



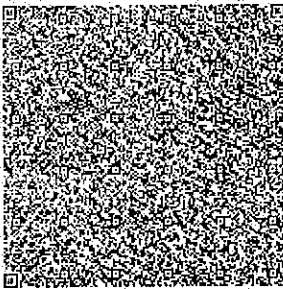
सत्यमेव जयते

# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

## e-Stamp

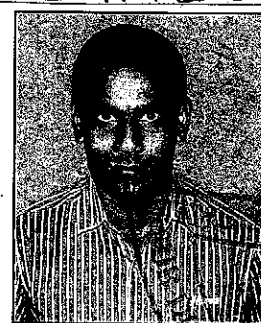
Certificate No. : IN-DL71405643365717N  
 Certificate Issued Date : 15-Oct-2015 03:40 PM  
 Account Reference : NONACC (BK)/ dl-corpbk/ CORP PREET/ DL-DLH  
 Unique Doc. Reference : SUBIN-DL DL-CORPBK40342999183357N  
 Purchased by : BRAJMOHAN SINGH AND OTHERS  
 Description of Document : Article 23 Sale  
 Property Description : LGF-2A RISHABH CORPORATE TOWER PLOT NO.16, KARKARDOOMA COMMUNITY CENTRE DELHI  
 Consideration Price (Rs.) : 36,50,880  
 (Thirty Six Lakh Fifty Thousand Eight Hundred And Eighty only)  
 First Party : MESSERS NETWORK SALES INDIA  
 Second Party : BRAJMOHAN SINGH AND OTHERS  
 Stamp Duty Paid By : BRAJMOHAN SINGH AND OTHERS  
 Stamp Duty Amount (Rs.) : 1,82,600  
 (One Lakh Eighty Two Thousand Six Hundred only)



Adhaar No 9949 4727 6664  
 (Comp) Pan - AAAPN3734C

Please write or type below this line

A 436288462209 and 17209615609  
 Pan BSHPPS2510L to ENWPS 65520



### Statutory Alert

1. The authenticity of the Stamp Certificate should be verified at "www.stampstamp.com". Any discrepancy in the details on the stamp certificate should be reported to the Competent Authority.
2. The onus of checking the authenticity is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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DELHI

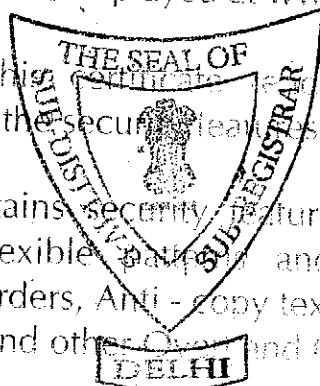
Priyanka Singh

## Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at [www.shcilestamp.com](http://www.shcilestamp.com) or at any Authorised collection center address displayed at [www.shcilestamp.com](http://www.shcilestamp.com) free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible pattern and Subtle Logo images, Complex ornamental design borders, Anti-copy text, the appearance of micro printing, artificial watermarks and other Open and Covert features."



SALE DEED FOR Rs.36,50,880/-

STAMP DUTY	Rs. 91,272/-
Corporation Tax	Rs. 91,272/-
Excess Duty	Rs. 56/-
Total	<u>Rs.1,82,600/-</u>

Out of two purchasers one is male & other is female,  
hence the stamp duty has been paid @ 5%.

VALUATION DESCRIPTION

Property Category	:	D
Circle Rate	:	Rs.1,27,680/- per Sq.Mtr.
Construction Rate	:	Rs. 12,840/- per Sq.Mtr.
Construction Year	:	After 2000
Age Factor	:	1
Use Factor	:	3 (Commercial)
STF	:	1
Land Area	:	384 Sq.Mtrs.
Super Covered area on all 8 Floors	:	3358.79 Sq.Mtrs.
Super Area	:	56.53 Sq.Mtrs.
Covered Plinth Area	:	46.40 Sq.Mtrs.
Proportionate share	:	$384/3358.79 \times 56.53 = 6.46$ Sq.Mtrs.

A. Cost of Land : (minimum land rate X proportionate  
area X use factor)  
 $1,27,680 \times 6.46 \times 3 = \text{Rs.}24,74,439/-$

B. Construction Cost: (construction rate X covered  
plinth area X age factor X STF)  
 $12,840 \times 46.40 \times 1 \times 1 = \text{Rs.}5,95,776/-$

Total A + B : Rs. 30,70,215/-

As per Govt. prescribed rates, as mentioned above, the value of the Space/Unit comes to Rs.30,70,215/- but the sale deed is being executed for a sale consideration amount of Rs. 36,50,880/- which is more than the present Govt. prescribed rates/value on which the proper stamp duty is being paid.

