



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

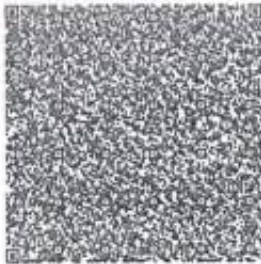
7-321

6170

07/09/2018

Certificate No.	: IN-DL73655002056486Q
Certificate Issued Date	: 05-Sep-2018 11:52 AM
Account Reference	: SHCIL (FI)/ dl-shcil/ NEHRU/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL-SHCIL51446316110970Q
Purchased by	: ANKUR JAIN
Description of Document	: Article 23 Sale
Property Description	: F-1, A-10/6, VASANT VIHAR NEW DELHI-110057
Consideration Price (Rs.)	: 7,40,00,000 (Seven Crore Forty Lakh only)
First Party	: CHITRANJAN KAPUR AND DEEPA KAPUR
Second Party	: ANKUR JAIN
Stamp Duty Paid By	: ANKUR JAIN
Stamp Duty Amount(Rs.)	: 44,40,000 (Forty Four Lakh Forty Thousand only)

LOCKED



Please write or type below this line



KD. 627695132889
PAN. AAPRK0587K

C. Kapur



AD. 520473562550
PAN. AAPRK0586J

Deepa Kapur



AD. 820021768349
TQ 0004012682
PAN. AFZRIA782J

Ankur Jain

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
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.



"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"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."



SHCILESTAMP

Stamp duty paid Rs.44,40,000/-
vide E-Stamp C.No. : IN-DL73655002056486Q,
Dated : 05 September 2018.

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 + : 250.83 Sq.Mtrs+57.50 Sq.Mtrs.
Space for car parking,
Porta Cabin & DG set
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 :-

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

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

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

$$21,960/- \times 57.50 \times 1 = \text{Rs.} 12,62,700.00/-$$

$$\text{Total} = \text{Rs.}67,70,926.80/-$$

3) Min. Value (1) + (2) = Rs.7,14,85,066.80/-

4) Stamp duty & Corp. tax paid @ 6% on consideration amount of

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

Contd...3/page...

C. Kapur

Dhapur

(Signature)



THIS 'SALE DEED' is executed at Delhi, on this 7th Day of September Two Thousand and Eighteen.

: BY :

1) **SHRI CHITRANJAN KAPUR** son of Late Shri Amarnath Kapur having registered as document No. 6,974 in Book No. 1 Vol. No. 1,514 on page 132 to 156 on 24/08/2004 in the Office of the Sub-Registrar-IX, New Delhi. &

2) **MRS. DEEPA KAPUR** wife of Shri Chitranjan Kapur, having registered as document No. 6973 in Book No. 1 Vol. No. 1,514 on page 110 to 131 on 24/08/2004 in the Office of the Sub-Registrar-IX, New Delhi, both residents of D-1/12, Vasant Vihar, New Delhi-110057, (hereinafter called the **VENDORS**) of the one part.

: IN FAVOUR OF :

MR. ANKUR JAIN son of Shri Pramod Kumar Jain, resident of 198, DDA Flats, Vasant Enclave, New Delhi-110057, hereinafter referred to as "the **VENDEE**" (which expression shall mean its, legal representatives, administrators executors, successors and assigns/nominees) of the other part :

Contd...4/page...

C. Kapur

D. Kapur

(Ankur Jain)

Deed Related Detail

Deed Name SALE		SALE WITHIN MC AREA	
Land Detail			
Tehsil/Sub Tehsil SR VIIA Sarojini Nagar		Building Type	
Village/City Vasant Vihar			
Place (Segment) Vasant Vihar	9		
Property Type Residential			
Plot No. House No.: F-1 A-10/6, Road No.: , Vasant Vihar			
Area 250.83 Sq.Meter	0.00	0.00	
Money Related Detail			
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 is for SALE SALE WITHIN MC AREA

Presented by Sh/Smt. CHITRANJAN KAPUR S/o, W/o LATE SHRI AMARNATH KAPUR R/o D-1/12 VASANT VIHAR ND
DEEPA KAPUR SHRI CHITRANJAN KAPUR D-1/12 VASANT VIHAR ND

In the office of the Sub Registrar, Delhi on 07/09/2018 12:00:00AM day Friday between the hours of

Signature of Presenter

Execution admitted by the Shri / Ms.
CHITRANJAN KAPURand Shri / Ms.
ANKUR JAIN

Who is identified by Shri/Smt/Km. Smt. PUSHKARNA S/o W/o D/o KESHAV MURTI R/o 15/7A TILAK NAGAR ND

and Shri/Smt/Km NITIN JAIN W/o D/o RAMESH JAIN R/o 198 BASANT ENCLAVE ND

(Marginal Witness). Who is known to me.

