

7491

Sale of Immovable Properties



Indian-Non Judicial Stamp
Haryana Government



Date : 24/11/2021

Certificate No. G0X2021K3662



Stamp Duty Paid : ₹ 840000
(Rs. Only)

GRN No. 84438790



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ravindernath Pradhan

H.No/Floor : F24

Sector/Ward : 0

LandMark : Ff green park

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 84*****64

Others : Sabita pradhan



Buyer / Second Party Detail

Name : Aargus Global logistics Private limited

H.No/Floor : 150

Sector/Ward : 0

LandMark : Agl chamber kapashera

City/Village : New delhi

District : New delhi

State : Delhi

Phone : 84*****64

Purpose : Sale Deed

86102788 A30
Property All Docs Has Been Completed

Sabita Pradhan
Authorised Signatory

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://e-grashry.nic.in>

Sale Deed

PROPERTY No.

TYPE OF PROPERTY

Building Name

Village/City Name

SUPER AREA

TRANSACTION VALUE

STAMP DUTY

STAMP NO. /DATE

ISSUED BY

: 109 on First Floor

: OFFICE SPACE

: SUNCITY TRADE TOWER

: SECTOR -21, GURUGRAM

: DUNDAHERA, TEH. & DISTT. GURUGRAM

: 1513 Sq. Ft. (140.56 Sq. Mtrs.)

: Rs. 1,20,00,000/-

: Rs. 8,40,000/-

: G0X2021K3662/24-11-2021

: ONLINE

THIS SALE DEED IS MADE AT GURUGRAM ON THIS 3rd day of December, 2021 by Mr. Ravindernath Pradhan (Aadhaar No. 9625 0656 4465 & PAN No. AJNPP5079Q) son of Shri Duryodhan Pradhan and Mrs. Sabita Pradhan (Aadhaar No. 7432 3435 6530 & PAN No. ADKPP0605R) wife of Shri Ravindernath Pradhan both resident of F-24, FF, Green Park (Main), New

Sabita Pradhan

[Signature]



प्रलेख न:7491

दिनांक:03-12-2021

डीड संबंधी विवरण

डीड का नाम SALE OF APARTMENT NON-RESIDENTIAL URBAN AREA WITHIN MC

तहसील/सब-तहसील गुरुग्राम

गांव/शहर हुड्डा के सेक्टर

स्थित Sector-21

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

पंजीकृत कॉलोनी

पता : SUNCITY TRADE TOWER Sector 21 Gurugram

भवन का विवरण

धन संबंधी विवरण

राशि 12000000 रुपये

कुल स्टाम्प ड्यूटी की राशि 840000 रुपये

स्टाम्प नं : G0X2021K3662

स्टाम्प की राशि 840000 रुपये

रजिस्ट्रेशन फीस की राशि 50000 रुपये

EChallan:84440435

वेस्टिंग शुल्क 3 रुपये

Drafted By: RAM NIWAS MALIK ADV

Service Charge:200

यह प्रलेख आज दिनांक 03-12-2021 दिन शुक्रवार समय 12:50:00 PM बजे श्री/श्रीमती/कुमारी RAVINDERNATH PRADHAN पुत्र DURYODHAN PRADHAN SABITA PRADHAN पत्नी RAVINDERNATH PRADHAN निवास DO द्वारा पंजीकृत हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (गुरुग्राम)

हस्ताक्षर प्रस्तुतकर्ता

RAVINDERNATH PRADHAN SABITA PRADHAN

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिगणित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या
प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिगणित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 03-12-2021

RAVINDERNATH PRADHAN SABITA PRADHAN

उप/संयुक्त पंजीयन अधिकारी (गुरुग्राम)

उपरोक्त वेलाव श्री/श्रीमती/कुमारी AARGUS GLOBAL LOGISTICS PVT LTD द्वारा THRU MAHESH PRAKASH TRIKHAOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि वेला ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी MAHESH K CHAUHAN पिता --- निवासी ADV GGM व श्री/श्रीमती/कुमारी OMPAL पिता MAHAVIR निवासी SARI VIHAR DELHI ने की। साक्षी नं:1 को हम नम्बरदार/अधिकृत के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 03-12-2021

