



सत्यमेव जयते

# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

## e-Stamp

Certificate No.	: IN-DL24440331639802T
Certificate Issued Date	: 16-Sep-2021 04:14 PM
Account Reference	: NONACC (BK)/ dlcbibk02/ KK DOOMA/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDLCBIBK0244875847199947T
Purchased by	: MESSERS TENERON LIMITED
Description of Document	: Article 23 Sale
Property Description	: THIRD 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

Amar Devi Family Welfare Trust

*Ajay Kumar*  
Authorised Signatory

For TENERON LIMITED

*Mohit Kumar*  
Authorised Signatory

0003547845

### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at "www.sholestamp.com" or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.





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

Receipt No DL1720082600194  
Issue Date 17-SEP-2021 17:12  
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE  
ESI Certificate No IN-DL24440331639802T  
Purchased By MESSERS TENERON LIMITED  
Registration Fees Paid By MESSERS TENERON LIMITED  
Property Description THIRD FLOOR OF PROPERTY NO 2, 40,41,42 AND 45-F,  
VILLAGE HASANPUR DELHI  
Purpose Article 23 Sale

Particulars	Amount (Rs.)
Registration Fee	₹ 93,500.00
Copying Fees	₹ 100.00
E-change of Name Fee - East DMC	₹ 1,000.00
Service Charges	₹ 20.00
CGST @ 9 % *	₹ 2.00
SGST @ 9 % *	₹ 2.00
Total Amount	₹ 94,624.00

( Rupees Ninety-Four Thousand Six Hundred Twenty-Four 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

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

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



Amar Devi Family Welfare Trust

**Name : Mr. AJAY KUMAR**  
**Aadhaar No : 4095 9289 1732**

*Ajay Kumar*  
Authorised Signatory

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

**(VENDOR)**



For TENERON LIMITED

**Name : Mr. MOHIT KUMAR**  
**Aadhaar No : 4698 4991 1089**

*Mohit Kumar*  
Authorised Signatory

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

**(VENDEE)**





**:: SALE DEED ::**

**SCHEDULE OF PROPERTY**

E -Stamping Certificate No.	: IN-DL24440331639802T	
Certificate issued dated	: 16-09-2021	
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	: Third 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

Amar Devi Family Welfare Trust

*Amar Kumar*  
Authorised Signatory

For TENERON LIMITED

*Motul Kumar*  
Authorised 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 22<sup>nd</sup> day of September 2021  
BY :- **AMAR DEVI FAMILY WELFARE TRUST(Pan No. AAATA4455B)** at F-73, Preet Vihar, Delhi-110092, through its Authorized Signatory Mr. Ajay Kumar S/o Shri Late Ved Prakash, R/o E-6, Gali no.-3, Near Govt. School, East Chander Nagar, Krishna Nagar, East Delhi-110051, (Adhar No. 4095 9289 1732), 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::  
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**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. Mohit Kumar S/o Shri Naresh Dutt Dhiman, R/o 131, ward no. 22, shivaji nagar colony, Shamli, U.P -247776 (Adhar No. 4698 4991 1089), 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.

**WHERE AS THE VENDOR** is the lawful Owner and in possession of **FREE HOLD BUILT-UP PROPERTY** Constructed on Plot Measuring Area 987.22 Sq.Yds. (Equivalent to 825.44Sq.Mtrs.), alongwith its whole of structure constructed thereon whatsoever without roof right with common stairs, passage, entrance, lift, with other common facilities/ amenities provide in the said building, 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.

Contd.....4/P

Amar Devi Family Welfare Trust

Ajay Kumar  
Authorized Signatory

For TENERON LIMITED

Mohit Kumar  
Authorized Signatory





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

### 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, Videan 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
- Contd.....5/P

Amar Devi Family Welfare Trust

Authorised Signatory

For TENERON LIMITED

Authorised Signatory



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.

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-110092vide Gift Agreement/ Deed dated 28 February 2009.

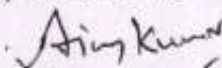
2.That another Plot Measuring Area 57.25 Sq.Yds. (Part of Plot No.40) was also sold/transferred by Shri Sadhu Ram S/o Late Deep Chand, Grandson of Aant Ram R/o 40, Village Hasanpur, Delhi, Vide documents dated 03.06.2009, in favour of Amar Devi Family Welfare Trust, located at F-73, Preet Vihar, Delhi-110092duly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

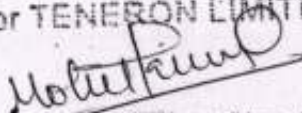
**PLOT No.41**

1.That a Plot No.41, Measuring Area 72.71 Sq.Yds. out of Khasra No.53/2/1, Situated  
Contd.....6/P

Amar Devi Family Welfare Trust

  
Authorized Signatory

For TENERON LIMITED

  
Authorized Signatory



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.

