

सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

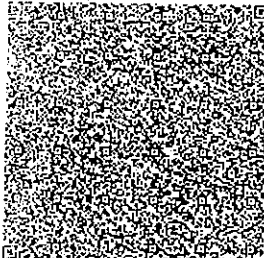
### e-Stamp

Certificate No. : IN-DL06563258491061J  
 Certificate Issued Date : 16-Dec-2011 12:11 PM  
 Account Reference : NONACC (BK)/ dl-corpbk/ CORP PUBAGH/ DL-DLH  
 Unique Doc. Reference : SUBIN-DL DL-CORPBK13249872895196J  
 Purchased by : AMIT DALMIA  
 Description of Document : Article 23 Sale  
 Property Description : A-30, KAILASH COLONY, NEW DELHI  
 Consideration Price (Rs.) : 19,43,000  
 (Nineteen Lakh Forty Three Thousand only)  
 First Party : PRICELESS SECURITIES LTD  
 Second Party : AMIT DALMIA  
 Stamp Duty Paid By : AMIT DALMIA  
 Stamp Duty Amount(Rs.) : 1,16,600  
 (One Lakh Sixteen Thousand Six Hundred only)

12/10/2011

2456

T.63

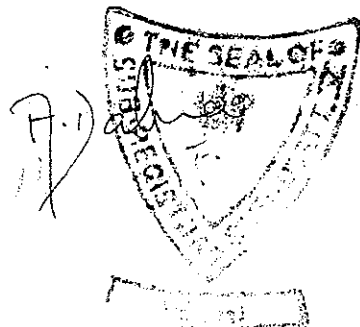


Please write or type below this line

LOCKED

For Priceless Securities Ltd.

*[Signature]*  
 Director/Authorized Signatory





Saket Dalmia  
 PAN NO. AGLPD662 E  
 (C/M PAN NO. AAGCP2143J)



Arun Dalmia  
 PAN NO. AAKPD8817 L

A30KCS.SD(M)

SALE DEED FOR RS. 19,43,000/-

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 : 34.37 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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For Priceless Securities Ltd.

Director

Authorised Signatory

*A. Dalmia*

Deed Name SALE		<b>Deed Related Detail</b> SALE WITHIN MC AREA	
<b>Land Detail</b>			
Tehsil Sub Tehsil	Sub Registrar V	Building Type	
Village East of Kailash		Property Type Residential	
Plot (nt) East of Kailash		Road No. East of Kailash	
Property Address	House No.: A-30		
Area of Property	1.00 वर्ग मीटर		
<b>Money Related Detail</b>			
Consideration Amount	19,43,000.00 Rupees	Stamp Duty paid	116,600.00 Rupees
Value of Registration Fee	19,430.00 Rupees	Pasting Fee	100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt

S/o W/o

R/o

MS PRICELESS SECURITIES LTD SAKET  
DALMIA

A-30 Kailash Colony N D

Presented before the Sub Registrar, Delhi this 07/05/2012 day Monday  
at \_\_\_\_\_ hours of \_\_\_\_\_

Registrar/Sub Registrar

Sub Registrar V

Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri/Ms MS PRICELESS SECURITIES LTD SAKET DALMIA

and Shri/Ms Amit Dalmia

Who is/are identified by Shri/Smt/Km. Pradip Asopa S/o W/o D/o M. C. 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 Chhtrpur Enclave

(Marginal Witness). Witness No. It 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. 1,943,000.00 Rupees Nineteen Lakh Forty Three

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

Vendor(s)/Mortgagee(s) by Sh./Ms. Amit Dalmia

S/o W/o R. R. Dalmia

R/o 56A Saket Farm N D

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

Registrar/Sub Registrar

Sub Registrar

Delhi/New Delhi

Date 08/05/2012 13:24:11

10. Valuation as per Circle Rate :

- (a) Land Cost :  $34.37/2489.78 \times 136400$   
 $\times 836.12 = 15,74,400/-$   
(Approx.)
- (b) Cost of Construction :  $34.37 \times 11875 \times .9$   
 $3,67,400/-$  (Approx.)
- (c) Total Value (a + b) : 19,41,800/-  
(Approx.)

