



सत्यमेव जयते

# INDIA NON JUDICIAL

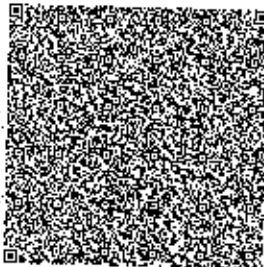
Government of National Capital Territory of Delhi

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11/8/18  
05/10/2018

Certificate No.	: IN-DL86006780167125Q
Certificate Issued Date	: 04-Oct-2018 01:16 PM
Account Reference	: NONACC (BK)/ dl-corp/bk/ CORP NARAINA/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL-CORPBK75648835699077Q
Purchased by	: AJAY BHAYANA
Description of Document	: Article 23 Sale
Property Description	: R-552 THIRD FLOOR WITH ROOF/TERRACE NEW RAJINDER NAGAR NEW DELHI 110060
Consideration Price (Rs.)	: 2,26,00,000 (Two Crore Twenty Six Lakh only)
First Party	: ABEL SPACE SOLUTIONS LLP
Second Party	: AJAY BHAYANA
Stamp Duty Paid By	: AJAY BHAYANA
Stamp Duty Amount(Rs.)	: 13,56,000 (Thirteen Lakh Fifty Six Thousand only)



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Radhey Shyam Talwar  
8076 0119 6825  
ABFFA 69231

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AJAY BHAYANA

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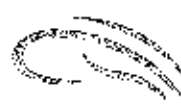
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Abel Space Solutions

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**SALE DEED FOR Rs. 2,26,00,000/-**

STAMP DUTY PAID ON 50%	@ 3%	Rs. 6,78,000/-
TRANSFER DUTY PAID ON 50%	@ 3%	Rs. 6,78,000/-
TOTAL		Rs. 13,56,000/-

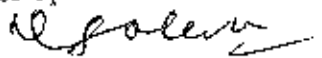
THIS "SALE DEED" is executed at New Delhi on this 16<sup>th</sup> day of October, 2018, BY/BETWEEN :

**M/S. ABEL SPACE SOLUTIONS LLP** (ID NO. 8757) having its registered office at 47, Basement and 1st Floor, DDA Site-1, New Rajinder Nagar, New Delhi-110060 (earlier having its registered office at R-791&792, L.G.F., New Rajinder Nagar, New Delhi-110060), through its authorized representative Mr. Radhey Shyam Talwar, s/o Sh. Som Nath, r/o Q-12, Parvana Vihar, Sector-9, Rohini, Delhi-110085, vide resolution dated 03.09.2018, hereinafter referred to as the **VENDOR** (which expression shall unless repugnant to the context mean and include its representatives, successors, assignees, and nominees), of the one part;

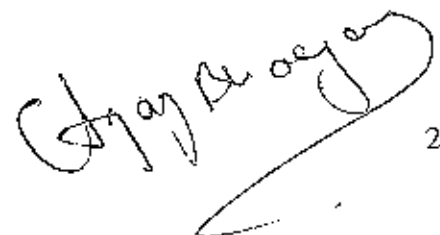
IN FAVOUR OF

**SHRI AJAY BHAYANA** (PAN - AEOPB3099Q) son of Late Shri Ashok Bhayana and resident of B-26, Banda Bahadur Apartment, Sector-14, Rohini, Delhi-110085, hereinafter referred to as the **VENDEE** (which expression shall unless repugnant to the context mean and include her heirs, executors, representatives and successors), of the other part.

For Abel Space Solutions LLP



Authorized Signatory



Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar III

Village/City New Rajinder Nagar

Place (Segment) New Rajinder Nagar

Building Type

Property Type Commercial

Property Address House No.: R-552, Road No.: , New Rajinder Nagar

Area of Property 304.00 Sq Yard

Money Related Detail

Consideration Amount :22,600,000.00 Rupees

Stamp Duty Paid 1,356,000.00 Rupees

Value of Registration Fee 226,000.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt

S/o W/o

R/o

ABEL SPACE SOLUTIONS LLP TH

RADHEY SHAM TALWAR

SOM NATH

in the office of the Sub Registrar, Delhi this 25/10/2018 1:14:42PM day Thursday

47 DDA SITE 1 NEW RAJINDER NAGAR NEW

DELHI between the hours of

Signature of Presenter

Registrar/Sub Registrar  
Sub Registrar III  
Delhi/New DelhiExecution admitted by the said Shri / Ms.  
ABEL SPACE SOLUTIONS LLP TH RADHEY SHAM TALWARand Shri / Ms.  
AJAY BHAYANA

Who is/are identified by Shri/Smt/Km. NAVEEN SONI S/o W/o D/o S.C SONI R/o 45/2 OLD RAJINDER NAGAR NEW DELHI

and Shri/Smt./Km SANDEEP CHAWLA S/o W/o D/o P K CHAWLA R/o D-188 WEST PATEL NAGAR NEW DELHI

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

Contents of the document explained to the parties who understand the conditions and admit them as correct.  
Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 22,600,000.00 Two Crore Twenty Six Lakh Onl

