

District Information

Mill Secretariat, Gurgaon (Haryana)

Book No.

10 P. ING INDIA 2000

No. 11728 Varu

Date 18.12.16

26/03

Received with thanks from .....  
Rs. Five Hundred only on account of Computer Service Charges  
for Haryana Registration Information System (HARIS) Project.

Type of Deeds	Service Charges (In Rs.)
All Types of Cancellations, will Award. Agreement, Any Other.	500/-
Sale, Conveyance, Gift, exchange, degree or order of Court. Lease Surrender of Lease. Deed of divorce, Dead of Power, Marriage Registration, Other Conveyance. Deed of further charge. Transfer of Leased.	
Mortgage, Adoption, Authority to adopt, GPA, SPA. Any Other document which is incapable of valuation, Settlement, release.	

For District Society  
Gurgaon



S.P., K.n.l.

ज्ञा 2 No.

पुस्तक क

1790

वार्षालिय सब-रजिस्ट्रार

क्रम संख्या

दस्तावेज पेश करने वाले का नाम

दस्तावेज की तकमील करने वाले का  
नाम और तकमील की तारीख

दस्तावेज पेश होने की तारीख 17

दस्तावेज की किस्म और 53

मुआवजे की रकम 930000

स्टाम्प मूल्य 65/000

प्राप्त हुए शुल्क, रजिस्ट्री शुल्क और  
नकल शुल्क की रकम का जोड़ और  
विवरण

शब्दों की संख्या 1500 रकम

29003

रजिस्ट्री अधिकारी के हस्ताक्षर



हरियाणा सरकार

## Affidavit Attestation



18 FEB 2016

नं: 06303

तिथि: 18/02/2016

Identified By

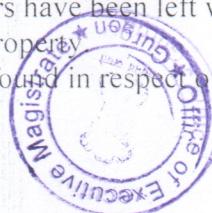
NAVEEN KUMAR & MP VENDOR  
(Gurudwara Rakabganj)



### AFFIDAVIT

I, Mrs. Pravina Kain, Mr. Santosh Kumar Kain and Mr. Santosh Kumar Kain, S/o of Late Mr. Jai Singh Kain, Both R/o 4,Gurudwara Rakabganj, Sector-48, Gurgaon, New Delhi-110001, Presently staying at Villa No.45, Aspen Green, Nirvana Country, Sector-50, Gurgaon, Through GPA holder Mr. S. Sabharwal S/o Late Sh. D. Sabharwal R/o 802, Skyland C.G.H.S Ltd., Plot No-GH-17, Sector-56, Gurgaon, Haryana 122011 do hereby solemnly affirm and declare as under:

- That I have transferred all my rights, titles, interests of the all that piece and parcel of Entire residential Floor bearing No. 143A, Block S on First Floor, having built up area of 156.657 Sq. Mtrs.(1687 Sq. ft.)constructed on plot of land measuring 314.61 Sq. Mtrs. (or say about 376.27 Sq. Yds.) comprising of Drawing room, utility, 3 bedrooms ,Kitchen, 4 toilets ,1 WC Stair Case and Mumty , in the colony known as "UPPAL'S SOUTHEN", Sector-48 and 49 situated in the revenue estate of Villages Fazilpur, Jharsa and Ghasola, Tehsil and District Gurgaon, Haryana alongwith proportionate undivided, indivisible and imitable ownership rights in the said plot of land No. 143A. Block No. "S" measuring 314.61 sq.mtrs.(376.27 sqyards) by way of Registered Sale Deed Vasika No. .... dated ..... registered in the office of Sub Registrar, Gurgaon to MR. JAGDISH CHANDRA SHARMA S/o Late Sh. Kanhaiya Lal Sharma and MRS. KAMLA SHARMA W/o Mr. Jagdish Chandra Sharma both R/o 96/5, Block E, New Alipur, Kolkata, Pin 700053, West Bengal.
- That I have received the full and final payment from the said purchaser.
- That I have delivered actual physical vacant possession of the said property on the spot to the purchaser.
- That I and my legal heirs, successors have been left with no rights, titles, interests, claim or concern of any nature on the said property.
- That if any legal defect, dispute is found in respect of the above said property then I will be responsible for the same.



