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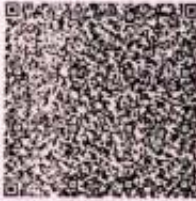
# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

e-Stamp No.  
LOCKED

Certificate No.	: IN-DL82352615470564T
Certificate Issued Date	: 07-Jun-2021 04:38 PM
Account Reference	: NONACC (BK)/ dlcbibk02/ KK DOOMA/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DLCBIBK0263106649286666T
Purchased by	: MESSERS TENERON LIMITED
Description of Document	: Article 23 Sale
Property Description	: GROUND FLOOR OF PROPERTY NO 2,40,41,42 AND 45-F, VILLAGE HASANPUR DELHI
Consideration Price (Rs.)	: 93,50,000 (Ninety Three Lakh Fifty Thousand only)
First Party	: AMAR DEVI FAMILY WELFARE TRUST
Second Party	: MESSERS TENERON LIMITED
Stamp Duty Paid By	: MESSERS TENERON LIMITED
Stamp Duty Amount(Rs.)	: 5,61,000 (Five Lakh Sixty One Thousand only)



Please write or type below this line

For Amar Devi Family Welfare Trust

*Shrey Gupta*  
Trustee



For TENERON LIMITED

*Abhishek Kumar*  
Authorized Signatory

RS 0003536422

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3. The onus of checking the legitimacy is on the users of the certificate.
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Shrey Gupta



Shrey Gupta



Maharaj



## Warning

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Shrey



Shrey





**Name : Mr. SHREY GUPTA**  
**Aadhaar No : 2128-5109-6669**

**Signed on behalf of Amar Devi  
Family Welfare Trust (PAN No.:  
AAATA4455B)**

**(VENDOR)**

For Amar Devi Family Welfare Trust

*Shrey Gupta*

Trustee



**Name : Mr. AKHILESH KUMAR**  
**Aadhaar No : 4089-5638-5703**

**Signed on behalf of M/s Teneration  
Limited (PAN No.: AAKCM9872D)**

**(VENDEE)**

For TENERON LIMITED

*Akhilesh Kumar*

Authorized Signatory





**:: SALE DEED ::**

**SCHEDULE OF PROPERTY**

E -Stamping Certificate No.	: IN-DL 82352615470564T	
Certificate issued dated	: 07/06/2021	
Category of Locality	: "G"	
Circle rate of category	: Rs.36,960/- Per Sq.Mtr.	
Construction Rate	: Rs.5,568/- Per Sq.Mtr.	
Total Plot Area	: 825.44 Sq. Mtrs.	
Number of Storey	: Five (05)	
Floor under sale	: Second Floor,	
Covered Area	: 577.81 Sq. Mtr.	
Proportionate Area	: 165.09 Sq. Mtr.	
Age Factor	: 01	
Use Factor	: 01 (Residential)	
Total Value of Property i.e.		
According to circle rate	: Rs.93,18,972/-	
Stamp Duty paid on	: Rs.93,50,000/-	
Proportionate Land Value	: 165.09 x 36,960	= Rs.61,01,726/-
Construction Value	: 577.81 x 5,568 x 1	= Rs.32,17,246/-
	Total Value	= Rs.93,18,972/-

As per Govt. prescribed rates, as mentioned above, the Value of the above said property comes to Rs.93,18,972/- (according to circle rate), but the Sale Deed is being executed for a Sale Consideration amount of Rs.93,50,000/- which is more than the present Govt. prescribed rates/Values on which the proper Stamp Duty is being paid.

Contd.....3/P

For Amar Devi Family Welfare Trust

*Shey Gupta*

Trustee



For TENERON LIMITED

*Mulchand Kumar*

Authorized Signatory





STAMP DUTY PAID UNDER ARTICLE 33  
OF THE INDIAN STAMP ACT @ 3% ON  
AMOUNT OF Rs.93,50,000/-

Rs.2,80,500/-

CORPN.TAX. PAID UNDER SECTION 147  
OF THE DELHI MUNICIPAL CORPORATION  
@ 3% OF Rs.93,50,000/-

Rs.2,80,500/-

TOTAL NON JUDICIAL STAMP PAPER :

Rs.5,61,000/-

THIS SALE DEED is made and executed at Delhi on this 08<sup>th</sup> day of June 2021 BY :-  
**AMAR DEVI FAMILY WELFARE TRUST (Pan No. AAATA4455B)** at F-73,  
Preet Vihar, Delhi-110092, through its Trustee Shri Shrey Gupta S/o Shri Raman  
Gupta R/o F-73, Preet Vihar, Delhi-110092 (Aadhar No.2128-5109-6669), Director of  
RSK Foundation, Duly Authorized by the Resolution Dated 08.04.2021,  
HEREINAFTER CALLED THE VENDOR, which expression shall mean and include  
its/his heirs, successors, executors, administrators, legal representatives, nominees and  
assignees of the one part:

:: IN FAVOUR OF ::

**M/s. TENERON LIMITED, (Pan No. AAKCM9872D)** a company incorporated  
and registered under the Companies Act, 1956 having its registered office at Plot  
No.44, Third Floor, Hasanpur Village, Shahdara, Delhi-110096, Signed through its  
Authorized Signatory Mr. Akhilesh Kumar S/o Late Shree Prithvi Chand Prasad R/o  
C-12, Second Floor, Gali No.4, East Vinod Nagar, New Super Shine Chowk,  
Kalyanpuri, Delhi-110091, (Aadhar No.4089-5638-5703), Duly Authorized by the  
company board of directors, Vide Board Resolution Dated 07/04/2021,  
HEREINAFTER CALLED THE VENDEE, which expression shall mean and  
includes its heirs, successors, executors, administrators, legal representatives,  
nominees and assignees of the other part.