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

Vendor(s)/Mortgagor(s) by. Sh./Ms. AJAY BHAYANA

S/o W/o ASHOK BHAYANA

R/o ,B-26 BANDA BAHADUR APPT SEC-14 ROHINI DELHI

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

Registrar/Sub Registrar  
Sub Registrar III  
Delhi/New Delhi

Date 25/10/2018 16:07:47

WHEREAS Shri Megh Raj Nanda S/o Shri Devi Dass purchased the property / Tenement, bearing No.R-552, measuring 304 Sq. Yards, situated at New Rajinder Nagar, New Delhi, in a public auction held on dated 17/10/1954, from Ministry of Rehabilitation, Jam Nagar House, New Delhi, by virtue of Certificate Of Sale dated 25/08/1961 and a Lease Deed dated 25/08/1961, both being registered in the office of Sub Registrar, New Delhi, Regd. as No.774, in Addl, Book No.1, Volume No.51, on pages 196 to 199, dated 08.09,1961, for the term of 99 years commencing from 17/09/1956.

WHEREAS thereafter said Sh. Megh Raj Nanda S/o Shri Devi Dass duly constructed the structure/building, comprising of Ground Floor, First Floor, Momty and Terrace / Roof thereon, with his own funds and resources.

AND WHEREAS Shri Megh Raj Nanda (M.R. Nanda) above named died on 12.07.1965 and his wife Smt. Gauran Devi (G.D. Nanda) also died on 04.09.1988, and after their death, there is no other legal heirs and successors of the deceased except the following legal heirs, and by operation of law according to Hindu Succession Act, 1956, he left behind the following legal heirs:-

Sl.No. Name	Relationship with deceased
1. Shri Mamnohan Lal Nanda	Son
2. Shri Jagdish Lal Nanda (now deceased)	Son
3. Shri Manohar Lal Nanda (now deceased)	Son
4. Smt. Sushila Sablok (now deceased)	Daughter
5. Smt. Krishna Kumari (now deceased)	Daughter
6. Smt. Santosh Kumari alias Santosh Malhotra (now deceased)	Daughter

For Abel Space Solutions LLP

*U. Gaurava*

Authorised Signatory

*Chay Bhojani*

Alvarez

Gary Blaylock



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AND WHEREAS the above named Shri Manohar Lal Nanda died on 28.01.1999 and his wife Smt. Lilawati Nanda also died on 10.03.2006, and after death, there is no other legal heirs and successors of the deceased except their following legal heirs, and by operation of law according to Hindu Succession Act, 1956, he left behind the following legal heirs:-

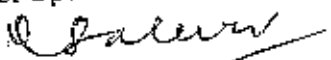
Sl. No.	Name	Relationship with deceased
1.	Shri Kulbhushan Nanda (now deceased)	Son
2.	Shri Krishan Kumar Nanda	Son
3.	Smt. Prabha Lata Mehra	Daughter
4.	Smt. Sneh Lata Marwaha (now deceased)	Daughter
5.	Smt. Venu Puri	Daughter
6.	Shri Vijay Kumar Nanda (now deceased)	Son

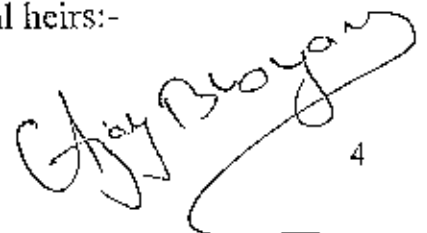
AND WHEREAS, the above named Shri Kulbhushan Nanda (K.B. Nanda) died on 19.03.2008. And after his death there is no other legal heirs and successors of the deceased except the following legal heirs, and by operation of law according to Hindu Succession Act, 1956, he left behind the following legal heirs:

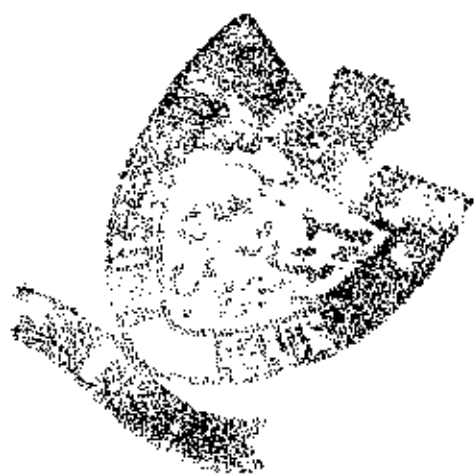
Sl.No.	Name	Relationship with deceased
1.	Smt. Vinod Nanda	Wife
2.	Shri Rajesh Nanda	Son
3.	Shri Rohit Nanda	Son

AND WHEREAS, Smt. Sneh Lata Marwaha above named died on 22.03.2010. And after her death there is no other legal heirs and successors of the deceased except the following legal heirs, and by operation of law according to Hindu Succession Act, 1956, she left behind the following legal heirs:-

For Abel Space Solutions LLP

  
Authorised Signatory

  
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Sl. No.	Name	Relationship with deceased
1.	Ms. Shruti Marwaha	Daughter
2.	Smt. Ritu Joshi	Daughter

AND WHEREAS the above named Shri Vijay Kumar Nanda died on 25.09.1989, he was unmarried and issueless.

