



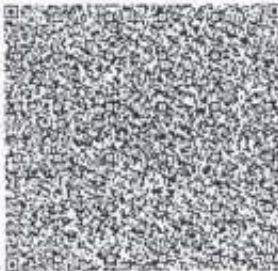
सत्यमेव जयते

# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

## e-Stamp

Certificate No. : IN-DL69868346334800P  
 Certificate Issued Date : 12-Apr-2017 11:40 AM  
 Account Reference : NONACC (BK)/ dl-corpbk/ CORP PUBAGH/ DL-DLH  
 Unique Doc. Reference : SUBIN-DL DL-CORPBK40308157862887P  
 Purchased by : PRAMOD KUMAR JAIN  
 Description of Document : Article 23 Sale  
 Property Description : FLAT NO. F-II (FIRST FLOOR), PLOT NO. 6, STREET NO. A-10/6, VASANT VIHAR NEW DELHI  
 Consideration Price (Rs.) : 7,40,00,000  
 (Seven Crore Forty Lakh only)  
 First Party : RAKESH TALWAR AND OTHERS  
 Second Party : PRAMOD KUMAR JAIN  
 Stamp Duty Paid By : PRAMOD KUMAR JAIN  
 Stamp Duty Amount(Rs.) : 44,40,000  
 (Forty Four Lakh Forty Thousand only)



LOCKED

Please write or type below this line



Ad. 573279468771  
 ANAAPT 4702E

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 PAN AABPT 5388 H

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Statutory Airt

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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Nam Talwar



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"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."





Stamp duty paid Rs.44,40,000/-  
vide E-Stamp C.No.IN-69868346334800 P,  
Dated:12.04.2017.

2

**" SALE DEED "**

1. Locality	:	VASANT VIHAR.
2. Category	:	A.
3. Min. rate of Land	:	Rs.7,74,000/- per Sq.Mtr.
4. Min. rate of construction	:	Rs.21,960/- per Sq.Mtr.
5. Plot Area	:	250.83 Sq. Mtrs.
6. Total Plinth Area	:	1063.32 Sq.Mtrs.
7. Plinth Area under sale + Space for Car Parking, Porta Cabin & DG Set.	:	250.83Sq.Mtrs.+ 60.00Sq.Mtrs.
8. Proportionate Plot Area	:	250.83/3 = 83.61 Sq.Mtrs.
9. Use factor	:	Residential (1).
10. Age factor	:	After 2000 (1).

**COMPUTATION :-**

- 1) Min. rate of land x proportionate plot area x use factor :-

$$7,74,000/- \times 83.61 \times 1 \times = \text{Rs.6,47,14,140/-}$$

- 2) Min. cost of construction x Plinth area x Age factor :-

$$21,960/- \times 250.83 \times 1 = \text{Rs. 55,08,226.80/-}$$

$$21,960/- \times 60.00 \times 1 = \text{Rs. 13,17,600.00/-}$$

$$\text{Total} = \text{Rs. 68,25,826.80/-}$$

- 3) Min. Value (1) + (2) = Rs.7,15,39,966.80/-

- 4) Stamp duty & Corp. tax paid

@ 6% on consideration amount

$$\text{of Rs. 7,40,00,000/-} = \text{Rs.44,40,000/-}$$

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Naveen Talwar

Talwar

Bhaskar

THIS 'SALE DEED' is executed at Delhi, on this 12<sup>th</sup> Day of April Two Thousand and Seventeen.

: BY :

- 1) **SHRI RAKESH TALWAR** son of Late Shri B.N.Talwar, &
- 2) **MRS. NAINI TALWAR** wife of Shri Rakesh Talwar, both residents of W-80, Greater Kailash-II, New Delhi-110048, (hereinafter called the **VENDORS**) of the one part.

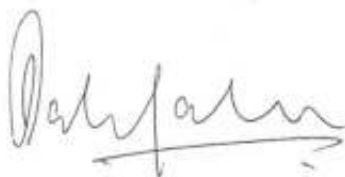
: IN FAVOUR OF :

**SHRI PRAMOD KUMAR JAIN** son of Late Shri Lakhmi Chand Jain, resident of 198, DDA Flats, Vasant Enclave, New Delhi-110057, through his Attorney his real son namely **MR. ANKUR JAIN** son of Shri Pramod Kumar Jain, resident of 198, DDA Flats, Vasant Enclave, New Delhi-110057, fully authorized to sign this Deed vide Power of Attorney duly registered as document No.233, in Addl. Book No.4, Vol. No.44, on pages 175 to 177 dated 03.04.2017, in the office of Sub-Registrar-VII-A, Sarojini Nagar, New Delhi, which Power of Attorney has not been revoked/cancelled/withdrawn by its executant till date, who is still alive, (hereinafter called the **VENDEE**) of the other part.