**WHEREAS THE VENDOR** is the lawful Owner and in possession of FREEHOLD  
BUILT-UP PROPERTY Constructed on Plot Measuring Area 987.22 Sq. Yds.  
(Equivalent to 825.44 Sq. Mtrs.), alongwith its whole of structure constructed thereon  
whatsoever according to site, with roof rights, with the rights to further & upper  
construction upto the last storey, built on Plot Nos. 2, 40, 41, 42 & 45-F (including  
their parts), out of Khasra No. 53/2/1, Situated at Village Hasanpur, Illaqa Shahdara,  
Delhi-110092.

However, the constructed site plan of the property mentioned hereinabove has also  
been attached herewith the present Sale Deed.

Contd.....4/P

For **AMAR DEVI FAMILY WELFARE TRUST**

*Shrey Gupta*

Trustee



For **TENERON LIMITED**

*Akhilesh Kumar*  
Authorized Signatory



**Deed Related Detail**

Deed Name SALE

SALE WITHIN MC AREA

**Land Detail**

Tehsil/Sub Tehsil S R VIII A Preet Vihar

Village/City Hasanpur

Place (Segment) Hasanpur

Building Type

Property Type Residential

Property Address House No.: GF 2 40 41 42 AND 45-F, Road No.: Hasanpur

Area of Property 987.22 Sq.Yard

**Money Related Detail**

Consideration Amount 9,350,000.00 Rupees

Stamp Duty Paid 561,000.00 Rupees

Value of Registration Fee 93,500.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt

S/o W/o

R/o

AMAR DEVI FAMILY WELFARE  
TRUST

F-73 PREET VIHAR DELHI

in the office of the Sub Registrar, Delhi this 08/06/2021 12:39:19 day Tuesday

between the hours of

Signature of Presenter

Registrar/Sub Registrar  
S R VIII A Preet Vihar  
Delhi/New DelhiExecution admitted by the said Shri / Ms.  
AMAR DEVI FAMILY WELFARE TRUSTand Shri / Ms.  
MESSERS TENERON LIMITEDWho is/are identified by Shri/Smt/Km. KUSUM PAL S/o W/o D/o VED PRAKASH R/o 51 SANGAM VIHAR PART-3 PS  
LONI GZB UPand Shri/Smt./Km ANKUR SHARMA S/o W/o D/o SHRDANAND SHARMA R/o FATEHPUR MALNAURA GANU HAPUR  
UP

(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 presence

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 9,350,000.00 Ninety Three Lakh Fifty Thousand