AND WHEREAS the above named Shri Jagdish Lai Nanda (Jagdish Meghraj Nanda) died on 25.04.1984 and his wife Smt. Rajeshwari Nanda also died on 23.01.2005. And after their death there is no other legal heirs and successors of the deceased except the following legal heirs, and by operation of law according to Hindu Succession Act, 1956, he left behind the following legal heirs:-

Sl.No.	Name	Relationship with deceased
1.	Shri Anil Kumar Nanda (Now Deceased)	Son
2.	Shri Atul Kumar Nanda	Son

AND WHEREAS the above named Smt. Krishna Kumari died on 28.12.2009. And after her death there is no other legal heirs and successors of the deceased except the following legal heirs, and by operation of law according to Hindu Succession Act, 1956, she left behind the following legal heirs:-

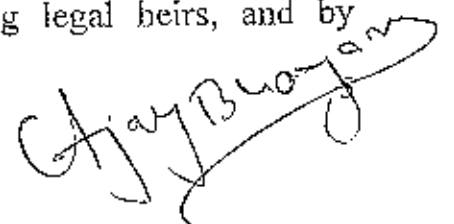
Sl.No.	Name	Relationship with deceased
1.	Shri Sudhir Kumar Nijhawan	Son
2.	Shri Supil Kumar Nijhawan	Son

AND WHEREAS the above named Smt. Santosh Kumari alias Santosh Malhotra died on 23.10.1979. And after her death there is no other legal heirs and successors of the deceased except the following legal heirs, and by

For Abel Space Solutions LLP



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operation of law according to Hindu Succession Act, 1956, she left behind the following legal heirs:-

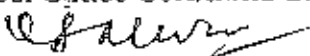
Sl.No.	Name	Relationship with deceased
1.	Smt. Anuradha Sharma	Daughter
2.	Shri Alok Malhotra	Son
3.	Smt. Anjali Ratti	Daughter

AND WHEREAS substitution in respect of above mentioned entire property had been made in the names of:-

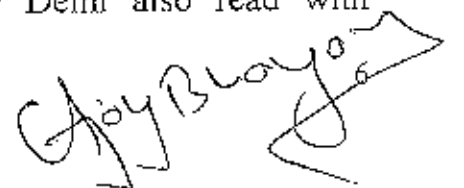
Sl.No.	Name	Share
1.	Shri Manmohan Lal Nanda	1/6th
2.	Smt. Susheila Sablok	1/6th
3.	Smt. Anjali Ratti	1/12th
4.	Shri Alok Malhotra	1/12th
5.	Shri Sudhir Kumar Nijhawan	1/12th
6.	Shri Sunil Kumar Nijhawan	1/12th
7.	Shri Anil Kumar Nanda	1/12th
8.	Shri Atul Kumar Nanda	1/12th
9.	Smt. Vinod Nanda	1/90th
10.	Shri Rajesh Nanda	1/90th
11.	Shri Rohit Nanda	1/90th
12.	Smt Pralha Lata Mehra	1/30th
13.	Smt. Ritu Marwaha Joshi	1/60th
14.	Ms. Shruti Marwaha	1/60th
15.	Shri Krishan Kumar Nanda	1/30th
16.	Smt. Venu Puri	1/30th

in the Land and Development Office, Nirman Bhawan, New Delhi, vide their Substitution Letter No. LDO/PS2/567 dated 09.05.2013 issued by Deputy Land and Development Officer-1, Nirman Bhawan, New Delhi also read with

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Corrigendum Letter No. L&DO/PS-II/787, dated 06.08.2013, issued by Dy. Land and Development Officer(V), Nirman Bhawan, New Delhi.


AND WHEREAS the above said substitution Letter was issued considering the rights and interest of Smt Anuradha Sharma having being debarred by virtue of a Public Notification published in March, 1999. This Aspect was represented/objected by Smt. Anuradha Sharma in the office of L&DO, which was duly accepted by L&DO. Thereafter Smt. Anuradha Sharma has relinquished her share in favour of her real brother Shri Alok Malhotra and her real sister Smt. Anjali Ratti, through a Relinquishment Deed Registration No. 8318 Book No. 1 Vol. 16216 on page 57 to 64 on 02.11.2015 at Sub Registrar-III, New Delhi, read along with Rectification Deed dated 05.01.2016, registered on 07.01.2016 at Registration No. 114, Book No. 1, Vol. 16296 Page 144 to 146 at Sub Registrar-III, New Delhi, thereby authenticating the aforesaid Substitution by L&DO.

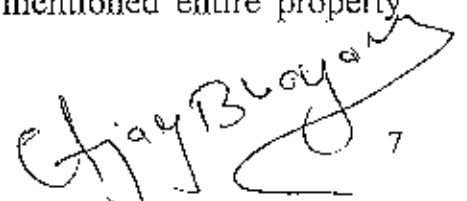
AND WHEREAS the above named Shri Anil Nanda (Anil Kumar Nanda) died on 17.06.2014. And after his death there is no other legal heirs and successors of the deceased except the following legal heirs, and by operation of law according to Hindu Succession Act, 1956, he left behind the following legal heirs:-

Sl.No.	Name	Relationship with deceased
1.	Smt. Rita Nanda	Wife
2.	Shri Anshul Nanda	Son
3.	Ms. Ishita Bhowmick	Daughter

AND WHEREAS substitution in respect of above mentioned entire property had been made in the names of:-

For Abel Space Solutions LLP

  
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Sl.No.	Name	Share
1.	Smt. Rita Nanda	1/36th
2.	Shri Anshul Nanda	1/36th
3.	Ms. Ishita Bhowmick	1/36th

in the Land and Development Office, Nirman Bhawan, New Delhi, vide their Substitution Letter No. LDO/PS-2/1666/2016/991, dated 01.02.2016 issued by Deputy Land and Development Officer, Nirman Bhawan, New Delhi.

