

Stamp Paper No.-IN-DL39590645186446T
CERTIFIED/TRUE COPY

Registration No. 3611 In Addl. Book No. 1 Volume No.1,904 On
Pages 173-180 On This Date 11-03-2005 Day Of Friday

Sub Registrar IX
South West

Date Of Application 21-10-2021

Calculated Fee 80

Fee Paid Rs. 80

Vide Slip No. 143,560


Date Of Payment 21-10-2021


Date when Copy Is Ready 22-10-2021

Copy prepared By: NEERAJ KUMAR

Copy Checked By: NEERAJ KUMAR

Certified to be true copy SALE


~~Reader~~
NEERAJ KUMAR


~~Reader~~
NEERAJ KUMAR


~~Sub Registrar IX~~
South West



INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp



Certificate No. **एनएनएन**

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-DL-36600645186446T

21-Oct-2021 02:21 PM

INPACC (IV) 4799900V DELHI/ DL-DLH

SUBIN-DL-DL6690374317875378238T

PRASOOM LATA

Article 25 Additional Copy of document

Not Applicable

0

(Zero)

PRASOOM LATA

Not Applicable

PRASOOM LATA

10

(Ten only)



Please write or type below this line.....

Solitary Alert

1. The authenticity of the Stamp certificate should be verified by using a Stamp Verification App available on the website of the Controller of Stamps.
2. The use of creating the Stamp is on the basis of the certificate.
3. In case of any discrepancy, please inform the Controller of Stamps.





NU-P-81572487482

8611

NU 108082014408034

04DD 862539

AGREEMENT TO SELL

Sale Consideration Amount Rs. 17,00,000/-

Stamp Duty paid @ 4.5% Rs. 76,500/-

Corporation Tax @ 3% Rs. 51,000/-

Total Rs. 1,27,500/-

2683
11/03/05

This Deed of Agreement is executed at Delhi, on this 1st day of March 2005

TRUE COPY

BETWEEN

SH. H.P.S. THAPAR S/O SH. P.P.S. THAPAR R/O 1562/36-B, CHANDIGARH

hereinafter called as Party No. 1

AND

M/S. JAGAT AGRO COMMODITIES PVT. LTD., 5586, SECOND FLOOR, LAHORI GATE, NAYA BAZAR, DELHI-110006, through its Director, SH. SANT LAL AGGARWAL hereinafter called as Party No. 2.

[Signature]

[Signature]



Deed Name SALE AGREEMENT

Deed Related Detail

Tehsil/Sub Tehsil Sub Registrar IX No. 213/05		Area of Building 10.5584 Hect Plca	
Village/City Dwaraka		Building Type	
Place (Segment) Dwaraka		Lion Gola Bldg	
Property Type Residential		Delhi New Bldg on land	
Area of Property 250000 Sq. ft.		Money Related Detail	
Value 1,700,000 Rupees		Value of Stamp Duty 127,500.00 Rupees	
Value of Registration Fee 100.00 Rupees		Pastng Fee 1.00 Rupees	

Presented by Shri Smt. H.P. S. Thapar S/o, W/o P.P.S. Thapar R/o 156256-D, Chandi
 Garh in the office of the Registrar/ Sub Registrar, Delhi this 11/03/2005 day Friday
 between the parties of

Signature of Presente

Registrar/Sub Registrar
 Sub Registrar IX
 Delhi/New Delhi

Execution admitted by the said Shri/Smt/Km. H.P. S. Thapar
 and Shri/Smt./Km. M/S Jagat Agro commodities Pvt. Ltd., Through Sant Lal Aggarwal
 Who is/are identified by Shri/Smt./Km. M.R. Verma S/o W/o D/o H.C. Verma R/o K-1/49, Gali No.
 11/191/1/1/Smt./Km Dweep S/o W/o D/o Sher Singh R/o F-1/83, Madangir
 Marginal Witness) Witness No. 11 is known to me. Contents of the document
 contents of the document explained to the parties who understand the conditions and admit them
 having satisfied myself that this document was duly executed by Shri/Smt./Km.H.P. S. Thapar
 in his official capacity, his attendance and signature are dispensed with and document is admitted
 (endor(s) Mortgagee(s) admit(s) prior receipt of entire consideration Rs. 1,700,000.00 Rupees seven
 lakhs only.
 The Balance of entire consideration of Rs. _____ Rupees _____ has been
 paid to the
 endor(s)/Mortgagee(s) by Sh./Smt.M/S Jagat Agro commodities Pvt. Ltd., Through Sant Lal
 Aggarwal S/o, W/o Not Mentioned 5586, Lohori Gate, Naya Bazar R/o M.R. Verma,
 Dweep
 endor(s) /Mortgagee(s) in my presence. He/They is/are also identified by the aforesaid
 witnesses.

Date 11/03/2005

Registrar/Sub Registrar
 Sub Registrar IX
 Delhi/New Delhi

TRUE COPY





04DD 862538

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The expression of Party No. 182, wherever they occur in the body of this Agreement shall mean and include their respective heirs, legal representatives, successors, administrators, executors and assigns.

