



Stamp Paper No.:IN-DL39592310018434T
CERTIFIED/TRUE COPY

Registration No. 1581 In Addl. Book No. 1 Volume No.1,819 On
Pages 130-141 On This Date 04-02-2005 Day Of Friday

Sub Registrar IX
South West

Date Of Application 21-10-2021

Calculated Fee 120

Fee Paid Rs. 120

Vide Slip No. 143,559

Date Of Payment 21-10-2021

Date when Copy Is Ready 22-10-2021

Copy prepared By: NEERAJ KUMAR

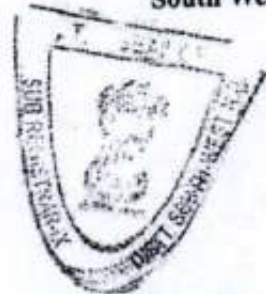
Copy Checked By: NEERAJ KUMAR

Certified to be true copy SALE


Record Keeper
NEERAJ KUMAR


Reader
NEERAJ KUMAR


Sub Registrar IX
South West





सत्यमेव जयते

Certificate No.

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.)

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

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: 21-Oct-2021 02:23 PM
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1581

D.L NO P08092004406038
02BB 471570

3313
04/02/05

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/-

This Deed of Agreement is executed at Delhi, on this 04 day of February 2005

BETWEEN

HAZOOR SAHIB DEVELOPER PVT. LTD., through its Director, SH. S.K. GUPTA S/O SH. P.C. GUPTA R/O D-6/6, RANA PARTAP BAGH, DELHI-110007 hereinafter called as Party No.1

AND

AGAT OVERSEAS, 55B6, THIRD FLOOR, LAHORI GATE, NAYA BAZAR, DELHI-110006, through its Partner, SH. SANT LAL AGGARWAL hereinafter called as Party No.2.

The expression of Party No. 1&2, wherever they occur in the this Agreement shall mean and include their respective legal representatives, successors, administrators, executors and assignees.

For Hazoor Sahib Developers (P) Ltd.

[Signature]

[Signature]

Director...p/2

TRUE COPY



Deed Name SALE AGREEMENT

Land Detail

Tehsil/Sub Tehsil Sub Registrar IX
Village/City Dwarka
Place (Segment) Dwarka
Soil Type Residential
Area of Soil 500 x 1

Deed Related Detail

15000/-
Jagat Overseas
Area of Building 0
Building Type
through Shri
(Charan Singh)
Asstt. Treasurer

Money Related Detail

Value 1,700,000.00 Rupees

Value of Stamp Duty 127,500.00 F

Value of Registration Fee 100.00

Pasting Fee 1.00 Ruppess

Presented by Sh/Smt. Hazoor Sahib Enterprises Pvt. Ltd., Through S.K. Gupta S/o, W/o P.C. Gupta R/o D-6/6, Rana; Sub Registrar, Delhi this 04/02/2005 day Friday between the hours of

Signature of Presente

Registrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi

Execution admitted by the said Shri/Smt/Km. Hazoor Sahib Enterprises Pvt. Ltd., Through S.K. Gupta and Shri/Smt./Km. Jagat Overseas Through Sant Lal Aggarwal

Who is/are identified by Shri/Smt/Km. Parmod Garg S/o W/o D/o B.R. Garg R/o 427, Bh
and Shri/Smt./Km Vipin Gupta S/o W/o D/o P.C. Gupta R/o D-6/6, Rana Partap Bagh

(Marginal Witness). Witness No. II is known to me. Contents of the document.

Contents of the document explained to the parties who understand the conditions and adm
Having satisfied myself that this document was duly executed by Shri/Smt./Km Hazoor Sahib

Vendor(s) Mortgagor(s) admit(s) prior receipt of entire consideration Rs. 1,700,000.00 Rupees
lakh Only.

