

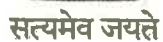
Cash Receipt**Receipt Book (A)****Original****Sub Registrar Office Sub Registrar VII**

S. No. 12,483 **Registration Date** 29/11/2021 15:16:47
Name of First Party LAJPAT RAI TANEJA
Date of Execution 29/11/2021 13:19:59
Date of Presentation 29/11/2021 13:19:59
Type of Deed RECTIFICATION DEED IMMOVABLE
Consideration Value 0.00
Stamp Duty 100.00

Registry Fees 1,000.00
Copying Fees 100.00
Total Fees 1100.00

Sub Registrar
Sub Registrar VII

Cash Receipt



INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL54897478449335T
Certificate Issued Date	: 25-Nov-2021 03:31 PM
Account Reference	: IMPACC (IV)/ dl859003/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL85900302672030114805T
Purchased by	: Mr Lajpat Rai Taneja and Others
Description of Document	: Article 5(c) Rectification Deed- Immovable
Property Description	: PLOT NO-88/1-A, 14, LADY HARDING ROAD, NEW DELHI
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Mr Lajpat Rai Taneja and Others
Second Party	: S K PROMOTERS
Stamp Duty Paid By	: Mr Lajpat Rai Taneja and Others
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

LAJPAT RAI TANEJA

D.N. TANEJA

RAVINDER KUMAR

USHA ARORA

SHALOO GAMBHIR

KAMAL KUMAR TANEJA

PAWAN KUMAR

ALKA TANEJA

K.K. TANEJA HUF

M/S S.K. PROMOTERS

Authorised Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.



214

you send

RECTIFICATION DEED

This deed of rectification ("**Rectification Deed**") is entered into at New Delhi on this 29th day of November, 2021 by and amongst:-



D.N. Taneja
Adhar No. 6811-5063-6139
Mob. No.+91-9818188888



Lajpat Rai Taneja
Adhar No. 3632-5217-5275
Mob. No. +91-9811012864



Ravinder Kumar
Adhar No. 9639-7694-7578
Mob. No.+91-9811013000



Usha Arora
Adhar No. 2455-8337-6301
Mob. No.+91-9873412861



Shaloo Gambhir
Adhar No. 4565-4057-6659
Mob. No.+91-9811212862



Kamal Kumar Taneja
Adhar No. 4558-3046-1440
Mob. No.+91-9810048844



Pawan Kumar
Adhar No. 8969-2580-0516
Mob. No. +91-9810630410



Alka Taneja
Adhar No. 3661-5803-3382
Mob. No.+91-98115151110



K.K. Taneja (HUF)
Adhar No. 3632-5217-5275
Mob. No. +91-9811012864

- (i) **Mr. Lajpat Rai Taneja**, S/o Mr. K.K. Taneja, R/o W-138, Greater Kailash, Part-I, South Delhi-110048, having AADHAR CARD NO. 3632-5217-5275, PAN No. [AAGPT5355B];

LAJPAT RAI TANEJA
mob - 9958785555

D.N. TANEJA

RAVINDER KUMAR

USHA ARORA

SHALOO GAMBHIR

KAMAL KUMAR TANEJA

PAWAN KUMAR

ALKA TANEJA

K.K. TANEJA HUF

Mr. Manoj Sharma
MOB - 817213936655

M/S S.K. PROMOTERS
Authorised Signatory



3 R

Qunar

①

Mr. G. J.

4 R 2

U. M.

A. Sanos

4

Usharhu



5

Delugashin

- (ii) **Mr. D.N. Taneja**, S/o Mr. Ghanshyam Das Taneja, R/o 2, Jor Bagh, New Delhi-110003, having Aadhar No. 6811-5063-6139, PAN No. AAFPT1130P;
- (iii) **Mr. Ravinder Kumar**, S/o Mr. N.D. Taneja, resident of 9, Kasturba Gandhi Marg, Connaught Place, New Delhi-110001, having AADHAR CARD NO. 9639-7694-7578, PAN No. AAFPT1085M;
- (iv) **Mrs. Usha Arora**, wife of Mr. Praveen Arora, resident of B-15, Ground Floor, Westend Chanakya Puri, New Delhi-110021, having AADHAR CARD NO. 2455-8337-6301, PAN NO. ADUPA8920E;
- (v) **Mrs. Shaloo Gambhir**, wife of Mr. Naveen Gambhir, resident of 29/7, DLF, Phase-2, Sikandarpur Ghoshi, Gurgaon, Haryana-122002, having AADHAR CARD NO. 4565-4057-6659, PAN NO. AALPG2164L;
- (vi) **Mr. Kamal Kumar Taneja**, S/o D.N. Taneja, R/o 2, Jor Bagh, New Delhi-110003, having AADHAR CARD NO. 4558-3046-1440, PAN No. AAEP8298H;
- (vii) **Mr. Pawan Kumar**, S/o Late Mr. Gopal Chand Taneja, resident of 3/2, Rani Jhansi Road, Pahar Ganj, New Delhi-110055, having AADHAR CARD NO. 8969-2580-0516, PAN No. AAFPT1051K;
- (viii) **Mrs. Alka Taneja**, wife of Late Mr. Hemant Kumar Taneja, R/o 7, South Patel Nagar, 110008, having AADHAR CARD NO. 3661-5803-3382, PAN No. ADHPT8887A; and
- (ix) **K.K. Taneja HUF**, through its Karta Mr. Lajpat Rai Taneja.