AND WHEREAS, the above named Smt. Susheila Sablok died on 27.01.2015. And after her death there is no other legal heirs and successors of the deceased except the following legal heirs, and by operation of law according to Hindu Succession Act, 1956, she left behind the following legal heirs:

Sl.No.	Name	Relationship with deceased
1.	Smt. Shobha Tuli	Daughter
2.	Smt. Deepa Trikha	Daughter

AND WHEREAS substitution in respect of their share in the property had been made in the names of:-

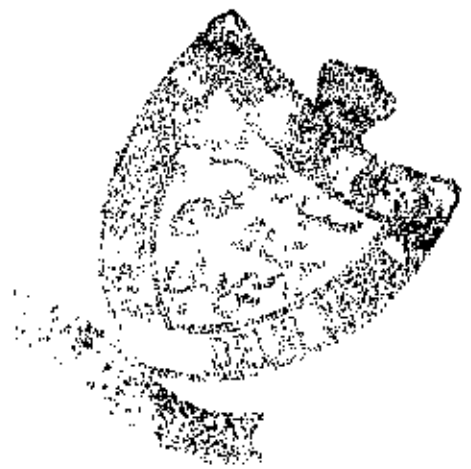
Sl.No.	Name	Share
1.	Smt. Shobha Tuli	1/12th
2.	Smt. Deepa Trikha	1/12th

For Abel Space Solutions LLP



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in the Land and Development Office, Nirman Bhawan, New Delhi, vide their Substitution Letter No. LDO/PS-2/1632/2016/992, dated 01.02.2016 issued by Deputy Land and Development Officer, Nirman Bhawan, New Delhi.

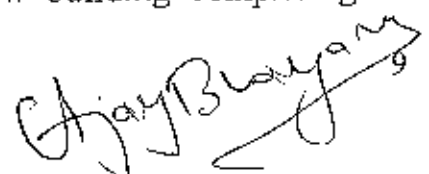
AND WHEREAS the aforesaid Co-owners got converted the aforesaid entire property from leasehold rights into freehold rights from the President of India through the Land and Development Office, Nirman Bhawan, New Delhi, vide Regd. Conveyance Deed as No.6243, in Book No. 1 Volume No.16552 on pages 1 to 8 dated 11.07.2016, entered in the Office of the Sub-Registrar, Sub. Distt.No.III, Asaf Ali Road, New Delhi.

AND WHEREAS, the said co-owners namely Shri Manmohan Lal Nanda, Shri Rajesh Nanda, Shri Vinod Nanda, Shri Rohit Nanda, Smt. Prabha Lata Mehra, Shri Krishan Kumar Nanda, Smt. Ritu Joshi, Ms. Shruti Marwaha, Smt. Rita Nanda, Shri Anshul Nanda, Ms. Ishita Bhowmick, Smt. Venu Puri, Smt. Shobha Tuli, Smt. Deepa Trikha, Shri Sudhir Kumar Nijhawan, Shri Sunil Kumar Nijhawan, Smt. Anjali Ratti, Shri Alok Malhotra and Shri Atul Kumar Nanda sold the said property to M/s. Abel Space Solutions LLP vide Sale Deed Regd. as No. 6422, in Book No. 1 Volume No. 16559 on pages 104 to 137 dated 18.07.2016, entered in the Office of the Sub-Registrar III, New Delhi.

AND WHEREAS, the Vendor is the absolute and exclusive owner and in possession of property bearing No. R-552, measuring 304 sq. yds., situated at New Rajinder Nagar, New Delhi-110060, by virtue of Sale Deed duly registered as Doc. 6422, in Book No. 1, Volume No. 16559 on pages 104 to 137, dated 18.07.2016, in the office of the Sub-Registrar-III, New Delhi.

AND WHEREAS, the Vendor has demolished the entire old structure building up to ground level and has reconstructed the new building comprising of  
For Abel Space Solutions LLP

  
Authorised Signatory





Basement, Stilt, Ground Floor, First Floor, Second Floor, Third Floor and Roof/Terrace thereon with its own funds, costs and expenses. The Plan of the building have already been sanctioned by the MCD vide File/Sanction Letter No. (Online No. 10033820)/114/OBP/B/KBZ/SP/2016 dated 22.04.2016. After construction of the new building named "**New Delhi House**", the construction has been regularized/compounded by MCD vide File/Approval No. D/AE(B)/KBZ/2017/749 dated 25.08.2017.

AND WHEREAS the Vendor has sold Basement, Ground, First and Second Floor of the newly constructed building, and further intends to sell Third Floor with roof rights in the due course.