The building comprises of Basement, Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor & Sixth Floor, for which building plans were sanctioned by the D.D.A. vide file No. F13(41)2004/Bldg., dated 19.07.2004.

contd....3

12/06/2007

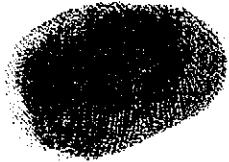
Jmsr

Priyanka Singh

12 Feb 2007



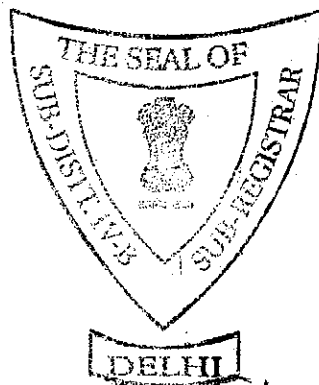
12 Feb 2007



bmshp



Priyanka Singh



S. Ghosh



G. K.



THIS SALE DEED is made at Delhi, on this 20 day of October, 2015, by M/s. Network Sales India having its registered office at LGF, Rishabh Corporate Tower, Plot No. 16, Karkardooma Community Centre, Delhi-110092, through its partners, Sh. Vijay Kumar Khanna (Sh. V.K. Khanna) S/o Sh. C.L. Khanna R/o 602, Kailas Tower, Kaushambi, Ghaziabad, (U.P.), hereinafter called the VENDOR.

IN FAVOUR OF

(1) Sh. Brajmohan Singh S/o Sh. Shankar Dayal Singh R/o House No. 3/4, Near Bank of India, Punjabi Mohalla, Chattar Pur, Delhi-110074 & (2) Smt. Priyanka Singh W/o Sh. Brajmohan Singh both presently residing at C-103, Pearl Court, Ramprastha Greens, Sector-7, Vaishali, Ghaziabad, -201010, (U.P.), hereinafter called the VENDEES.

"The expression 'VENDOR & VENDEES' shall mean and include, unless repugnant to the context, their legal heirs, executors, Administrators, nominees and assigns respectively".

WHEREAS the VENDOR is the absolute owner and also in possession of Space/Unit No. LGF-2A, on Lower Ground Floor (hereinafter referred to as "The space"), having total super area measuring 56.53 Sq.Mtrs. i.e. 608.48 Sq.Fts. or total covered area measuring 46.40 sq.mtrs. i.e. 499.50 sq.ft. or carpet area 40.77 sq.mtrs. i.e. 438.90 sq.ft. i.e. dimension 19'0" X 23'1", alongwith proportionate undivided, indivisible and impartable ownership rights in the land underneath i.e. area measuring 6.46 Sq.Mtrs. approx. in the above building known as 'RISHABH CORPORATE TOWER' Plot No. 16, situated at KARKARDOOMA COMMUNITY CENTRE, Delhi-92, (hereinafter referred to as the said Space/Unit), which is bounded as under:-

East	:	Wall
West	:	Common Passage & Entrance
North	:	LGF-2
South	:	LGF-2B

contd....4

*[Handwritten signature]*

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*Priyanka Singh*

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil SR IVb Vivek Vihar

Village/City Karkardooma

Place (Segment) Karkardooma

Building Type

Property Type Residential

Property Address House No.: LGF-2A RCT P No-16 KKD Comm Ctr Delhi, Road No.: , Karkardoor

Area of Plot 16 Sq.Meter

Money Related Detail

Consideration Amount :3,650,880.00 Rupees

Stamp Duty Paid 182,600.00 Rupees

Value of Registration Fee 36,508.80 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt

S/o W/o

R/o

M/s Network Sales India through

C.L. Khanna

602, Kailash Tower Kaushambi Gzb. UP

its Partners Sh. V

in the office of the Sub Registrar, Delhi this 20/10/2015 2:14:00PM day Tuesday

between the hours of

Signature of Presenter

Registrar/Sub Registrar  
SR IVb Vivek Vihar  
Delhi/New DelhiExecution admitted by the said Shri / Ms.  
M/s Network Sales India through its Partners Sh. Vijay Kumar Khannaand Shri / Ms.  
Brajmohan Singh, Priyanka Singh

Who is/are identified by Shri/Smt/Km. S.N. Jha S/o W/o D/o P.N. Jha R/o S-253B Shakarpur Delhi

and Shri/Smt./Km Gaurav Khanna S/o W/o D/o A.K. Khanna R/o 160-A Pkt.-A, Mayur Vihar-II, Delhi