DEPONENT

VERIFICATION: Verified that the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing has been concealed therein.

2d  
C.L. ARORA  
Advocate  
Distt. Courts, Gurgaon

Attested as Identified

Executive Magistrate  
Gurgaon 18 FEB 2016

DEPONENT



हरियाणा सरकार



## Affidavit Attestation

नं: 06304

तिथि: 18/02/2016



**Identified By**  
NAVEEN KUMAR STAMP VENDOR  
Gurgaon (Haryana)

### AFFIDAVIT (MCG)

I/we, MR Jagdish Chandra & Kamla SHARMA S/o Late Sh C.L. Arora Adv. KAMLA SHARMA W/o Mr. Jagdish Chandra Sharma both R/o 96/S, Block E, New Alipur, Kolkata, Pin 700053, West Bengal, do hereby solemnly affirm and declare as under :-

- That I/we have purchased Entire residential Floor bearing No. 143A, Block S on First Floor, having built up area of 156.657 Sq. Mtrs.(1687 Sq. ft.)constructed on plot of land measuring 314.61 Sq. Mtrs. (or say about 376.27 Sq. Yds.) comprising of Drawing room, utility, 3 bedrooms ,Kitchen, 4 toilets , 1 WC Stair Case and Mumty , in the colony known as "UPPAL'S SOUTHEND", Sector-48 and 49 situated in the revenue estate of Villages Fazilpur, Jharsa and Ghosola, Tehsil and District Gurgaon, Haryana alongwith proportionate undivided, indivisible and impartible ownership rights in the said plot of land No. 143A. Block No. "S" measuring 314.61 sq.mtrs.(376.27 sqyards) From Mrs. Pravina Kain W/o Mr. Santosh Kumar Kain and Mr. Santosh Kumar Kain, S/o of Late Mr. Jai Singh Kain, Both R/o 4,Gurudwara Rakabganj Road, New Delhi-110001, Presently staying at Villa No.45, Aspen Green, Nirvana Country, Sector-50, Gurgaon, Through GPA holder Mr. S. Sabharwal S/o Late Sh. D. Sabharwal R/o 802, Skyland C.G.H.S Ltd., Plot No-GH-17, Sector-56, Gurgaon, Haryana 122011 by way of Sale Deed Vasika No.....dated .....registered in the office of Sub- Registrar, Gurgaon.
- That the above Property is free from all encumbrances, dispute, litigation, gift, court attachment etc.
- That the above Property may be transferred in M.C. Gurgaon record in my/our name.
- That the above statement is true and correct.

Kamla Sharma  
Jagdish Sharma

**DEPONENT (S)**

**VERIFICATION:** Verified that the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing has been concealed therein.

2d C.L. ARORA  
Advocate  
Distt. Courts, Gurgaon

Identified as Identified  
Executive Magistrate  
Gurgaon

18 FEB 2016

Jagdish Sharma  
Kamla Sharma  
DEPONENT(S)

29/02/16

Sl. No. 685138  
GSR / 002

# STATE BANK OF INDIA

## RECEIPT



नहरीती रोड, गुरगांव  
Mehrauli Road, Gurgaon (015651)

STATE BANK OF INDIA

Branch \_\_\_\_\_

Code No. \_\_\_\_\_

Received a sum of ₹ 6,51,000/-

(Rupees Six lac fifty one Thousand only) ——————

only)

from Smt. / Sri Kamla Sharma w/o Jagdish Chandra Sharma &  
s/o d/o, w/o Jagdish Chandra Sharma S/o late Kanhey Lal  
residing at West Bengal for credit to Government of Haryana  
STATE BANK OF INDIA

account towards Stamp Duty.