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

Vendor(s)/Mortgagor(s) by. Sh./Ms. MESSERS TENERON LIMITED S/o, W/o, -

R/o 44 3RD FLOOR HASANPUR VILLAGE SHAHDARA DELHI

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

Date 08/06/2021 14:03:18

Registrar/Sub Registrar  
S R VIII A Preet Vihar  
Delhi/New Delhi

**TITLE DOCUMENTS RECORDS AND REFERENCES**

**PLOT No.2**

1. That the said Plot No. 2, total land measuring area 600 Sq. Yds. Situated at Village Hasanpur, Illaqa Shahdara, Delhi originally sold by Principal owners Shri Prem Singh S/o Shri Girver Singh and Shri Deep Chand S/o Shri Ant Ram, both R/o Village Hasanpur, Illaqa Shahdara, Delhi to Shri Balbir Singh S/o Shri Hari Ram R/o House No.2, Village Hasanpur, Illaqa Shahdara, Delhi, Vide GPA executed on 24.04.1981, duly attested by Notary Public Delhi dated 27.04.1981 and Agreement to Sell dated 24.04.1981 with Registered payment receipt, Vide Registration No.7105, in Book No.4, Volume No.762, n Pages 184, Dated 24.04.1981 regd. on 30.04.1981 in the office of Sub-Registrar IV Delhi.
2. That Shri Balbir Singh sold/transferred the said plot to Shri Ranbir Singh S/o Shri Fateh Singh and Shri Mahabir Singh S/o Shri Shahi alias Sahi Ram both R/o Village Hasanpur, Illaqa Shahdara, Delhi through the documents concerned such as an Agreement to Sell, Receipt, GPA and other transfer documents dated 16.07.1993, duly attested by Notary Public Delhi.
3. That Shri Ranbir Singh and Shri Mahabir Singh, jointly sold/ transferred the 300 Sq.Yds. plot area in Northern Eastern Portion out of the said plot of 600 sq yd of the above said Plot No.2, to Ms. Shreya Gupta D/o Shri Raman Gupta R/o F-73, Preet Vihar, Delhi, Vide an Irrevocable GPA with consideration alongwith other concerned transfer documents dated 01.08.2005, duly Registered as Document No. 14759, in Book No.4, Volume No.1668, on Pages 125 to 131, Dated 01.08.2005 in the office of Sub-Registrar VIII Delhi.
4. And Whereas, Shri Ranbir Singh and Shri Mahabir Singh jointly also sold/ transferred the remaining 300 Sq. Yds. plot area in Northern Western Portion out of the said plot of 600 sq. yd of the above said Plot No.2, to Smt. Kiran Gupta W/o Shri Raman Gupta R/o F-73, Preet Vihar, Delhi, Vide an Irrevocable GPA with consideration alongwith other concerned transfer documents dated 01.08.2005, duly Registered as Document No. 14760, in Book No.4, Volume No.1668, on Pages 132 to 138 Dated 01.08.2005 in the office of Sub-Registrar VIII Delhi.
5. That Ms. Shreya Gupta D/o Shri Raman Gupta transferred her portion of the above said Plot now Measuring Area 300 Sq. Yds. i.e. Northern Eastern Portion of Plot No. 2, to Amar Devi Family Welfare Trust located at F-73, Preet Vihar, Delhi, Vide concerned transfer documents alongwith GPA dated 06.02.2009, duly registered in the office of Sub-Registrar Mehgaon, Bhind, Madhya Pradesh, Vide Registration No.684, in Book No.4A, Volume No.38, on Pages 54 to 57 at Sl. No. 684, Dated 07.02.2009.

Contd.....5/P

For Amar Devi Family Welfare Trust

*Shreya Gupta*

Trustee



For TENERON LIMITED

*Atul Kumar*  
Authorised Signatory





6. That Smt. Kiran Gupta W/o Shri Raman Gupta transferred her portion of the above said Plot now Measuring Area 300 Sq.Yds. i.e. Northern Western Portion of Plot No. 2, to Amar Devi Welfare Trust located at F-73, Preet Vihar, Delhi, Vide concerned transfer documents alongwith GPA dated 06.02.2009, duly registered in the office of Sub-Registrar Mehgaon, Bhind, Madhya Pradesh, Vide Registration No. 680, in Book No.4AA, Volume No.38, on Pages 82 to 86, Dated 07.02.2009.

**PLOT No.40**

1. That a Plot No.40, Land Measuring Area 100 Sq. Yds. (Part) out of Khasra No.53/2/1, Situated at Village Hasanpur, Illaqa Shahdara, Delhi in the name of original inhabitant Shri Deep Chand S/o Late Aant Ram, after his death, his family members (i) Shri Sadhu Ram & (ii) Shri Yoginder Kumar both sons of Shri Deep Chand, Grand Sons of Late Aant Ram sold/ transferred the Said Plot admeasuring 100 sq yds to Smt. Kiran Gupta W/o Shri Raman Gupta R/o F-73, Preet Vihar, Delhi, Vide concerned documents dated 16.12.2005, alongwith Registered Irrevocable GPA with consideration dated 16.12.2005, duly registered as document No. 24620, in Book No.4, Volume No.1916, on Pages 42 to 47, Dated 16.12.2005 in the office of Sub-Registrar VIII Delhi. Smt. Kiran Gupta had gifted the said plot to Amar Devi Family Welfare Trust located at F-73, Preet Vihar, Delhi-110092 vide Gift Agreement/ Deed dated 28 February 2009.

2. That another Plot Measuring Area 57.25 Sq. Yds. (Part of Plot No.40) was also sold/ transferred by Shri Sadhu Ram S/o Late Deep Chand, Grandson of Aant Ram R/o 40, Village Hasanpur, Delhi, Vide documents dated 03.06.2009, in favour of Amar Devi Family Welfare Trust, located at F-73, Preet Vihar, Delhi-110092 duly notarized by Notary Public Delhi.

3. That one another Plot Measuring Area 52.3 Sq. Yds. (Part of Plot No.40) was also sold/ transferred by Shri Yoginder Nagar S/o Late Deep Chand, Grandson of Aant Ram R/o 40, Village Hasanpur, Delhi, Vide documents dated 03.06.2009 in favour of Amar Devi Family Welfare Trust, located at F-73, Preet Vihar, Delhi-110092 duly notarized by Notary Public Delhi.

**PLOT No.41**

1. That a Plot No.41, Measuring Area 72.71 Sq. Yds. out of Khasra No.53/2/1, Situated in the Village Hasanpur, Illaqa Shahdara, Delhi was also sold/ transferred by Shri Rajinder Singh S/o Late Sh. Chhuttan Singh R/o 42, Village Hasanpur, Delhi-110092 and Shri Meer Singh S/o Late Chhuttan Singh R/o 41, Village Hasanpur, Delhi-110092 Vide documents dated 03.06.2009 in favour of Amar Devi Family Welfare Trust, located at F-73, Preet Vihar, Delhi-110092 duly notarized by Notary Public Delhi.

