



सत्यमेव जयते

# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

**Certificate No.** : IN-DL03629623855441T  
**Certificate Issued Date** : 29-Jul-2021 02:13 PM  
**Account Reference** : NONACC (BK)/dlbobbk02/ PASCHIM VIHAR/ DL-DLH  
**Unique Doc. Reference** : SUBIN-DL DLBOBBK0204820687063179T  
**Purchased by** : TRANSOCEANIC AGRO COMM PRIVATE LIMITED  
**Description of Document** : Article 23 Sale  
**Property Description** : B-42, DEFENCE COLONY, NEW DELHI  
**Consideration Price (Rs.)** : 6,50,00,000  
 (Six Crore Fifty Lakh only)  
**First Party** : DREAMLAND BUILDERS AND DEVELOPERS PRIVATE LIMITED AND OTHERS  
**Second Party** : TRANSOCEANIC AGRO COMM PRIVATE LIMITED  
**Stamp Duty Paid By** : TRANSOCEANIC AGRO COMM PRIVATE LIMITED  
**Stamp Duty Amount(Rs.)** : 39,00,000  
 (Thirty Nine Lakh only)



LOCKED

Please write or type below this line

For Dreamland Builders & Developers Pvt. Ltd.

*[Signature]*  
Director

M/S MISHRY HOLDINGS LTD.

*[Signature]*  
Authorised Signatory

For Transoceanic Agro Comm Pvt. Ltd.

*[Signature]*  
Auth. Sign./Director

QT 0001632990

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at [www.shoestamp.com](http://www.shoestamp.com) or using e-Stamp Mobile App of Stock Exchange with transparency as the detail on this Certificate need be available on the website / Mobile App renders it invalid.
2. The price of choosing the transparency is on the reverse of the certificate.
3. The user may also verify / purchase from the competent authority.



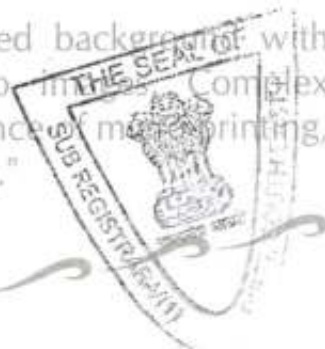
## Warning



"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 patterns and Subtle Logo in the center. Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."







SHRI INDER PAL SINGH ARORA  
[Aadhaar No. 590965070058]  
Director of  
M/S DREAMLAND BUILDERS AND DEVELOPERS  
PRIVATE LIMITED  
[PAN AAACD6763E]



SHRI SAMIR DEV KAPOOR  
[PAN AADPK1378C]  
[Aadhaar No. 654490920112]



SHRI SAMAY SINGH  
[Aadhaar No. 357510292485]  
Authorised Signatory of  
M/S MISHRY HOLDINGS LIMITED  
[PAN AAACM6069J]



SHRI SUMIT ARORA  
[Aadhaar No. 433989851864]  
Director of  
M/S TRANSOCEANIC AGRO COMM PRIVATE  
LIMITED  
[PAN AAACR0361G]

For Dreamland Builders & Developers Pvt. Ltd.

*Inder Pal Singh*  
Director

M/S MISHRY HOLDINGS LTD.

*Samay Singh*  
Authorised Signatory

For Transoceanic Agro Comm Pvt. Ltd.

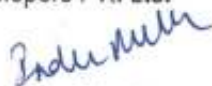
*Sumit Arora*  
Auth. Sign./Director



**SALE DEED FOR RS. 6,50,00,000/-**

1.	Type of Deed	:	Sale Deed
2.	Name of Colony/Locality	:	Defence Colony, New Delhi,
3.	Category	:	'B'
4.	Plot Area in Sq. Yds./ Sq. Mtrs.	:	350 Sq. Yds. [or say 292.64 Sq. Mtrs. Approx.]
5.	Share in Plot transferred	:	22.5%
6.	Covered Area of Portion transferred	:	185.36 Sq. Mtrs. (Approx.)
7.	Covered area of entire building	:	930.94 Sq. Mtrs.
8.	Age Factor	:	1
9.	Type of Property	:	Commercial
10.	Valuation as per Circle Rates		
	Circle Rate of Per Sq. Mtrs. Land	Land Share	Plot Area =
a.	196416 X 3	X 22.5 100	X 292.64
			Rs. 3,87,98,450/- (Approx.)
	Circle Rate of Construction	Age Factor	Covered Area Under Sale =
b.	15936	X 1	X 185.36
			Rs. 29,53,900/- (Approx.)
c.	Total	(a)	+ (b)
			= Rs. 4,17,52,350/- (Approx.)
11.	(a) Stamp Duty	:	Rs. 19,50,000/-
	(b) Corporation Tax	:	Rs. 19,50,000/-
	(c) Total Stamps	:	Rs. 39,00,000/-

For Dreamland Builders &amp; Developers Pvt. Ltd.

  
 Director

-2-

For Transoceanic Agro Comm Pvt. Ltd.


  
 Auth. Sign./Director

M/S MISHKY HOLDINGS LTD.

  
 Authorised Signatory



Deed Related Detail

Deed Name: SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar V(1)

Village/City DEFENCE COLONY

Place (Segment) DEFENCE COLONY

Building Type

Property Type Residential

Property Address House No. B-42 DEFENCE CLY ND, Road No.: DEFENCE COLONY

Area of Property 350.00 Sq. Yard

Money Related Detail

Consideration Amount 65,000,000.00 Rupees

Stamp Duty Paid 3,900,000.00 Rupees

Value of Registration Fee 650,000.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

**Presented by : Sh/Smt**DREAMLAND BUILDERS AND  
DEVELOPERS PVT LTD TH OVER  
SAMIR DEV KAPOOR**S/o W/o**NA  
B R KAPOOR**R/o**

C-389 GF DEFENCE CLY ND

D-252 DEFENCE CLY ND

M-50 SF M BLK MKT GK PART IND

in the office of the Sub Registrar Delhi this 30/07/2021 12:00:00AM day Friday

between the hours of

**Signature of Presenter**Registrar/Sub Registrar  
Sub Registrar V(1)  
Delhi/New Delhi

Execution admitted by the said Shri/MS  
DREAMLAND BUILDERS AND DEVELOPERS PVT LTD TH INDER PAL SINGH ARORA, SAMIR DEV KAPOOR, MS  
MISHRY HOLDINGS LTD TH SAMAY SINGH  
and Shri/MS  
TRANSOCEANIC AGRO COMM PVT LTD TH SUMIT ARORA

Who were identified by Shri/Smt/Km MANOJ MEHTA S/o W/o D/o K K MEHTA R/o A-14 DEFENCE CLY ND

and Shri/Smt./Km SRIKANTA SWAIN S/o W/o D/o SHIBA CHARAN SWAIN R/o D-229 GF DEFENCE CLY ND

(Marginal Witness). Witness No. 11 is for own name.

