

4787

STATE BANK OF INDIA

Sl. No. 133464

GSR / 002

RECEIPT

STATE BANK OF INDIA

M.R. Gurgaon (1335)

Code No.

Branch

Received a sum of ₹

14,65,600/-

(Rupees)

Fourteen Lacs Sixty Five Thousand

only)

Six Hundred only

from Smt. / Shri

Virender Singh Malik

s/o, d/o, w/o

Late Sh. Vinod Singh etc.

residing at

Gurgaon

STATE BANK OF INDIA

for credit to Government of Haryana

account towards Stamp Duty.

Date

Place

28 MAY 2014

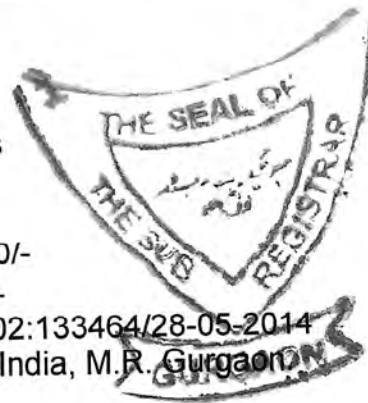
GURGAON

(Signatures of Authorised Officer)



1. Type of Deed
2. Village/City Name & Code
3. Segment/Block Name & Code
4. Unit Land (Sq.Yds./ Mtrs.)
5. Type of Property
6. Covered Area
7. Transaction Value
8. Stamp Duty
9. Stamp No. & Date
10. Stamp Certificate issued by
10. Execution Date
11. Commercial or Residential
12. PAN Card No. of VENDOR
13. PAN Card No. of VENDEES

- : Sale Deed
- : Urban Estate
- : Sector-04
- : 160 Sq. Yards
- : SCF
- : 2826 Sq. Ft.
- : Rs.2,44,26,000/-
- : Rs.14,65,600/-
- : SI No. GSR/002:133464/28-05-2014
- : State Bank of India, M.R. Gurgaon
- : 30-05-2014
- : Commercial
- : AAQPR3659G, Satish Raghav
- : AARPM2105K, Virender Singh Malik
- : AHHPM0891R, Mrs. Vinod Malik



*[Handwritten signature]*



प्रलेख नः 4787

दिनांक 30/05/2014

डीड संबंधी विवरण		
डीड का नाम SALL WITH IN MC AREA		
तहसील/मब तहसील गुडगांवा	गांव/शहर हुड्डा के सैक्टर	स्थित Sector-4
भवन का विवरण		
2826 Sq. Feet	श्रेणी क	
भूमि का विवरण		
व्यवसायिक	160 Sq. Yards	
धन संबंधी विवरण		
राशि 24,426,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 1,465,600.00 रुपये	
स्टाम्प की राशि 1,465,600.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये


Drafted By: C L Arora adv

Service Charge: 200.00 रुपये

अह प्रलेख आज दिनांक 30/05/2014 दिन शुक्रवार समय 12:36:00PM बजे श्री/श्रीमती/कुमारी Satish Raghav पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी R P Raghav निवासी Hno 709 Sec-4 GGn द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता

श्री Satish Raghav


  
उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Virender Singh malik 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 C L Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी adv GGn व श्री/श्रीमती/कुमारी Azad Singh Nehra पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Chhotu Ram निवासी Hno 658 Sec-5 GGn ने की। साक्षी नः 1 को हम सम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 30/05/2014



  
उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

**SALE DEED**

THIS SALE DEED IS EXECUTED AT GURGAON ON THIS 30<sup>th</sup> day of May 2014 By **Mr. Satish Raghav S/o Sh. R. P. Raghav R/o House No.709, Sector-04, Urban Estate, Gurgaon, (Haryana), presently residing at House No.H-2 South City, Phase-1, Gurgaon, (Haryana),** (hereinafter called the **VENDOR**) which expression shall also mean and include all his heirs, successors, administrators, executors and assigns of the **ONE PART**

**IN FAVOUR OF**

**Mr. Virender Singh Malik S/o Late Sh. Umed Singh and Mrs. Vinod Malik W/o Mr. Virender Singh Malik both R/o House No.766, Sector-04, Urban Estate, Gurgaon, (Haryana),** (hereinafter called the **VENDEES**) which expression shall also mean and include all their heirs, administrators, successors, legal representatives and assigns of the **SECOND PART**.

WHEREAS the above said **VENDOR** is the owner and in possession of **SCF No.17, in the commercial complex of Sector-04, measuring 160 Sq. Yards (1440 Sq.Ft.) having its covered area 2826 Sq. Ft.** in the residential colony known as Urban Estate Gurgaon, (Haryana), by way of Conveyance Deed **Vasika No.3067 dated 08-05-2007** registered in the office of the Sub-Registrar, Gurgaon, (Haryana), (hereinafter called the property).

WHEREAS the **VENDOR** has taken the sale/transfer permission in favour of the **VENDEE** vide memo **No.ZO002/EO004/UE007/TRANS/0000000046 dated 28-05-2014** and **dispatch No.432 Dated 28-05-2014** from the Haryana Urban Development Authority, Gurgaon.

