

Sr. No. 1235

Dated 26/9/05

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

that Stamp Duty of the amount of Rs. 66,11,100/-

(Rupees Sixty Six Lac. Eleven Thousand One Hundred Only.)

has been levied on this document and paid by ORNAMENTAL REALTORS PRIVATE

DWARKA N. DELHI

vide treasury challan No. 3

Dated 24/9/05 for Sale deed 110184375-

of



6504
30-1-06

REASURY OFFICE
CUM-COLLECTOR
GURGAON

Ed 69105

Def of Rs 601290/2 is dep vide ch. No. 49 dt. 2-2-06. and putted in Cash Book.

संयुक्त सब रजिस्ट्रार

सोहना

SALE DEED

TYPE OF DEED	:	SALE DEED
UNIT LAND	:	46 Kanal 3 Marla
MAUZA	:	Village Behrampur
TRANSACTION VALUE	:	Rs. 12,02,06,250/-
STAMP DUTY	:	Rs. 66,11,100/-
STAMP NO. & DATE	:	1235/26-09-2005
ISSUED BY	:	Treasury Gurgaon

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

Contd....2



L.T. 2005

def 50
6,01,290/-
11/2/06

प्रलेख नः 6504

दिनांक 30/01/2006

<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	5 Acre 6 Kanal 3 Marla	
<u>धन संबंधी विवरण</u>		
राशि 120,206,250.00 रुपये	स्टाम्प ड्यूटी की राशि 7,212,390.00 रुपये	
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: Hariom Singh

यह प्रलेख आज दिनांक 30/01/2006 दिन सोमवार समय बजे श्री/श्रीमती/कुमारी Khacheru पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Gopi Chand निवासी Ghata द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Khacheru

उप/सयुक्त पंजीयन अधिकारी
सोहना

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Tho-Raghibir 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 Mangat Ram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Lam Baluda व श्री/श्रीमती/कुमारी Jagdish पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Lam Daula ने की।

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

दिनांक 30/01/2006

उप/सयुक्त पंजीयन अधिकारी
सोहना



Khacheru S/o Sh. Gopi Chand R/o Vill, Ghata, Teh. Sohna, Distt. Gurgaon. (hereinafter referred to as "VENDOR").

IN FAVOUR OF

ORNAMANTAL REALTORS (P.) LTD. HAVING ITS REGISTERED OFFICE AT FLATE NO. 14, 4TH FLOOR, BLOCK - E, BRAHMA APARTMENT, PLOT NO. 7, SEC. - 7, DWARKA-I, NEW DELHI - 110075. (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. 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 42/469 share i.e. 2 Kanal 2 Marla, Khewat/Khata No. 124/177, Rect. No. 4, Killa No. 18(8-0), 19(8-0), 23/2(5-12), total land measuring 21 Kanal 12 Marla to the extent of 1/4 share i.e. 5 Kanal 8 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 773/1216 share i.e. 38 Kanal 13 Marla, "Total land from above noted Khewat's 46 Kanal 3 Marla situated within revenue estate of village Behrampur, Tehsil Sohna, Distt. Gurgaon as per Fard Jamabandi for the year 1999-2000 & Mutation No. 1448 sanctioned.

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 46 Kanal 3 Marla, voluntarily without any pressure and in its good sense for a total sale consideration of Rs. 12,02,06,250/- (Rupees Twelve Crore Two Lacs Six Thousand Two Hundred Fifty 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. 12,02,06,250/- (Rupees Twelve Crore Two Lacs Six Thousand Two Hundred Fifty only) in the following manner: -

Rs. 5,93,15,625/- by Cheque No. 195768 Dt. 30-01-06 drawn on ABN-AMRO Bank, Gurgaon.
Rs. 5,93,15,625/- by Cheque No. 195769 Dt. 01-03-06 drawn on ABN-AMRO Bank, Gurgaon.
Rs. 15,75,00,000/- by Cheque No. 195784 Dt. 30-01-06 drawn on ABN-AMRO Bank, Gurgaon.

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

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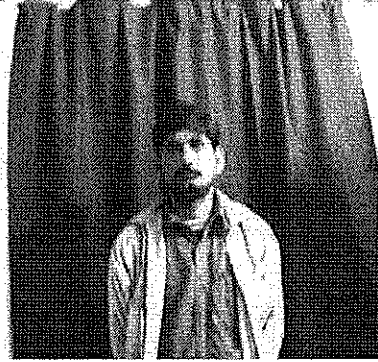


L-70 28/2/06

Reg. No. 6504 Reg. Year 2005-2006 Book No. 1



विक्रेता



क्रेता



गवाह

विक्रेता
Khacheru



क्रेता
Tho-Raghlr

[Handwritten signature]

गवाह :- Mangat Ram Jagdish

[Handwritten signature]

[Handwritten signature]

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6,504 आज दिनांक 30/01/2006 को बही नः 1 जिल्द नः 1,311 प्रष्ठ नः 98 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जल्द नः 191 के प्रष्ठ सख्या 46 से 48 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 30/01/2006

[Handwritten signature]
उप/सयुक्त पंजीयन अधिकारी
सोहना



Hence in consideration of the above said amount the Vendor do hereby fully conveys transfer, sells and assigns the said agricultural land measuring 46 Kanal 3 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.

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.

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L-792502



SCHEDULE OF LAND

THAT the above agriculture land 46 Kanal 3 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 42/469 share i.e. 2 Kanal 2 Marla, Khewat/Khata No. 124/177, Rect. No. 4, Killa No. 18(8-0), 19(8-0), 23/2(5-12), total land measuring 21 Kanal 12 Marla to the extent of 1/4 share i.e. 5 Kanal 8 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 773/1216 share i.e. 38 Kanal 13 Marla, "Total land from above noted Khewat's 46 Kanal 3 Marla.

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: ^{Date of as} 11/11/14 HARD OM SINGH
Advocate
Distt. Court, Gurgaon

VENDOR
Khacheru

(Signature)
11/11/14



(Signature)

2. (Signature)

VENDEE
ORNAMANTAL REALTORS (P.) LTD.
through Raghib

(Signature)
(Signature)

(Signature)

वसीका नं० 6504 अति. बही नं० 1

जिल्द नं० 1373 पृष्ठ नं० 47-48 पर
घस्या क्रिया क्या बही नं० 1

जिल्द नं० 102 पृष्ठ नं० 72

दिनांक 30-1-06 को दर्ज रजिस्टर
किया गया।

संयुक्त सब रजिस्ट्रार
सोहना