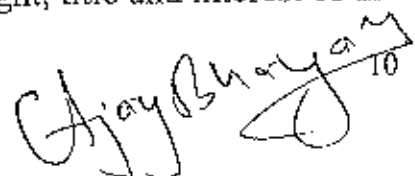
AND WHEREAS the VENDOR has offered to sell to the VENDEE and the VENDEE has agreed to purchase from the VENDOR, **entire Third Floor (along with roof/terrace thereon) more specified in the Plan attached to this deed**, along with Space for Four car parkings in stilt (as shown in the plan attached to this Deed), with proportionate undivided share in the land underneath of the developed property, named "**New Delhi House**", building constructed on the property situated at Plot No. R-552, having an area of approx. 304 sq. yards, New Rajinder Nagar, New Delhi (more particularly described in the Plan attached to this deed), on the terms and conditions that have been mutually discussed and agreed upon between them and for a consideration of **Rs. 2,26,00,000/- (Rupee Two Crore and Twenty Six Lac only)**;

AND WHEREAS the VENDEE has since inspected relevant documents with regard to the title of the VENDOR; construction raised by the VENDOR; physical condition of the said construction; besides conducting an independent due diligence and on being fully satisfied about the right, title and interest of the

For Abel Space Solutions LLP



Authorised Signatory





VENDOR to the said property and its right to sell and transfer the said **entire Third Floor (along with roof/terrace thereon) more specified in the Plan attached to this deed**, along with space for Four car parkings in stilt (as shown in the plan attached to this Deed), with proportionate undivided share in the land underneath to the VENDEE, the VENDEE has agreed to purchase the said **entire Third Floor (along with roof/terrace thereon) more specified in the Plan attached to this deed**, along with space for Four car parkings in stilt (as shown in the plan attached to this Deed) with proportionate undivided share in the land underneath in the manner stated above;

AND WHEREAS the Parties are executing this Sale Deed to complete the sale transaction in respect of the said portion in favour of the VENDEE.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in consideration of the VENDEE paying to the VENDOR the **entire Sale consideration of Rs. 2,26,00,000/- (Rupee Two Crore and Twenty Six Lac only)**, as detailed hereinafter, the receipt of which the VENDOR hereby admits and acknowledges, the VENDOR hereby sells, transfers and conveys to the VENDEE, and the VENDEE purchase from the VENDOR all its rights, titles and interests and claims, in the **entire Third Floor (along with roof/terrace thereon)**, along with Space for Four car parkings in stilt (as shown in the plan attached to this Deed), with proportionate undivided share in the land underneath of the property situated at **Plot No. R-552**, having an area of approx. 304 sq. yards, New Rajinder Nagar, New Delhi (**more particularly described in the Plan attached to this deed**), with right to use common areas and other common facilities, (hereinafter referred to as 'the said Unit').

For Abel Space Solutions LLP

  
Authorised Signatory

  
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2. That the VENDEE hereby confirm and admit that he has since inspected the Unit and acknowledge that the said Unit has been constructed in conformity with the sanctioned plans and the agreed specifications/standards. The VENDEE further admit that he has since verified the area/physical dimensions of the said Unit and acknowledge that the Unit constructed by the VENDOR is in conformity with the agreed area/physical dimensions. Accordingly, the VENDEE shall have no claim whatsoever against the VENDOR in respect of these issues at any time hereinafter.
3. That the sale consideration of **Rs. 2,26,00,000/- (Rupee Two Crore and Twenty Six Lac only)** has been paid by the VENDEE to the VENDOR as detailed hereunder:

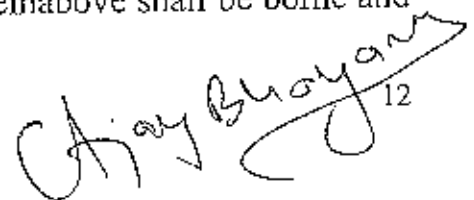
- (i) Rs. 2,23,74,000/- only (Rupees Two Crores Twenty Three Lakhs and Seventy Four Thousand Only) vide Bankers's Cheque No. 007209, dated 04/10/2018, drawn on HDFC Bank, Karol Bagh, D B Gupta Road, New Delhi-110005, from Mr. Ajay Bhayana.
- (ii) Rs. 2,26,000/- only (Rupees Two Lakh and Twenty Six Thousand Only) as TDS @ 1% of Rs. 2,26,00,000/- vide TDS E-tax Acknowledgement No. AF5246695 on dated 29/09/2018 deposited by Mr. Ajay Bhayana.

The VENDOR hereby admits and acknowledges receiving the total sale consideration from the VENDEE in respect of the above said Unit in full and final settlement.

4. That in the event any prevailing statutory tax/es as and if applicable in addition to the Sale Consideration mentioned hereinabove shall be borne and

For Abel Space Solutions LLP

  
Authorised Signatory

  
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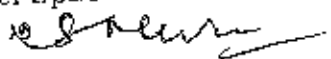


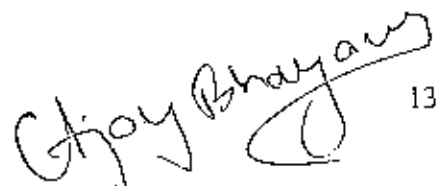


paid by the VENDEE. The VENDEE hereby agrees to indemnify and keep the VENDOR indemnified and harmless against any claim or action from any third party in this regard.