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. 65,000,000.00 Six Crore Fifty Lakh Only

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

Vendor(s)/Mortgagor(s) by Sh./Ms. TRANSOCEANIC AGRO S/o, W/o, NA

COMM PVT LTD TH SUMIT ARORA

R/o, D-9 NETAJI SUBHASH PLACE PITAM PURA DELHI

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

Date 30/07/2021

Registrar/Sub Registrar  
Sub Registrar V(1)  
Delhi/New Delhi

This Sale Deed is executed at New Delhi on this 30<sup>th</sup> day of July, 2021, by;

1)	<b>M/S DREAMLAND BUILDERS AND DEVELOPERS PRIVATE LIMITED</b> , a Private Limited Company, duly incorporated under the Companies Act, 1956, having its Registered Office at C-389, Ground Floor, Defence Colony, New Delhi, through its Director Shri Inder Pal Singh Arora, duly authorised vide Resolution passed in the meeting of the Board of Directors held on 15.07.2021, [2/3rd undivided share] (hereinafter referred to as ' <b>THE VENDOR NO. 1</b> ');
2)	<b>SHRI SAMIR DEV KAPOOR</b> S/o Shri B.R. Kapoor R/o D-252, Defence Colony, New Delhi (hereinafter referred to as ' <b>THE VENDOR NO. 2</b> '); [1/6th undivided share] and
3)	<b>M/S MISHRY HOLDINGS LIMITED</b> , a Limited Company, duly incorporated under the Companies Act, 1956, having its Registered Office at M-50, Second Floor, M-Block Market, Greater Kailash Part-I, New Delhi, through its Authorised Signatory Shri Samay Singh S/o Shri Charan Singh duly authorised vide Resolution passed in the meeting of the Board of Directors held on 22.07.2021, [1/6th undivided share] (hereinafter referred to as ' <b>THE VENDOR NO. 3</b> ');

The **VENDOR** No. 1, the **VENDOR** No. 2 and the **VENDOR** No. 3 are hereinafter collectively called '**THE VENDORS**' (which expression shall mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees and assigns).

For Dreamland Builders & Developers Pvt. Ltd.

  
Director

-3-

For Transoceanic Agro Comm Pvt. Ltd.

  
Auth. Sign./Director

M/S MISHRY HOLDINGS LTD.

  
Authorised Signatory





**IN FAVOUR OF**

**M/S TRANSOCEANIC AGRO COMM PRIVATE LIMITED**, a Private Limited Company, duly incorporated under the Companies Act, 1956, having its Registered Office at 6<sup>th</sup> Floor, 600 Gopal Heights D-9, Netaji Subhash Place, Pitam Pura, Delhi-110034, through its Director Shri Sumit Arora, duly authorised vide resolution passed in the meeting of the Board of Directors held on 21.07.2021, hereinafter called '**THE VENDEE**' (which expression shall mean and include its successors, legal representatives, administrators, executors, nominees and assigns).

A. **WHEREAS** by virtue of Lease Deed the President of India, granted unto Major Balwant Singh Banda S/o Shri Sant Singh Chhatwal, leasehold rights in perpetuity in respect of a plot of land bearing No. 42, Block 'B', (*Commonly Known as B-42*) measuring 350 Sq. Yds., situated in the colony known as Defence Colony, New Delhi, now within the limits of South Delhi Municipal Corporation (hereinafter referred to as '**THE SAID PLOT OF LAND**') vide Lease Deed dated 09.01.1963, duly registered as Document No. 630, in Addl. Book No. I, Volume No. 924, on pages 198 to 200, on 30.01.1963, in the office of the Sub-Registrar, New Delhi.

For Dreamland Builders & Developers Pvt. Ltd.

  
Director

-4-

For Transoceanic Agro Comm Pvt. Ltd.

  
Auth. Sign./Director

M/S MISHRY HOLDINGS LTD.

  
Authorised Signatory



B. **AND WHEREAS** the said Major Balwant Singh Banda at his own cost and out of his personal earnings after obtaining the necessary approvals and sanctions from the authorities concerned, constructed a building, fitted with all amenities such as water, electricity and sanitary connections on the **SAID PLOT OF LAND**. (The **SAID PLOT OF LAND** alongwith super-structure standing thereon are hereinafter collectively referred to as '**THE SAID PROPERTY**', which expression shall include all improvements, additions and alterations subsequently made therein or thereto as well as all fixtures and fittings contained therein and the benefit of all water, electricity, power and sewerage connections therein and deposits related thereto).

C. **AND WHEREAS** the said Major Balwant Singh Banda died on 14.02.1979, leaving behind his last Will and Testament dated 11.10.1974, duly registered as Document No. 971, in Addl. Book No. III, Volume No. 61, on pages 195 to 198, on 01.11.1974, in the office of the Sub-Registrar, New Delhi, whereby and whereunder he devised and bequeathed his rights, title, interest, in respect of **SAID PROPERTY** in favour of his wife Mrs. Onkar Kaur and three sons namely Shri Sarwan Singh Banda, Shri Surjit Singh Chhatwal and Shri Amrit Mohan Singh Banda, absolutely and forever.

For Dreamland Builders & Developers Pvt. Ltd.

  
Director

M/S MISHRY HOLDINGS LTD.

  
Authorized Signatory

-5-

For Transoceanic Agro Comm Pvt. Ltd.  
  
Auth. Sub-Director





D. **AND WHEREAS** otherwise, the said Major Balwant Singh Banda, had left behind the following as his only Class I legal heirs, as per the provisions of the Hindu Succession Act, 1956:-

S.No.	Name of Legal Heir(s)	Relationship with the Deceased
1.	Mrs. Onkar Kaur	Widow
2.	Shri Sarwan Singh Banda	Son
3.	Shri Surjit Singh Chhatwal	Son
4.	Shri Amrit Mohan Singh Banda	Son

E. **AND WHEREAS** the said Major Balwant Singh Banda, did not leave behind his any other legal heirs, except as mentioned above and consequent upon his death the **SAID PROPERTY** devolved upon them equally, to the extent of 1/4<sup>th</sup> undivided share each.