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.  
Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presenceVendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 3,650,880.00 Thirty Six Lakh Fifty Thousand  
Eight Hundreds Eighty Only

The Balance of entire consideration of Rs. Rupees has been paid to the

Vendor(s)/Mortgagor(s) by. Sh./Ms. Brajmohan Singh, Priyanka Singh S/o, W/o, Shankar Dayal Singh, Brajmohan Singh

R/o, 374, Near Bank of India Punjabi Mohalla Chattarpur Delhi, C-103 Pearl Court, Ramprastha Greens Sec.-7 Vaishali Gzb. UP

vendee(s)/Mortgagee (s) in my presence. He/They/ were also identified by the aforesaid witnesses.

Date 20/10/2015

Registrar/Sub Registrar  
SR IVb Vivek Vihar  
Delhi/New Delhi

AND WHEREAS M/s. RISHABH BUILDCON (PVT.) LTD. purchased the said plot from the D.D.A. in auction, being the highest bidder, vide Perpetual Lease deed executed on 01.06.2004, duly registered in the office of S.R. VII, New Delhi, in Book No.1, Volume No. 1157 at pages 115 to 122 as document No. 2568 dated 03.06.2004.

AND WHEREAS after acquiring the said plot, the M/s. RISHABH BUILDCON (PVT.) LTD. constructed a commercial building on the said plot out of their own funds and resources after getting the building plans sanctioned from the D.D.A. and named the building as 'RISHABH CORPORATE TOWER' (hereinafter referred to as the said Tower).

AND WHEREAS M/s. RISHABH BUILDCON (PVT.) LTD. has also got the above said Tower converted from lease hold into free hold from the D.D.A. New Delhi, vide Conveyance Deed executed on 29.09.2008, duly registered in the office of S.R.VII, New Delhi, in Book No.1, Volume No. 3168, at pages 32 to 34, as document No. 20141, registered on 30.09.2008.

AND WHEREAS M/s. RISHABH BUILDCON (PVT.) LTD. through its Director & Authorised Signatory Sh. Sanjeev Jain sold the said Space/Unit No. LGF-2, on Lower Ground Floor to the VENDOR vide Sale Deed executed on 03.02.2009, duly Registered as Document No.1244, in Book No.I, Volume No.3883, on Pages 184 to 197, registered on 03.02.2009, in the office of Sub-Registrar-VIII, Delhi.

AND WHEREAS the VENDOR is the absolute owner and also in possession of the above said space/unit and there is no defect of any kind in the title and the VENDOR is fully empowered to sell the said space/unit.

AND WHEREAS the VENDOR has agreed to sell the above said space/unit, and the VENDEES have agreed to purchase the said space/unit from the VENDOR for a total sum of Rs.36,50,880/- (Rupees Thirty Six Lac Fifty Thousand Eight Hundred & Eighty Only).

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*26/09/09*

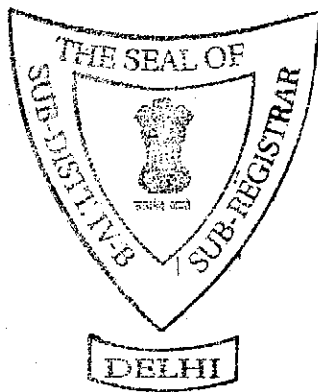
*bmsr*

*Priyanka Singh*

12/01/07



bmsingh



Priyanka Singh





NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in pursuance of the mutual settlement the total consideration amount of Rs.36,50,880/- (Rupees Thirty Six Lac Fifty Thousand Eight Hundred & Eighty Only) has already been received by the VENDOR from the VENDEES, as per detail given below:-

DETAILS OF PAYMENT

- i. Rs. 5,00,000/- vide Ch.No.213668, dt. 10.06.2015.  
ii. Rs. 5,00,000/- vide Ch.No.213673, dt. 25.07.2015  
iii. Rs. 5,00,000/- vide Ch.No.213676, dt. 12.09.2015  
iv. Rs. 1,50,880/- vide P.O.No.049584, dt. 14.10.2015  
all cheques drawn on State Bank of India,  
Indraprastha Estate, Delhi.  
v. Rs. 28,425/- vide P.O.No.213680, dt. 19.10.2015  
issued by State Bank of India New Delhi 110002  
vi. Rs. 19,71,535/- DDN 649435 Dt 19/10/2015 issued Axis Bank Ltd. Mumbai  
The receipt of which is hereby acknowledged by the  
VENDOR.