Contd.....6/P

For Amar Devi Family Welfare Trust

*Shrey Gupta*

Trustee



For TENERON LIMITED

*Abhishek Kumar*  
Authorised Signatory





2. That (i) Shri Rajinder Singh & (ii) Shri Meer Singh; both sons of Late Chhuttan Singh; acquired the said plot after the death of their father Late Chhuttan Singh S/o Late Nathu Singh on his demise, as the original inhabitant of this Village Hasanpur, Delhi.

**PLOT No.42**

1. That one Smt. Rameshwari W/o Late Suraj Singh, R/o 42, Village Hasanpur, Delhi acquired the said plot/ property No. 42, area measuring 55.41 Sq Yds (part of Khasra No. 53/2/1) situated at Village Hasanpur, Illaqa Shahdara, Delhi after the death of her deceased husband Suraj Singh through Relinquishment Deed dated 01.06.2009. Late Suraj Singh inherited the said plot from his father Late Chhuttan Singh S/o Late Nathu Singh on his demise, as the original inhabitant of Village Hasanpur, Illaqa Shahdara, Delhi. Smt. Rameshwari W/o Late Suraj Singh sold/ transferred the said plot No.42, Measuring Area 55.41 Sq. Yds. part of Khasra No.53/2/1, Situated at Village Hasanpur, Illaqa Shahdara, Delhi to amardevi Family Welfare Trust, located at F-73, Preet Vihar, Delhi-110092, Vide documents dated 03.06.2009 duly notarized by Notary Public Delhi.

**PLOT No.45-F**

1. That one Shri Jagat Singh S/o Late Girvar Singh owner of Plot No.45-F, area measuring 49.55 Sq. Yds., part of Khasra No. 53/2/1, Situated in Village Hasanpur, Illaqa Shahdara, Delhi; had inherited the said plot No. 45-F from his father Late Girvar Singh s/o Late Nathu Singh on his demise, as original inhabitant of this Village Hasanpur, Illaqa Shahdara, Delhi.

2. That aforesaid Shri Jagat Singh, sold/ transferred the said Plot No.45-F, area measuring 49.55 Sq. Yds., part of Khasra No.53/2/1, Situated in the Village Hasanpur, Illaqa Shahdara, Delhi to Smt. Kiran Gupta W/o Shri Raman Gupta R/o F-73, Preet Vihar, Delhi, Vide an Agreement to Sell, GPA and other transfer documents dated 15.09.2008, duly attested by Notary Public Delhi. That Smt. Kiran Gupta further transferred the said plot to Amar Devi Family Welfare Trust, located at F-73, Preet Vihar, Delhi on 22.09.2008 vide Gift Agreement/ Gift Deed dated 22.09.2008 duly attested by Notary Public Delhi.

Contd.....7/P

For Amar Devi Family Welfare Trust

*Amar Gupta*

Trustee



For TENERON LIMITED

*Abhishek Kumar*  
Authorised Signatory





**Short Description of above said Properties**

<b>Sr. No.</b>	<b>Plot Address</b>	<b>Area (Sq. Yds.)</b>
1.	Plot No.2, Village Hasanpur, Delhi	300.00
2.	Plot No.2 (Part), Village Hasanpur, Delhi	300.00
3.	Plot No.40, Village Hasanpur, Delhi	100.00
4.	Plot No.40 (Part), Village Hasanpur, Delhi	57.25
5.	Plot No.40 (Part), Village Hasanpur, Delhi	52.30
6.	Plot No.41, Village Hasanpur Delhi	72.71
7.	Plot No.42, Village Hasanpur, Delhi	55.41
8.	Plot No.45-F,Village Hasanpur, Delhi	49.55
	<b>Total</b>	<b>987.22</b>
		<b>i.e. (825.44 Sq. Mtrs.)</b>

**AND WHEREAS** on the basis and strength of the facts and documents aforesaid, the **VENDOR** has represented that he is the sole, absolute, exclusive and rightful owner and in undisputed possession of the aforesaid **BUILT-UP PROPERTY** Constructed on Plots Measuring Area in total as 987.22 Sq. Yds. (Equivalent to 825.44 Sq. Mtrs.), alongwith its whole of structure constructed thereon whatsoever according to the site, with roof rights, with the rights to further & upper construction upto the last storey, built on Plot Nos. 2, 40, 41, 42 & 45-F (including parts thereof), all of the aforesaid plots being out of Khasra No. 53/2/1, Situated at Village Hasanpur, Illaqa Shahdara, Delhi-110092, and the **VENDOR** has got full power, absolute authority and unrestricted rights and is fully competent to sell or dispose off the above mentioned property (either part or in whole) to anyone in any manner as the **VENDOR** may like and the same is free from all sorts of encumbrances and there is no legal defect in the title of the **VENDOR**.