F. **AND WHEREAS** the **SAID PROPERTY** was duly mutated /substituted in the names of (1) Mrs. Onkar Kaur, (2) Shri Sarwan Singh Banda, (3) Shri Surjit Singh Chhatwal and (4) Shri Amrit Mohan Singh Banda, in the records of Land & Development Office, Nirman Bhawan, New Delhi, vide their Letter No. L&DO/SP.Cell/3035, dated 04.06.1979.

For Dreamland Builders & Developers Pvt. Ltd.

  
Director

-6-

For Transoceanic Agro Comm Pvt. Ltd.  
  
Auth. Sign/Director

M/S MISHRY HOLDINGS LTD  
  
Authorised Signatory





G. **AND WHEREAS** the said Shri Surjit Singh Chhatwal also died intestate on 11.12.1981, leaving behind apart from his mother Mrs. Onkar Kaur, his widow and son namely Mrs. Mahender Kaur and Shri Manpreet Singh as his only Class 'I' legal heirs, as per the provisions of Hindu Succession Act, 1956.

H. **AND WHEREAS** the said Mrs. Onkar Kaur died intestate on 19.06.1982, leaving behind Shri Sarwan Singh Banda (Son) and Shri Amrit Mohan Singh Banda (Son) as her only legal heirs, as per the provisions of Hindu Succession Act, 1956. It is clarified that apart from two sons mentioned above, the said Mrs. Onkar Kaur had another son namely Shri Surjit Singh Chhatwal who had pre-deceased her having died on 11.12.1981, leaving behind Mrs. Mahender Kaur (Widow)(alias Mohinder Kaur Chhatwal) and Shri Manpreet Singh (Son) as his only legal heirs.

I. **AND WHEREAS** in the manner aforesaid, the said (1) Shri Sarwan Singh Banda (2) Shri Amrit Mohan Singh Banda (3) Mrs. Mahender Kaur and (4) Shri Manpreet Singh became the absolute and exclusive owners of the **SAID PROPERTY**.

For Dreamland Builders & Developers Pvt. Ltd.

  
Director

-7-

For Transoceanic Agro Comm Pvt. Ltd.

  
Auth. Sign./Director

M/S MISHRY HOLDINGS LTD.

  
Authorised Signatory



J. **AND WHEREAS** the said Mrs. Mahender Kaur and Shri Manpreet Singh filed a Suit being CS(OS)800/1990, before the High Court of Delhi, at New Delhi, for Partition of the **SAID PROPERTY**.

K. **AND WHEREAS** during the pendency of the said Suit, the said Mrs. Mahender Kaur, died on 14.04.2002, leaving behind her son Shri Manpreet Singh as her only legal heirs, as per the provisions of the Hindu Succession Act, 1956 and consequent upon her death, her entire share, rights, title and interest in the **SAID PROPERTY** devolved upon her son Shri Manpreet Singh.

L. **AND WHEREAS** a preliminary decree was passed by the Hon'ble High Court of Delhi, at New Delhi on 23.10.2008 in C.S. (OS) No. 800/1990, holding the ownership and the share in the **SAID PROPERTY** as under;

- |                              |                                    |
|------------------------------|------------------------------------|
| (i) Shri Manpreet Singh      | 1/3 <sup>rd</sup> undivided share; |
| (ii) Shri Sarwan Singh Banda | 1/3 <sup>rd</sup> undivided share; |
| (iii) Shri Amrit Singh Banda | 1/3 <sup>rd</sup> undivided share; |

For Dreamland Builders & Developers Pvt. Ltd.

  
Director

-8-

  
For Transoceanic Agro Comm Pvt. Ltd.  
Auth. Sign/Director

M/S MISHRY HOLDINGS LTD.

  
Authorized Signatory





M. **AND WHEREAS** the preliminary decree was challenged by Shri Sarwan Singh Banda by way of RFA (OS) No. 3/2009, which was also dismissed by the Division Bench of Delhi High Court, vide order dated 17.02.2009.

N. **AND WHEREAS** vide order dated 19.08.2009 of High Court of Delhi, Shri Har Kanwar Pal Singh Lamba was appointed guardian in C.S. (OS) No. 800/1990 and the Hon'ble Division Bench in RFA(OS) No. 3/2009 had taken note of appointment of Shri Har Kanwar Pal Singh Lamba as guardian of Shri Manpreet Singh.

O. **AND WHEREAS** it was agreed by all the three co-owners to sell the **SAID PROPERTY** and to divide the sale proceeds in equal ratio i.e. 1/3<sup>rd</sup> each. Later, all the three co-owners had agreed to sell the **SAID PROPERTY** for a consideration of Rs. 10,15,00,000/- (Rupees Ten Crores Fifteen Lakhs Only) and had received the part payment. The said terms were placed on record of C.S. (OS) No. 800/1990 and the said factum was also

For Dreamland Builders & Developers Pvt. Ltd.

  
Director

-9-

  
For Transoceanic Agro Comm Pvt. Ltd.

  
Auth. Sign/Director

M/S MISHRY HOLDINGS LTD.

  
Authorized Signatory





recorded in contempt Case (Crl.) No. 3/2009 in the proceedings dated 25.08.2009. Further in the proceedings dated 08.03.2010 of the said Contempt Case, the factum of mutation of the **SAID PROPERTY** by Land & Development Office, New Delhi, in favour of the said three co-owners, vide its Letter No. L&DO/PS-3/246/10, dated 03.03.2010, was duly recorded.

P. **AND WHEREAS** the said (1) Shri Manpreet Singh, (2) Shri Sarwan Singh Banda and (3) Shri Amrit Singh Banda also got the leasehold rights in respect of the **SAID PLOT OF LAND** converted into freehold in their own names, from the President of India, through Land & Development Office, New Delhi, vide Conveyance Deed dated 12.04.2010, duly registered as Document No. 6164, in Addl. Book No. I, Volume No. 10048, on pages 60 to 62, on 19.04.2010, in the office of the Sub-Registrar, New Delhi.

Q. **AND WHEREAS** in the manner aforesaid, the said (1) Shri Manpreet Singh, (2) Shri Sarwan Singh Banda and (3) Shri Amrit Singh Banda became the absolute and exclusive owners of 1/3<sup>rd</sup> undivided share in the **SAID PROPERTY**.

For Dreamland Builders & Developers Pvt. Ltd.

  
Director

-10-

For Transoceanic Agro Comm Pvt. Ltd.

  
Auth. Sign./Director

M/S MISHRY HOLDINGS LTD.