2. That against the said sale consideration amount the VENDOR, hereby sell(s), convey(s), transfer(s), and assign(s) the above said property in the name of the VENDEES and the VENDEES are free TO HAVE AND TO HOLD the said property absolutely and forever.

3. That the actual, physical and quite vacant possession of the said space/unit has been delivered by the VENDOR to the VENDEES at the spot.

4. That the expenses of this sale deed including the cost of stamp papers as well as the registration charges have been borne by the VENDEES.

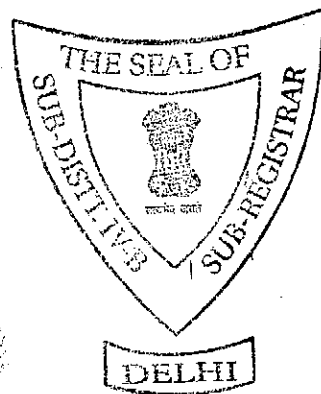
5. That all the previous original documents and/or photostate thereof relating to the above said space/unit have also been handed over by the VENDOR to the VENDEES.

contd....6

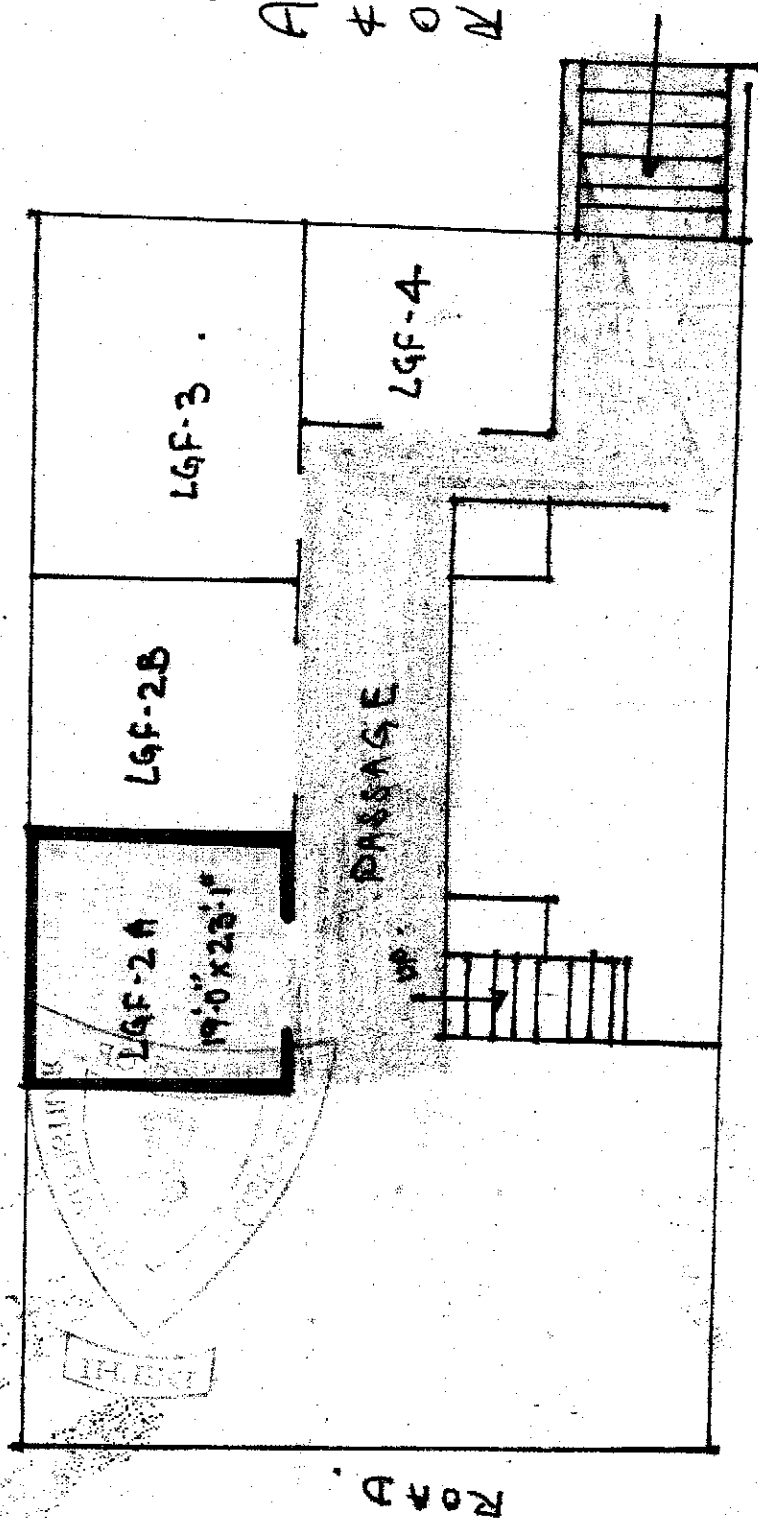
*Signature*

*Signature*  
*Priyanka Singh*

*Priyanka Singh*



PLAN OF UNIT NO- LGF-2A "KISHABH CORPORATE TOWER" PLOT-16  
 KARKARDOOMA COMMUNITY CENTRE DELHI-92  
 VENDOR - M/s NETWORK SALES INDIA  
 VENDOR - SH. BRAJ MOHAN SINGH AND SMT. PREMAJKA SINGH  
 SAID PORTION IN RED  
 COMMON " " YELLOW  
 COVERED AREA : 40.77 SQ MTRS.



SITE PLAN  
 Rishabh Associates  
 Rishabh Associates, Delhi

6. That the VENDOR hereby assure(s) the VENDEES that the said space/unit under sale is free from all sorts of encumbrances i.e. burden, sale, decree, mortgage, Will, Gift, loans, liens, charges, surety, security, Revision, Writ, Appeal, Court injunction Stay order, Equitable mortgage, any litigation of any kind, or any other kind of transfer, and there is no defect in the title of the said space/unit, if proved otherwise then the VENDOR shall be bound to indemnify the same to the VENDEES and the VENDOR shall be bound to fulfil all such losses thus sustained by the VENDEES.

7. That all the dues, demands, taxes, bills like House tax, electric & water bills and other liabilities relating to the above said space/unit upto the date of execution & registration of this SALE DEED shall be paid and borne by the VENDOR and thereafter all such dues shall be payable by the VENDEES.

