

उत्तर प्रदेश UTTAR PRADESH

524532

(7)

And whereas the Vendor aforesaid had acquired the said property by virtue of SALE DEED, which was executed by SMT. NEENA MACEDO wife of SHRI N. MACEDO resident of 10 ALIPUR ROAD, DELHI, duly executed on 10.09.1981 and the same was duly registered in the office of Sub-Registrar DADRI in book No. I, Volume No. 148 on pages 208 to 212 as Document No. 4084/416 and Musanna No. 4085/417 and Musanna No. 4086/418 and Musanna No. 4087/419 dated 09.02.1982.

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*[Handwritten signature]*







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(8)

And whereas both the parties hereto have entered into an Agreement to Sell, regarding the sale of the said property and the same was duly registered in the office of Sub-Registrar NOIDA in book No. I, Volume No. 1991 on pages 121 to 978 as Document No. 1473 dated 18.03.2008 over which the Vendee aforesaid already paid the stamp duty worth Rs. 85,00,000/-.

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(9)

And whereas the Vendor aforesaid is desirous to sell the abovesaid property in favour of the Vendee for a total sale consideration of Rs. 7,18,11,000/- (Rupees Seven Crore Eighteen Lakh Eleven Thousand only) and the Vendee has also agreed to acquire the same for this very amount.

*[Handwritten signature]*

*[Handwritten signature]*







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(10)

NOW THIS SALE DEED WITNESSETH AS UNDER:-

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*[Handwritten signature]*







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(11)

1. That the total sale consideration of the said ~~residential~~ property has been settled at Rs. 7,18,11,000/- (Rupees Seven Crore Eighteen Lakh Eleven Thousand only) in between both the parties.

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(12)

2. That the above-said Vendor aforesaid received a sum of Rs. 7,18,11,000/- (Rupees Seven Crore Eighteen Lakh Eleven Thousand only) from the Vendee as full and final sale consideration of the said property, the receipt of which the Vendor hereby acknowledges. The payment has been made in the following manner: -







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MODE OF PAYMENT

AMOUNT (Rs.)

1) By Cash	5,00,000:00
2) Cheque No.031918 dated 04.04.2008 drawn on AXIS Bank Ltd. Karkardooma Branch, Delhi	1,00,00,000:00
3) DD No.028923 dated 16.04.2008 drawn on Bank of India, Shahdra Branch, Delhi	2,00,00,000:00.
4) DD No.019052 dated 16.04.2008 drawn on AXIS Bank Ltd. Karkardooma Branch, Delhi	1,30,00,000:00
5) DD No.006278 dated 15.04.2008 drawn on The Jammu & Kashmir Bank Ltd.	30,00,000:00
6) Cheque No. 031920 dated 16.04.2008 drawn on AXIS Bank Ltd., Karkardooma Branch, Delhi	35,00,000:00
7) Cheque No.031919 dt 16.05.2008 drawn on AXIS Bank Ltd., Karkardooma Branch, Delhi	1,00,00,000:00
8) Cheque No.031918 dt 16.05.2008 drawn on Axis Bank Ltd., Karkardooma Branch, Delhi	1,00,00,000:00
9) Cheque No.031921 dt 16.04.2008 drawn on Axis Bank Ltd., Karkardooma Branch, Delhi	18,11,000:00

The Vendee has paid Rs.7,18,11,000:00 (Rupees Seven Crore eighteen lakhs eleven thousand only) by way of Demand Drafts, cheque and cash and the balance Rupees Two Crores has been paid vide post dated cheque No.031918 and 031919 both dated 16.05.2008 as stated above. In the event of any of the post dated cheque issued by the Vendee gets dishonored for any reasons, the entire amount till then received by the Vendor shall stand forfeited and the Sale Deed in question shall also stand cancelled and the Vendee Shall not have any right of any kind in that property which is subject matter of the present Sale Deed.

*[Handwritten signature]*

*[Handwritten signature]*





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(14)

3. That there is no balance due towards the vendee to be paid to the vendor in respect of the said Property.

*[Handwritten signature]*

*[Handwritten signature]*







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(15)

4. That the Vendor aforesaid has assured the Vendee that the abovesaid property is free from all sorts of encumbrances such as mortgage, sale, gift, lien, agreement, dispute, injunction, litigation, bank or private loans, securities, guarantee, attachment' decrees of any Hon'ble court of law and otherwise if proved otherwise in future, the Vendor shall be liable and responsible for the same and the Vendee shall have the right to recover all his/her/their losses and damages from the other movable and immovable properties of the Vendor with legal interest thereon.







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(16)

5. That the actual, peaceful, vacant physical possession of the said property has been handed over by the Vendor to the Vendee on the spot at the time of execution of this sale deed and all original documents shall hand over at the time of execution of final Sale deed.

