...

It is also true that the...

There is a further point...

It is also true that the...



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.

Dattel es m **HARLOM SINGH**
w/son *Harom* Advocate
WITNESSES: Distt. Court, Gurgaon

1.

10/12/17

VENDOR



2.

Tej Chand S/o Hari Ram
S/o Bairam pur
Tej Chand

VENDEE



BASE EXPORTS PVT. LTD.

through **VISHNU DATT SHUKLA**

S/o Sh. Ram Datt Shukla

दहीका नं० 4899 अति. बही नं० /
जिल्द नं० 134 पृष्ठ नं० 49 50
दस्ता किया गया बही नं० /
जिल्द नं० 100 पृष्ठ नं० 16
दिनांक 25/11/5 को दर्ज रजिस्टर
किया गया।

संयुक्त सब रजिस्ट्रार
सोहना