8. That the VENDEES shall have full right to get the above said space/unit mutated in their own names in the records of the M.C.D., BSES (Yamuna Power Ltd.) or any other Department(s) at their own expenses and the VENDOR shall be liable to sign on all such papers, in connection with the transfer proceeding.

9. That the said space/unit is being sold by the VENDOR to the VENDEES as it is in the present position at the spot.

10. That now the VENDEES have become the absolute joint owners of the above said space/unit and have acquired the rights of ownership in the above said space/unit and are fully entitled to use, to mortgage, to sell the above said space/unit as desired by the VENDEES.

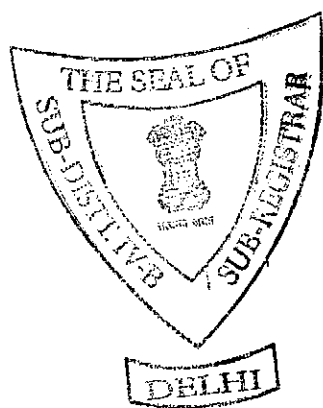
11. That the VENDEES have seen the above said space/unit at the spot and are satisfied about its situation & location.

ontd....7

*[Handwritten signature]*

*[Handwritten signature]*

*Priyanka Singh*



12.. That the VENDEES shall abide by all the terms, conditions of allotment agreement/flat buyer agreement, Perpetual Lease Deed, Conveyance Deed & previous Sale Deed(s) and also shall abide by rules, regulations, bye-laws of D.D.A., M.C.D. and all other Govt., Semi Govt. Departments, Local bodies and Authorities concerned.

IN WITNESSES WHEREOF the above said VENDOR and VENDEES have put their respective signatures on this sale deed on the date, month and year first above written.

WITNESSES

1. DL 0720136148710

S. N. Jha  
G. N. P. N. Jha  
Pl. 5-2535 Shikhar  
Delhi

2. DL 0719990058249

Gaurav Khanna  
Pl. A. K. Khanna  
Pl. 160-A, Pkt-A Mayapuri  
Vihar Ph-II Delhi

*[Signature]*

VENDOR

*[Signature]*  
VENDEES

Priyanka Singh

*[Signature]*

Reg. No.  
6891

Reg. Year  
2015-2016

Book No.  
1



Ist Party



IInd Party



Witness

Ist Party

M/s Network Sales India through its Partners Sh. Vijay Kumar Khanna

IInd Party

Brajmohan Singh, Priyanka Singh

Witness

S.N. Jha, Gaurav Khanna

**Certificate (Section 60)**

Registration No.6,891 in Book No.1 Vol No 585  
on page 63 to 71 on this date 28/10/2015 16:46:50  
and left thumb impressions has/have been taken in my presence.

day Wednesday

Date 28/10/2015 17:02:48



Sub Registrar  
SR IVb Vivek Vihar  
New Delhi/Delhi



159854566891