



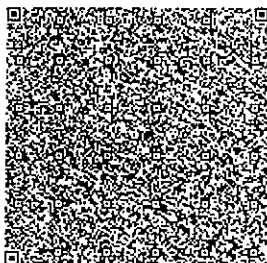
सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp

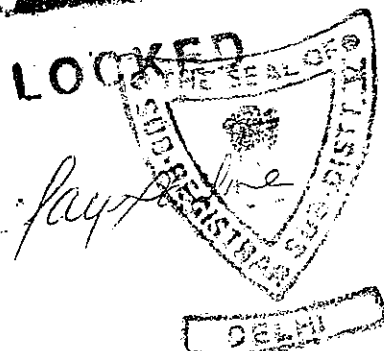
Certificate No. : IN-DL06563249434963J  
 Certificate Issued Date : 16-Dec-2011 12:10 PM  
 Account Reference : NONACC (BK)/ dl-corpbk/ CORP PUBAGH/ DL-DLH  
 Unique Doc. Reference : SUBIN-DLDL-CORPBK13249972560895J  
 Purchased by : SAKET DALMIA  
 Description of Document : Article 23 Sale  
 Property Description : A-30, KAILASH COLONY, NEW DELHI  
 Consideration Price (Rs.) : 20,48,000  
 (Twenty Lakh Forty Eight Thousand only)  
 First Party : S Y CONSULTANTS AND FINANCIERS PVT LTD  
 Second Party : SAKET DALMIA  
 Stamp Duty Paid By : SAKET DALMIA  
 Stamp Duty Amount(Rs.) : 1,23,000  
 (One Lakh Twenty Three Thousand only)



Please write or type below this line:

For SY. Consultants & Financiers Pvt. Ltd.

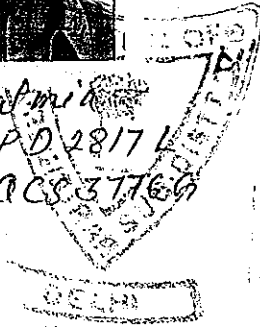
*A. Dalmia*  
 Director Authorized Signatory



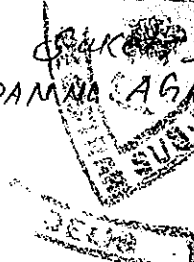


35

Amit Dalvi  
PAN NO. AAKPD 2817 L  
COMPAN NO. AAQCS 3776 G



Raksha Dalvi  
PAN NO. AG/155 6062 E



A30KCS.SD1(M)

SALE DEED FOR RS. 20,48,000/-

1. Type of Deed : Sale Deed
2. Name of Colony/Locality : Kailash Colony
3. Category : 'B'
4. Plot Area in Sq. Mtrs. : 836.12 Sq. Mtrs.
5. Share in Plot transferred : Proportionate
6. Total Covered Area of Portion Transferred : 36.23 Sq. Mtrs. (Approx.)
7. Total Plinth Area : 2489.78 Sq. Mtrs. (Approx.)
8. Age Factor : .9
9. Type of Property (Residential or Commercial) : Residential

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*[Signature]*

**Deed Related Detail**

Deed Name SALE

SALE WITHIN MC AREA

**Land Detail**

Tehsil/Sub Tehsil Sub Registrar V

Village/City East of Kailash

Place (Segment) East of Kailash

Property Address House No. A-30 Kailash Colony,

Building Type

Property Type Residential

Road No.: , East of Kailash

Area of Property 36.23 वर्ग मीटर

**Money Related Detail**

Consideration Amount 2,048,000.00 Rupees

Stamp Duty paid 123,000.00 Rupees

Value of Registration Fee 20,480.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by: Shri/Smt

S/o W/o

R/o

MS S-Y CONS.FINANCIERS P.LTD

TH.DIR. AMIT DALMIA

12 Lord Sinha Road 811 Annapurna Building Kolkata

Office of the Sub Registrar, Delhi this 07/05/2012 day Monday

at the hours of

Registrar/Sub Registrar

Sub Registrar V

Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri/Ms MS S-Y CONS.FINANCIERS P.LTD TH.DIR. AMIT DALMIA

and Shri/Ms Saket Dalmia

Who is/are identified by Shri/Km Pradip Asopa S/o W/o D/o M.L. Asopa R/o E 564 Mayuv vihar

and Shri/Smt./Km Piyush Sharma S/o W/o D/o S. K. sharma R/o B 303 Surya Apt. Chhattar Enclave

(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.