AND WHEREAS the above said property is self acquired/purchased property of the **VENDOR** and has not been acquired from the joint family funds and the **VENDOR** has good title & absolute authority to sell and transfer the above said property. None else has any right title or interest in the said property.

AND WHEREAS the **VENDOR** herein due to some needs and commitments decided to sell the above said property and the **VENDEES** herein agreed to purchase the same.





विक्रेता



क्रेता



गवाह



उप / सयुक्त 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 above said property and the VENDEES have agreed to purchase the same for a sum of **Rs.2,44,26,000/- (Rupees Two Crore Forty Four Lacs Twenty Six Thousand Only)** Which is paid by the VENDEES to the VENDOR as under:-
  - Rs.15,00,000/- Vide Cheque No.023458 dated 19-03-2014 drawn on Allahabad Bank, Sector-04, Gurgaon.
  - Rs.10,00,000/- Vide Cheque No.023459 dated 23-03-2014 drawn on Allahabad Bank, Sector-04, Gurgaon.
  - Rs.15,00,000/- Transfer Vide UTR No.ALLAH14080068147 from A/c No.20241710631 dated 21-03-2014 Allahabad Bank, Sector-04, Gurgaon to A/c No.642602010000456 Union Bank of India, in the name of Mr. Satish Raghav.
  - Rs.10,00,000/- Vide Cheque No.060397 dated 23-03-2014 drawn on Allahabad Bank, Sector-04, Gurgaon.
  - Rs.75,00,000/- Vide Cheque No.000005 dated 30-05-2014 drawn on Bank of India, Manesar Branch, Manesar, Haryana.
  - Rs.20,77,870/- Vide Cheque No.060416 dated 30-05-2014 drawn on Allahabad Bank, Sector-04, Gurgaon.
  - Rs.21,77,870/- Vide Cheque No.023469 dated 30-05-2014 drawn on Allahabad Bank, Sector-04, Gurgaon.
  - Rs.25,00,000/- Vide Cheque No.060409 dated 12-05-2014 drawn on Allahabad Bank, Sector-04, Gurgaon.
  - Rs.25,00,000/- Transfer Vide UTR No.ALLAH14139646043 from A/c No.20241710620, Allahabad Bank, Sector-04, Gurgaon to A/c No.642602010000456 Union Bank of India, in the name of Mr. Satish Raghav.
  - Rs.12,00,000/- Vide Cheque No.023468 dated 30-07-2014 drawn on Allahabad Bank, Sector-04, Gurgaon.




विक्रेता	Satish Raghav		
क्रेता	Virender Singh malik		
क्रेता	Vinod Malik		
गवाह	C I. Arora		
गवाह	Azad Singh Nehra		

## प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,787 आज दिनांक 30/05/2014 को बही न: 1 जिल्द न: 13,077 के पृष्ठ न: 198 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 3,604 के पृष्ठ सख्या 88 से 90 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 30/05/2014

  
उप/संयुक्त पंजीयन अधिकारी  
गुडगाँवा



Rs.12,00,000/- Vide Cheque No.060415 dated 30-07-2014 drawn on Allahabad Bank, Sector-04, Gurgaon.

Rs.26,000/- in cash.

Rs.1,22,130/- Vide Cheque No.023470 dated 30-07-2014 drawn on Allahabad Bank, Sector-04, Gurgaon, for TDS handed over to the vendee.

Rs.1,22,130/- Vide Cheque No.060417 dated 30-07-2014 drawn on Allahabad Bank, Sector-04, Gurgaon, for TDS handed over to the vendee.

2. That the VENDOR being of sound mind and by free will without any pressure do hereby grants, conveys and transfers all his right, title and interest in the above said **SCF No.17, in the commercial complex of Sector-04, measuring 160 Sq. Yards (1440 Sq.Ft.) having its covered area 2826 Sq. Ft.** in the residential colony known as Urban Estate Gurgaon, (Haryana), unto the VENDEES herein.
3. That the said property transferred herein is free hold and free from all encumbrances, claims, demands, dues, liens, gift, mortgages, decrees, litigations, prior-sales, agreements to sell etc.
4. That the actual physical possession of the said property hereby conveyed has been delivered to the VENDEES at the spot who have become the absolute owners in possession of the same and shall enjoy all the rights, privileges, passages, possessions etc. and absolute owners in the said property without any hindrances, claims, demands by the VENDOR or his heirs etc.
5. That all the expenses for the stamping, engrossing and other incidental charges for this Sale Deed have been borne and paid by the VENDEES.
6. That the taxes, cesses, dues or demands in respect of this 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 VENDEES for future taxes etc.
7. That all the previous Conveyance Deed, Sale Deed and other relevant papers concerning this property have been handed over by the VENDOR to the VENDEES in original at the time of execution of this sale deed.