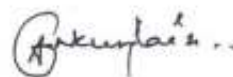
The expressions: the parties hereto shall mean and include their respective legal heirs, successors, nominees and assignees.

WHEREAS the Vendors are the absolute owners of Free-hold Built-up **FIRST FLOOR** measuring 250.83 Sq. Mtrs. bearing Private No. F-II on the right side of the residential building on Plot bearing No. A-10/6, situated at Vasant Vihar, New Delhi-110057, along with 15% un-divided, importable, indivisible share in the free hold plot land underneath, consisting of 1 living room with balconies, 1 kitchen with balcony, 4 bedrooms with attached toilets and balconies attached to three (3) bedrooms, 1 toilet, 1 store room, 1 family lounge, exclusive driveway, one porta cabin servant room on Ground Floor, alongwith overhead tank having 2000 Ltr capacity with hydro

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Naini Talwar





Deed Related Detail

Deed Name SALE		SALE WITHIN MC AREA	
<b>Land Detail</b>			
Tehsil/Sub Tehsil SR VIIA Sarojini Nagar		Building Type	
Village/City	Vasant Vihar		
Place (Segment)	Vasant Vihar		
Property Type	Residential		
Property Address	House No.: FLAT NO F-II PLOT NO-6 STREET NO A-10/6 F/F, Road No.: , Vasant		
Area of Property	250.83 Sq.Meter	0.00	0.00
<b>Money Related Detail</b>			
Consideration Value	74,000,000.00 Rupees	Stamp Duty Paid	4,440,000.00 Rupees
Value of Registration Fee	740,000.00 Rupees	Pasting Fee	100.00 Rupees
Transfer Duty	2220000 Rupees	Government Duty	2220000 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt.  
RAKESH TALWAR  
NAINI TALWAR

S/o, W/o  
LATE B.N.TALWAR  
W/O RAKESH TALWAR

R/o  
W/O GREAT DELTA KILASH-II ND  
W/O GREAT DELTA KILASH-II ND

in the office of the Sub Registrar, Delhi this 24/04/2017 10:27:24AM day Monday between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms.  
RAKESH TALWAR, NAINI TALWAR

and Shri / Ms.  
PRAMOD KUMAR JAIN

Registrar/Sub Registrar  
SR VIIA Sarojini Nagar  
Delhi/New Delhi

Who is/are identified by Shri/Smt/Km. ANKIT JAIN S/o W/o D/o PRAMOD KUMAR JAIN R/o 198 DD FLATS VASANT ENCLAVE VASANT VIHAR ND

and Shri/Smt/Km. SANJEEV TARNEJA S/o W/o D/o SURESH CHANDER TARNEJA R/o A-402 F/F DEFENCE COLONY ND

(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

Date 24/04/2017 15:01:25

Registrar/Sub Registrar  
SR VIIA Sarojini Nagar  
Delhi/New Delhi



178553741503

pneumatic pump, an electric connection (11 k.w. load), a water connection and space for DG set with exclusive rights of parking, more clearly shown as RED colour as per drawing attached., along with common rights of entrance, lobby, stair-case, underground water tank and sewer connection, lift and common space for (outdoor unit) Split AC's of F-I and F-II through the Guest bedroom along with 15% un-divided, impartial & indivisible share in the free hold plot land underneath the same, its electricity, water and sanitary connection, fittings & fixtures etc. in running working conditions, with right of ingress and egress in the common areas, which was purchased by the said Vendor from the previous owner of the said property namely M/s. H.A. Developers Pvt.Ltd. having its Regd. Office at 115, Jor Bagh, New Delhi-110003, M/s. Shanra (India) Pvt Ltd. having its Regd. Office at 115, Jor Bagh, New Delhi-110003, M/s. AAA Real Estates Pvt. Ltd. having its Regd. Office at 247-248, New Rajendra Nagar Double Storey, New Delhi-110060 and M/s. H.A.Solutions (India)Pvt. Ltd., having its Regd. Office at F-88, Okhla Industrial Area, Phase-I, New Delhi-110020, vide '**SALE DEED**' duly registered as document No.9150, in Addl. Book No.I, Volume No.1601, on pages 138 to 199, dated 18.10.2001, in the office of Sub-Registrar, XI, New Delhi.

