

e-Stamp

11/10/18
01/10/18



IN-DL83018181096338Q	:	Certificate No.
26-Sep-2018 03:05 PM	:	Certificate Issued Date
NONACC (BK)/ dicbibk02/ ROHINI/ DL-DLH	:	Account Reference
SUBIN-DLCLCBIBK0270131614256074Q	:	Unique Doc. Reference
CHAND BHAYANA	:	Purchased by
Article 23 Sale	:	Description of Document
BASEMENT FLOOR OF PROP NO. 552, BLOCK-R, NEW	:	Property Description
RAJINDER NAGAR, NEW DELHI	:	Consideration Price (Rs.)
86,00,000	:	First Party
(Eighty Six Lakh only)	:	Second Party
ABEL SPACE SOLUTIONS LLP	:	Stamp Duty Paid By
CHAND BHAYANA	:	Stamp Duty Amount(Rs.)
CHAND BHAYANA	:	
3,44,000	:	
(Three Lakh Forty Four Thousand only)	:	



(Rajinder Bhayana)
8076 0119 6825
K85FA 6973 J



(Chand Bhayana)
7784 6824
AMUPB 7587 M

0003987329

For Abel Space Solutions LLP
Authorised Signatory



Chand Bhayana

SALE DEED FOR Rs. 86,00,000/-

STAMP DUTY PAID ON 50%	@ 2%	Rs. 1,72,000/-
TRANSFER DUTY PAID ON 50%	@ 2%	Rs. 1,72,000/-
TOTAL		Rs. 3,44,000/-

THIS "SALE DEED" is executed at New Delhi on this 01st 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

Smt. Chand Bhayana (PAN - AMUPB7587M) w/o Late Shri Ashok Bhayana and resident of B-26, Banda Bahadur Apartment, Sector-14, Rohini, Delhi, 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

Chand Bhayana

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:-

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

(now deceased)

For Abel Space Solutions LLP
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Chand Bhargava

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:-

SI. 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. Sneha 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:

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

AND WHEREAS, Smt. Sneha 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:-

St. 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:-

St.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:-

St.No.	Name	Relationship with deceased
1.	Shri Sudhir Kumar Nijhawan	Son
2.	Shri Sunil 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

Chand Bhargava

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 Mannohan Lal Nanda	1/6th
2.	Smt, Sushela 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 Prabha 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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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. Angali 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:-

SI.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:-

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:

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

made in the names of:-

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

For Abel Space Solutions LLP

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Chand/Bhargava
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SI.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-2/1632/2016/992, 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 Mannohan 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

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Basement, Still, 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 Ground Floor, First Floor and Second Floor of the newly constructed building, and now intends to sell Basement, and Third Floor with roof rights.

AND WHEREAS the VENDOR has offered to sell to the VENDEE and the VENDEE has agreed to purchase from the VENDOR, the Entire Basement of the building (without roof/terrace rights) more specified in the Plan attached to this deed, named "New Delhi House", the 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. 86,00,000/- (Rupee Eighty 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 VENDOR to the said property and its right to sell and transfer the said Entire Basement of the building (without roof/terrace rights) more specified in the Plan attached to this deed, the VENDEE has agreed to purchase the said

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Basement of the building (without roof/terrace rights) more specified in the Plan attached to this deed.

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. 86,00,000/- (Rupee Eighty 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 purchases from the VENDOR all its rights, titles and interests and claims, in the said Basement of the building (without roof/terrace rights) more specified in the Plan attached to this deed 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').

2. That the VENDEE hereby confirms and admits that they have 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 admits that they have 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.

For Abel Space Solutions LLP
Chand Bhargava
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3. That the sale consideration of Rs. 86,00,000/- (Rupee Eighty Six Lac only) has been paid by the VENDOR to the VENDEE as detailed hereunder:

- (i) Rs. 85,14,000/- only (Rupees Eighty Five Lakhs and Fourteen Thousand Only) vide Bankers's Cheque No. 063549, dated 01/10/2018, drawn on HDFC Bank, Karol Bagh, J-Block, New Delhi-110005, from Mrs. Chand Bhayana.
- (ii) Rs. 86,000/- only (Rupees Eighty Six Thousand Only) as TDS @ 1% of Rs. 86,00,000/- vide TDS E-tax Acknowledgement No. AF5245645 on dated 29/09/2018 deposited by Mrs. Chand 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 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 vacant, legal and peaceful possession of the Unit has been delivered to the VENDEE at the time of execution of this Sale Deed and the VENDEE hereby confirms and acknowledges receiving the physical possession of the Unit.