उप/संयुक्त पंजीयन अधिकारी (गुरुग्राम)

Delhi - 110016 hereinafter called the **VENDORS** which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the ONE PART:

IN FAVOUR OF

Aargus Global Logistics Private Limited (PAN: AAACP3701A) having its office at 150, AGL Chamber, Kapashera, New Delhi, 110037 through its authorized signatory **Mr. Mahesh Prakesh Trikha (Aadhaar No. 800789004778 & PAN No. AADPT7852N)** son of **Shri Bishamber Nath Trikha** vide board resolution dated **22-11-2021** hereinafter called the **VENDEE** which expression shall unless opposed to the context hereof include all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the OTHER PART:

WHEREAS the above said **VENDORS** is owner in possession of **Office/Unit No. 109 on First Floor** having Super area of **1513 Sq. Ft. (140.56 Sq. Mtrs.)** alongwith **01 (One) Nos. of Car Parking Space** located in the Basement in the Multi Storeyed Commercial Complex known as **"SUNCITY TRADE TOWER"** constructed on a plot of land together with impartiable and undivided pro-rata share of land underneath and right to use the open area, common areas and common amenities and facilities to be provided in the said **SUNCITY TRADE TOWER** situated at **Village Dundahera, Sector-21, Gurugram, Haryana** bounded as under : -

NORTH	:	FIRE EXIT/STAIR CASE
SOUTH	:	OPEN TO SKY
EAST	:	Unit No. 108
WEST	:	Unit No. 110

by way of Conveyance Deed Vasika No. 13837 dated 02-09-2014 registered in the office of Sub Registrar, Gurugram, Haryana (hereinafter called the **PROPERTY**) .

AND WHEREAS the **VENDORS** herein due to some bonafide needs and commitments decided to sell the above said property and the Vendee herein agreed to purchase the same.

Sabita Pradhan *Shri Bishamber Nath Trikha*



- c) That the contents of these presents are true and correct, if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the VENDORS of their rights to sell the PROPERTY hereby conveyed or any part thereof and the VENDEE suffers any loss then the VENDORS shall be liable to make good the loss thus suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified through their property movable and immovable against all losses, costs, damages and expenses occurring thereby to the VENDEE.
- d) That the Vendee can get the said property mutated/transferred in their name as owner in the records of the concerned authorities on the basis of this sale deed or its certified true copy.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:

WITNESSES

1.

DRAFTED BY

RAMNIWAS MALIK ADVOCATE
DISTT. COURT, GURUGRAM, HR.

