Stamp Duty (Cash) Realisation
Certificate Under Section
41-42 - Stamp Manual
S. No. 147 Date 9-3-06
Certified that a sum of Rs. 21,86,865-00
Rupees Twenty Lakh Eighty Six Thousand Eight Hundred Sixty Five
has been realised in cash in Sub-Treasury Sohna
from Sh. Balwant Singh S/o Sh. Dalip Singh
R/o Kot Bansal Tehsil Hansi Distt. Hisar
on account of 6 Kanal 9-3-06
Sum Rs. 3,64,31,000/-

Assistant Treasury Officer
SOHNA
9-3-06

7286
9-3-06

13/3/06

SALE DEED

TYPE OF DEED	:	SALE DEED
UNIT LAND	:	13 Kanal 8 Marla
MAUZA	:	Village Behrampur
TRANSACTION VALUE	:	Rs. 3,64,31,000/-
STAMP DUTY	:	Rs 21,85,865/-
STAMP NO. & DATE	:	147/09-03-2006
ISSUED BY	:	Sub-Treasury Sohna

THIS SALE DEED IS EXECUTED AT SOHNA ON THIS 9th day of March, 2006 by

Contd….2

प्रलेख न: 7286 दिनाँक 09/03/2006

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	1 Acre 5 Kanal 8 Marla	
धन सबंधी विवरण		
राशि 36,431,000.00 रुपये		स्टाम्प डयूटी की राशि 2,185,865.00 रुपये
रजिस्ट्रेशन फीस की राशि 500.00 रुपये		पेस्टिंग शुल्क 2.00 रुपये

Drafted By: Manoj Goyal Adv

यह प्रलेख आज दिनाँक 09/03/2006 दिन गुरूवार समय बजे श्री/श्रीमती/कुमारी Hari Ram,Kalu,Leelu पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Sumera निवासी Bairampur द्वारा पँजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप / सयुँक्त पँजीयन अधिकारी
सोहना

श्री Hari Ram,Kalu,Leelu

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Tho-Manoj 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 Krishan Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Lakhpat निवासी Nathupur ने की।
साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी न:2 की पहचान करता है।

दिनाँक 09/03/2006

उप / सयुँक्त पँजीयन अधिकारी
सोहना

Hariram – Kalu – Leelu Ss/o Sumera S/o Ram Singh All R/o Behrampur, Tehsil 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 his respective legal heirs, successors, legal representatives, administrators, executors, nominees and assigns.

WHEREAS the Vendors are the actual legal owner and in possession of the Land bearing Khewat/Khata No. 131/184, Rect. No. 19 Killa No. 10(8-0), 9/2(5-8) fields 2, land measuring 13 Kanal 8 Marla Salim situated within revenue estate of village Behrampur, Tehisl Sohna Distt. Gurgaon as per Fard Jamabandi for the year of 1999-2000 & Mutation No. 1647 sanctioned dt. 06-02-06.

AND WHEREAS after acquiring the said land the Vendors are seized and possessed of the land a owners hereof and has 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 13 Kanal 8 Marla, voluntarily without any pressure and in its good sense for a total sale consideration of Rs. 3,64,31,000/- (Rupees Three Crore Sixty Four Lacs Thirty One Thousand only) to the Vendee and Vendee has agreed to purchase the same.

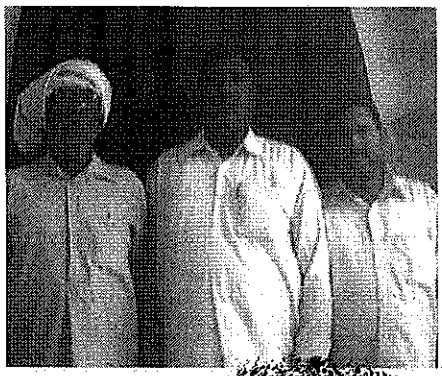
THIS SALE DEED WITNESSES AS FOLLOWS : -

That the Vendors have received the total sale consideration of Rs. 3,64,31,000/- (Rupees Three Crore Sixty Four Lacs Thirty One Thousand only) in the following manner: -

Rs. 1,10,00,000/- vide Cheque No. 235658 Dt. 09-03-06 drawn on ABN AMRO Bank, Gurgaon ifv. Hariram
Rs. 1,10,00,000/- vide Cheque No. 235659 Dt. 09-03-06 drawn on ABN AMRO Bank, Gurgaon ifv. Kalu
Rs. 1,10,00,000/- vide Cheque No. 235661 Dt. 09-03-06 drawn on ABN AMRO Bank, Gurgaon ifv. Leelu
Rs. 11,25,000/- vide Cheque No. 235662 Dt. 09-03-06 drawn on ABN AMRO Bank, Gurgaon ifv. Hariram
Rs. 11,25,000/- vide Cheque No. 235666 Dt. 09-03-06 drawn on ABN AMRO Bank, Gurgaon ifv. Kalu
Rs. 11,25,000/- vide Cheque No. 235664 Dt. 09-03-06 drawn on ABN AMRO Bank, Gurgaon ifv. Leelu
Rs. 56,000/- Cash

Cont....3

Reg. No.	Reg. Year	Book No.
7286	2005-2006	1



विक्रेता क्रेता गवाह

विक्रेता
Hari Ram,Kalu,Leelu

क्रेता
Tho-Manoj

गवाह :- Mangat Ram Krishan Kumar

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमाक 7,286 आज दिनाँक 09/03/2006 को बही न: 1 जिल्द न:1,312 प्रष्ठ न: 94 पर पँजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जल्द न: 213 के प्रष्ठ सख्या 51 से 53 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 ।

उप / सयुँक्त पँजीयन अधिकारी
सोहना

दिनाँक 09/03/2006

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 13 Kanal 8 Marla 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 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. upto 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 to 6 of the Land Acquisition Act, 1894, either for the planned developed or for any other purpose.

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 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 of this Sale Deed have been borne and paid by the Vendee.

SCHEDULE OF LAND

That the above agriculture land 13 Kanal 8 Karla situated with in revenue estate of Village Behrampur, Tehsil Sohna, Distt. Gurgaon is comprised in Khewat/Khata No. 131/184, Rect. No. 19 Killa No. 10(8-0), 9/2(5-8) fields 2, land measuring 13 Kanal 8 Marla Salim

Cont....4

लीलूराम

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:

MANOJ GOYAL (Adv.)
TEHSIL COMPOUND, SOHNA

9/3/06

WITNESSES

1.

VENDORS
Hariram - Kalu - Leelu

2.

VENDEE
B.T.V.S. BUILDWELL (P) LTD.
Through Manoj Kumar

Krishan Kumar S/o Lakhpat
S/o VPO Nathupur (SSN)

वसीका नं0 7286 जिल्द बही नं0 1
जिल्द नं0 1389 पृष्ठ नं0 5-8
बस्ता नं0 1
जिल्द 103 पृष्ठ नं0 68
दिनांक 9-3-06 को दर्ज रजिस्टर
किया गया।

संयुक्त सब रजिस्ट्रार
सोहना