5. That the VENDEE shall be entitled to use only space for Four car parkings allotted by the Vendor to the VENDEE, along with the other co-owners, in the Stilt Area of the building (**more particularly described in the Plan attached to this deed**).
6. That the vacant, legal and peaceful possession of the Unit and entitlement to use space for Four car parkings in the stilt only, has been delivered to the VENDEE at the time of execution of this Sale Deed and the VENDEE hereby confirm and acknowledge receiving the physical possession of the Unit and the Parking Space.
7. That the VENDEE shall use the Parking Space as a part of the Unit and would use it only for parking his vehicles therein and not for any other purpose. The VENDEE shall not be permitted to transfer, sell or otherwise alienate the said Parking Space as an independent unit to any third party.
8. That the maintenance for the said property (including the Unit) shall be provided by the VENDOR, either by itself or through any agency nominated by it. Like all other Unit owners/occupants, the VENDEE shall be bound to avail such maintenance services and further be bound to pay the security deposit as may be stipulated by the VENDOR or the maintenance agency from time to time. However, such rates shall be determined on a standard basis for all occupants/Unit owners in the said property. Such maintenance charges shall be payable from the date the VENDOR offers physical possession of the Unit to the VENDEE. The Parties hereto agree and

For Abel Space Solutions LLP

  
Authorised Signatory

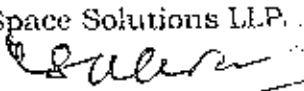




undertake to sign a separate maintenance agreement, in case it is so decided by the VENDOR or its designated agency.

9. That the VENDEE confirm and acknowledge that in the event the VENDEE fail to pay the security deposit, as stated above, or do not sign the Maintenance Agreement, as provided herein, then and in that event the VENDEE and/or any other person claiming through them, shall not be entitled to use the common areas/services (like power backup, security, lift, etc.) and also avail the maintenance services.
10. That the VENDEE shall be entitled to the use of common areas and facilities, as may be detailed by the VENDOR and/or the Maintenance Agency, either by communication or in the maintenance agreement, along with the owners/occupants of the remaining portions of the said Property.
11. That the Vendor assures the VENDEE that the said property hereby sold is free from all sorts of registered and un-registered encumbrances such as prior sale, gift, mortgage, litigations, liens, stay orders, charges, surety, security, notification and acquisition etc., as on date and if it is proved otherwise and/or any part or whole of the said property goes out from the hands of the VENDEE due to legal defect in the title of the Vendor, then the Vendor will indemnify the losses thus suffered by the VENDEE or the nominee.
12. That all the dues, demands and arrears of Water & electricity charges etc., payable in respect of the said portion / Floor to the authorities concerned, up to the date of possession and execution and registration of Sale Deed, in the authority concerned will be paid by the Vendor and thereafter the same shall be paid by the VENDEE.

For Abel Space Solutions LLP.

  
Authorised Signatory.

  
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13. That the original documents of title shall remain with the VENDOR and in case the VENDEE wish to inspect the same, he can do so by having the same inspected in the Office of the VENDOR by giving advance intimation in writing to the VENDOR. The VENDEE shall be entitled to photocopies of the said documents and certified copy of sale deed in favour of Vendor.
14. That all the House/Property Tax in respect of the said portion / Floor has been paid to the authorities concerned by the Vendor up to 31/03/2019 and thereafter the same shall be paid by the VENDEE.
15. That till such time the said Unit is mutated in the name of the VENDEE, the VENDEE shall pay proportionate amount towards property tax for the said Unit, Parking Space and the Common Areas of the property for the period w.e.f. 01-04-2019.
16. That the VENDEE shall use the Unit only for the purpose as approved by the Government Authorities, and not for any other purpose, which can be termed as unauthorized or not in conformity with the applicable laws, bye-laws, rules and regulations and/or judicial decisions. The VENDEE admit and acknowledge that any misuse of the said Unit may jeopardize the rights of the owners/occupants of the other Units and accordingly in case the VENDEE fails to abide by this undertaking, the VENDOR or the Maintenance Agency can stop the maintenance services as well as the ingress/egress to the Unit in reference.
17. That the VENDEE are aware that the current status of the property was 'residential' earlier, and since the property is located on 'commercial notified road', the Vendor has paid to MCD the one-time misuse charge for the property under sale thereby entitling its use as commercial space.

For Abel Space Solutions LLP

Authorised Signatory

Ajay Bhargava



18. That the VENDEE in no circumstances shall carryout any changes in the unit, including modifying the external elevation or internal layout of the building. The VENDEE shall also not cover the balcony and other open areas of the said unit; either temporarily or permanently.
19. That the colour, texture & material used in the external elevation of the building shall remain same and uniform for all the occupants/owners of the building.
20. That the VENDEE shall not install, run or operate any personal DG Set in the common areas of the building, including the stilt area.
21. That the VENDEE shall have the right to reach upon the terrace of the building for the installation/maintenance of his water tank and T.V. Antena, at reasonable hours.
22. That all costs and expenses pertaining to non-judicial stamp paper and registration of Sale Deed shall be borne by the VENDEE.
23. That the VENDOR and VENDEE are Indian Citizens.
24. That the subject matter of this agreement shall be of Delhi Jurisdiction.