11. (a) Stamp Duty : Rs. 58,300/-  
(b) Corporation Tax : Rs. 58,300/-  
(c) Total Stamps : Rs. 1,16,600/-

This Sale Deed is executed at New Delhi on this 07 day of MAY 2012, by M/s Priceless Securities Limited, a Limited Company, duly incorporated under the Companies Act, 1956, having its Registered Office at S-06, A-30, Kailash Colony, New Delhi-110048, through its Director Shri Saket Dalmia, duly authorised vide Resolution passed in the meeting of the Board of Directors held on 09/01/12, hereinafter called 'THE VENDOR' (which expression shall mean and include its successors, legal representatives, administrators, executors nominees and assigns).

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For Priceless Securities Ltd.

Director / *Saket Dalmia*  
Authorised Signatory

*T. Dalmia*



S  
L.H.T.

4 Fingers  
L.H.



Laypalma

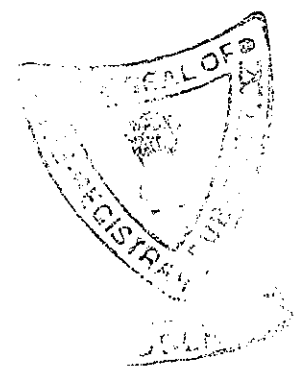


4 Fingers

L.H.



F. Valero



IN FAVOUR OF

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

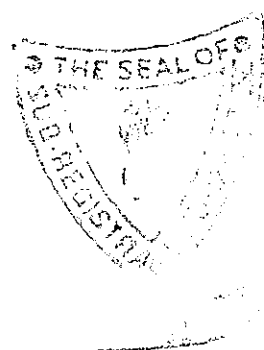
WHEREAS the Vendor is the sole, absolute and exclusive owner and in possession of Room/Portion bearing No. S-03 (on Second Floor), having an area measuring about 370 Sq. Ft., part of property bearing No. A-30, situated at Kailash Colony, New Delhi, together with proportionate undivided rights to share 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 M/s AKAM SHIPPING CO. PRIVATE LIMITED, through its Authorised Representative Shri Avininder Singh Puri, vide Sale Deed dated 30.08.1996, duly registered as Document No. 11288, in Addl. Book No. I, Volume No. 975, on pages 10 to 16, on 20.12.1996, in the office of the Sub-Registrar, New Delhi.

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For Priceless Securities Ltd.

*[Signature]*  
Director / Authorized Signatory

*[Signature]*



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., 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. 19,43,000/- (Rupees Nineteen Lacs Forty Three Thousand Only).

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

That in consideration of the sum of Rs. 19,43,000/- (Rupees Nineteen Lacs Forty Three Thousand Only), which has been received by the Vendor from the Vendee, vide Cheque No. 806018, 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.

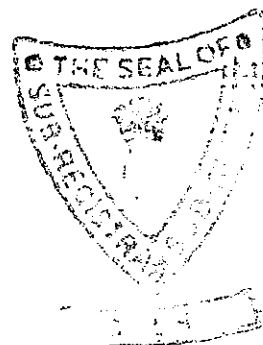
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For Priceless Securities Ltd.

*[Signature]*  
Director / Authorized Signatory

*[Signature]*





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.

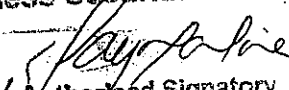
Now the Vendor has been left with no right, title, interest, claim or concern of any nature with the said portion of the said property and the Vendee has become the absolute owner of the said portion of the said property with full right to use, sell, enjoy and transfer the same as absolute owner without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

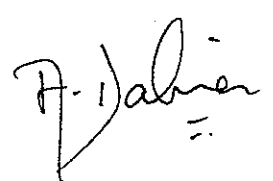
That the Vendor hereby assures the Vendee that the Vendor has neither done nor been party to any act whereby the Vendor's rights and title to the said portion of the said property may in any way be impaired or whereby the Vendor may be prevented from transferring the said portion of the said property.