  
Authorised Signatory

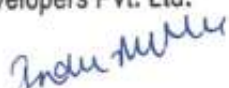


R. **AND WHEREAS** the said (1) Shri Manpreet Singh, (2) Shri Sarwan Singh Banda and (3) Shri Amrit Singh Banda sold and transferred the **SAID PROPERTY** to M/s Dreamland Builders and Developers Private Limited, vide three separate Sale Deeds, duly;

- (i) Registered as Document No. 7703, in Addl. Book No. I, Volume No. 10116, on pages 44 to 52, on 10.05.2010, in the office of the Sub-Registrar, New Delhi;
- (ii) Registered as Document No. 7690, in Addl. Book No. I, Volume No. 10115, on pages 116 to 124, on 10.05.2010, in the office of the Sub-Registrar-V, New Delhi; and
- (iii) Registered as Document No. 7689, in Addl. Book No. I, Volume No. 10115, on pages 107 to 115, on 10.05.2010, in the office of the Sub-Registrar, New Delhi;

S. **AND WHEREAS** the said M/s Dreamland Builders & Developers Private Limited further sold and transferred the 1/6<sup>th</sup> undivided share in the **SAID PROPERTY**, alongwith 1/6<sup>th</sup> undivided, indivisible and impartible ownership rights in the **SAID PLOT OF LAND** measuring 350 Sq. Yds., bearing No. B-42, situated at Defence Colony, New Delhi, to Shri Samir Dev Kapoor S/o Shri B.R. Kapoor, vide Sale Deed dated 05.10.2010, duly registered as Document No. 17887, in Book No. I, Volume No. 10587, on pages 149 to 162, on 05.10.2010, in the office of the Sub-Registrar-V, New Delhi.

For Dreamland Builders & Developers Pvt. Ltd.

  
Director

-11-

For Transoceanic Agro Comm Pvt. Ltd.

  
Auth. Sign./Director

M/S MISHRY HOLDINGS   
Authorised Signatory





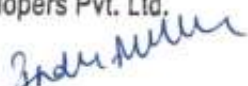
T. **AND WHEREAS** M/s Dreamland Builders & Developers Private Limited further sold and transferred the 1/6<sup>th</sup> undivided share in the **SAID PROPERTY**, alongwith 1/6<sup>th</sup> undivided, indivisible and impartible ownership rights in the **SAID PLOT OF LAND** measuring 350 Sq. Yds., bearing No. B-42, situated at Defence Colony, New Delhi, to M/s Mishry Holdings Limited, vide Sale Deed dated 05.10.2010, duly registered as Document No. 17888, in Book No. I, Volume No. 10587, on pages 163 to 177, on 05.10.2010, in the office of the Sub-Registrar-V, New Delhi.

U. **AND WHEREAS** the said (1) M/s Dreamland Builders & Developers Private Limited, (2) Shri Samir Dev Kapoor and (3) M/s Mishry Holdings Limited [*the VENDORS herein*], became the absolute and exclusive owners of the **SAID PROPERTY** as under;

S.No.	Name of the Owner(s)	Undivided Share in the SAID PROPERTY
1.	M/s Dreamland Builders and Developers Private Limited	2/3 <sup>rd</sup> undivided Share
2.	Shri Samir Dev Kapoor	1/6 <sup>th</sup> undivided Share
3.	M/s Mishry Holdings Limited	1/6 <sup>th</sup> undivided Share

For Dreamland Builders & Developers Pvt. Ltd.

-12-

  
Director

For Transoceanic Agro Comm Pvt. Ltd.



Auth. Sign./Director

M/S MISHRY HOLDINGS LTD.  
  
Authorized Signatory



V. **AND WHEREAS** the **VENDORS** entered into an Agreement with M/s Shakti Residency Private Limited [say 'Builder'] for the re-development and re-construction of the **SAID PLOT OF LAND**.

W. **AND WHEREAS** the Builder re-developed and re-constructed a building on the **SAID PLOT OF LAND**, comprising of Basement, Stilt, Ground Floor, First Floor, Second Floor and Third Floor with terrace thereon, with its own cost and expenses, after getting the building plan sanctioned from M.C.D., vide their Letter No. 106/A/HQ/2011/D/11/AE-VII, dated 18.04.2011 and also obtained the Completion Certificate thereof from M.C.D., vide their Letter No. 101/CC/B/CZ/2012, dated 05.09.2012.

X. **AND WHEREAS** as per the terms and conditions of the said Agreement, the portion under sale, had fallen to the share of the **VENDORS**, as absolute owners thereof and the **VENDORS** have full right and absolute authority to sell and transfer the same in any manner the **VENDORS** like.

-13-

For Dreamland Builders & Developers Pvt. Ltd.

  
Director

M/S MISHRY HOLDINGS LTD.

  
Authorised Signatory

  
For Transco Pvt. Ltd.

Auth. Signatory





Y. **AND WHEREAS** the **VENDORS** have agreed to sell, convey, transfer and assign to the **VENDEE** and the **VENDEE** has agreed to purchase the Entire Second Floor of the **SAID PROPERTY** and also Space for Car Parking with independent and separate Gate in the Stilt Area with common W.C. & Utility in the Stilt Area, *(fully shown in the plan annexed herewith as Annexure-A)*, alongwith 22.5% undivided, indivisible and impartible ownership rights in the **SAID PLOT OF LAND** measuring 350 Sq. Yds., bearing No. B-42, situated at Defence Colony, New Delhi, with all rights, title and interest, easements, privileges and appurtenances thereto, with all fittings, fixtures, connections, structure standing thereon, with all rights in common entrances, passages, staircase, lift, sewers and other common facilities and amenities provided therein, hereinafter referred to as '**THE SAID PORTION OF THE SAID PROPERTY**' for a total consideration of Rs. 6,50,00,000/- (Rupees Six Crores Fifty Lakhs Only).

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

1. That in consideration of the sum of Rs. 6,50,00,000/- (Rupees Six Crores Fifty Lakhs Only) which has been received by the **VENDORS** from the **VENDEE**, as per details mentioned in **Schedule-I** written at the foot of this Sale Deed, the receipt of

-14-

For Mishry Holdings & Developments Pvt. Ltd.  
  
Director

M/S MISHRY HOLDINGS LTD.  
  
Authorised Signatory

For Transoceanic Agro Comm Pvt. Ltd.  
  