For Abel Space Solutions LLP

  
Authorized Signatory







**SCHEDULE OF PROPERTY**

Property No.	: R-552, New Rajinder Nagar, New Delhi
Type of Deed	: Sale Deed
Category of Locality	: "D"
Total Plot Area	: 254.18 sq.mtrs.
Total Plinth Area	: 762.44 sq.mtrs. <i>plus</i> 70.75 sq.mtr. Canopy/Balcony free from FAR
Covered area under sale	: Entire Third Floor of 190.61 sq.mtrs.
Structure Type	: PUCCA
Land Use	: Commercial use (Residential property located on Commercial road for which one-time misuse charge has been deposited with MCD).
Year of Construction	: 2017-18
Age Factor	: 1
Minimum Rate of Land	: Rs. 1,27,680/- per sq.mtr.
Minimum Rate of Construction	: Rs. 12,840/- per sq.mtr.

Total Value of Land -  $254.18 \times 127680 \times 1/5 \times 3$  : = Rs. 1,94,72,222/-

Cost of Construction:

- Covered Area -  $190.61 \times 12840 \times 1$  : = Rs. 24,47,432/-

- Stilt -  $190.61 \times 12840 \times 1/4$  : = Rs. 6,11,858/-

Total : = Rs. 2,25,31,512/-

Duty Payable - Rs. 2,25,31,512/- x 6% : Rs. 13,51,891/-

Actual Duty Paid : Rs. 13,56,000/-

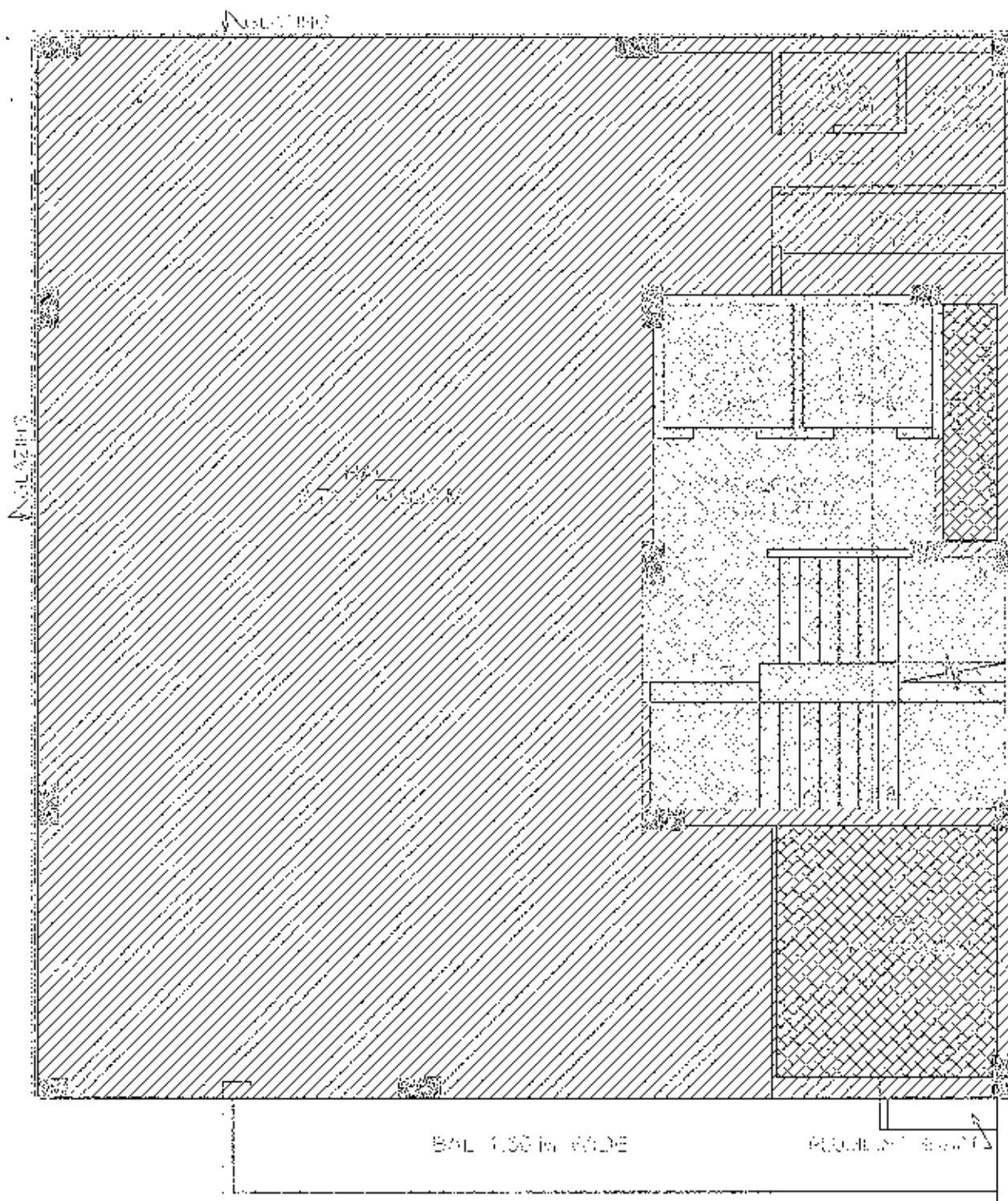
Note:- By this Sale Deed this property Entire Third Floor (along with roof/terrace rights over and above the said floor, along with space for Four car parkings in stilt (as shown in the annexure attached), with proportionate undivided share in the land underneath), has been sold, value of which comes to Rs 2,25,31,512/-. However, the Sale Deed is being executed for Rs. 2,26,00,000/- which is above Circle Rate.