Contents of the document are correct to the parties who understand the conditions and admit them as correct.

Certified that the left (or the case may be) hand thumb impression of the executant has been affixed.

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

Date 07/09/2018 16:42:53

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

188552744481

The terms and expression VENDORS and VENDEE shall mean and include them, their legal heirs, representative, successors, administrators, executors and assigns.

WHEREAS the Vendors are the absolute owners of Free-hold Built-up **FIRST FLOOR** measuring 250.83 Sq. Mtrs. bearing Private No. F-I on the left 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 3 bedrooms, 1 toilet, 1 store room, 1 family lounge, exclusive driveway, 2 porta cabin servant room (i.e. SQ6 & SQ7) on Ground Floor, along with 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 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

Contd...5/page...

C. Kapur Dhapure Arun Kumar



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.6974, in Addl. Book No.I, Volume No.1514, on pages 132 to 156, dated 24.08.2004 & document No.6973, in Addl. Book No.I, Volume No.1514, on pages 110 to 131, dated 24.08.2004 in the office of Sub-Registrar IX, New Delhi.

FACTS ARE AS FOLLOWS :-

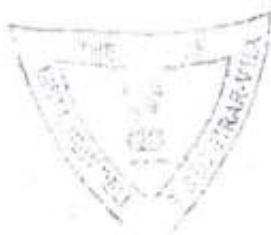
WHEREAS originally, under Perpetual Sub-lease executed by the Government Servants Co-operative House Building Society Ltd. in favour of (a) Sardarni Mohinder Kaur (b) Smt. Manjeet Kaur (c) Smt. Rajinder Kaur and (d) Smt. Baljeet Sawhney, lease-hold rights were transferred in respect of Plot No.6, Street No.A-10/6, Vasant Vihar, New Delhi, vide Perpetual Sub-Lease registered as document No.6651, in Addl. Book No. I, Volume No.2998, on pages 5 to 10, on

Contd...6/page...

C. Kapur

Dhapur

(Arkhur)



11.10.1972, in the Office of Sub-Registrar, New Delhi (hereinafter referred to as Plot).

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 Additional 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.

Contd...7/page...

K. Kapur

Bhupinder

Ankurpal



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 06.03.1989 (hereinafter referred to as 'the then owners').

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

Contd...8/page...

K. Kapur

Bhupinder

Onkar Singh



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, the then Owner agree to sell, transfer, convey and assign to (a) M/s. H.A. Developers Pvt.Ltd. having its Regd. Office at 115, Jor Bagh, New Delhi-110003, (b) M/s. Shanra (India) Pvt Ltd. having its Regd. Office at 115, Jor Bagh, New Delhi-110003, (c) M/s. AAA Real Estates Pvt. Ltd. having its Regd. Office at 247-248, New Rajendra Nagar Double Storey, New Delhi-110060 and (d) M/s. H.A.Solutions (India) Pvt. Ltd., having its Regd. Office at F-88, Okhla Industrial Area, Phase-I, New Delhi-110020, herein and each of them agreed to purchase $\frac{1}{4}$ th undivided share, in the aforesaid entire residential premises, Bearing No. 6, Street No. A-10, Vasant Vihar, New Delhi, constructed 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 with all rights of easements, patent or latent, enjoyed and reputed to be enjoyed in respect of the said share of the said residential premises together with all rights in fitting & fixtures, electricity, water, sanitary connections, structure standing thereon, hereinafter referred to as the said share of

Contd...9/page...

C. Kapur

Dhapur

Arupal



the said property.

AND WHEREAS pursuant to the said Agreement to Sell dated 03.01.2001, four sale deeds were executed and registered with the Sub-Registrar, Kapashera, New Delhi one each in favour of 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.