Mr. Lajpat Rai Taneja along with Mr. N.D. Taneja, Mr. D.N. Taneja, Mr. Ravinder Kumar, Mr. Kamal Kumar, Mr. Pawan Kumar, Mrs. Alka Taneja and K.K. Taneja HUF shall hereinafter collectively be referred to as the "**Sellers**" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include their successors and assigns) of the **First Part**;




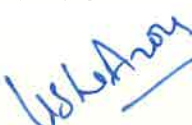



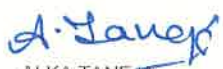

AND

S.K. Promoters, a partnership firm having its office at 3/5948, Hardhyan Singh Road, Karol Bagh, New Delhi-110005, acting through its authorized signatory Mr. Manoj Sharma vide resolution dated 6-10-21, (hereinafter referred to as the "**Purchaser**", which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors, authorised representatives and assigns of the **Second Part**.

The Sellers and the Purchaser are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS

- A. The Sellers have collectively sold their 50% (fifty percent) undivided share admeasuring 2,100 (two thousand one hundred) sq. yards, along with

 LAJPAT RAI TANEJA	 D.N. TANEJA	 RAVINDER KUMAR	 USHA ARORA	 SHALOO GAMBHIR
 KAMAL KUMAR TANEJA	 PAWAN KUMAR	 ALKA TANEJA	 K.K. TANEJA HUF	

M/S S.K. PROMOTERS

Authorised Signatory

Who is/are identified by Shri/Smt/Km. Rohit nain S/o W/o D/o Jagmohan R/o H No G1/37/5 Gali No 1 Sanjay cly narela Delhi

and Shri/Smt./Km Krishan Murari S/o W/o D/o Nem Chand R/o H No RZH 19A Gali No 02 Nangloi Delhi

(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 29/11/2021 15:28:32

Registrar/Sub Registrar

Sub Registrar VII

Delhi/New Delhi



2193410111373

proportionate leasehold rights in the property bearing No. 88/1-A, 14 Lady Harding Road, New Delhi, admeasuring 4,235 (four thousand two hundred thirty five) sq. yds. ("**Property**") in favour of the Purchaser by virtue of the sale deed dated March 12, 2008 ("**Sale Deed Date**"), registered as document No. 4697, duly registered in the office of Sub-Registrar-VII, New Delhi in Additional Book no. I, Volume No. 2895, on pages 1 to 204, on March 12, 2008 ("**S.K. Promoters Sale Deed**"); and

- B. While writing the details of the title deeds of the Property in the Recitals of the S.K. Promoters Sale Deed, inadvertently it is written that Mr. Jagdish Sharma, Mr. Ashok Sharma, Mr. Sunil Sharma and Mr. Praveen Sharma have transferred 1/2 share of the Property in favour of Mr. D.N. Taneja, Mr. N.D. Taneja, Mr. Ravinder Kumar, Late Mr. Hemant Kumar Taneja, KK Taneja HUF, Mr. Lajpat Rai Taneja, Mr. Pawan Kumar Taneja and Mr. Kamal Kumar vide 18 (eighteen) registered sale deeds instead of 20 (twenty) registered sale deeds; and the reference of sale deed dated June 12, 1990 bearing document No. 3876, executed by Mr. Ashok Kumar in favour of KK Taneja HUF and sale deed dated June 12, 1990, bearing document no. 3884, executed by Mr. Sunil Sharma in favour of Mr. Pawan Kumar have been inadvertently missed from the S.K. Promoters Sale Deed. Hence, the Parties have decided to rectify the said error and execute this Rectification Deed to record the reference to aforesaid sale deeds in the SK Promoters Sale Deed.