Date : 05 FEB 2016  
Place : GURGAON

(Signatures of Authorised Officer)



## SALE DEED

- |                                 |                                      |
|---------------------------------|--------------------------------------|
| 1. Type of Deed                 | : Sale Deed                          |
| 2. Name of Colony/Locality      | : Uppal's Southend                   |
| 3. Segment/Block Name           | : Block No. S, Plot/Building No.143A |
| 4. Plot Area in Sq. Mtrs./      | : 314.61 Sq. Mtrs. (376.27 Sq. Yds.) |
| 5. Type of Property             | : Residential                        |
| 6. Covered Area                 | : 156.657 Sq. Mtrs.(1687 Sq. ft.)    |
| 7. Portion Transferred          | : First Floor                        |
| 8. Transaction Value            | : Rs.93,00,000/-                     |
| 9. Stamp Duty                   | : Rs.6,51,000/-                      |
| 10. Stamp No. & Date            | : GSR/002:685138/05.02.2016          |
| 11. Stamp Certificate issued by | : SBI MG Road, Gurgaon               |

*[Signature]*

डीड सबंधी विवरण

डीड का नाम SALE OF FLOORWISE DWELLING UNIT WITH IN MC AREA

तहसील/सब-तहसील गुडगांवा	गांव/शहर साउथ सिटी	स्थित मेलबो टाउन/उपल आदि
1687 Sq. Feet	भवन का विवरण	श्रेणी क
निवासीय	भूमि का विवरण	0.00000001 Sq. Meters
राशि 9,300,000.00 रुपये	धन सबंधी विवरण	
स्टाम्प नं. 685138	कुल स्टाम्प डियूटी की राशि 651,000.00 रुपये	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	स्टाम्प की राशि 651,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये

Drafted By: Self

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 18/02/2016 दिन गुरुवार समय 3:03:00PM बजे श्री/श्रीमती/कुमारी Pravind Kain thru S. Sabharwal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Santosh Kumar Kain निवासी 45, Nirvana Country, Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामिण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अन्तर्गत अधिसुचित है इसलिए दस्तावेज को पंजीकृत करने से पुर्व सबंधित विभाग से अनापत्ती प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामिण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अन्तर्गत अधिसुचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पुर्व सबंधित विभाग से अनापत्ती प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक

उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

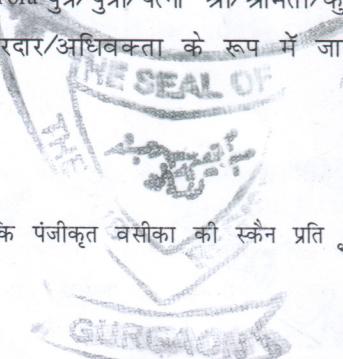
श्री Pravind Kain thru S. Sabharwal(GPA), Santosh Kumar Kain thru (GPA)

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Jagdish Chandra Sharma 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 Varunjit Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Inderjit Singh निवासी A-65, C L Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon ने की।

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

दिनांक 18/02/2016



उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

THIS SALE DEED IS EXECUTED AT GURGAON THIS 18<sup>th</sup> DAY OF FEBRUARY 2016, BY Mrs. Pravina Kain W/o Mr. Santosh Kumar Kain and Mr. Santosh Kumar Kain, S/o of Late Mr. Jai Singh Kain, Both R/o 4,Gurudwara Rakabganj Road, New Delhi-110001, Presently staying at Villa No.45, Aspen Green, Nirvana Country, Sector-50, Gurgaon, Through GPA holder MR. S. SABHARWAL S/o Late Sh. D. Sabharwal R/o 802, Skyland C.G.H.S Ltd., Plot No-GH-17, Sector-56, Gurgaon, Haryana 122011. Vide GPA No.560, registered in the office of The Sub – Registrar II, Noida U.P, on the 12th Day of February 2013. The executant is still alive and GPA is not revoked by the executant till today. Hence the GPA is still enforceable) hereinafter called "THE VENDOR".

IN FAVOUR OF

MR. JAGDISH CHANDRA SHARMA S/o Late Sh. Kanhaiya Lal Sharma and MRS. KAMLA SHARMA W/o Mr. Jagdish Chandra Sharma both R/o 96/5, Block E, New Alipur, Kolkata, Pin 700053, West Bengal, hereinafter called "THE VENDEES".

The expression of the Vendor and the Vendee shall mean and include them, their respective legal heirs, successors, legal representatives, administrators, executors, nominees and assigns).