Authorised Signatory



which the **VENDORS** hereby admit and acknowledge, in full and final settlement, the **VENDORS** do hereby irrevocably grant, convey, sell, transfer and assign all their rights, titles and interests in the **SAID PORTION OF THE SAID PROPERTY**, fully described above, including 22.5% undivided indivisible and impartible ownership rights in the **SAID PLOT OF LAND** measuring 350 Sq. Yds., with all fittings, fixtures, connections, structure standing thereon, free from all encumbrances, unto the **VENDEE TO HAVE AND TO HOLD** the **SAID PORTION OF THE SAID PROPERTY** hereby sold, transferred and conveyed to the Vendee absolutely and forever.

2. That the actual physical vacant possession of the **SAID PORTION OF THE SAID PROPERTY** has been delivered by the **VENDORS** to the **VENDEE**, on the spot.

3. Now the **VENDORS** have been left with no right, title, interest, claim or concern of any nature with the **SAID PORTION OF THE SAID PROPERTY** and the **VENDEE** has become the

For Dreamland Builders & Developers Pvt. Ltd.

  
Director

-15-

For Transoceanic Agro Comm Pvt. Ltd.



Auth. Sign/Director

M/S MISHRY HOLDINGS LTD.

  
Authorised Signatory





absolute owner of the **SAID PORTION OF THE SAID PROPERTY** with full right to use, enjoy, sell and transfer the same as absolute owner without any hindrance or objection by the **VENDORS** or any other person claiming under the **VENDORS**.

4. That the **VENDORS** hereby assure the **VENDEE** that the **VENDORS** have neither done nor been party to any act whereby their rights and title to the **SAID PORTION OF THE SAID PROPERTY** may in any way be impaired or whereby the **VENDORS** may be prevented from transferring the **SAID PORTION OF THE SAID PROPERTY**.

5. That the **VENDORS** hereby declare and represent that the **SAID PORTION OF THE SAID PROPERTY** is not subject matter of any Joint Hindu Family /Hindu Undivided Family and that no part of the **SAID PORTION OF THE SAID PROPERTY** is owned by any minor.

6. That the **VENDORS** hereby assure, represent and covenant with the **VENDEE** as follows:

a) That the **SAID PORTION OF THE SAID PROPERTY** is free from all encumbrances whatsoever or howsoever.

For Dreamland Builders & Developers Pvt. Ltd.

  
Director

-16-

For Transoceanic Asia Comm Pvt. Ltd.

  
Auth. Sign/Director

M/S MISHRY HOLDINGS LTD.

  
Authorized Signatory



- b) That there is no order of attachment by the Income Tax Authorities or any other authorities under 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 **SAID PORTION OF THE SAID PROPERTY**.
- c) That excepting the **VENDORS** nobody else have any right, title, interest, claim or demand whatsoever or howsoever in respect of the **SAID PORTION OF THE SAID PROPERTY**.
- d) That there is no legal impediment or bar whereby the **VENDORS** can be prevented from selling, transferring and vesting the absolute title in the **SAID PORTION OF THE SAID PROPERTY**, in favour of the **VENDEE**.
- e) That there is no subsisting agreement for sale, except the agreement with the **VENDEE** in respect of the **SAID PORTION OF THE SAID PROPERTY** hereby sold to the **VENDEE** and the same has not been transferred in any manner whatsoever, in favour of any other person or persons.
- f) That the **VENDORS** have a marketable title in respect of the **SAID PORTION OF THE SAID PROPERTY**.
- g) That there is no notice of default or breach on the part of the **VENDORS** or their pre-decessors in interest of any provisions of law in respect of the **SAID PORTION OF THE SAID PROPERTY**.

For Dreamland Builders & Developers Pvt. Ltd.

*[Signature]*  
Director

-17-

For Transconatic Assoc. Comm. Pvt. Ltd.

*[Signature]*  
Authorized Signatory

M/S MISHRY HOLDINGS LTD.

*[Signature]*  
Authorized Signatory



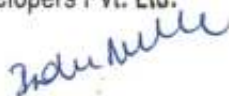


7. That the **VENDORS** assure the **VENDEE** that the **SAID PORTION OF THE SAID PROPERTY** is free from all kinds of encumbrances such as sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction, Will, Trust, Exchange, Lease, loan, surety, security, stay order, legal flaws, claims, prior Agreement to Sell etc. etc. and if it is ever proved otherwise, or if the whole or any portion of the **SAID PORTION OF THE SAID PROPERTY** is ever taken away or goes out from the possession of the **VENDEE** on account of any legal defect in the ownership and title of the **VENDORS**, then the **VENDORS** will be liable and responsible to make good the loss suffered by the **VENDEE** and shall keep the **VENDEE** fully saved, harmless and indemnified against any and all such losses, costs, damages and expenses accruing thereby to the **VENDEE**.

8. That the **VENDEE** can get the **SAID PORTION OF THE SAID PROPERTY** mutated in his own name in the records of S.D.M.C./ M.C.D. and other concerned authorities on the basis of this Sale Deed or its certified true copy.

-18-

For Dreamland Builders & Developers Pvt. Ltd.

  
Director

M/S MISHRY HOLDINGS LTD.

  
Authorized Signatory

  
For Transoceanic Agro Comm Pvt. Ltd.

Auth. Sign./Director



9. That the house tax, water and electricity charges and other dues and demands if any payable in respect of the **SAID PORTION OF THE SAID PROPERTY** shall be paid by the **VENDORS** upto the date of handing over the possession of the **SAID PORTION OF THE SAID PROPERTY** to the **VENDEE** and thereafter the **VENDEE** will be responsible for the payment of the same.

10. That the **VENDORS** have provided a separate Three Phase electric meter for 4 KW for the exclusive use of the owner (s)/occupant (s) of the **SAID PORTION OF THE SAID PROPERTY**.

11. That the sale consideration includes the consideration for electricity connection and the security deposit made with the said department. The **VENDEE** shall be entitled to get the existing electricity connection transferred in its favour alongwith the security deposit with Electricity Department.

For Dreamland Builders & Developers Pvt. Ltd.

-19-

  
Director

M/S MISHRY HOLDINGS LTD.  
  
Authorized Signatory

  
For Transoceanic Agro Comm Pvt. Ltd.

Auth. Sign/Director



12. That no common parts of the building will be used by the **VENDEE** 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.
13. That the owners/ occupants of the said building shall have access through staircase with the prior intimation (except in case of emergency) to the top terrace at all reasonable times to get the overhead tank repaired/ cleaned etc. and to install T.V. Antenna on the mumty. That similar condition shall apply to the underground water tank and booster pump etc.
14. That the proportionate common maintenance charges will be paid by all the occupants /owners of the said building in proportion of the area occupied by them.
15. That the **VENDEE** shall have, as a matter of right, right to use all entrances, passages, staircases and other common facilities as are available in the said building.

