

5665  
17/12/2020

Sale of Immovable Properties

**Indian-Non Judicial Stamp  
Haryana Government**

Date : 05/12/2020

Certificate No. G0E2020L1313  
GRN No. 69992474

Stamp Duty Paid : ₹ 357000  
Penalty : ₹ 0

**Seller / First Party Detail**

Name : Rakhi Jain  
H.No/Floor : M3/19  
City/Village : Gurugram  
Phone : 98\*\*\*\*\*67

Sector/Ward : 00  
District : Gurugram

LandMark : Dlf city phase 2  
State : Haryana

**Buyer / Second Party Detail**

Name : Dwarka power Transmission Private limited  
H.No/Floor : 908  
City/Village : Gurugram  
Phone : 98\*\*\*\*\*67

Sector/Ward : 00  
District : Gurugram

LandMark : Galleria tower dlf city phase 4  
State : Haryana

Purpose : SALE DEED

The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://e-grashry.nic.in>

Type of Deed : Sale Deed  
Village /City Name : DLF City -IV,  
Gurugram Galleria Commercial Complex,  
Type of Property : Office (906-A)  
Super area : 45.32 sq. Mtrs. (488 sq. ft.)  
Transaction Value : Rs.51,00,000/-  
Stamp Duty : Rs.3,57,000/-  
Stamp No. & Date : G0E2020L1313/05.12.2020  
Issued By : Government of Haryana  
Execution Date : 17<sup>th</sup> December 2020  
Commercial or Residential : Commercial

*Rakhi Jain*

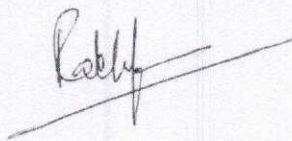
### SALE DEED

THIS SALE DEED IS MADE AT TEHSIL WAZIRABAD, DISTRICT GURUGRAM ON THIS 17<sup>th</sup> DAY OF DECEMBER 2020, BY **Mrs. Rakhi Jain** (Aadhaar No. 6374-9962-2403) (PAN No. ABSPJ7811M) wife of **Mr. Rohit Jain** resident of M-3/19, DLF City, Phase-II, Gurugram, Haryana, (Hereinafter called the **VENDOR**) which expression shall mean and include her respective heirs, successors, survivors, administrators, executors, and assigns of the ONE PART.

### IN FAVOUR OF

M/s Dwarka Power Transmission Private Limited, (PAN No. AAFCD7785B) a private limited company incorporated under the Companies Act, 1956, having its registered office at 908, Galleria Towers, DLF City, Phase-IV, Gurugram, Haryana, through its Director **Mrs. Neetima Kad** (Aadhaar No. 9972-0328-5680) wife of **Mr. Karun Kad** resident of DX-53, Kendriya Vihar, Sector-56, Gurugram-122011, Haryana, vide Board Resolution Dated 17<sup>th</sup> November 2020, (Hereinafter called the **VENDEE**) which expression shall mean and include its heirs, successors, survivors, administrators, and assigns of OTHER PART.

Whereas the **VENDOR** is the sole, exclusive and absolute owner and in possession of **Office No. 906-A on 09<sup>th</sup> Floor, in the multi Storeyed Building Known as DLF Galleria Complex constructed on plot of land measuring 3.77 acres or thereabout situated in the revenue estate of Village Chakkarpur Tehsil and Distt. Gurugram and located in colony**



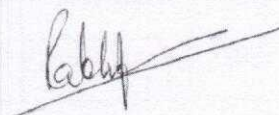
known as DLF City ( earlier known as DLF Qutab Enclave Complex)  
Phase-IV, having super built-up area of 45.32 sq. mtrs. (488 sq. ft.)  
(hereinafter called the said PROPERTY) and bounded as under:-

At or towards the North	:	Open
At or towards the South	:	906
At or towards the East	:	Corridor
At or towards the West	:	Open

AND WHEREAS the above said VENDOR had purchased the above said property from Mr. Vijay K. Awasty son of Late Sh. Hari Dev Awasty resident of M/s Busa Tea Company Pvt. Ltd., Floor-6, Stephen Court, 16<sup>th</sup> Park Street, Calcutta, West Bengal-700016 through GPA Mr. Anil Vaid son of Late Sh. Satpal Vaid resident of K-102F, Sheikh Sarai-II, New Delhi-110077 vide Sale Deed Vasika No. 24274 Dated 07.03.2005 registered in the office of Sub registrar Gurugram.

AND WHEREAS Mr. Vijay K. Awasty son of Late Sh. Hari Dev Awasty resident of M/s Busa Tea Company Pvt. Ltd., Floor-6, Stephen Court, 16<sup>th</sup> Park Street, Calcutta, West Bengal-700016 had purchased the above said property from M/s DLF Housing and Construction Ltd., and M/s DLF Commercial Developers Ltd., vide Conveyance Deed Vasika No. 6644 Dated 24.06.2004 registered in the office of Sub registrar Gurugram.

AND WHEREAS the VENDEE, herein believing in the truth of the representations and the assurances held out by the VENDOR, has agreed to

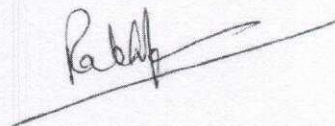


purchase the above said property and the Vendor, herein due to some personal needs and commitments, has agreed to sell, transfer, convey and assign to the Vendee all her ownership rights, title and interest in the said PROPERTY together with all rights, title and interest and easements, privileges and appurtenances thereto as also indivisible ownership rights in the said property and every part thereof including right to receive rent(s) and profits, right in electricity and water connection and free from all encumbrances, charges, liens, mortgages, liabilities, unauthorized occupation, claims of all and any kind whatsoever including any right of maintenance and/or litigations, injunctions, attachments, gifts, arbitration proceedings prior agreements of any kind whatsoever, attachments, distresses and that there are no breaches, no notice of requisition or acquisition, written or verbal from any authority or authorities including the Municipal Authority, predecessor-in-interest, in respect of the said Property for a total consideration of **Rs.51,00,000/- (Rupees Fifty One Lakhs Only)** on the terms and conditions hereinafter detailed.