WHEREAS Mrs. Pravina Kain W/o Mr. Santosh Kumar Kain and Mr. Santosh Kumar Kain, S/o of Late Mr. Jai Singh Kain, Both R/o 4,Gurudwara Rakabganj Road, New Delhi-110001, Presently staying at Villa No.45, Aspen Green, Nirvana Country, Sector-50, Gurgaon, Haryana purchased a freehold plot of land bearing No.143A, in Block No. S, measuring 314.61 Sq. Mtrs. (or say about 376.27 Sq. Yds.), situated in the colony known as Uppal's Southend, Sector-48 and 49 situated in the revenue estate of Villages Fazilpur, Jharsa and Ghasola, Tehsil and District Gurgaon, Haryana,(hereinafter referred to as 'THE SAID PLOT OF LAND') and bounded as under;

North : S-144A  
East : S-281A  
South : Park  
West : Road

From M/s. Uppal Housing Pvt. Ltd. Vide Conveyance Deed Document No. 2580 dated 28-05-2003 in the office of the sub-registrar, Gurgaon.

AND WHEREAS after the purchase of the said plot of land the Vendor constructed a residential building on the said plot of land, comprising of Ground Floor, First Floor and Second Floor, after getting the building plans sanctioned from the authorities concerned.

AND WHEREAS the Vendor herein due to some bonafide needs and commitments decided to sell the Entire residential Floor bearing No. 143A, Block S on First Floor, having built up area of 156.657 Sq. Mtrs.(1687 Sq. ft.)constructed on plot of land measuring 314.61 Sq. Mtrs. (or say about 376.27 Sq. Yds.) comprising of Drawing room, utility, 3 bedrooms ,Kitchen, 4 toilets , 1 WC Stair Case and Mumty , in the colony known as "UPPAL'S SOUTHEND", Sector-48 and 49 situated in the revenue estate of Villages Fazilpur, Jharsa and Ghasola, Tehsil and District Gurgaon, Haryana alongwith proportionate undivided, indivisible and impartible ownership rights in the said plot of land No. 143A. Block No. "S" measuring 314.61 sq. mtrs. (376.27 sq. yards), and the Vendee herein agreed to purchase the same(hereinafter called the PROPERTY)

**Reg. No.**

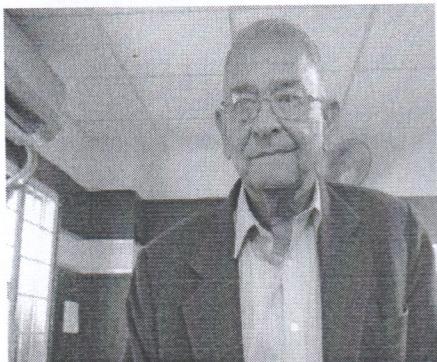
29,003

**Reg. Year**

2015-2016

**Book No.**

1



विक्रेता



क्रेता



गवाह



उप / संयुक्त पंजीयन अधिकारी



**THEREFORE IT IS HEREBY AGREED DECLARED COVENANTED AND  
RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. That the Vendor has agreed to sell the said entire residential Floor bearing No. 143A, Block S on First Floor, having built up area of 156.657 Sq. Mtrs.(1687 Sq. ft.)constructed on plot of land measuring 314.61 Sq. Mtrs. (or say about 376.27 Sq. Yds.) comprising of Drawing room, utility, 3 bedrooms ,Kitchen, 4 toilets , 1 WC Stair Case and Mumty , in the colony known as "UPPAL'S SOUTHEND", Sector-48 and 49 situated in the revenue estate of Villages Fazilpur, Jharsa and Ghasola, Tehsil and District Gurgaon, Haryana alongwith proportionate undivided, indivisible and impartible ownership rights in the said plot of land No. 143A. Block No. "S" measuring 314.61 sq.mtrs.(376.27 sqyards), and the Vendee herein agreed to purchase the same for a sum of Rs.93,00,000/- (Rupees Ninety Three Laes Only) which is paid by the Vendee to the Vendor as the cost of the above said property as under:

Date	Ch./RTGS No.	Bank	Amount
17-11-2015	878461	IOB, KOLKATA	Rs.21,00,000/-
05-01-2016	037274	Central Bank of India	Rs.30,00,000/-
05-01-2016	878462	IOB, KOLKATA	Rs.30,00,000/-
04-02-2016	IOBAR52016020400184816	IOB, KOLKATA	Rs.7,00,000/-
02-02-2016	037278	Central Bank of India	Rs.4,07,000/-
1% TDS Challan Serial No.10405 BSR Code 0004329 Dated 05.02.2016			Rs.93,000/-
Total Rs.93,00,000/- (Rupees Ninety Three Laes Only)			

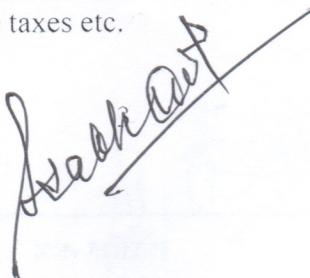
2. That the Vendor being of sound mind and by free WILL without any pressure herein grants conveys and transfers all their rights , titles and interests in entire residential Floor bearing No. 143A, Block S on First Floor, having built up area of 156.657 Sq. Mtrs.(1687 Sq. ft.)constructed on plot of land measuring 314.61 Sq. Mtrs. (or say about 376.27 Sq. Yds.) comprising of Drawing room, utility, 3 bedrooms ,Kitchen, 4 toilets , 1 WC Stair Case and Mumty , in the colony known as "UPPAL'S SOUTHEND", Sector-48 and 49 situated in the revenue estate of Villages Fazilpur, Jharsa and Ghasola, Tehsil and District Gurgaon, Haryana alongwith proportionate undivided, indivisible and impartible ownership rights in the said plot of land No. 143A. Block No. "S" measuring 314.61 sq. mtrs.(376.27 sq. yards)

3. That the said property transferred herein is free from all encumbrances, claims, demands, liens, mortgages, decrees, litigations, prior sales, agreement to sell and gift etc.

4. That the actual physical vacant possession of the said portion of the said property has been delivered by the Vendor to the Vendee at the spot who have become the absolute owners in possession of the same and shall enloy all the rights, privileges, passages, appurtenances and possession etc. and absolute ownership in the said property without any hindrances, claims, demands by the Vendor or their heirs etc.etc.

5. That all the expenses for the Stamping, engrossing and other incidental Charges, etc. for this sale deed have been borne and paid by the Vendee.

6. That the taxes, cesses, dues or demands in respect of the said property have been paid and cleared by the Vendor upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the Vendee for future taxes etc.

A handwritten signature in black ink, appearing to read "Jashan Singh", is written diagonally across the bottom right corner of the document.

Reg. No.

29,003

Reg. Year

2015-2016

Book No.

1

विक्रेता

S. Sabharwal



Sabharwal  
Sabharwal

विक्रेता

क्रेता

Jagdish Chandra Sharma



JSC Sharma

क्रेता

Kamla Sharma



Kamla Sharma

गवाह

Varunjit Singh



Varif

गवाह

C L Arora



Cle

#### प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 29,003 आज दिनांक 18/02/2016 को बही नं: 1 जिल्द नं: 13,147 के पृष्ठ नं: 59 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं: 4,962 के पृष्ठ संख्या 13 से 16 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