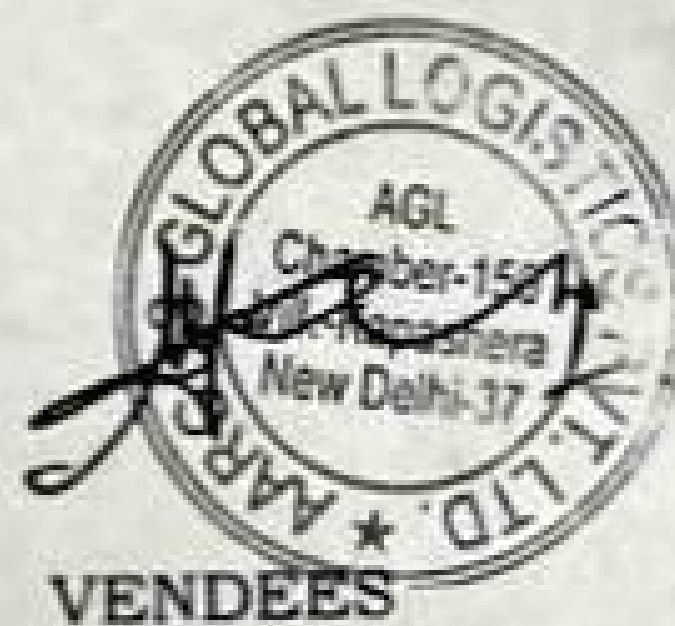
Sabita Prada

VENDORS

M. K. Chauhan
Mahesh K. Chauhan
Advocate
Distt. Courts, Gurugram

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39111111
Mr. Ompal
(Aadhaar No. 5527 5842 0328)
Son Of Shri Mahavir
Resident of A2/1316, Phase-1
Sarita Vihar, South Delhi, Delhi



9. That all the previous documents concerning this PROPERTY has been handed over by the VENDORS to the VENDEE in original.
10. That the VENDEE hereby further agrees to bear any additional charges which may be levied by the Govt. or local authority for provision of external and/or peripheral services attributable to the said PROPERTY and on pro-rata basis AND WHEREAS the VENDEE has also agreed to pay pro-rata charges for maintaining various services and facilities in the said colony until the same are handed over to a local body for maintenance.
11. That the amount of sale consideration includes the contingency deposit and security which the VENDORS has paid to M/s Gupta Developer and M/s Suncity Projects Pvt. Ltd. or its nominated maintenance agency. Now the VENDEE is entitled to get the said amount endorsed in their favour.
12. That the VENDEE is at liberty to use and enjoy all facilities and easements provided therein and shall abide by all the terms and conditions laid by M/s Gupta Developer and M/s Suncity Projects Pvt. Ltd. at the time of allotment or execution of CONVEYANCE DEED.

THE VENDORS DECLARES AND ASSURES THE VENDEE

- a) That the PROPERTY hereby conveyed was self purchased/ acquired PROPERTY by virtue of the SALE DEED mentioned herein-above and that no one else except the VENDORS has rights, claims, interest and concern whatsoever in the PROPERTY hereby conveyed or any part thereof.
- b) That the PROPERTY hereby conveyed is free from all sorts of encumbrances, charges, legal flaws, liens, taxes, dues, demands, liabilities, notification, mortgages, court-decree and attachments etc.