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 Amar devi 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.

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Amar Devi Family Welfare Trust

*Aj Kumar*  
Authorised Signatory

For TENERON LIMITED

*Mohit 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.(825.44Sq.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 825.44Sq.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 THIRD FLOOR, Without roof rights, Measuring Area** 987.22 Sq.Yds. (Equivalent to 825.44Sq.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.

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Amar Devi Family Welfare Trust

*Amit Kumar*  
Authorised Signatory

For TENERON LIMITED

*Mohit Kumar*  
Authorised 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

Amar Devi Family Welfare Trust

*Amar Kumar*

Authorized Signatory

For TENERON LIMITED

*Motunand*

Authorized Signatory



**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
20-09-2021	002033	70,00,000	HDFC Bank
20-09-2021	002079	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 alongwith 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

Amar Devi Family Welfare Trust

*Amar Kumar*  
Authorised Signatory

For TENERON LIMITED

*Mohit 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 utilize 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 Gram sabha 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

Amar Devi Family Welfare Trust

*Air Kumar*  
Authorised Signatory

For TENERON LIMITED

*Mohit Kumar*  
Authorised Signatory



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:-

Amar Devi Family Welfare Trust

*Amar Kumar*  
Authorised Signatory  
VENDOR

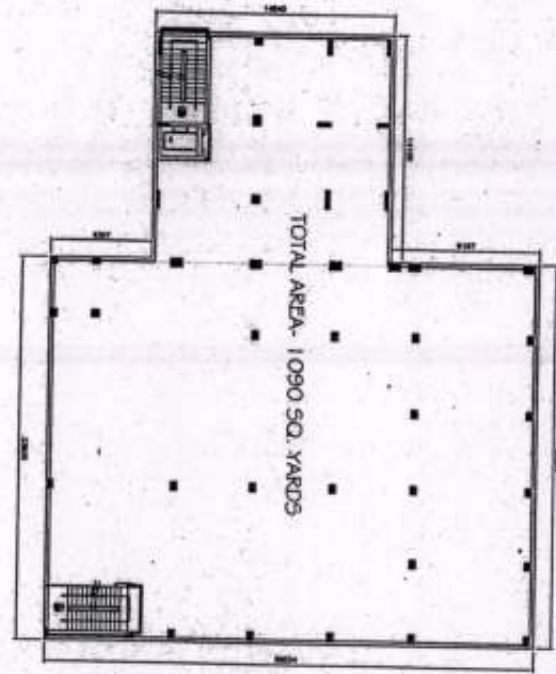
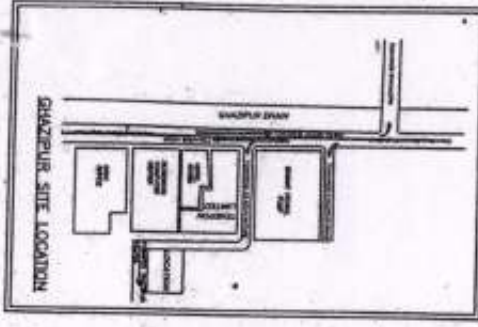
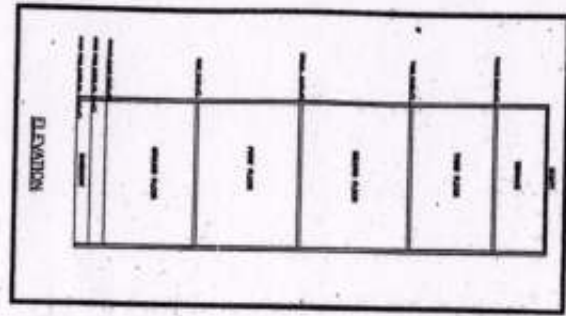
*SANDEEP*  
1. Pithan No. 386300055582  
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*Mani*  
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For TENERON LIMITED  
VENDEE *Mani*  
Authorised Signatory





THIRD FLOOR PLAN

For TENERON LIMITED  
*Mohit Kumar*  
 Authorised Signatory

Amar Devi Family Welfare Trust  
*Anis Kumar*  
 Authorised Signatory

PROJECT GHAZIPUR		DRAWING TITLE THIRD FLOOR PLAN ARCHITECTURAL LAYOUT	
SCALE 1/8" = 1'-0"	DATE 10/01/2023	REVISION NO. : N/A	DRAW. NO. 10/01/2023