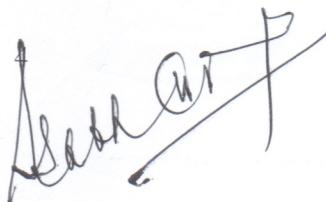
दिनांक 18/02/2016

उम्र/संयुक्त पंजीयन अधिकारी  
गुडगांवा



7. That the Photostat copies of all previous documents concerning this property have been handed over by the Vendor to the Vendee at the time of execution of this sale deed, and whereas the Vendee is entitled to ask the Vendor to come and show all original papers whenever required by any authority at the cost and expense of the Vendee.
8. That the Vendor and the Vendee hereby covenant that any taxes or charges including any levy by the Government of Haryana or any other authority, payable or due in respect of the above property shall be paid by the Vendor upto the date of execution of the sale deed and thereafter it shall be the responsibility of the Vendee to pay all such charges.
9. That the amount of sale consideration includes the proportionate amount of Contingency Deposit and Security which the Vendor has paid to M/s. Uppal Housing Pvt. Ltd, now the vendee is entitled to get the said amount endorsed in their favour.
10. That the common area namely entry gate, underground water source, overhead/under ground water tank, passage from entry gate to stairs, shall remain common. The maintenance expenses of these common area shall be shared by all the occupants/owners of the building on proportionate measures and the Roof/Terrace Rights shall be remain with the owner of the Second Floor.
11. The Vendee shall have right to access the top terrace of the building for purposes of TV Antenna and to inspect, repair and maintain overhead tank at all reasonable times.
12. That the Vendee will get 2(Two) Car parking right outside the front boundary wall.
13. That the owner/occupant of the Ground Floor shall have exclusive right for using the inside area on the Ground Floor for Parking and usage for his/her purposes.
14. That the vendee shall abide by all the terms and conditions laid by M/s. Uppal Housing Pvt. Ltd. at the time of allotment or execution of sale deed.
15. That it has been clearly agreed between the parties that the Vendees shall have no ownership and no usage rights of the Terrace above Second Floor of the said property and the Vendor shall have full right to raise further construction on the top terrace by utilizing the un-consumed FAR (if any) and entire additional FAR as may be permitted by the authorities concerned in future, without any objection /hindrance by the Vendees. However in such an event, the Vendor shall shift the Utility Space, overhead water tanks and other common facilities and amenities so provided to the other owners/occupants of the said property (of the same size and same location) shall be shifted by the Vendor on the newly built top terrace at its own cost and expenses and shall also ensure that during the course of construction no damage is caused to the existing structure of the building and the normal water supply is maintained. The Vendees shall be deemed to have granted its irrevocable and unconditional consent and No Objection to the Vendor to construct and own any areas/floors on the terrace above Second Floor of the said property and accordingly the Vendor shall not be entitled to obtain any consent and/or approval and/or no objection from the Vendees in this regard.

That it is hereby clarified that save and except the portion hereby agreed to be sold to the Vendees, the Vendees shall have no right, title, interest, claim or concern of any nature whatsoever in the remaining portions of the said property including but not limited (to the additional/ enhance FAR as may be sanctioned by the concerned authorities).



16. That the said portion of the said property hereby agreed to be sold shall be kept properly repaired and in good condition by the Vendees and the Vendees shall not do or allow to do any thing which may endanger or effect the structure/other portions of the said building or hinder the proper and responsible use of such portions by the owners /occupants of such portions.

17. That no common parts of the building will be used by the Vendees or other owners/occupants of the said building for keeping/chaining pets, dogs, birds or for storage of cycles, motor cycles nor the common passage shall be blocked in any manner.

18. That the house tax, water and electricity charges, and other dues and demands of whatsoever nature if any payable in respect of the said portion of the said property shall be paid and borne by the Vendor upto the date of handing over possession to the Vendees and thereafter the Vendees will be responsible for the payment of the same.

#### **THE VENDOR DECLARES AND ASSURES THE VENDEE**

a) That the property hereby conveyed was self purchased/acquired property by virtue of the Sale deed mentioned hereinabove and that no one else except the Vendor has rights, claims, interest and concern whatsoever in the property hereby conveyed or any part thereof.

b) That the property hereby conveyed is free from all sorts of encumbrances, charges, legal flaws, liens, taxes, dues, demands, liabilities, notification, mortgages, court-decree and attachments etc.

c.) That the contents of this sale deed are true and correct, if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the Vendor or their rights to sell the property hereby conveyed or any part thereof and the Vendee suffers any loss then the Vendor shall be liable to make good the loss thus suffered by the Vendee and keep the Vendee saved, harmless and indemnified through their property movable and immovable against all losses, costs, damages and expenses occurring thereby the Vendee.

d) that the Vendee can get the said property mutated/transferred in their name as owner in the records of the concerned authorities on the basis of this sale deed or its certified true copy.

**IN WITNESS WHEREOF, THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:**

WITNESSES;

1.

Varunjit Singh S/o Late Sh. Inderjit Singh  
R/o A-65, Sushant Lok-II, Gurgaon (HR)

VENDOR

3.

SATISH CHOWDHARY

2.

  
C.L. ARORA  
Advocate  
Distt. Courts, Gurgaon

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VENDEES  
Kamla Sharma