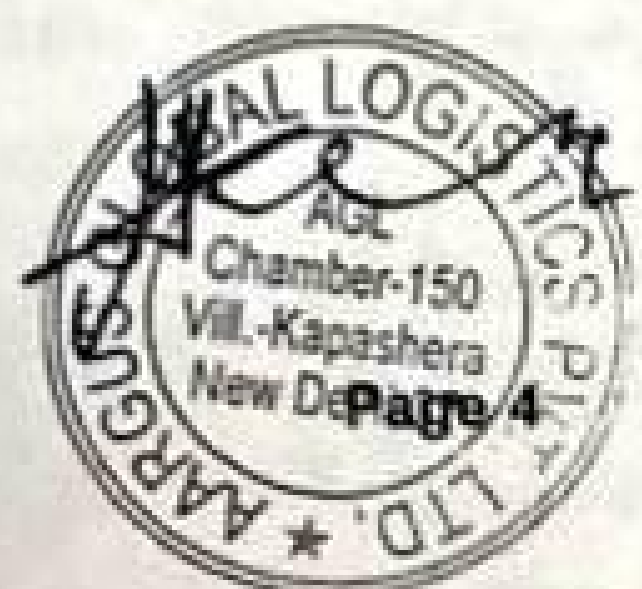
Sabita Pradhan



3. That the said PROPERTY transferred herein is free hold and free from all encumbrances, claims, demands, liens, mortgages, decrees, litigations, prior sales, agreement to sell, gift, court attachments, etc.
4. That the actual physical Vacant possession of the said PROPERTY hereby conveyed has been delivered to the VENDEE at the spot who has become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc. and absolute ownership in the said PROPERTY without any hindrance, claims, demands by the VENDORS or their heirs etc.
5. That all the expenses for the Registration, Stamping, Engrossing and other incidental charges for this SALE DEED has been borne and paid by the VENDEE.
6. That the taxes, cesses, dues or demands in respect of this PROPERTY has been paid and cleared by the VENDORS upto the date of execution of this SALE DEED absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes etc.
7. That the VENDORS have duly paid and discharged in full all the dues and liabilities in respect of the said premises including the Municipal outgoings, taxes, rate, maintenance charges, External Development Charges and Internal Development Charges payable to the statutory authorities and other charges etc. payable to the builder/developer and/or property Maintenance agency (PMA) and/or with any other body or authority upto the date hereof.
8. The VENDORS shall bear and pay all outgoing in respect of the said premises as mentioned in Clause 7 and including all rate, taxes and charges for consumption of electricity, water etc. and all dues and charges payable to the said society till the execution hereof and the Vendee shall bear and pay all such outgoings, dues and charges to the said society from the execution hereof.

[Signature]

Sabita Pradhan



J. No.

Reg. Year

Book No.

491

2021-2022

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विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- RAVINDERNATH PRADHAN SABITA PRADHAN

Sabita Pradhan

क्रेता :- thru THRU MAHESH PRAKASH TRIKHAOTHERAAI, JUS GLOBAL LOGISTICS
PVT LTD

गवाह 1 :- MAHESH K CHAUHAN

गवाह 2 :- OMPAL

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7491 आज दिनांक 03-12-2021 को बही नं 1 जिल्द नं 58 के पृष्ठ नं 160.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1735 के पृष्ठ संख्या 1 से 2 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तखत के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

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दिनांक 03-12-2021

उप/संयुक्त पंजीयन अधिकारी(गुरुग्राम)

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THEREFORE IT IS HEREBY AGREED DECLARED COVENANTED AND
RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That the VENDORS has agreed to sell above said PROPERTY and the VENDEE has agreed to purchase the same for a sum of **Rs. 1,20,00,000/- (Rupees One Crore Fifteen Lakhs only)** which is paid by the VENDEE to the VENDORS as the cost of the above said PROPERTY as under :-

- (i) Rs. 2,00,000/- (Rupee Two Lakhs only) vide cheque No. 755751 dated 20-10-2021 drawn on State Bank of India.
- (ii) Rs. 7,50,000/- (Rupee Seventy Lakhs Fifty Thousand only) vide cheque No. 794108 dated 25-10-2021 drawn on State Bank of India.
- (iii) Rs. 5,50,000/- (Rupee Five Lakhs Fifty Thousand only) vide cheque No. 701731 dated 25-10-2021 drawn on State Bank of India.
- (iv) Rs. 51,90,000/- (Rupee Fifty One Lakhs Ninety Thousand only) vide D.D. No. 420845 dated 24-11-2021 drawn on State Bank of India.
- (v) Rs. 51,90,000/- (Rupee Fifty One Lakhs Ninety Thousand only) vide D.D. No. 420846 dated 24-11-2021 drawn on State Bank of India.
- (vi) Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand only) by amount of TDS (Tax Deducted at Source) by the VENDEES from the sale consideration payable to the VENDORS, has been deposited with the Central Government/Income Tax Department for and on behalf of VENDORS vide Challan No. 02821 & 02844 dated 27-11-2021.

2. That the VENDORS being of sound mind by free WILL without any pressure do herein grants, conveys and transfer all their rights, titles and interests in the said **Office/Unit No. 109 on First Floor having Super area of 1513 Sq. Ft. (140.56 Sq. Mtrs.)** alongwith **01 (One) Nos. of Car Parking Space** located in the Basement in the Multi Storeyed Commercial Complex known as **"SUNCITY TRADE TOWER"** constructed on a plot of land together with impartiable and undivided pro-rata share of land underneath and right to use the open area, common areas and common amenities and facilities to be provided in the said **SUNCITY TRADE TOWER** situated at Village Dundahera, Sector-21, Gurugram, Haryana unto the VENDEE.

Sabita Pradhan

[Signature]