Vendor(s) Mortgagee(s) admit(s) prior receipt an entire consideration Rs.2,048,000.00 Rupees Twenty Lakh Forty Eight

Thousand Only

The Balance of entire consideration of Rs. \_\_\_\_\_ Rupees \_\_\_\_\_ has been paid to the

Vendor(s)/Mortgagee(s) by

Sh./Ms. Saket Dalmia

S/o W/o r. R. Dalmia

R/o 56A Sainik Farms Khattar

vendee(s) /Mortgagee(s) in my presence. He/They /were also identified by the above witnesses.

Registrar/Sub Registrar

Sub Registrar V

Delhi/New Delhi

ate 08/05/2012 13:06:52

10. Valuation as per Circle  
Rate :

(a) Land Cost :  $36.23/2489.78 \times 136400$   
 $\times 836.12 = 16,59,600/-$   
(Approx.)

(b) Cost of Construction :  $36.23 \times 11875 \times .9$   
 $3,87,300/-$  (Approx.)

(c) Total Value (a + b) :  $20,46,900/-$   
(Approx.)

11. (a) Stamp Duty : Rs. 61,500/-  
(b) Corporation Tax : Rs. 61,500/-  
(c) Total Stamps : Rs. 1,23,000/-

This Sale Deed is executed at New Delhi on this 7<sup>th</sup> day of May 2012, by M/s S.Y. Consultants & Financiers Private Limited, a Private Limited Company, duly incorporated under the Companies Act, 1956, having its Registered Office at 12A, Lord Sinha Road, Room No. 811, Annapurna Building, Kolkatta, through its Director Shri Amit Dalmia, duly authorised vide Resolution passed in the meeting of the Board of Directors held on 09.01.2012, hereinafter called 'THE VENDOR' (which expression shall mean and include its successors, legal representatives, administrators, executors nominees and assigns).



A  
L.H.T.



*Palma*



4 Fingers

L.H.



S  
L.H.T.

4 Fingers

L.H.



*Palma*



IN FAVOUR OF

Shri Saket Dalmia S/o Shri Raja Ram Dalmia  
R/o 56-A, Sainik Farms, Khan Pur, New Delhi-110062,  
hereinafter called 'THE VENDEE' (which expression shall  
mean and include his legal heirs, successors, legal  
representatives, administrators, executors, nominees and  
assigns).

WHEREAS the Vendor is the sole, absolute and  
exclusive owner and in possession of Room/Portion  
bearing Private No. S-02 (on Second Floor), having an  
area measuring about 390 Sq. Ft., part of property  
bearing No. A-30, situated at Kailash Colony, New Delhi,  
together with proportionate undivided rights to share  
staircase and corridor in front and all other passages  
leading to the sold space and common bathrooms on  
Mezzanine Floor, alongwith proportionate undivided,  
indivisible and impartible ownership rights in the land  
underneath measuring 836.12 Sq. Mtrs., (hereinafter  
referred to as 'THE SAID PORTION OF THE SAID PROPERTY'),  
having purchased the same from Shri Ashwani Kapoor S/o  
late Shri C.R. Kapoor, sole Proprietor of M/s Ashwani  
Kapoor & Associates, vide Sale Deed dated 07.10.1994,  
duly registered as Document No. 9444, in Addl. Book No.  
I, Volume No. 8535, on pages 150 to 159, on 22.12.1994,  
in the office of the Sub-Registrar, New Delhi.

*A. Dalmia*  
Authorized Signatory/  
Director

*S. Kapoor*



AND WHEREAS the said Shri Ashwani Kapoor, purchased the aforesaid property from Shri S. Shankar S/o late Shri S.S. Subramaniam, vide Sale Deed duly registered as Document No. 90, on 05.02.1990, in the office of the Sub-Registrar of Assurances, New Delhi.

AND WHEREAS in the manner aforesaid, the Vendor herein became the sole, absolute and exclusive owner of the said portion of the said property, which is the exclusive property of the Vendor and the Vendor has full right, absolute authority to sell, dispose off and transfer the same in whole or in parts and none else except the Vendor has any right, title or interest in the same.

AND WHEREAS the Vendor for its bonafide needs and requirements has agreed to sell, convey, transfer and assign to the Vendee and the Vendee has agreed to purchase said portion of the said property i.e. Room/Portion bearing Private No. S-02 (on Second Floor), having an area measuring about 390 Sq. Ft., part of property bearing No. A-30, situated at Kailash Colony, New Delhi, together with proportionate undivided rights to share staircase and corridor in front and all other passages leading to the sold space and common bathrooms on Mezzanine Floor, alongwith proportionate

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For SY. Consultants & Financials Pvt. Ltd.

*A. Dabher*  
Authorized Signatory /  
Director

*S. Jayaraj*





undivided, indivisible and impartible ownership rights in the land underneath measuring 836.12 Sq. Mtrs., with all rights, title and interest, easements, privileges and appurtenances thereto, with all fittings, fixtures, connections, structure standing thereon, with all rights in common entrances, passages, staircase and other common facilities and amenities provided therein, for a total consideration of Rs. 20,48,000/- (Rupees Twenty Lacs Forty Eight Thousand Only).