**AND WHEREAS** the **VENDOR** has agreed to sell, convey, transfer, assign the **BUILT-UP ENTIRE SECOND FLOOR, without Roof Rights (i.e. Upto Ceiling Level), Measuring Area 987.22 Sq. Yds.** (Equivalent to 825.44 Sq. Mtrs.), alongwith its whole of structure constructed thereon whatsoever according to site therein, alongwith proportionate, undivided, indivisible and impartable ownership rights in the land underneath, built on Plot Nos. 2, 40, 41, 42 & 45-F, all out of Khasra No. 53/2/1, Situated at Village Hasanpur, Illaqa Shahdara, Delhi-110092, with all the rights, title, interests and possession thereof (**hereinafter called the Said Property Under Sale**) to the **VENDEE** for a sum of **Rs.93,50,000/- (RUPEES NINETY THREE LAKHS FIFTY THOUSAND ONLY)** and the **VENDEE** has also agreed to purchase the same.

Contd.....8/P

For Amar Devi Family Welfare Trust

*Shrey Gupta*



For TENERON LIMITED

*Abhishek Kumar*



Authorized Signatory



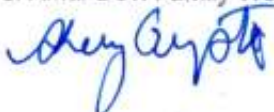
**AND WHEREAS** the VENDOR with its free will, consent, sound mind, good health and without any undue pressure of any one or coercion, hereby sells, conveys, transfers, alienate and assign the above said property with all its rights, titles and interests whatsoever unto the VENDEE, who shall after the registration of this Sale Deed become the sole and absolute owner of the above Said Property Under Sale and shall enjoy all the rights of possession, ownership, etc. forever whatsoever without any claim or lien or hindrance from the VENDOR or from any legal heirs/beneficiaries/ trustees, etc. of the VENDOR.

**AND WHEREAS** the VENDOR hereby further assures, represents and covenant with the VENDEE as follows:-

- a. That the aforesaid property is free from all sorts of encumbrances whatsoever or howsoever or wheresoever.
- b. That there is no attachment by the Income Tax Authority or any other Authorities under any law for the time being in force or by any other authority nor any notice of acquisition or requisition has been received in respect of the aforesaid property.
- c. That the aforesaid property is not the property of H.U.F. and that the children/family members of the VENDOR and nobody else including but not limited to the beneficiaries, trustees, etc. has any right, title, interest, share, claim or demand whatsoever or howsoever in the aforesaid property.
- d. That there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring, alienating and vesting the absolute title and ownership in the aforesaid property in favour of the VENDEE.
- e. That there is no subsisting agreement for sale, except the present sale deed entered between the VENDOR and the VENDEE in respect of the aforesaid property and the same has not been transferred in any manner whatsoever in favour of any other person or persons and the VENDOR has a good marketable title of the above said Property Under Sale.
- f. That there is no notice of default or breach on the part of the VENDOR or its predecessors in respect of any provisions of law in respect of the aforesaid property under sale.
- g. That there is no legal case pending with respect to this property in any court of law having jurisdiction.

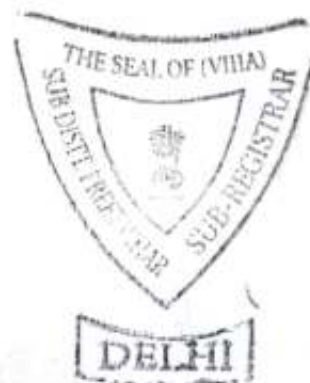
Contd.....9/P

For Amar Devi Family Welfare Trust



For TENERON LIMITED





**NOW THIS SALE DEED WITNESSETH AS UNDER:-**

1. THAT the VENDOR has received the entire sale consideration amount of **Rs.93,50,000/- (RUPEES NINETY THREE LAKHS FIFTY THOUSAND ONLY)** from the VENDEE as full and final payment against the said property. The details of payment are mentioned below:-

**Payment Details:-**

Date	Cheque	Amount (Rs.)	Bank
01/06/2021	002031	Rs.70,00,000/-	HDFC Bank
01/06/2021	002049	Rs.22,56,500/-	
Rs.93,500/- Deducted T.D.S. @ 1% on entire consideration as per Income Tax Act			
Total: Rs.93,50,000/-			

NOW NOTHING remains due upon the said VENDEE towards the sale price of the above mentioned property under sale.

2. THAT in consideration of above amount of **Rs.93,50,000/- (RUPEES NINETY THREE LAKHS FIFTY THOUSAND ONLY)**, the VENDOR hereby convey, transfers, sells and assigns all its rights, titles and interests whatsoever in the above said property under sale in favour of the VENDEE absolutely, completely and forever.

3. THAT the VENDOR assures the VENDEE that the property under sale is still free from all sorts of encumbrances like sale, mortgage, gift, lien, decree, burden, charge, security, surety, dispute, complications, attachment, notices, wills, legal flaws, pledge, etc. and there is absolutely NIL and NO legal defect in the title of the VENDOR regarding ownership and she is fully empowered and competent to sell or transfer the said property under sale to the VENDEE by way of this SALE DEED.

Moreover, if it is proved false and/or if the VENDEE is deprived of the said property at any time, in future after execution of this SALE DEED in full or in part thereof, owing to the above said reasons or any other reasons (including but not limited to the aforementioned) whatsoever in respect of the said property, the VENDOR hereby undertakes before the VENDEE that it shall entirely remain liable and responsible to indemnify the VENDEE for the same in all manners by all its moveable and immoveable properties and all other assets.