For Dreamland Builders & Developers Pvt. Ltd.

-20-

  
Director

M/S MISHRY HOLDINGS LTD.  
  
Authorised Signatory

  
For Transco Group Ltd. Chennai Pvt. Ltd.  
  
Authorised Signatory





16. That it is hereby clarified that the **VENDEE** shall have no ownership and no usage right on the Terrace above Third Floor of the **SAID PROPERTY** and the owner(s) of terrace shall have full right to carry out further construction, as and when permitted by S.D.M.C./ M.C.D. in future and in such event, the owner(s) of terrace shall shift the overhead water tanks and other facilities and amenities so provided to the **VENDEE** and other owners/ occupants of the building on the newly built top terrace at his/her 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.

17. That a Lift (Schindler/OTIS/Kone) has been provided in the **SAID PROPERTY** for the common use of the owners/ occupants of Ground Floor, First Floor, Second Floor and Third Floor of the said building. However, if the owners/ occupants of Basement shall not use said lift and accordingly shall not pay maintenance charges of the lift.

-21-

For Dreamland Builders & Developers Pvt. Ltd.

  
Director

M/S MISHRY HOLDINGS LTD.  
  
Authorised Signatory

  
For Transoceanic Agro Comm Pvt. Ltd.

  
Auth. Sign./Director



18. That the **VENDORS** have already paid one time conversion charges for commercial use of the **SAID PORTION OF THE SAID PROPERTY** to the S.D.M.C. and that the **SAID PORTION OF THE SAID PROPERTY** can be used legally for any commercial purpose and that there is no restriction and/or bar from any concerned authority/ department to the same.

19. That the Photostat copies of all relevant documents in respect of the **SAID PROPERTY** have been handed over by the **VENDORS** to the **VENDEE** and original documents in respect of the **SAID PROPERTY**, shall be kept by the **VENDOR No. 2**, in trust for the **VENDEE** and other owners of the **SAID PROPERTY** and hereby undertakes to show/produce the same as and when asked /required by the **VENDEE** and hereby further undertakes not to encumber the same with respect to the **SAID PORTION OF THE SAID PROPERTY**, under any circumstances.

20. That all the expenses of this Sale Deed viz. Stamp Duty, Registration Charges, etc. have been borne and paid by the **VENDEE**.

For Dreamland Builders & Developers Pvt. Ltd.

 -22-  
Director

 For Transoceanic Agro Comm Pvt. Ltd.

Auth. Sign Director

M/S MISHRY HOLDINGS LTD.

  
Authorised Signatory

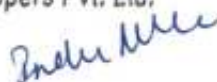




21. That any error or omission or mis-description of the property under sale regarding the numbers or any reference to the number of documents, books, volumes or pages of the Registrar's office, regarding the title deeds of the **SAID PROPERTY** shall not annul the said deed and if such error or mis-description is material one, the **VENDEE** will be entitled to get it removed by the **VENDORS** or their attorney by obtaining further necessary deed of assurance or supplementary deed.

22. That if any provision of this Sale Deed or the application thereof to any person or circumstances shall be invalid or unenforceable to any extent, the remainder of this Sale Deed and the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each provision of this Sale Deed shall be valid and enforceable to the fullest extent permitted by law. Any invalid or unenforceable provision shall be replaced with a provision, which is valid and enforceable and most nearly reflected the original intent of the invalid or unenforceable provision.

For Dreamland Builders & Developers Pvt. Ltd.

  
Director

-23-

 For Transoceanic Agro Comm Pvt. Ltd.

  
Auth. Sign/Director

M/S MISHRY HOLDINGS LTD.

  
Authorized Signatory



23. That the parties have signed and executed this Sale Deed after fully understanding the contents hereof and in their sound mind and in full possession of their senses, with their independent free consent/will, without any pressure, duress, undue influence, coercion etc. from any quarter whatsoever.

24. That this transaction is irrevocable and is binding on both the parties.

25. That this transaction has taken place at New Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this deed.

**SCHEDULE-I ABOVE REFERRED TO:-**  
(Details of Payment made by the **VENDEE**)

Amount in Rupees	Payment Mode	Number	Dated	Drawn on
Rs. 16,66,667/-	Cheque	097792	22.07.2021	Axis Bank Limited;
Rs. 16,66,666/-	Cheque	097791	22.07.2021	Axis Bank Limited;
Rs. 66,66,667/-	Cheque	097793	22.07.2021	Axis Bank Limited;
Rs. 3,45,66,666/-	P.O.	064720	29.07.2021	Axis bank limited ;
Rs. 86,41,667/-	P.O.	064721	29.07.2021	Axis bank limited ;
Rs. 86,41,667/-	P.O.	064722	29.07.2021	Axis bank limited ;
Rs. 16,66,667/-	Cheque	238814		State Bank of India ;
Rs. 4,16,666/-	Cheque	238813		State Bank of India ;
Rs. 4,16,667/-	Cheque	238812		State Bank of India ;
Rs. 6,50,000/-	Being the amount of TDS deducted and to be deposited by the <b>VENDEE</b> with the Income Tax Authorities in the account of the <b>VENDORS</b> (representing 1% of the total sale consideration, as required under the relevant provisions of the Income Tax Act, 1961 and rules framed thereunder);			

For Dreamland Builders & Developers Pvt. Ltd.

-24-

  
Director

For Transoceanic Agro Comm Pvt. Ltd.



Auth. Sign Director

M/S MISHRY HOLDINGS LTD.

  
Authorised Signatory



**IN WITNESS WHEREOF**, the **VENDORS** and the **VENDEE**  
have signed this Sale Deed at New Delhi on the date first  
mentioned above in the presence of the following witnesses;

**WITNESSES**

1.

  
Shri Manoj Mehta  
S/o Shri K.K. Mehta  
R/o A-14, Defence Colony, New Delhi,  
[Aadhaar No. 986228814844]

2.

  
Shri Srikanta Swain  
S/o Shri Shiba Charan Swain  
R/o D-279 (Ground Floor),  
Defence Colony, New Delhi  
[Aadhaar No. 760703866401]

For Dreamland Builders & Developers Pvt. Ltd,


M/S MISHRY HOLDINGS LTD.

  
Director

  
Authorised Signatory

**VENDORS**

  
For Transcon Agro Comm Pvt. Ltd.