**NOW THIS SALE DEED WITNESSETH AS UNDER:**

That in consideration of the sum of Rs. 20,48,000/- (Rupees Twenty Lacs Forty Eight Thousand Only), which has been received by the Vendor from the Vendee, vide Cheque No. 074355, dated 20.12.2011, drawn on Vijaya Bank, Defence Colony, New Delhi, the receipt of which the Vendor hereby admits and acknowledges, in full and final settlement, the Vendor doth hereby sell, convey and transfer the said portion of the said property (fully described above) alongwith proportionate undivided, indivisible and impartible ownership rights in the said plot of land, with all fittings, fixtures, connections, structure standing thereon, free from all encumbrances, unto the Vendee absolutely and forever.

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For SY. Consultants & Financiers Pvt. Ltd.

*F. Datta*  
Authorised Signatory /  
Director

*S. Ray*

That the actual physical vacant possession of the said portion of the said property has been delivered by the Vendor to the Vendee on the spot.

Now the Vendor has been left with no right, title, interest, claim or concern of any nature with the said portion of the said property and the Vendee has become the absolute owner of the said portion of the said property with full right to use, sell, enjoy and transfer the same as absolute owner without any hindrance or objection by the Vendor or any other person claiming under the Vendor.

That the Vendor hereby assures the Vendee that the Vendor has neither done nor been party to any act whereby the Vendor's rights and title to the said portion of the said property may in any way be impaired or whereby the Vendor may be prevented from transferring the said portion of the said property.

That the Vendor hereby declares and represents that the said portion of the said property is not subject matter of any HUF and that no part of the said portion of the said property is owned by any minor.

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For SY. Consultants & Financiers Pvt. Ltd.

*H. J. Dabner*

Authorized Signatory /  
Director

*S. P. S. S. S.*

That the Vendor assures the Vendee that the said portion of the said property is free from all kinds of encumbrances such as sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction. Will, Trust, Exchange, Lease, legal flaws, claims, prior Agreement to Sell etc. etc. and if it is ever proved otherwise, or if the whole or any portion of the said portion of the said property is ever taken away or goes out from the possession of the Vendee on account of any legal defect in the ownership and title of the Vendor, then the Vendor will be liable and responsible to make good the loss suffered by the Vendee and keep the Vendee indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the Vendee.

That the Vendee can get the said portion of the said property mutated in his own name in the records of M.C.D. and other concerned authorities on the basis of this sale deed or its certified true copy.

That the house tax, water and electricity charges and other dues and demands if any payable in respect of the said portion of the said property shall be paid by the Vendor upto the date of handing over the possession to the Vendee and thereafter the Vendee will be responsible for the payment of the same.

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For SY. Consultants & Financiers Pvt. Ltd.

*F. D. Sharma*

Authorised Signatory/  
Director

*S. P. Singh*

That the Vendee shall be liable to pay or contribute in proportion to the floor area of the portion of space herein sold to Vendee towards payment of maintenance of the common area of the building and/or the building in general and/or other outgoing expenses in respect thereto the maintenance agency or to the Co-operative Society of the Purchaser of the flats in the building as and when formed for the purpose.

That the Vendee shall have, as a matter of right, right to use all entrances, passages, staircases and other common facilities as are available in the said building.

That all relevant documents in original in respect of the said portion of the said property and the photostat copies of all relevant documents in respect of the said property have been handed over by the Vendor to the Vendee.

That all the expenses of this Sale Deed viz. Stamp Duty, Registration Charges, etc. have been borne and paid by the Vendee.

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For SY. Consultants & Financiers Pvt. Ltd.

*F. D. Dabher*

Authorized Signatory /  
Director

*S. Jayaram*

That this transaction has taken place at New Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this deed.

IN WITNESS WHEREOF, the Vendor and the Vendee have signed this sale deed at New Delhi on the date first mentioned above in the presence of the following witnesses;

WITNESSES:

1. Pradeep Asopa  
PRADIP ASOPA,  
S/O Late M. C. ASOPA,  
S/O, PLOT-E, PHASE-II,  
MUNICIPALITY, N. DELHI,  
110091  
DL NO. D07/11/2003/294764

2. Piyush Sharma

PIYUSH SHARMA  
S/O SRI. SHASHI KANT SHARMA  
R/O. B-303, 2nd FLOOR,  
SURYA APARTMENTS -9-  
CHATTARPUR ENCLAVE  
PHASE-II. N. DELHI. 110074  
PASSPORT NO - JS840515  
PAN - BLIPS.7765N

For BY. Consultants & Financiers Pvt. Ltd.