Whereas Party No. 1 is the Donor/owner/allottee and in possession of PLOT NO. 4, AREA MEASURING 242.79 SQ.MTRS. SITUATED AT SECTOR-28, SERVICE CENTRE, DWARKA, NEW DELHI which is allotted by the D.O.A. vide its File No. F.91(43)97/CL with the lease hold rights of the land under the said property and bounded as under:-

- EAST : GAS GODOWN & PLOT NO. 3
- WEST : PLOT NO. 3 & PARKING
- SOUTH : PARKING & PLOT NO. 5
- NORTH : PLOT NO. 3 & GAS GODOWN

TRUE COPY

[Signature]

[Signature]

Contd. p/3



Reg. No. 3611
Exp. Year 2005-2006

Book No. 10005-2006
Access through Stamp

No. 10005-2006
Stamp
Date 11/03/2006
Signature



1st Party



2nd Party



Witness



1st Party

2nd Party

1st Party H.P. S. Thapar
2nd Party M/S Jaant Auto commodities Pvt. Ltd. Through Sant Lal Agarwal

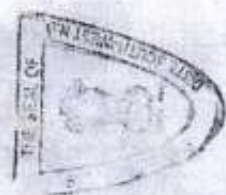
Witness M.R. Verma
Certificate (Section 60)

Registered in Book No. 1 Vol No 1,904
on page 181
Date 11/03/2005
day Friday
and left thumb impression has been taken in my presence.

Date 11/03/2005

Signature of Registrar
Registrar IX
New Delhi/Delhi

TRUE COPY





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151

WHEREAS Party No. 1 out of his/her bonafide needs and requirements, has agreed to sell the said property for a sum of Rs. 17,00,000/- (Rupees SEVENTEEN LACS ONLY) and Party No. 2 has agreed to purchase the said property from Party No.1 on the following terms and conditions of this agreement:-

WHEREAS the said property is self acquired property of Party No. 1 in which his/her heirs successors, family members or any one else have no right, title, interest or concern of any nature whatsoever and as such Party No. 1 is fully competent to enter into this Agreement.

Contd...p/4

[Handwritten signature]





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/4/

NOW THIS AGREEMENT TO SELL, WITNESSETH AS UNDER:-

1. That the total sale consideration amount of Rs. 17,00,000/- (Rupees SEVENTEEN LACS ONLY) of the said property has been received by Party No. 1 from Party No. 2 as per details given below:-

Chn 430669	03/03/2005	Rs. 10,00,000/-
Chn 430670	03/03/2005	Rs. 7,00,000/-
Std. 0004	Petrol	
Shade mark	in	

Signature

[Handwritten signature]

TRUE COPY





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TRUE COPY

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vide separate legal receipt therefor and Party No.1 hereby admits, and acknowledges the receipt of the same. Party No. 1 has handed over the vacant physical possession of the aforesaid property to Party No. 2.

2. That Party No. 1 assures Party No. 2 that the aforesaid property is free from all sorts of encumbrances such as prior sale, gifts, mortgage, litigation, disputes, stay orders, attachments, notifications, acquisitions, charges, liens sureties, Securities, HUF Benami ownership or any other registered or unregistered encumbrances and if this fact is found otherwise as a result of which a part or whole of the aforesaid property goes out from the hands of Party No.2 then Party No.1 will indemnify the loss thus suffered by party No. 2.

[Signature]

[Signature]





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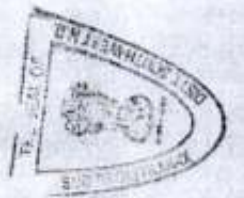
3. That Party No.2 shall, if so desired, get this property converted from lease hold into Free-hold at his/her/their own cost.

4. That Party No.2 shall obtain permission from the Competent authority for the sale of this property in his/her/their favour or in favour of his/her/their nominee, at his/her/their own cost.

5. That Party No.1 shall pay lease money if any, House Tax, Electric bills, Water bills, and hire purchase instalments if any or any other dues and demands to the concerned authority regarding this property, upto the date of this Agreement and thereafter the same shall be payable by Party No. 2.

[Signature]

[Signature]





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6. That Party No. 1 has executed irrevocable General and Special Attorneys in respect of the said property in favour of Party No. 2 and all these Attorney Deeds shall remain irrevocable in future. Party No. 1 has also executed various other court documents in favour of Party No. 2 and all these documents namely: Will, Receipt, etc. shall remain irrevocable under all circumstances.

7. That Party No. 1 will have no objection if Party No. 2 transfers all rights, vested in his/her/their vide this agreement to any one else or gets the sale effected in his/her/their name or in the name of his/her/their nominee.

8. That Party No. 1 shall not violate any of the terms and conditions of this agreement in future falling which Party No. 2 will have a right to enforce this agreement through a Competent Court by a Suit for Specific Performance or otherwise.

[Handwritten signature]

[Handwritten signature]
COPIES





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9. That Party No. 1 admits that he/she has been left with no rights titles, interests or concern of any nature whatsoever in the aforesaid property.

IN WITNESS WHEREOF both the parties have signed this Agreement in the presence of the following witnesses:

WITNESSES

PARTY NO. 1

[Signature]

[Signature]
H R VERMA
H C VERMA
K-1/48 C-26
2 Rga Rm no

PARTY NO. 2

[Signature]

[Signature]
Dohu
Dohu
Ska Ska
A/1/01 Kadarang
44

TRUE COPY