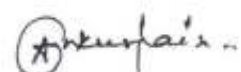
#### FACTS ARE AS FOLLOWS :-

WHEREAS originally, under Perpetual Sub-lease executed by the Government Servants Co-operative House Building Society Ltd. in favour of (a) Sardarni Mohinder Kaur (b) Smt. Manjeet Kaur (c) Smt. Rajinder Kaur and (d) Smt. Baljeet Sawhney, lease-hold rights were transferred in respect of Plot No.6, Street No.A-10/6, Vasant Vihar, New Delhi, vide Perpetual Sub-Lease registered as document No.6651, in Addl. Book No. I, Volume No.2996, on pages 5 to 10, on 11.10.1972, in the office of Sub-Registrar, New Delhi (hereinafter referred to as Plot).

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Naini Talwar





AND WHEREAS upon the demise of Mrs. Baljeet Sawhney, her share devolved upon and was mutated in favour of her son Shri Sanjeev Singh Sawhney and the Delhi Development Authority vide their Letter No.F-1(80)/78/CS/DDA, dated 12.09.1983 entered the name of Shri Sanjeev Singh Sawhney as transferee/nominee in place of his mother Late Smt. Baljeet Sawhney.

AND WHEREAS under the Sale Deed executed on 25.02.1986 (a) Mrs. Mohinder Kaur, (b) Mrs. Manjeet Kaur, (c) Mrs. Rajender Kaur, (d) Shri Sanjeev Singh Sawhney transferred and sold the said plot to (a) Shri Nanak Singh (b) Mrs. Balwant Kaur (c) Shri Shivraj Singh, (d) Shri Onkar Singh, (e) Shri Bhupinder Singh which has been duly registered vide document No.1131, in Addl. Book No.I, Vol. No.5434, on pages 01 to 72, on 25.02.1986, in the office of Sub-Registrar, New Delhi.

AND WHEREAS the aforesaid buyers of the said plot constructed a three storeyed residential premises, comprising of basement, Ground Floor, First Floor and Barsati Floor and were granted completion certificate/occupancy certificate from the Delhi Development Authority, Building Section vide Certificate No.F.31(4)83/1189, dated 18.11.1986, hereinafter referred to as the residential premises.

AND WHEREAS Shri Nanak Singh and Smt.Balwant Kaur released and relinquished their share in the said property in favour of their sons (a) Shri Shiv Raj Singh, (b) Shri Onkar Singh, (c) Shri Bhupinder Singh, vide Release/Gift Deed registered as document No.1042, in Addl. Book No.I, Volume No.6316, on pages 01 to 30, on 03.02.1989, in the office of Sub-Registrar, New Delhi.

AND WHEREAS pursuant to the said release/gift, the Delhi Development Authority, Vikas Sadan, New Delhi, mutated the aforesaid property in favour of (a) Shri Shiv Raj Singh, (b) Shri Onkar Singh, (c) Shri Bhupinder Singh vide Letter No.F.1(80)78/CS/DDA/2723, dated 6.3.1989 (hereinafter referred to as 'the then owners').

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AND WHEREAS the then owners got the said plot converted into free-hold and the Delhi Development Authority duly executed the "Conveyance Deed" in favour of the then owners which was registered as document No.2317, in Addl. Book No. I, Volume No.459, on pages 53 to 54, on 05.02.2001, in the office of Sub-Registrar-VII, New Delhi.

AND WHEREAS by virtue of conveyance deed executed by the DDA in favour of the then owners upon the conversion into free hold the then owners referred herein above became the sole, absolute and exclusive owners of the residential premises bearing No.6, Street No.A-10, on the said plot in the layout plan of the Government Servants Co-operative House Building Society Ltd., a colony known as Vasant Vihar, New Delhi.

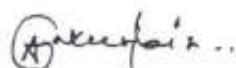
AND WHEREAS thereafter by virtue of Agreement to sell dated 03.01.2001 and in pursuant to the said agreement, four Sale Deeds were executed one each in favour of M/s. H.A. Developers Pvt.Ltd. having its Regd. Office at 115, Jor Bagh, New Delhi-110003, M/s. Shanra (India) Pvt Ltd. having its Regd. Office at 115, Jor Bagh, New Delhi-110003, M/s. AAA Real Estates Pvt. Ltd. having its Regd. Office at 247-248, New Rajendra Nagar Double Storey, New Delhi-110060 and M/s. H.A.Solutions (India) Pvt. Ltd., having its Regd. Office at F-88, Okhla Industrial Area, Phase-I, New Delhi-110020, as per following particulars :-

Date of Sale Deed	Document No.	Addl. Book	Vol. No.	Pages	Reg.on	In favour of
1.	27.08.2001	1540	I	1284	1-68	27.2.2004 HA Developers Pvt.Ltd.
2.	27.08.2001	1541	I	1284	69-136	27.2.2004 Shanra India Pvt. Ltd.
3.	27.08.2001	1542	I	1285	1-68	27.2.2004 HA Solutions India (P) Ltd.
4.	27.08.2001	1543	I	1285	69-136	27.2.2004 AAA Real Estates (P)Ltd.