The Balance of entire consideration of Rs. _____ Rupees _____ has
paid to the

Vendor(s)/Mortgagor(s) by Sh./Smt. Jagat Overseas Through Sant Lal Aggarwal S/o, V
Not Mentioned 5586, IIIrd Floor, Lahori Gate, Naya Bazar R/o Parmod Garg, Vi
Gupta

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

Date 04/02/2005

Registrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi

TRUE COPY





02BB 471569

-2-

Whereas Party No. 1 is the bonafide owner/allottee and in possession of PLOT NO. 6, AREA MEASURING 242.75 SQ. MTRS., SITUATED AT SERVICE CENTRE, MARBLE MARKET, SECTOR-20, DWARKA, NEW DELHI with the lease hold rights of the land under the said property and bounded as under:-

EAST : PLOT NO. 7 & GAS GODOWN

WEST : PLOT NO. 5 & OPEN

SOUTH : OPEN & PLOT NO. 7

NORTH : PLOT NO. 5 & GAS GODOWN

Whereas Party No. 1 has purchased the said plot from SH. LALIT CHAWLA S/O SH. KRISHAN LAL CHAWLA AND SH. R.S. MAAN S/O LATE SH. D.S. MAAN vide Agreement to Sell dated 24/08/1999, duly attested by Notary Public, Delhi, who had purchased the same from M/S SHREE DURGA MARBLES, through its Prop., SH. RAKESH BAJAJ S/O SH. D.P. BAJAJ vide Agreement to Sell dated 03/10/1997, duly attested by Notary Public, Delhi, who was the allottee/lessee by virtue of Perpetual Lease Deed Registered as Document No. 1434, in Additional Book No. 1, Volume No. 42, on pages 82 to 91, on dated 10/10/1997, in the office of Sub-Registrar, Delhi.

For Hazrat Sahib Development P. Ltd.

Contd...p/3

Director

TRUE COPY



Reg. No. 1581 Reg. Year 2005-2006 Book No. 1

Ad. This Register of... Date 2/7/05
to... Socia.
S/o... Jagat
Address...
Through Shri... For...



Ist Party



IInd Party

दावेदार



Witness

गवाह

[Handwritten signature]

Ist Party

IInd Party

Party पेशकर्ता :- Hazoor Sahib Enterprises Pvt. Ltd., Through S.K. Gupta

Id Party दावेदार :- Jagat Overseas Through Sant Lal Aggarwal

itness गवाह Parmod Garg Vipin Gupta

Certificate (Section 6)

Registration No. 1581 in Book No. 1 Vol No 1,819

Page 130 to 141 on this date 04/02/2005

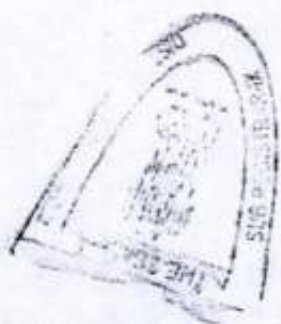
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te 04/02/2005

day Friday

Sub Registrar
Sub Registrar IX
New Delhi/Delhi

TRUE COPY





02BB 471568

-3-

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.

For Hand

[Signature]

[Signature]

Director
Copy 8/4
COPY





02BB 471567

-4-

NOW THIS Agreement has been signed between the parties on the following terms and conditions:-

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:-

Vide U. No. 511792 dt. 29/1/05

State Bank of Patiala; Gurdas Khurd

Marg, N. R.

Rs. 17,00,000/-

For Haroor Sahib Developers (P) Ltd.

[Signature]

Director

[Signature]

TRUE COPY





02BB 471566

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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.

For Haseer Sahib Developers (P) Ltd.

Director

Singh

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02BB 471565

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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 of whole or 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.

For Harpur Sahib Developers (P) Ltd.

[Signature]
Director

[Signature]

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Contd..p77





02BB 471564

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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.

For Director's Office, Hyderabad, T. 112

[Handwritten Signature]
Director

[Handwritten Signature]

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Control. No. 3





02BB 471563

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5. That Party No.1 shall pay lease Money if any, House Tax, Electric bills & Water bills 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.

For Party No. 1
[Signature]
Shri...