4. THAT the VENDOR has delivered the peaceful physical vacant Possession of the above Said Property Under Sale along with all its rights of ownership and also delivered all the previous documents of the above said property to the VENDEE at the time of execution and registration of this SALE DEED.

Contd.....10/P

For Amar Devi Family Welfare Trust

*Amy Gupta*

Trustee

For TENERON LIMITED

*Alkhesh Kumar*  
Authorised Signatory



5. THAT the VENDEE can get the aforesaid Said Property Under Sale mutated in its own name in the record of M.C.D. and/or any other concerned authority by presenting this SALE DEED or its true copy.

6. THAT the aforesaid property under sale is neither acquired nor any acquisition proceedings have been initiated under the LAND ACQUISITION ACT or any other law for the time being in force, therefore there is no bar or any legal complication for the transfer of the said property by the VENDOR unto the VENDEE by way of this present SALE DEED.

7. THAT from the date of execution of this SALE DEED the VENDEE becomes the sole and absolute owner of the above Said Property Under Sale, it shall be at full liberty to use, enjoy and utilise the said property under sale and also have right, power, absolute authority and be fully competent to sell or dispose off the same to anyone in any manner as it may like.

That the VENDOR and VENDEE hereby agrees to sell and purchase respectively the above mentioned property under their own responsibility/ risk and both the parties having not any type of claim in future against the above mentioned property through any court of Law and concerned authority and both the parties are self liable for any type of damages, Losses, notification awarded by the Govt./Concerned Deptt./NCT of Delhi if it is found in future that the property which is under consideration is award of Gramsabha etc.

8. THAT after the execution of this SALE DEED neither the VENDOR nor any of her legal heirs, beneficiaries or trustees, etc., may raise any objection or create any charge or demand any share in the above mentioned property under sale hereinafter.

9. THAT all the expenses of this SALE DEED such as stamp papers, registration fee, writing charges etc. have been paid by the VENDEE.

10. THAT the VENDOR shall be liable and responsible for all the dues/arrears regarding House Tax, Water and Electricity charges pertaining to the above mentioned property under sale till the date of execution of this SALE DEED and in future the VENDEE will pay all taxes, dues, house tax and other charges of the above mentioned property under sale to the authority concerned.

11. THAT the VENDEE can get the fresh and/or change the existing electricity and water connection in the said property under sale from the BSES Yamuna Power Ltd., Delhi Jal Board and/or any other concerned authority by presenting this SALE DEED or its true copy.