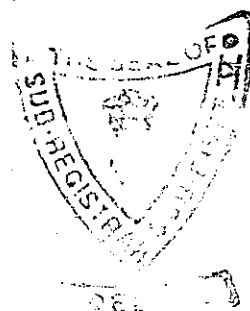
That the Vendor hereby declares and represents that the said portion of the said property is not subject matter of any HUF and that no part of the said portion of the said property is owned by any minor.

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For Priceless Securities Ltd.

Director /  Authorised Signatory





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 Priceless Securities Ltd.

Director / Authorised Signatory

F. Dahia



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.

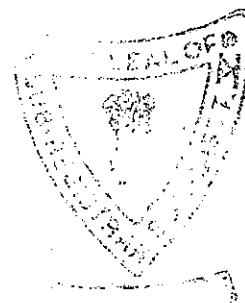
That all relevant documents in original in respect of the said portion of the said property and the photostat copies of all relevant documents in respect of the said property have been handed over by the Vendor to the Vendee.

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 Priceless Securities Ltd.  
*[Signature]*  
Director / Authorised Signatory

*[Signature]*



In case of built-up property other than flats:

(i) Total area to the plot: 336.12 Sq. mts

(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.): 2489.70 Sq. mts

(iv) Plinth area under transfer (in sq. mtr.): 34.37 Sq. mtrs

(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):

VERIFICATION

For Priceless Securities Ltd.

THE SEAL OF THE REGISTRAR OF COMPANIES  
DIRECTOR  
Authorised Signatory

do hereby solemnly declare that

is stated above is true to the best of my knowledge and belief.

Verified today, this day of

29 For Priceless Securities Ltd.

Signature of Transferee

Signature of Transferee



2 Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments) Rules, 2007}

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

Ni

in case of agricultural land.

In case of non-agricultural land:

(i) Locatin of the property:

(a) Name of the colony/locality: Kailash Colony NEW DELHI

(b) St. 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.) : ..... 296.1289 m<sup>2</sup>

(iii) Land use :

Ref

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

(a) Residential - 1

(b) Govt Public purpose - 1

(c) For the public purpose of private schools, colleges, hospitals,

(d) Industrial - 2

(e) Commencement of the

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

Property can be located: Reisterstown NE WOODHILL

(Contd....)

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. Pr. 23 AS  
SHRIMATI ASOPA S/O  
Late M.C. ASOPA  
R/o 564, PKT-E, Ph-II  
Mayapuri Vihar Delhi-91  
Jk No. PO 7112003294764

For Priceless Securities Ltd.

S. K. Sharma  
Director / Authorised Signatory  
VENDOR

2. KYUSHARMA

PIYUSH SHARMA  
S/O SRI SHASHI KANT SHARMA  
R/O B-303, CHATRAPUR CANTONMENT-9-  
PINKIE-01 NID-110074  
PASSPORT- JS840515

A. J. Sharma  
VENDEE

PAN BL1PS 7765 N

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

Reg. No. 7456 Reg. Year 2012-2013 Book No. 1



Ist Party विक्रेता



IInd Party क्रेता



Witness गवाह

Ist Party

IInd Party

Ist Party विक्रेता :- MS PRICELESS SECURITIES LTD SAKET DALMIA

IInd Party क्रेता :- Amit Dalmia

Witness गवाह Pradip Asopa, Piyush Sharma

**Certificate (Section 60)**

Registration No.7,456 in Book No.1 Vol No 12,193

on page 98 to 108 on this date 08/05/2012 11:08:16AM

day Tuesday

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

Sub Registrar

Sub Registrar V

New Delhi/Delhi

Date 08/05/2012 13:24:36