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*[Handwritten signature]*







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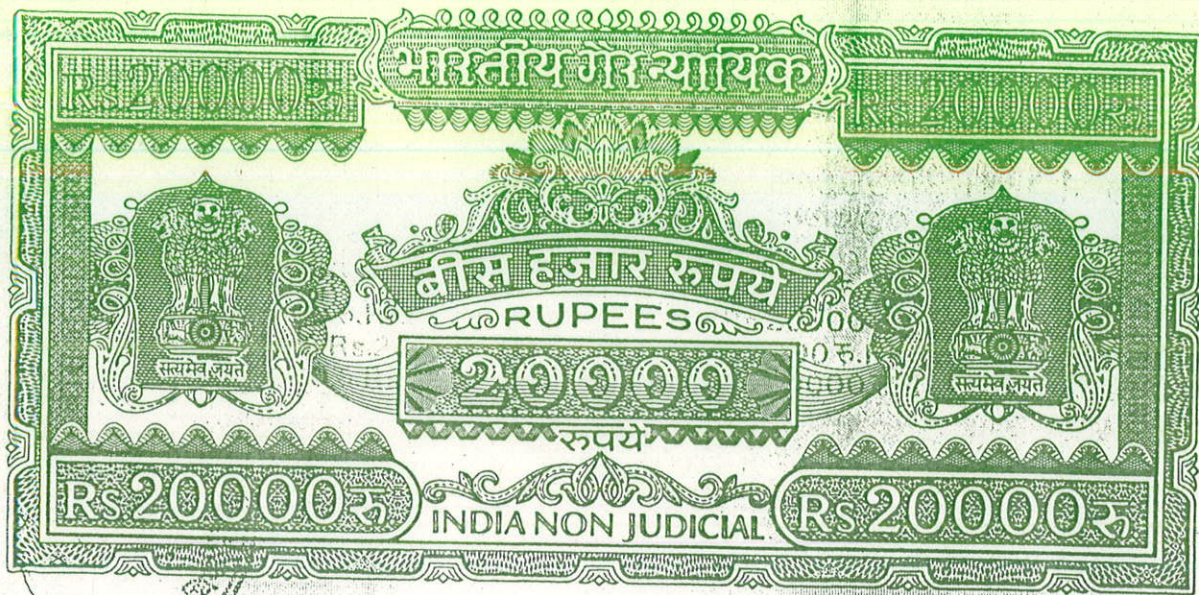
6. That the Vendor assures the Vendee that there is no Agreement to Sell executed by the Vendor in favour of anybody else in respect of the said property.

*[Handwritten signature]*

*[Handwritten signature]*







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(18)

7. That the Vendor aforesaid is selling the said residential property to the Vendee aforesaid by virtue of present Sale deed.

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*[Handwritten signature]*







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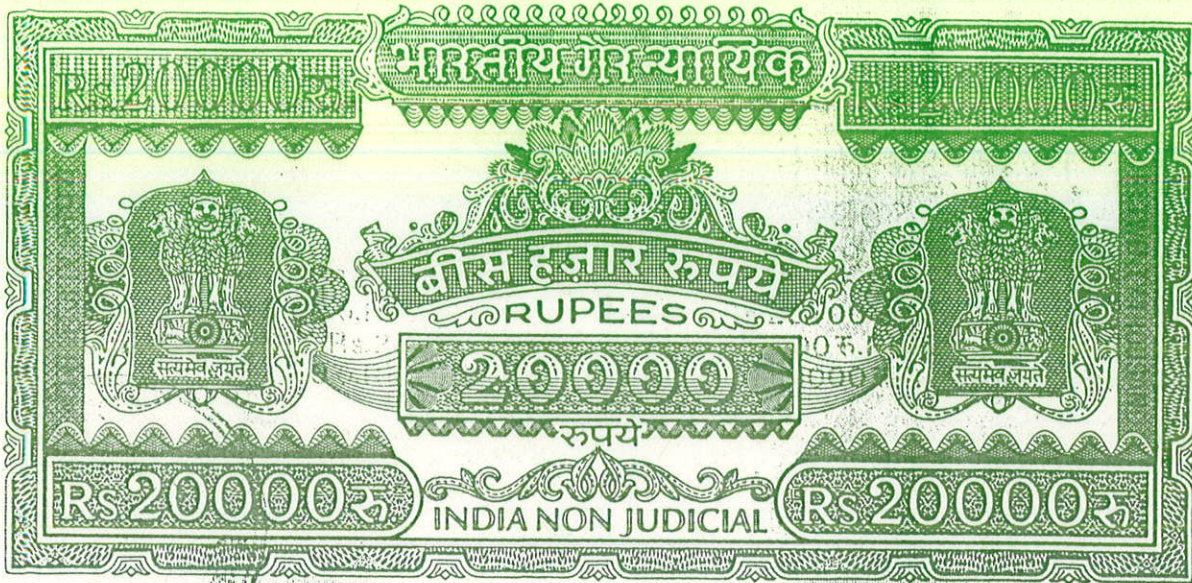
8. That the Vendor has transferred all the rights, title and interest in the said property unto the Vendee by virtue of this sale deed.