Contd.....11/P

For Amar Devi Family Welfare Trust

*Amar Devi*

Trustee



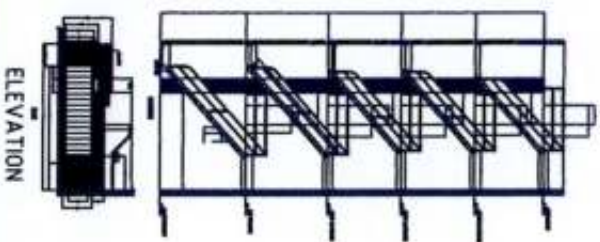
For TENERON LIMITED

*Muloh Kumar*

Authorised Signatory





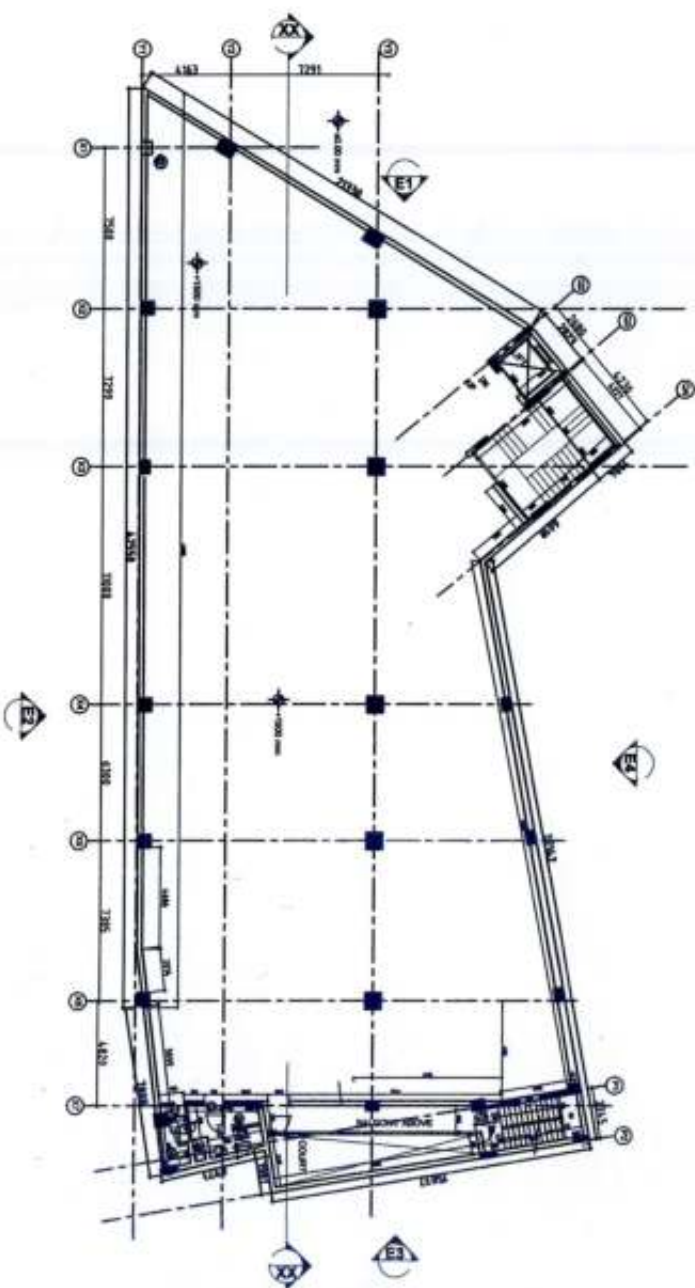


SITE PLAN

HASANPUR



## SECOND FLOOR PLAN - FLOOR AREA - 987.22 SQ YARDS



For Amar Devi Family Welfare Trust

*Shrey Gupta*

Trustee

For TENERON LIMITED

*Mukul Kumar*

Authorised Signatory

## SECOND FLOOR

Amar Devi Family Welfare Trust  
Hasanpur, Delhi

A. K. BANSAL (M-54932)

B.Tech. M.I.E.

Chartered Engineer (INDIA)

HASANPUR COMMERCIAL

Chartered  
Engineers  
Cost/Venue Value

011-43011519

R1





# TENERON LIMITED

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING NO. 01/2021-22 OF THE BOARD OF DIRECTORS OF TENERON LIMITED HELD ON WEDNESDAY, 7<sup>TH</sup> APRIL, 2021 AT THE REGISTERED OFFICE OF THE COMPANY AT 44, GROUND & FIRST FLOOR, VILLAGE HASANPUR, NEAR HASANPUR DEPOT, DELHI 110092 AT 11:00 A.M.**

**Resolution No. 09**

**"RESOLVED THAT** consent of the Board be and is hereby accorded to authorize Mr. Akhilesh Kumar, S/o Mr. Prithvi Chand Prasad, to execute documents for purchase of the following property:

*Plot Nos. 2, 40, 41, 42 & 45-F (including their parts), out of Khasra No.53/2/1, Situated at Village Hasanpur, Illaqa Shahdara, Delhi-110092- Only 2<sup>nd</sup> Floor*

and sign and execute the requisite Agreement for sale/ Sale Deed and such other documents as may be found necessary, modify or amend the documents so executed where necessary and present the documents so signed by him on behalf of the Company for registration before the Registrar or Sub-Registrar and admit execution of the documents and do all such other acts, deeds and things as are incidental or consequential thereto."

**"FURTHER RESOLVED THAT** Mr. Akhilesh Kumar, Authorized Signatory of the Company, be and is hereby authorized to engage Advocate and incur necessary expenses in connection with the sale of the property mentioned above."

**"FURTHER RESOLVED THAT** a copy of this resolution be given to the concerned authority, as may be required under the seal and signature of any of the Director of the company."

For **TENERON LIMITED**  
For TENERON LIMITED

  
Director

**DUDHESH KUMAR VERMA**

(Director)

DIN: 08463053

Date: 07.04.2021

Place: Delhi

CIN No.: U51909DL2017PLC315903

Registered Office: 44, 3<sup>rd</sup> Floor, Village Hasanpur, Near Hasanpur Depot, Delhi 110092

Tel: 011 40157261  [info@teneron.in](mailto:info@teneron.in)



# **AMAR DEVI FAMILY WELFARE TRUST**

Registered office- F-73, Preet Vihar, New Delhi-110092

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**EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES OF AMAR DEVI FAMILY WELFARE TRUST HELD ON THURSDAY, 08<sup>TH</sup> DAY OF APRIL, 2021 AT REGISTERED OFFICE SITUATED AT F-73, PREET VIHAR, NEW DELHI-110092 AT 11.00 A.M**

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**“RESOLVED THAT** The Consent of the Trustees be and is hereby accorded to authorize Mr. Shrey Gupta, being Trustee of Amar Devi Family Welfare Trust (PAN AAATA4455B) to execute documents for sale of the following property:

*Plot Nos. 2, 40, 41, 42 & 45-F (including their parts), out of Khasra No.53/2/1, Situated at Village Hasanpur, Illaqa Shahdara, Delhi-110092- Only 2<sup>nd</sup> Floor*

**“RESOLVED FURTHER THAT** Mr. Shrey Gupta, Trustee of Amar Devi Family Welfare Trust is also authorized to sign and execute the requisite Agreements for Sale/ Sale Deed and such other documents as may be found necessary, modify or amend the documents so executed where necessary and present the documents so signed by him on behalf of the Trust for registration before the Registrar or Sub-Registrar and admit execution of the documents and do all such other acts, deeds and things as are incidental or consequential thereto.”