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AND WHEREAS the above named owners re-constructed a Residential Building on the said plot after obtaining requisite approvals from the Municipal Corporation of Delhi consisting of :-

- a) Ground Floor (Unit No.G-I) : On the left side of the  
Basement Floor (No.B-I) Residential Building.
- b) Ground Floor (Unit No.G-II) : On the right side of the  
Basement Floor (No.B-II) Residential Building.
- c) First Floor (Unit No.F-I) : On the left side of the  
Residential Building.
- d) First Floor (Unit No.F-II) : On the right side of the  
Residential Building.
- e) Second Floor (Unit No.S-I) : On the left side of the  
Residential Building.
- f) Second Floor (Unit No.S-II) : On the right side of the  
Residential Building.

AND WHEREAS A Free-hold Built-up **FIRST FLOOR** measuring 250.83 Sq.Mtrs. bearing Private No.F-II on the right side of the residential building on Plot bearing No.A-10/6, situated at Vasant Vihar, New Delhi-110057, with 15% undivided, importable & indivisible share in the free hold plot land underneath, consisting of 1 living room with balconies, 1 kitchen with balcony, 4 bedrooms with attached toilets and balconies attached to three (3) bedrooms, 1 toilet, 1 store room, 1 family lounge, exclusive driveway, one porta cabin servant room on Ground Floor, alongwith overhead tank having 2000

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*[Signature]*

*Naimi Talwar*

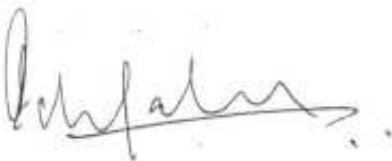
*[Signature]*

Ltr capacity, with hydro pneumatic pump , an electric connection (11 k.w. load), a water connection and space for DG set with exclusive rights of parking, more clearly shown as RED colour as per drawing attached., alongwith common rights of entrance, lobby, stair-case, underground water tank and sewer connection, lift and common space for (outdoor unit) Split AC's of F-I and F-II through the Guest bedroom alongwith un-divided, impartial & indivisible share in the free hold land underneath the same, its electricity, water and sanitary connection, fittings & fixtures etc. in running working conditions, with right of ingress and egress in the common areas, has been purchased by the said Vendor from the previous owner of the said property namely M/s. H.A. Developers Pvt.Ltd. having its Regd. Office at 115, Jor Bagh, New Delhi-110003, M/s. Shanra (India) Pvt Ltd. having its Regd. Office at 115, Jor Bagh, New Delhi-110003, M/s. AAA Real Estates Pvt. Ltd. having its Regd. Office at 247-248, New Rajendra Nagar Double Storey, New Delhi-110060 and M/s. H.A.Solutions (India)Pvt. Ltd., having its Regd. Office at F-88, Okhla Industrial Area, Phase-I, New Delhi-110020, vide '**SALE DEED**' duly registered as document No.9150, in Addl. Book No.I, Volume No.1601, on pages 138 to 199, dated 18.10.2001, in the office of Sub-Registrar, XI, New Delhi.

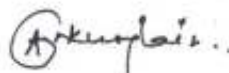
AND WHEREAS in view of the facts stated above, the Vendors have got clear title, absolute authority and un-restricted powers to use, enjoy, hold, sell, transfer the abovementioned property without any claim/interference/objection of anyone.