6. 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

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

7. That the VENDEE confirms and acknowledges that in the event the VENDEE fails 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.

8. 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, together with the owners/occupants of the remaining portions of the said Property.

9. 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.

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10. 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.

11. That the original documents of title shall remain with the VENDOR and in case the VENDEE wishes to inspect the same, they 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.

12. 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 the date of Sale Deed and thereafter the same shall be paid by the VENDEE.

13. 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 and the Common Areas of the property from the date of Sale Deed.

14. 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 admits and acknowledges 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

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Chand Bhayalva

Maintenance Agency can stop the maintenance services as well as the ingress/egress to the Unit in reference.

15. 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.

16. 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.

17. That the VENDEE shall not install, run or operate any personal DG Set in the common areas of the building, including the silt area.

18. 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.

19. That all costs and expenses pertaining to non-judicial stamp paper and registration of Sale Deed shall be borne by the VENDEE.

20. That the VENDOR and VENDEE are Indian Citizens.

21. That the subject matter of this agreement shall be of Delhi Jurisdiction.

For Abel Space Solutions LLP
Authorised Signatory

Chand Bhargava

SCHEDULE OF PROPERTY

Property No. : R-552, New Rajinder Nagar, New Delhi
 Type of Deed : "D"
 Category of Locality : 254.18 sq.mtrs.
 Total Plot Area : 762.44 sq.mtrs. plus 70.75 sq.mtr.
 Total Plinth Area : Entire Basement of 186.88 sq.mtrs.
 Covered area under sale : Pucca
 Structure Type : Residential
 Land Use : 2017-18
 Year of Construction : 1
 Age Factor : Rs. 1,27,680/- per sq.mtr.
 Minimum Rate of Land : Rs. 11,160/- per sq.mtr.
 Minimum Rate of Construction

Total Value of Land - 254.18 x 127680 x 1/5 : = Rs. 64,90,741/-

Cost of Construction:

Covered Area - 186.88 x 11160 x 1 : = Rs. 20,85,581/-

Total : = Rs. 85,76,322/-

Duty Payable - Rs. 85,76,322/- x 4% : Rs. 3,43,053/-

Actual Duty Paid : Rs. 3,44,000/-

Note:- By this Sale Deed this property Entire Basement of the building (without roof/terrace rights), has been sold, value of which comes to Rs. 85,76,322/-, however, the Sale Deed is being executed for Rs. 86,00,000/- which is above Circle Rate.

For Abel Space Solutions LLP
 Authorised Signatory

Chand Bhargava

PROPERTY UNDER SALE
BASEMENT FLOOR PLAN

PLOT NO-552, BLOCK-R,

SITUATED AT NEW RAJINDER NAGAR

NEW DELHI-110060

TOTAL COVERED AREA SHOWN IN RED

= 186.88 Sq. M. (AREA UNDER SALE)

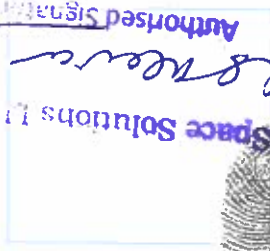
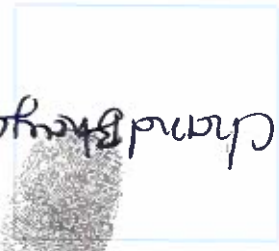
TOTAL COMMON AREA SHOWN IN YELLOW