  
Auth. Sign./Director,  
**VENDEE**

Drafted By;

**AMIT GUPTA (ADVOCATE)**  
C-13, Pamposh Enclave,  
New Delhi-110048  
Enroll No: D/288/2002  
[info@amitguptaadvocate.com](mailto:info@amitguptaadvocate.com)



Reg. No. 3243 Reg. Year 2021-2022 Book No. 1



Ist Party



IInd Party



Witness

Ist Party DREAMLAND BUILDERS AND DEVELOPERS PVT LTD TH INDER PAL SINGH ARORA , SAMIR DEV KAPOOR , MS MISHRY HOLDINGS LTD TH SAMAY SINGH  
IInd Party TRANSOCEANIC AGRO COMM PVT LTD TH SUMIT ADORA  
Witness MANOJ MEHTA, SRIKANTA SWAIN

Certificate (Section 60)

Registration No.3,243 in Book No.1 Vol.No 1,635  
on page 118 to 148 on this date 04/08/2021 11:37:11  
and left thumb impressions has/have been taken in my presence.

day Wednesday

  
Sub Registrar  
Sub Registrar V(1)  
New Delhi/Delhi

Date 04/08/2021 12:03:27



2186131103243

**FORM-A**

**[see Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments) Rules, 2007]**

1.	Name of office of Registrar/ Sub-Registrar	Sub-Registrar-V (1), LAJPAT NAGAR, New Delhi,
2.	Name & Father's name of the transferor	(1) M/S DREAMLAND BUILDERS AND DEVELOPERS PRIVATE LIMITED, having its Registered Office at C-3B9, Ground Floor, Defence Colony, New Delhi, through its Director Shri Inder Pal Singh Arora, (2) SHRI SAMIR DEV KAPOOR S/o Shri B.R. Kapoor R/o D-252, Defence Colony, New Delhi ; and (3) M/S MISHRY HOLDINGS LIMITED, having its Registered Office at M-50, Second Floor, M-Block Market, Greater Kailash Part-I, New Delhi, through its Authorised Signatory Shri Samay Singh S/o Shri Charan Singh,
3.	Address of the transferor	
4.	Name & Father's name of the transferee	M/S TRANSOCEANIC AGRO COMM PRIVATE LIMITED, having its Registered Office at 6 <sup>th</sup> Floor, 600 Gopal Heights D-9, Netaji Subhash Place, Pitam Pura, Delhi-110034, through its Director Shri Sumit Arora;
5.	Address of the transferee	
6.	If the property was transferred earlier (Yes/No):	N A
a)	If yes, amount of consideration thereon:	N.A
7.	Amount of consideration of the present transfer	Rs. 6,50,00,000/-
8.	Other Information:-	
A.	<b>IN CASE OF AGRICULTURAL LAND:</b>	
(i)	Name of the Revenue Estate:	N.A.
(ii)	Name of Village:	
(iii)	Khasra number(s):	
(iv)	Area of land under transfer (in hect/sq. mtr.)	
B.	<b>IN CASE OF NON-AGRICULTURAL LAND:</b>	
(i)	Location of the property:	
(a)	Name of the colony/locality:	B-42, DEFENCE COLONY, NEW DELHI;
(b)	Sl. No. of the colony/locality in the list colonies localities:	N.A
(c)	Category of the colony/locality:	'B'
(If the name of colony/locality is not included in the list of colonies/ localities, the category, of the nearest colony/ locality may be mentioned).		
(ii)	Area (in sq. mtr.):	292.64 Square Meters
(iii)	Land use :	COMMERCIAL
(Fill the corresponding value of the following land uses as applicable in your case)		
(a)	Residential - 1	
(b)	Govt. Public purpose - 1	
(c)	Private public purpose (e.g. private schools/ colleges/ hospitals)	
(d)	Industrial - 2	
(e)	Commercial - 3	3
(iv)	Land Marks, if any, with the help of which the Property can be located:	B-42, DEFENCE COLONY, NEW DELHI;

For Dreamland Builders & Developers Pvt. Ltd.

*[Signature]*

Director

M/S MISHRY HOLDINGS LTD.

*[Signature]*

Authorized Signatory

For Transoceanic Agro Comm Pvt. Ltd.

*[Signature]*

Auth. Sign./Director

In case of built-up property other than flats:-		
(i)	Total area to the plot:	292.64 Square Meters (share in Plot transferred 22.5%)
(ii)	Land use :	COMMERCIAL
(Fill the corresponding value of the following land uses as applicable in your case)		
a.	Residential - 1	
b.	Govt. public purpose - 1	
c.	Private public purpose (e.g. private schools, colleges, hospitals)	
d.	Industrial - 1	
e.	Commercial - 3	3
(iii)	Total plinth area of the property (in sq. mtr.):	930.94 Square Meters
(iv)	Plinth area under transfer (in sq. mtr.):	185.36 Square Meters
(v)	Year of construction:	1
(vi)	Nature of construction :	

(in case of colonies falling in categories 'G' and 'H', please mention the corresponding value of the following type of structure applicable in your case):

Pucca	-	1.0	N.A.
Semi-pucca	-	0.75	
Katcha	-	0.5	

D. In case of Flats:

(i)	Constructed by DDA/Co-operative Group Housing Society (CGHS)/Private builder:	N.A.
(ii)	Plinth area of the flat (in sq. mtr.):	N.A.
(iii)	Whether number of storeys in the building of your flat exceeds four or not (Yes/No):	N.A.

**M/S MISHRY HOLDINGS LTD.**

**For Dreamland Builders & Developers Pvt. Ltd.**  
*Indu*  
 Director

**VERIFICATION**

We, (1) **M/S DREAMLAND BUILDERS AND DEVELOPERS PRIVATE LIMITED**, having our Registered Office at C-389, Ground Floor, Defence Colony, New Delhi, through our Director Shri Inder Pal Singh Arora, (2) **SHRI SAMIR DEV KAPOOR** S/o Shri B.R. Kapoor R/o D-252, Defence Colony, New Delhi; and (3) **M/S MISHRY HOLDINGS LIMITED**, having our Registered Office at M-50, Second Floor, M-Block Market, Greater Kailash Part-I, New Delhi, through our Authorised Signatory Shri Samay Singh S/o Shri Charan Singh, do hereby solemnly declare that what is stated above is true to the best of our knowledge and belief.