**“RESOLVED FURTHER THAT** Mr. Shrey Gupta, Authorized Signatory of the Trust, be and is hereby authorized to engage Advocate and incur necessary expenses in connection with the sale of the Property mentioned above.”

For **AMAR DEVI FAMILY WELFARE TRUST**

For Amar Devi Family Welfare Trust

  
Trustee

**NIKHIL**

Director, RSK Foundation  
(Trustee)

Date: 08.04.2021

Place: New Delhi

# AMAR DEVI FAMILY WELFARE TRUST

Registered Office: 107, Convent Road, New Delhi-110055

LETTER OF THE TRUSTEE IN THE MATTER OF THE TRUST OF AMAR DEVI FAMILY WELFARE TRUST. THE TRUSTEE OF AMAR DEVI FAMILY WELFARE TRUST, NEW DELHI, HAS THE HONOR TO ACKNOWLEDGE THE RECEIPT OF THE AMOUNT OF RS. 10000/- (TEN THOUSAND RUPEES ONLY) FROM THE TRUSTEE OF AMAR DEVI FAMILY WELFARE TRUST, NEW DELHI, ON THE DATE OF THE RECEIPT OF THE AMOUNT.

THE TRUSTEE OF AMAR DEVI FAMILY WELFARE TRUST, NEW DELHI, HAS THE HONOR TO ACKNOWLEDGE THE RECEIPT OF THE AMOUNT OF RS. 10000/- (TEN THOUSAND RUPEES ONLY) FROM THE TRUSTEE OF AMAR DEVI FAMILY WELFARE TRUST, NEW DELHI, ON THE DATE OF THE RECEIPT OF THE AMOUNT.

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THE TRUSTEE OF AMAR DEVI FAMILY WELFARE TRUST, NEW DELHI, HAS THE HONOR TO ACKNOWLEDGE THE RECEIPT OF THE AMOUNT OF RS. 10000/- (TEN THOUSAND RUPEES ONLY) FROM THE TRUSTEE OF AMAR DEVI FAMILY WELFARE TRUST, NEW DELHI, ON THE DATE OF THE RECEIPT OF THE AMOUNT.



12. THAT all the previous sale-purchase mentioned in the instrument by virtue of which this property belongs to VENDOR is accurate and correct. In this regard, if any, dispute arises in future, the Registering Authority shall not be held responsible and parties shall bear all the responsibility.

13. THAT no common passage and parts of the building such as Main Gate, common passage, staircase etc. will be used by any of its owners/occupants for keeping/chaining pets, dogs, birds, footwear, storage of cycles, motor cycles, any other material/goods, drying of clothes nor the common passage shall be blocked in any other manner.

14. THAT the VENDEE checked the title and location of the above said property at the spot and fully satisfied about its situation & Location.

15. THAT all the contents of this Sale Deed have been done as per provided Photo Copies of the previous documents and statements of both the parties i.e. VENDOR & VENDEE by the drafting person/ advocate. Both the Parties have read, listen and understood all the contents of this Sale Deed with their Vernacular Language and satisfied with the Drafting/ Documentation of this Sale Deed for the same. The Drafting person/ advocate/ document writer will not be responsible for any type of dispute, litigation, mortgage, whatsoever in any manner but for the same the VENDOR and the VENDEE themselves shall be responsible for all or any type of litigation in all the manner whatsoever.

16. THAT the VENDOR and the VENDEE are the citizens of REPUBLIC OF INDIA.

IN WITNESS WHEREOF, the VENDOR and the VENDEE have signed this SALE DEED after understanding the contents which have been explained to each of them in vernacular which they admitted as true and correct, on the date, month and year written hereinabove, in the presence of the following witnesses.

**WITNESSES:-**

DL - UP/420160003577

1. Kusum Lal

S/o Ved Prakash

R/o H No. 51, Sarangam Vihar  
Part-3, P. S. Loni, Gaziabad  
U.P.

2. AD - 758660638903

Ankur Sharma

S/o Shrdanand Sharma

R/o Fatehpur Malnaura  
Gram V, Hapur U.P.

For Amar Devi Family Welfare Trust

VENDOR

Trustee

For TENERON LIMITED

VENDEE

Authorised Signatory

Reg. No.  
2690

Reg. Year  
2021-2022

Book No.  
1



Ist Party



IInd Party



Witness

Ist Party      SHIREY GUPTA (On Behalf of AMAR DEVI FAMILY WELFARE TRUST)

IInd Party      AKHILESH KUMAR (On Behalf of MESSERS TENERON LIMITED)

Witness      KUSUM PAL, ANKUR SHARMA

**Certificate (Section 60)**

Registration No.2,690 in Book No.1 Vol No 2,080  
on page 131 to 143 on this date **09/06/2021 16:07:44**  
and left thumb impressions has/have been taken in my presence.

day Wednesday

Date 09/06/2021 15:58:49



**Sub Registrar**  
**S R VIIIA Preet Vihar**  
**New Delhi/Delhi**



2187402102690