NOW THIS RECTIFICATION DEED WITNESSETH THAT:










1. In the Recitals the following original clause stands replaced with revised clause effective from the Sale Deed Date:

Original

"AND WHEREAS the said (1) Shri Jagdish Sharma, (2) Shri Ashok Sharma, (3) Shri Sunil Sharma, (4) Shri Parveen Sharma sold their 'PINK' Portion of the said property to (1) Shri N.D. Taneja, (2) Shri D.N. Taneja, (3) Shri Ravinder Kumar, (4) Shri Kamal Kumar, (5) Shri Pawan Kumar, (6) Shri Lajpat Rai, (7) K.K. Taneja HUF, and (8) Shri Hemant Kumar, the Vendors herein as per the following 18 registered sale deeds:-"

Revised

"AND WHEREAS the said (1) Shri Jagdish Sharma, (2) Shri Ashok Sharma, (3) Shri Sunil Sharma, (4) Shri Parveen Sharma sold their 'PINK' Portion of the said property to (1) Shri N.D. Taneja, (2) Shri D.N. Taneja, (3) Shri Ravinder Kumar, (4) Shri Kamal Kumar, (5) Shri Pawan Kumar, (6) Shri Lajpat Rai, (7) K.K. Taneja HUF, and (8) Shri Hemant Kumar, the Vendors herein as per the following 20 registered sale deeds:-"

 LAJPAT RAI TANEJA	 D.N. TANEJA	 RAVINDER KUMAR	 USHA ARORA	 SHALOO GAMBHIR
 KAMAL KUMAR TANEJA	 PAWAN KUMAR	 ALKA TANEJA	 K.K. TANEJA HUF	

M/S S.K. PROMOTERS

 Authorised Signatory

Deed Related Detail

Deed Name RECTIFICATION DEED		RECTIFICATION DEED IMMOVABLE	
Land Detail			
Tehsil/Sub Tehsil Sub Registrar VII			
Village/City	Lady Harding Road	Building Type	
Place (Segment)	Lady Harding Road		
Property Type	Residential		
Property Address	House No.: Plot No 88/1 A 14, Road No.: , Lady Harding Road		
Area of Property	2,100.00 Sq.Yard	0.00	0.00
Money Related Detail			
Consideration Value	0.00 Rupees	Stamp Duty Paid	100.00 Rupees
Value of Registration Fee	1,000.00 Rupees	Pasting Fee	100.00 Ruppes
Transfer Duty	0 Rupees	Government Duty	100 Rupees

This document of RECTIFICATION DEED

RECTIFICATION DEED IMMOVABLE

Presented by: Sh/Smt.**S/o, W/o****R/o**

LAJPAT RAI TANEJA

K K Taneja

Plot No 88/1-A 14 Lady Harding Road Nd

D N Taneja

G D Taneja

Do

Ravinder Kumar

N D Taneja

Do

Usha Arora

P Arora

Do

Shaloo Gambhir

Naveen Gambhir

Do

Kamal Kumar Taneja

D N Taneja

Do

Pawan Kumar

G c Taneja

Do

Alka Taneja

H k taneja


Do

K K Taneja HUF thr its Karta Lajpat Rai Taneja

Do

in the office of the Sub Registrar, Delhi this 29/11/2021 13:19:59 day Monday between the hours of

Signature of Presenter


 Registrar Sub Registrar
 Sub Registrar VII
 Delhi/New Delhi
Execution admitted by the said Shri / Ms.

LAJPAT RAI TANEJA, D N Taneja, Ravinder Kumar, Usha Arora, Shaloo Gambhir, Kamal Kumar Taneja, Pawan Kumar, Alka Taneja, K K Taneja HUF thr its Karta Lajpat Rai Taneja

and Shri / Ms.

S K PROMOTERS THR MANOJ SHARMA



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2. The reference of the following 2 sale deeds is added in the recitals effective from the Sale Deed Date:-

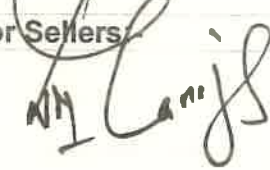









Sale Deed registered as Document No. 3876, in Addl. Book No. I, Volume No. 6732 on pages 154 to 160 on June 12, 1990, in the office of Sub-Registrar, New Delhi in respect of 1/16 share in favour of KK Taneja HUF by Ashok Sharma; and

"Sale Deed registered as Document No. 3884, in Addl. Book No. I, Volume No. 6733 on pages 8 to 14 on June 12, 1990, in the office of Sub-Registrar, New Delhi in respect of 1/24 share in favour of Pawan Kumar by Sunil Sharma.