8. That all the previous Conveyance Deed and other relevant papers concerning this property have been handed over by the VENDOR to the VENDEES in original at the time of execution of this sale deed.
9. That the VENDEES hereby further agree to bear any additional charges which may be levied by the Govt. or local authority for provision of external and or peripheral services attributable to the said plot and on pro-rata charges for maintaining various services and facilities in the said colony until the same are handed over to a local body for maintenance.
10. That the amount of sale consideration includes the contingency deposit and security deposit which the VENDOR has paid to HUDA Department and other concerned department. Now the VENDEES are entitled to get the said amount endorsed in their favour.
11. That there is no order of attachment by the Income Tax or any other Authority or any notice of acquisition in respect of the said Property.
12. That the VENDOR and his legal heirs will not have any right, title and interest regarding the above said property after registration of this sale deed.
13. The VENDOR shall be liable to execute, if needed, any further document(s) as may be necessary to effectuate the conveyance and transfer of the said Property in favour of the VENDEES.
14. That the VENDOR has further assured the VENDEES that he has not entered into any agreement to sell in favour of any other third party relating to the aforesaid property. The VENDOR declare that the said property is not subject matter of any HUF and none except the VENDOR has any right, title or interest whatsoever in whole or part of the said property.

**THE VENDOR DECLARES AND ASSURES THE VENDEES**

- A. That the property hereby conveyed was his self acquired/purchased property by virtue of the Conveyance Deed mentioned herein above and that no one else except the VENDOR has rights, claims, interests 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-decrees, and attachments etc.







- C. That the contents of these presents are true and correct, if at any time hereafter the assurance and contents contained herein above are found to be incorrect, due to any defect in the title of the VENDOR or his rights, to sell the property hereby conveyed or any part thereof and the VENDEES suffers any loss then the VENDOR shall be liable to make good the loss thus suffered by the VENDEES and keep the VENDEES saved, harmless and indemnified through his property moveable and immovable against all losses costs, damages and expenses occurring thereby to the VENDEES.
- D. That the VENDEES can get the said property mutated/ transferred in their names as owners 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 DAY MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:-

Drafted at sl. No. 1806  
C. L. ARORA  
Advocate  
Distt. Courts, Gurgaon  
20/5/14

WITNESSES:-

1.

C. L. ARORA  
Advocate  
Distt. Courts, Gurgaon

VENDOR  
Mr. Satish Raghav

2. Azad Singh

(AZAD SINGH NEHRA  
S/o Lala SH. CHHOTURAM  
H.No. 658 Sector 5  
Gurgaon.

Vinod Malvi

VENDEES

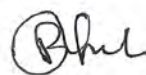
Mr. Virender Singh Malik & Mrs. Vinod Malik

- 1) मैंने विक्रेता की सही भूमि दिखाया कर ली है।
- 2) मैंने विक्रेता का नाम (पिछा) रखा कर लिया है।
- 3) इस रुपये में जिस प्रकार के भू-संपत्ति के नक्शालय में रहे आदि नहीं है।
- 4) मैंने विक्रेता को इस रुपये का भुगतान कर दिया है।
- 5) किसी भी प्रकार के भुगतान नहीं किया जा रहा है।
- 6) मैंने उपरोक्त रुपये का भुगतान से पहले कोई इकरारनामा/बेसनामा आदि नहीं किया है।

विक्रेता



क्रेता



Vinod Devi





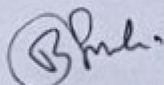


Amount.....  
Purpose/Use.....  
18 JUN 2024  
SAKIR STAMP VENDOR  
GURUGRAM (HARYANA)

### हलफनामा

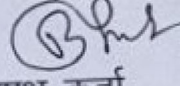
I/We **Vinod Bala Malik** W/o **Mr. Virender Singh** and **Mr. Virender Singh** S/o Late **Sh. Umed Singh** R/o both House No.766 Sector-4, Urban Estate, Gurugram, Haryana के है

1. हम हलफन ब्यान करते है कि हम **MCG Property ID No.1CDTOC57 (Old ID No.102C2355U128) SCO No.17, Sector-4, HUDA Market, Gururam, HR** के मालिक वा काबिज है।
2. यह कि उपरोक्त **Property ID** में हम शपथ कर्तागण की जगह, अन्य नाम दर्ज हो गया है। जो गलत है। जबकि पहले उपरोक्त **Property ID** में हमारा नाम सही दर्ज था।
3. यह कि उपरोक्त **Property ID** में हम शपथ कर्तागण का नाम ठीक दर्ज किया जावे। यदि कोई अन्य व्यक्ति व फर्म इस बाबत कोई कलेम करेगा तो उसके हम शपथ कर्तागण स्वयं जिम्मेवार रहेगे।

  
शपथ कर्ता

### तसदीक

हम हलफन तसदीक करते है कि हमारे द्वारा दिया गया उपरोक्त ब्यान हमारे इलम वा यकीन से सही वा दुरुस्त है, कोई तथ्य झुपाया नही गया है।

  
शपथ कर्ता



ATTESTED  
MAHENDER S. PUNIA  
ADVOCATE & NOTARY  
DISTT. GURGAON (Haryana) India

18 JUN 2024