[Signature]

TRUE COPY
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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.

[Signature]

[Signature]

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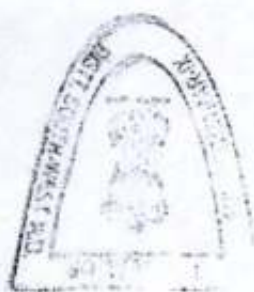
-10-

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.

For Hazoor Sahib Developers (P) Ltd.

Director

Contd. **TRUE COPY**





-11-

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

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.

For Director

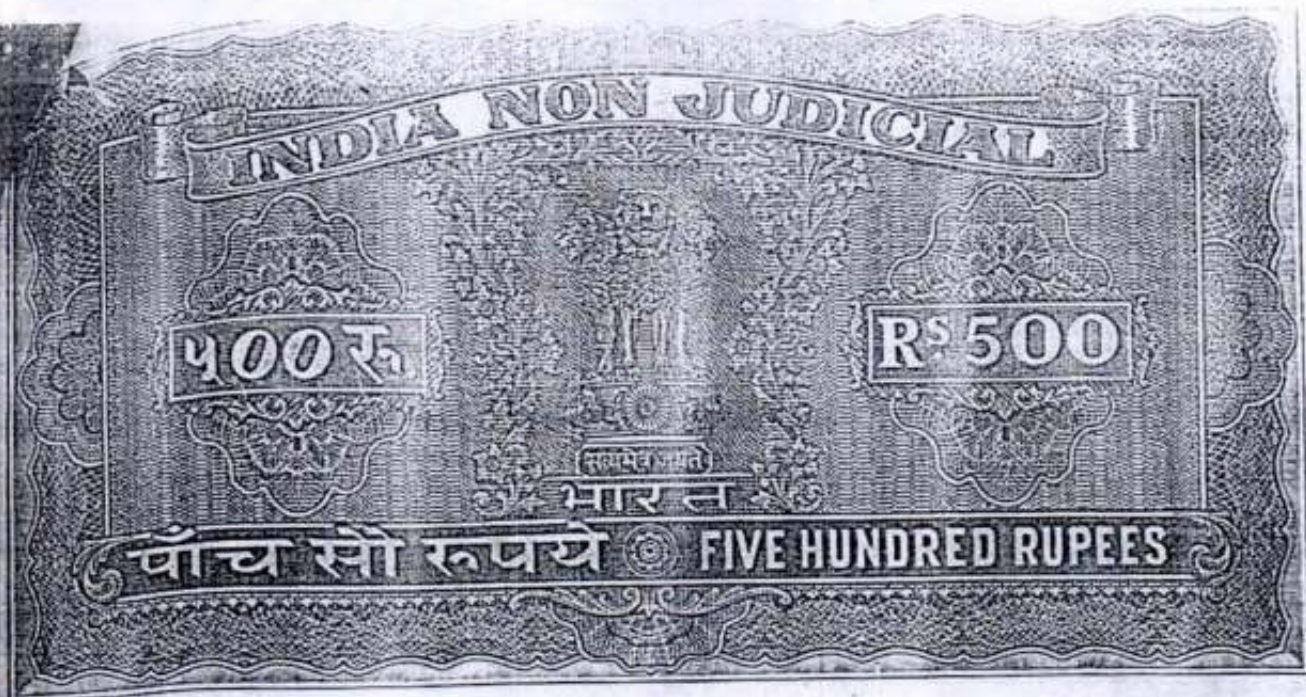
Director

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Smt. A.

TRUE COPY





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

WITNESSES:

1.

D.L.No. 81141

SH. PARMOD GARG
S/O SH. B.R. GARG
R/O 427, BHERA ENCLAVE,
PASCHIM VIHAR, NEW DELHI

2.

SH. VIPIN GUPTA
S/O SH. P.C. GUPTA
R/O D-6/6, RANA PARTAP BAGH,
DELHI-7

PARTY NO.1

PARTY NO.2

TRUE COPY