AND WHEREAS the Vendors for their legal need and bonafide requirement have agreed to sell abovementioned Free-hold Built-up **FIRST FLOOR** measuring 250.83 Sq. Mtrs., bearing Private No. F-II on the right side of the residential building on Plot bearing No.A-10/6, situated at Vasant Vihar, New Delhi-110057, with 15% un-divided importable & indivisible share in the free-hold plot land underneath, consisting of 1 living room with balconies, 1 kitchen with balcony, 4 bedrooms with attached toilets and balconies attached to three (3) bedrooms, 1 toilet, 1 store room, 1 family lounge, exclusive driveway, one porta cabin servant room on Ground Floor, alongwith

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Naini Talwar





overhead tank having 2000 ltr capacity with hydro pneumatic pump , an electric connection (11 k.w. load), a water connection and space for DG set with exclusive rights of parking, more clearly shown as RED colour as per drawing attached., along with common rights of entrance, lobby, stair-case, underground water tank and sewer connection, lift and common space for (outdoor unit) Split AC's of F-I and F-II through the Guest bedroom along with un-divided, impartial & indivisible share in the free hold plot land underneath the same, its electricity, water and sanitary connection, fittings & fixtures etc. in running working conditions, with right of ingress and egress in the common areas, (hereinafter called the property under sale) unto the Vendee, who has also agreed to purchase the same for a total consideration amount of Rs.7,40,00,000/-(Rupees seven crores, forty lakhs only), received by the Vendors from the Vendee as per following details :-

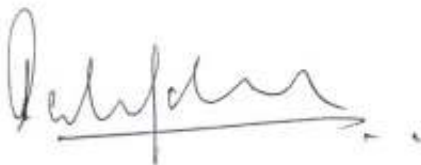
#### DETAILS OF PAYMENT :-

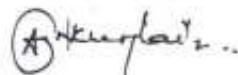
Rs.1,18,60,369/-(One Crore, Eighteen Lakhs, Sixty Thousand, Three Hundred Sixty Nine Only) vide DD No.822268, dated 31.03.2017 of HDFC Bank, in favour of ICICI Bank Ltd. Loan A/c. No. LBFDB00002917305 on instruction of Mr. Rakesh Talwar & Mrs. Naini Talwar.

Rs.2,35,94,935/-(Two Crores, Thirty Five Lakhs, Ninety Four Thousand, Nine Hundred Thirty Five Only) vide DD No.822267, dated 31.03.2017 of HDFC Bank, in favour of ICICI Bank Ltd. Loan A/c. No. LBFDB00002917307 on instruction of Mr. Rakesh Talwar & Mrs. Naini Talwar.

Rs.3,71,11,696/-(Three Crores, Seventy One Lakhs, Eleven Thousand, Six Hundred Ninety Six Only) vide DD No.822266, dated 31.03.2017 of HDFC Bank, in favour of ICICI Bank Ltd. Loan A/c. No. LBFDB00002917306 on instruction of Mr. Rakesh Talwar & Mrs. Naini Talwar.

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Rs.4,73,144.62/-(Four Lakhs, Seventy Three Thousand, One Hundred Forty Four & Paise Sixty Two Only) vide DD No.051019, dated 12.04.2017 of Axis Bank Ltd., in favour of ICICI Bank Ltd. Loan A/c. No. LBFDB00002917305 on instruction of Mr. Rakesh Talwar & Mrs. Naini Talwar.

Rs.87,474.91/-(Eighty Seven Thousand, Four Hundred, Seventy Four & Paise Ninety One Only) vide DD No.051020, dated 12.04.2017 of Axis Bank Ltd., in favour of ICICI Bank Ltd. Loan A/c. No. LBFDB00002917307 on instruction of Mr. Rakesh Talwar & Mrs. Naini Talwar.

Rs.1,32,380.41/-(One Lakh, Thirty Two Thousand, Three Hundred Eighty & Paise Forty One Only) vide DD No.051021, dated 12.04.2017 of Axis Bank Ltd., in favour of ICICI Bank Ltd. Loan A/c. No. LBFDB00002917306 on instruction of Mr. Rakesh Talwar & Mrs. Naini Talwar.

TDS of Rs.7,40,000/- (Rupees Seven Lakhs Forty Thousand only) (Rs 3,70,000/- each in the name of both the Vendors ie Mrs Naini Talwar and Mr. Rakesh Talwar) deducted and to be deposited by the Vendee and TDS certificate to be provided in due course.

The Vendors hereby acknowledge full and final settlement, before the concerned Sub-Registrar, New Delhi, at the time of presentation of this Sale Deed.

NOW THIS SALE DEED WITNESSETH AS UNDER :-

1. That in consideration of above mentioned amount, the Vendors hereby agreed to transfer, convey & assign the above mentioned property under sale which is more clearly shown as RED colour and common area shown as YELLOW colour in the site plan annexed herewith in favour of the Vendee, by way of 'ABSOLUTE SALE', who shall use, enjoy & hold the same being its absolute & rightful owner.

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