Verified today, this 30 day of July 2021,

**For Dreamland Builders & Developers Pvt. Ltd.**  
*Indu*  
 Director

**For Transoceanic Agro Comm Pvt. Ltd.**

SIGNATURE OF TRANSFEREE(S)

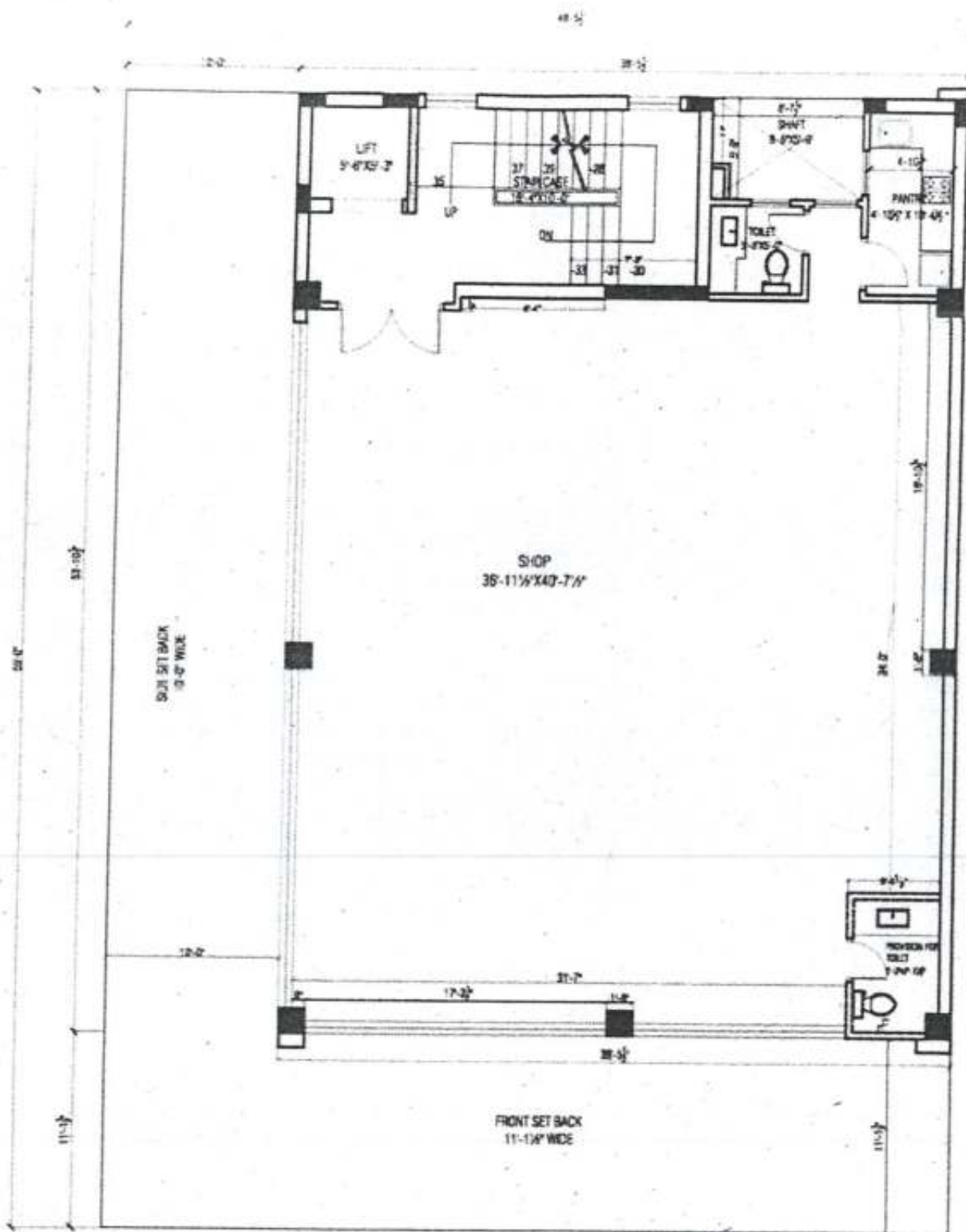
**THE SEAT OF**  
**SUB REGISTRAR**  
**SIGNATURE TRANSFEROR(S)**  
**M/S MISHRY HOLDINGS LTD.**  
**Authorised Signatory**











For Dreamland Builders & Developers Pvt. Ltd.

M/S MISHRY HOLDINGS LTD. Director

OPC SET PLAN FOR  
42, DEFENCE COLONY

Authorized Signatory

TITLE SECOND FLOOR PLAN

SCALE: 1" = 8'-0"  
DATE: 30.07.2012  
ACAD: B 42.00

TRC. NO.  
A01







**Government of National Capital Territory of Delhi**  
**e-Registration Fee Receipt**

Receipt No DL1597202104535  
Issue Date 29-JUL-2021 15:40  
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE  
ESI Certificate No IN-DL03629623855441T  
Purchased By TRANSOCEANIC AGRO COMM PRIVATE LIMITED  
Registration Fees Paid By TRANSOCEANIC AGRO COMM PRIVATE LIMITED  
Property Description B-42, DEFENCE COLONY, NEW DELHI  
Purpose Article 23 Sale

Particulars	Amount (Rs.)
Registration Fee	₹ 6,50,214.00
Copying Fees	₹ 100.00
E-change of Name Fee - South DMC	₹ 1,000.00
Service Charges	₹ 30.00
CGST @ 9 % *	₹ 3.00
SGST @ 9 % *	₹ 3.00
Total Amount	₹ 6,51,350.00

( Rupees Six Lakh Fifty-One Thousand Three Hundred Fifty Only )

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.  
The authenticity of e-Registration Fee Receipt can be verified at website i.e.  
<https://www.shcilestamp.com/Registration/>.



\*GSTIN Number : 07AABCS1429B1ZW

CIN: U67190MH1986GOI040506

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

PAN: AABCS1429B

SAC : 998599

For Dreamland Builders & Developers Pvt. Ltd.

Director

For Transoceanic Agro Comm Pvt. Ltd.  
  
Auth. Sign Director

M/S MISHRY HOLDINGS LTD.

Authorized Signatory



## UNDERTAKING

Sub Registrar V(1)

Serial Number:- 4884

30/07/2021 1:42:51PM

I TRANSOCEANIC AGRO COMM PVT LTD S/W/D/O NA  
R/O D-9 NETAJI SUBHASH PLACE PITAM PURA DELHI  
Mobile No. 9810009847 do hereby

Undertaker as Follows:-

1. I am the buyer of the property as detailed below:-

Details of property:-

House No.: B-42 DEFENCE CLYND, Road  
No.: DEFENCE COLONY

2. The mobile no. mentioned by me belongs to me.

3. I have no objection if the details of the property purchased by me vide this deed is shared with concerned local bodies/public utilities for changes of name/mutation in their record.



Signature of Buyer

Name of Buyer-

TRANSOCEANIC AGRO  
COMM PVT LTD

Mobile No-

9810009847