*[Handwritten signature]*

*[Handwritten signature]*







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(20)

9. That the Vendee shall be entitled to use the same in any manner But, according to the bye-laws of the concerned authority.

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*[Handwritten signature]*







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(21)

10. That the Vendor and the Vendee does not belongs to SC/ST.

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*[Handwritten signature]*







उत्तर प्रदेश UTTAR PRADESH

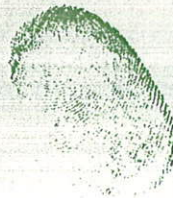
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(22)

11. That the Vendee is at liberty to get the said property mutated in his / her / their own name, in the Revenue Authority-records, over which the Vendor shall have no objection.

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*[Handwritten signature]*







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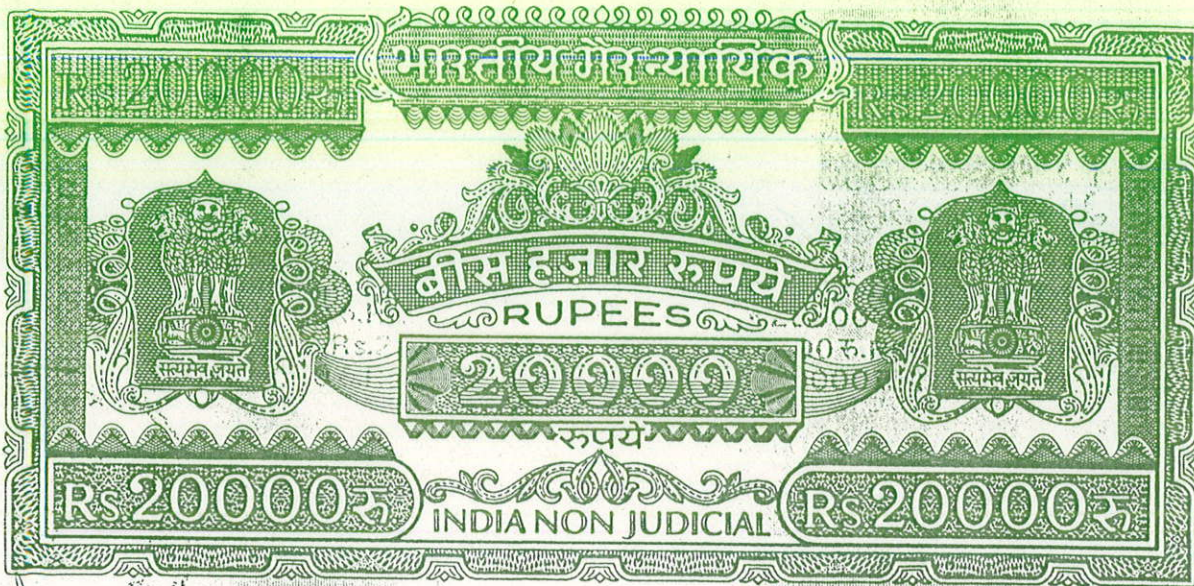
12. That the vendor aforesaid assures the vendee that the above-said property is not under acquisition of any concerned authority/ NOIDA and the Vendor has not obtained any compensation against the said property from the Noida authority/ concerned authority.

*[Handwritten signature]*

*[Handwritten signature]*







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(24)

13. That the photographs of the said property is being produced by the Vendor / Vendee and for which both the parties shall be liable and responsible in all respect and this Sale Deed is being prepared as per documents presented by the Vendor/ Vendee and verbal awareness of the Vendor/Vendee.

*[Handwritten signature]*

*[Handwritten signature]*







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(25)

14. That the stamp duty is being paid by the Vendee at the rate of Rs. 7,000/- per sq. Mtrs for land which is fixed by the District Collector concerned. But the vendee aforesaid is paying the stamp duty on market rate.

*[Handwritten signature]*

*[Handwritten signature]*







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( 26 )

This stamp pape is attached with the SALE DEED IN RESPECT OF Residential Free hold Vacant Plot of land area measuring 4418 sq. mtrs comprising Khata No. 126 and Khasra No. 526/1M Situated In Village MOHIUDDINPUR KANAWANI TEHSIL DADRI DISTRICT GAUTAM BUDH NAGAR- U.P.

*[Signature]*

*[Signature]*