For Abel Space Solutions LLP

Abel Space

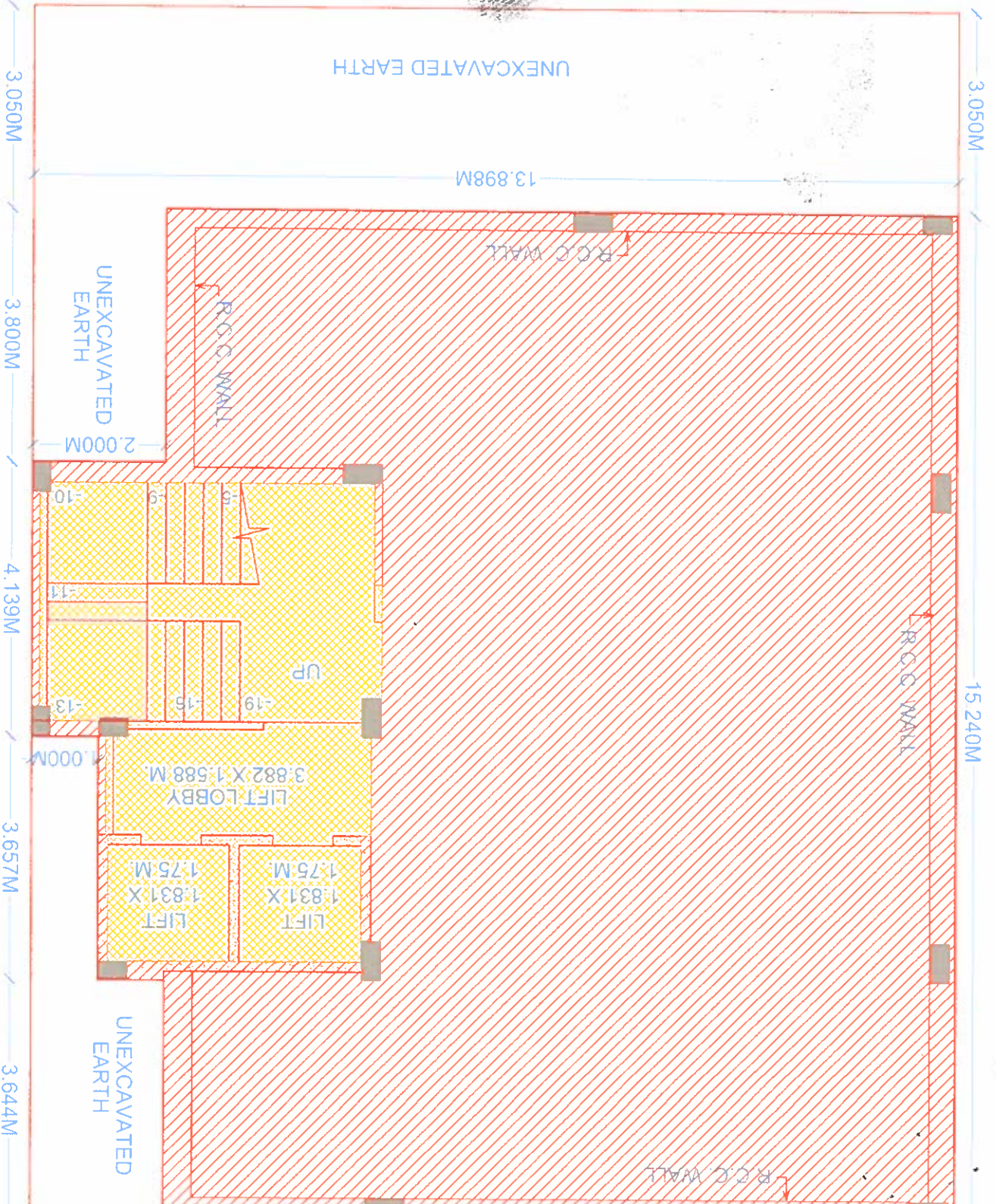
Authorised Signatory

Chand Shekhar



VENDOR

VENDOR



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@ndic.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 3RD SEPTEMBER, 2018 AT 47, BASEMENT & 1ST 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 3rd 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)