A. F. Dabher  
Director / Authorised Signatory  
VENDOR

Piyush Sharma

VENDEE

Drafted By: M  
NARESH GUPTA  
Advocate  
ENROL. No. D/527/91  
R-36, G.K.I. NEW DELHI

A. F. Dabher

Reg. No. 7431 Reg. Year 2012-2013 Book No. 1



Ist Party

विक्रेता



IInd Party

क्रेता



Witness

गवाह

Ist Party

IInd Party

Party विक्रेता :- MS S Y CONS.FINANCIERS P.LTD TH.DIR. AMIT DALMIA

I Party क्रेता :- Saket Dalmia

Witness गवाह Pradip Asopa, Piyush Sharma

**Certificate (Section 60)**

Registration No.7,431 in Book No.1 Vol No 12,191

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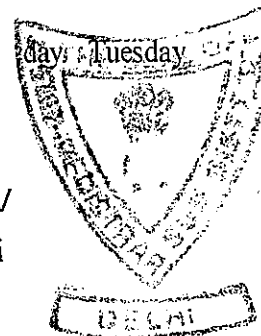
and left thumb impressions has/have been taken in my presence.

Sub Registrar

Sub Registrar V

New Delhi/Delhi

08/05/2012 13:07:04



# FORM-A

See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments) Rules, 2007]

Name of office of Registrar/Sub-Registrar S.R.V. Mehrotra  
 Name & Father's name of the transferor M/S. S.V. GANESH & SONS PVT. LTD.  
 Address of the transferor 12A, Laxmi Road, Room No. 811, Annapurna Building, Rof Road,  
 Name & Father's name of the transferee Saket Dalmia & R. R. Dalmia  
 Address of the transferee R10.56-A, Subini Road, Kirti Nagar, NEIN DELHI

If the property was transferred earlier (Yes/No):

No

(a) If yes, amount of consideration thereof:

Amount of consideration of the present transfer 20,48,000/-

Other Information:

In case of agricultural land:

- (i) Name of the Revenue Estate :  
 (ii) Name of village :  
 (iii) Khasra number (s) :  
 (iv) Area of land under transfer (in hect/sq. mtr.) :  
 (1 Acre = .....sq. mtr., 1 Bigha = .....sq. mtr., 1 Biswa = .....sq. mtr.)

In case of non-agricultural land:

- (i) Location of the property :  
 (a) Name of the colony/locality Kailash Colony NEIN DELHI  
 (b) Sl. No. of the colony/locality in the list colonies/localities :  
 (c) Category of the colony/locality : B

(If the name of colony / locality is not included in the list of colonies / localities, the category, of the nearest colony/locality may be mentioned).

(ii) Area (in sq. mtr.) : 836.12 sq. mtr.

(iii) Land use : Resi

(Fill the corresponding value of the following land uses as applicable in your case)

- (a) Residential - 1  
 (b) Govt. Public purpose - 1  
 (c) Private public purpose (e.g. private schools, colleges, hospitals)  
 (d) Industrial - 2  
 (e) Commercial - 3

(iv) Land Marks, if any, with the help of which the

Property can be located: Kailash Colony NEIN DELHI

(Contd....)



In case of built-up property other than flats :-

(i) Total area to the plot : 836.12 Sq. mtr.

(ii) Land use\* :

Res

\*(Fill the corresponding value of the following land uses as applicable in your case)

- a. Residential - 1 ✓  
b. Govt public purpose - 1  
c. Private public purpose (e.g. private schools, colleges, hospitals)  
d. Industrial - 2  
e. Commercial - 3

(iii) Total plinth area of the property (in sq. mtr.) : 2489.78 Sq. mtr.

(iv) Plinth area under transfer (in sq. mtr.) : 36.23 Sq. mtr.

(v) Year of construction : 9

(vi) Nature of construction\* :

\*(In case of colonies falling in categories 'G' and 'H', please mention the corresponding value of the following type of structure applicable in your case :

Pucca	-	1.0
Semi-pucca	-	0.75
Katcha	-	0.5

In case of Flats :

(i) Constructed by DDA/Co-operative Group Housing

Society (CGHS)/Private builder : .....

(ii) Plinth area of the flat (in sq. mtr.) :

(iii) Whether number of storeys in the building  
of your flat exceeds four or not (Yes/No) :

For SY. Consultants & Financiers Pvt. Ltd.

Name & Designation of the Transferor

VERIFICATION

I, ..... do hereby solemnly declare that  
is stated above is true to the best of my knowledge and belief.

Verified today, this ..... day of .....

20  
For SY. Consultants & Financiers Pvt. Li

Signature of Transferee

Signature of Transferor