3. All other terms and conditions of the aforesaid S.K. Promoters Sale Deed shall remain unchanged, binding and operative amongst the Parties.

IN WITNESS WHEREOF the Sellers have set and subscribed their hands to these presents with free will and consent on the day, month and year first above written.

PARTIES:-

For Sellers:		
		
Mr. D.N. Taneja	Mr. Lajpat Rai Taneja	Mr. Ravinder Kumar
		
Mrs. Usha Arora	Mrs. Shaloo Gambhir	Mr. Pawan Kumar
		
Mrs. Alka Taneja (EXECUTENTS)	Mr. Kamal Kumar Taneja	K.K. Taneja HUF (Karta)
For Purchasers:		
M/S S.K. PROMOTERS  Partners signatory S.K. Promoters		

WITNESSES:- 1. 

Rohit Nain Mobile No. 9582874260
Shri Jagmohan
R/o Ho. No. G1/37/5, Gali No. 1,
Sanjay Colony Narela, Delhi-40
Aadhaar No. 2762 9702 2468

2. 

Krishan Murari Mob. No. 8802870138
S/o Shri Nem Chand
R/o Ho. No. RZH, 19A, Gali No.2
Nangloi, Delhi
Aadhaar No. 262012791072

Reg. No. 11373 Reg. Year 2021-2022 Book No. 1



Ist Party



IInd Party



Witness

Ist Party LAJPAT RAI TANEJA , D N Taneja , Ravinder Kumar , Usha Arora , Shaloo Gambhir ,
Kamal Kumar Taneja , Pawan Kumar , Alka Taneja , K K Taneja HUF thr its Karta Lajpat Rai Taneja
IInd Party S K PROMOTERS THR MANOJ SHARMA
Witness Rohit nain, Krishan Murari

Certificate (Section 60)

Registration No.11,373 in Book No.1 Vol No 8,100
on page 6 to 11 on this date 29/11/2021 15:37:34
and left thumb impressions has/have been taken in my presence.

day Monday

Date 29/11/2021 15:31:52




Sub Registrar
Sub Registrar VII
New Delhi/Delhi



2193338611373



Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No DL1689313295463
Issue Date 25-NOV-2021 16:33
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No IN-DL54897478449335T
Purchased By MR LAJPAT RAI TANEJA AND OTHERS
Registration Fees Paid By MR LAJPAT RAI TANEJA AND OTHERS
Property Description PLOT NO-88/1-A, 14, LADY HARDING ROAD, NEW DELHI
Purpose Article 5(c) Rectification Deed- Immovable

Particulars	Amount (Rs.)
Registration Fee	₹ 1,000.00
Copying Fees	₹ 100.00
Service Charges	₹ 15.00
CGST @ 9 % *	₹ 1.00
SGST @ 9 % *	₹ 1.00
Total Amount	₹ 1,117.00
(Rupees One Thousand One Hundred Seventeen Only)	

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

LAJPAT RAI TANEJA

D.N. TANEJA

RAVINDER KUMAR

USHA ARORA

SHALOO GAMBHIR

KAMAL KUMAR TANEJA

PAWAN KUMAR

ALKA TANEJA

K.K. TANEJA HUF

M/S S.K. PROMOTERS
Authorised Signatory



Cash Receipt**Receipt Book (A)****Original****Sub Registrar Office Sub Registrar VII**

S. No. 12,480
Name of First Party D N TANEJA AND OTHERS
Date of Execution 29/11/2021 13:12:36
Date of Presentation 29/11/2021 13:12:36
Type of Deed DECLARATION
Consideration Value 0.00
Stamp Duty 100.00

Registration Date 29/11/2021 15:16:40Delivery Timing 3.00pm to 5.00pm
SR-VII-11A

Registry Fees 1,000.00
Copying Fees 100.00
Total Fees 1100.00

Sub Registrar
Sub Registrar VII**Cash Receipt****Receipt Book (A)****Original****Sub Registrar Office Sub Registrar VII**

S. No. 12,483
Name of First Party LAJPAT RAI TANEJA
Date of Execution 29/11/2021 13:19:59
Date of Presentation 29/11/2021 13:19:59
Type of Deed RECTIFICATION DEED IMMOVABLE
Consideration Value 0.00
Stamp Duty 100.00

Registration Date 29/11/2021 15:16:47

Registry Fees 1,000.00
Copying Fees 100.00
Total Fees 1100.00

Sub Registrar
Sub Registrar VII**Cash Receipt**