For Abel Space Solutions LLP

*Chalwa*  
Authorised Signatory

*Gjay Bhangam*





VENUE OF

VENUEE

For Abel Space Solutions LLP

*[Signature]*

Authorised Signatory

*[Signature]*

PROPERTY UNDER SALE  
THIRD FLOOR BLK-2  
PLOT NO-552, BLOCK-2  
LOCATED AT NEW RAUNDER NIGRA  
NEW DELHI-110001

////// TOTAL COVERED AREA SHOWN IN RED  
- TOTAL CANOPY / BALCONY AREA  
FREE FROM F.L.R. SHOWN IN ORANGE  
XXXXX TOTAL COMMON AREA SHOWN IN YELLOW  
XXXXX TOTAL OPEN SPACE SHOWN IN GREEN

= 19061 Sq. Mtr. (AREA UNDER SALE)



10 898

REPAIR SHED

CUT OUT  
FOR CAR  
LIFT

PLOT NO -563

10.290M ROAD

STILL FLOOR PARKING ONLY

FRONT OPEN  
13.695 x 3.030 M

DATE

VENDOR

VENDOR

PROPERTY UNDER GATE

STILL FLOOR PLAN

PLOT NO-563 BLOCK NO-

SITUATED AT NEW RAINDER NAGAR

NEW DELHI-110060

ALLOTTED PARKING

For / on Space Solutions LLP

*Saleem*  
Authorised Signatory

*Ajay Bhargava*



## **ABEL SPACE SOLUTIONS LLP**

REGD. OFFICE -47, Basement & First Floor, DDA Site No. 1,

New Rajinder Nagar, New Delhi-110060

PHONE: +91-11-42502391; Email id: info@ndlc.in

LLP Identification Number: AAG-8757

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE PARTNERS OF ABEL SPACE SOLUTIONS LLP AT ITS MEETING HELD ON 3<sup>RD</sup> SEPTEMBER, 2018 AT 47, BASEMENT & 1<sup>ST</sup> FLOOR, NEW RAJINDER NAGAR, NEW DELHI-110060. AT 11.30 A.M.**

**RESOLVED** that the Abel Space Solutions LLP may enter into an agreement to Sale of Basement and 3<sup>rd</sup> Floor in property bearing no. R-552, New Rajinder Nagar, New Delhi-110060. Mr. Radhey Shyam Talwar, S/o Late Shri Som Nath, R/o Q-12, Parvana Vihar, Sector-9, Rohini, Delhi-110085 be and is hereby authorized to negotiate terms of sale price, represent the LLP to negotiate the sale price, to receive payment, to execute Sale deed(s)/ all related documents, and represent himself before the competent authorities/Sub-Registrar for registration of Sale Deed(s)/ other relevant documents.

**FURTHER RESOLVED** that Mr. Radhey Shyam Talwar is further authorized to do all such acts, deeds and other things as may be necessary or incidental to give effect to the above and incidental thereto.

**For Abel Space Solutions LLP**

For Abel Space Solutions LLP

   
Designated Partner  
**Hitesh Jain**  
(Designated Partner)

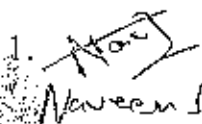






IN WITNESS WHEREOF the VENDOR and the VENDEE has executed this Sale Deed at the place, day, month and year first herein above written in the presence of following witnesses:

WITNESSES:

1.  (755389580600)

Newcom Son,

S/o S. C. Son,

For Abel Space Solutions LLP



Authorised Signatory

H/o 4-B/4 Old Hyderabad Nagar, New Delhi (ABEL SPACE SOLUTIONS LLP)

Through its authorized representative Mr. Radhey Shyam Talwar

**VENDOR**

2. 

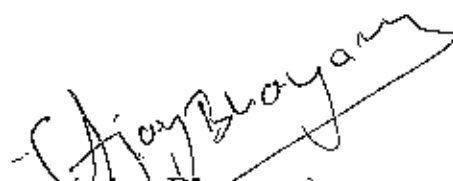
Santosh Chawla

S/o P. K. Chawla

D-188 West Park 1 Nagar

New Delhi

(DL 0920130225452)

  
(Ajay Bhayana)  
**VENDEE**

Reg. No.  
9846

Reg. Year  
2018-2019

Book No.  
1



Ist Party



IInd Party



Witness

Ist Party

ABEL SPACE SOLUTIONS LLP TH RADHEY SHAM TALWAR

IInd Party

AJAY BHAYANA

Witness

NAVEEN SONI, SANDEEP CHAWLA

**Certificate (Section 60)**

Registration No.9,846 in Book No.1 Vol No 17,637


on page 1 to 21 on this date

31/10/2018 3:06:37PM

day Wednesday

and left thumb impressions has/have been taken in my presence.

Date 31/10/2018 16:32:20

  
Sub Registrar  
Sub Registrar III  
New Delhi/Delhi



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