Form 26QB

Your E-tax Acknowledgment Number is AF5245645

- The Acknowledgment No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgment No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	Minor Head Code	Permanent Account No. (PAN) of Transferee(Payer/Buyer)	Full Name (Masked) of the Transferee	Category of Transferee on the basis of PAN	Status of PAN as per ITD PAN Master
0021	800	AMUPB7587M	CHAXX XXAYANA	Individual	Active PAN
Assessment Year	Financial Year	Permanent Account No. (PAN) of Transferor	Full Name (Masked) of the Transferor	Category of Transferor on the basis of PAN	Status of PAN as per ITD PAN Master
2019-20	2018-19	ABFPA6973J	ABEX XXXCE SOLUTIONS LLP	Firm and/or Limited Liability Partnership	Active PAN

Complete Address of the Property Transferee		Complete Address of the Property Transferor	
Name of premises/Building/ Village	Flat/Door/Block No.	Name of premises/Building/ Village	Flat/Door/Block No.
BANDA BAHADUR APARTMENTS SECTOR-14 ROHINI DELHI 110085	B-26,	47,BASEMENT AND 1ST FLOOR DDA SITE NO-1, NEW RAJINDER NAGAR DELHI 110060	
Pin Code	State	Pin Code	State
110085	DELHI	110060	DELHI
Email ID	Mobile No.	Email ID	Mobile No.
gulaigrover@gmail.com	9990999997		
Date of Agreement/Booking		Date of Payment/Credit	
14/09/2018		14/09/2018	
Date of Tax Deduction		Payment Type	
14/09/2018		Lumpsum	
Whether more than one Transferee/Buyer		Whether more than one Transferor/Seller	
No		No	

Complete Address of the Property Transferred		Tax Deposit Details	
Type of Property	Building	Rate of TDS (in %)	1
Name of premises/Building/ Village	R-552 BASEMENT	Total Amount Paid/Credited	8600000
Flat/Door/Block No.		TDS Amount to be paid	86000
Road/Street/Lane	NEW RAJINDER NAGAR,	Interest	0
City/District	NEW DELHI	Fee	0
State	DELHI	Total payment	86000 00
Pin Code	110060	Value in words	Eighty Six Thousand Rupees and paise
Total Value of Consideration (Property Value) 8600000		Mode of Payment	
		Online (Net-Banking)	
		ICICI Bank	
		Bank Name	

Note: This Acknowledgment is only for the information regarding TDS on Sale of Property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

FORM-A

(SEE RULES OF THE DELHI STAMP RULES, 2007)
(PREVENTION OF UNDER VALUATION OF INSTRUMENTS)

1. Name of Office of Sub-Registrar :: S.R.-III, Asaf Ali Road, New Delhi

2. Name, Father's name &

Address of the Transferor

ABEL SPACE SOLUTIONS LLP

47 Basement and First Floor DDA site N-3

Newly under N.Y. - N-3

At CHAND BHAYANA w/o. Late Atok Bhayana

B-26 Bandh Bahadur Apt Sec-14 Rohini Delhi

(Yes/No)

4. If the property was transferred earlier

Yes

Rs. 4,05,00,000/- (ENTIRE)

Rs. 86,00,000/- (BASEMENT)

NEW KAJINORTH NAGAR NEW DELHI

Residential

254.18 sq metre

186.88 sq metre

2017-18

Plot A

VERIFICATION :-

I/We do hereby solemnly declare that what is stated above is true to the best of my/our knowledge and belief.

TRANSFEREE/VENDEE

TRANSFEROR/VENDOR

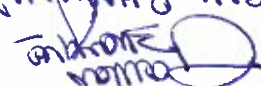
For Abel Space Solutions LLP

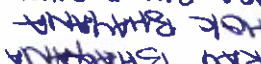
Authorised Signatory

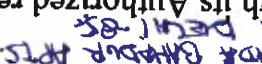
Chand Bhayana

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.  (Smt. Chand Bhayana)

2.  (Smt. Chand Bhayana)

3.  (Smt. Chand Bhayana)

4.  (Smt. Chand Bhayana)

Through its Authorized representative, Mr. Radhey Shyam Talwar
(ABEL SPACE SOLUTIONS LLP)
VENDOR

Authorised Signatory

For Abel Space Solutions LLP

2. (MANOJ KUMAR DAS)
S/o Smt. MASIT DAS
22/969
B-26 BANGS BANGS APTS
New Delhi - 110001.
5477 1778 5099

(Smt. Chand Bhayana)
VENDEE

Chand Bhayana