AND WHEREAS in the manner aforesaid, the above named owners herein have become the sole, absolute and executive owners holding $\frac{1}{4}$ th undivided share each in the aforesaid entire residential premises, bearing No. 6 street No. A-10, Vasant Vihar, New Delhi, constructed 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.

C. Kapur

D. Kapur

Contd...10/page...

(Signature)



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 (herein after referred to as the residential building), 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 the above named owners herein are fully seized and possessed of and otherwise empowered and entitled to sell the flat in the Residential Complex and thus are fully entitled to transfer/convey/sell the same along with all rights, titles and interests to the prospective buyers.

AND WHEREAS A Free-hold Built-up **FIRST FLOOR** measuring 250.83 Sq.Mtrs. bearing Private No.F-I on the left side of the residential building on Plot bearing No.A-10/6, situated at Vasant Vihar, New Delhi-110057, with 15% undivided, importable &

Contd...11/page...

C. Kaur

Dhawan

Arjun Singh



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 3 bedrooms, 1 toilet, 1 store room, 1 family lounge, exclusive driveway, 2 porta cabin servant room (i.e SQ6 & SQ7) on Ground Floor, alongwith 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., 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

Contd...12/page...

C. Kapur

Dhapur

(Signature)



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, IX, 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/convey the above mentioned property without any claim/interference/objection of anyone.

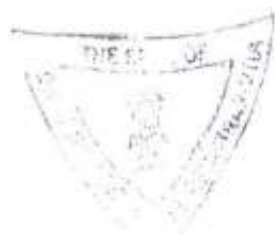
AND WHEREAS the Vendors for their legal need and bonafide requirement have agreed to sell above mentioned Free-hold Built-up **FIRST FLOOR** measuring 250.83 Sq. Mtrs., bearing Private No. F-I on the left side of the residential building on Plot bearing No.A-10/6, situated at Vasant Vihar, New Delhi-110057, 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 3 bedrooms, 1 toilet, 1 store room, 1 family lounge, exclusive driveway, 2 porta cabin servant room (i.e SQ6 & SQ7) on Ground Floor, alongwith 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

Contd...13/page...

C. Kapur

D. Kapur

(Signature)



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 crore and forty lakh only), received by the Vendors from the Vendee as per following details :-

DETAILS OF PAYMENT :-

1. Rs. 25,00,000 (Twenty five lakh rupees inly) vide Cheque No. 48, dated 22/11/2017 of HDFC Bank, in favour of MRS. Deepa Kapur.
2. Rs. 2500000 (Twenty five lakh rupees only) vide Cheque No. 49, dated 22/11/2017 of HDFC Bank, in favour of MR. Chitranjan Kapur.
3. Rs. 2500000 (Twenty five lakh rupees only) vide Cheque No. 50, dated 06/12/2017 of HDFC Bank, in favour of MRS. Deepa Kapur.

Contd...14/page...

C. Kapur D. Kapur (Signature)



4. Rs. 2500000 (Twenty five lakh rupees only) vide Cheque No. 51, dated 06/12/2017 of HDFC Bank, in favour of MR. Chitranjan Kapur.
5. Rs. 2500000 (Twenty five lakh rupees only) vide Cheque No. 387647, dated 28/06/2018 of Axis Bank, in favour of MRS. Deepa Kapur.
6. Rs. 2500000 (Twenty five lakh rupees only) vide Cheque No. 387648, dated 28/06/2018 of Axis Bank, in favour of MR. Chitranjan Kapur.
7. Rs.2500000 (Twenty five lakh rupees only) vide RTGS No. UTIBR52018090400359219/164/DEEPA, dated 04/09/2018 From Axis Bank, into HDFC Bank account no. 00111000102525 of MRS. Deepa Kapur.
8. Rs.2500000 (Twenty five lakh rupees only) vide RTGS No. UTIBR52018090400359319/164/CHITR, dated 04/09/2018 From Axis Bank, into HDFC Bank account No. 00111000094840 of MR. Chitranjan Kapur.
9. Rs. 2,66,30,000 (Two crore sixty six lakh thirty thousand rupees only) vide Cheque No. 37386, dated 31/08/2018 of Kotak Mahindra Bank, in favour of MR. Chitranjan Kapur.

Contd...15/page...

C. Kapur Deepa (Ankur)