**THEREFORE IT IS HEREBY AGREED DECLARED COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

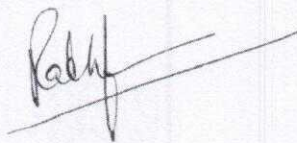
1. That the VENDOR has agreed to sell the said property and the VENDEE has agreed to purchase the said property for a sum of **Rs.51,00,000/- (Rupees Fifty One Lakhs Only)** which is paid by the VENDEE to the VENDOR as under:-

Amount	Favoring	Ch./NEFT Ref. No.	Dated	Drawn on
2,00,000/-	Rakhi Jain	000129	17.11.2020	Kotak Mahindra Bank
48,61,750/-	Rakhi Jain	598516	15.12.2020	Kotak Mahindra Bank

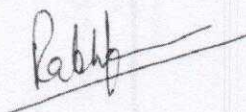


Rs.38,250/-	Being the amount of TDS deducted and to be deposited by the Vendee with the Income Tax Authorities in the account of the Vendor, (representing 0.75% of the total sale consideration, as required under the relevant provisions of the Income Tax Act, 1961 and rules framed there under);
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2. That the VENDOR herein grants, conveys and transfers all her rights, title and interest in the above said **Office No. 906-A on 09<sup>th</sup> Floor, in the multi Storeyed Building Known as DLF Galleria Complex constructed on plot of land measuring 3.77 acres or thereabout situated in the revenue estate of Village Chakkarpur Tehsil and Distt. Gurugram and located in colony known as DLF City (earlier known as DLF Qutab Enclave Complex) Phase-IV, having super built-up area of 45.32 sq. mtrs. (488 sq. ft.)** unto the VENDEE herein.
3. That the said property transferred herein is free hold and free from all encumbrances, claims, demands, liens, mortgages, decrees, litigations, prior sales, agreement to sell etc.
4. That the actual physical possession of the above said property hereby conveyed have been delivered to the VENDEE at the spot who have become the absolute owner and in possession of the same and shall enjoy all the rights, privileges, passages, appurtenant thereto and possession etc. and absolute ownership in the said property without any hindrances, claims, demands by the VENDOR or her heirs, etc.
5. That the VENDEE have borne all the expenses of this sale deed including cost of stamp duty, registration charges and other incidental charges.



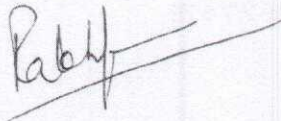
6. That the taxes, cesses, dues, dues to DLF/Galleria Condominium Maintenance Authority/MCG, any bank, Maintenance Agency, electricity Charges, Water Charges, maintenance or demands in respect of the above said property have been paid and cleared by the VENDOR upto the date of execution of this sale deed absolutely and all future taxes shall be paid by the VENDEE
7. That the previous sale deed and other relevant papers concerning the above said property have been handed over by the VENDOR to the VENDEE in original at the time of execution of this sale deed.
8. That the VENDOR do hereby covenant with the VENDEE , her heirs, executors, administrators, representatives and assigns that notwithstanding any acts, deeds or things hereto fore done , executed or knowingly suffered to the contrary the VENDOR is now lawfully seized and possessed of the said property free from all encumbrances , attachments or defect in the title whatsoever and that the VENDOR has full power and absolute authority to sell the said property in the manner aforesaid
9. That all the rights, title, interest in respect of the said property conferred by previous sale deed entered into between concerned authority, and the VENDOR shall stand transferred absolutely in favour of VENDEE without any limitation or hindrances whatsoever.



10. That the VENDEE can get the above said property transferred, mutated in its own names in DLF/MCG and all other concerned authorities necessary records on the basis of this sale deed or its certified true copy.

**THE VENDOR DECLARES AND ASSURES THE VENDEE**

- a. That the said property hereby conveyed was her self acquired property by virtue of the sale deed mentioned hereinabove and that no one else except the VENDOR has rights, claims, interest, and concern whatsoever in the said property hereby conveyed or any part thereof.
- b. That the property hereby conveyed is free from all sort of encumbrances, charges, bank loans, legal flaws, liens, taxes, dues, demands, liabilities, notifications, mortgages, court decrees, and attachments etc.
- c. That all the contents of this sale deed are true and correct and if at any time after its execution and registration any of the contents is found to be incorrect or false or if due to any defect in the title of the VENDOR or her rights to sell the above said property hereby conveyed or any part thereof and the VENDEE suffers any loss then the VENDOR shall be liable to make good the loss suffered by the VENDEE and keep the VENDEE save harmless indemnify and keep indemnified the VENDEE and her heirs, administrators, etc. against all losses costs, damages, charges equities and expenses incurred by the VENDEE.



d. That the VENDEE can get the said Property mutated/transferred in its name as owner in the records of the concerned authorities on the basis of this Sale Deed.


IN WITNESS WHEREOF, THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURE ON THIS DEED OF SALE ON THE DAY MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:-

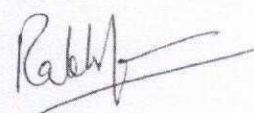
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MAHENDER SINGH  
ADVOCATE, GURGAON


**WITNESSES:**

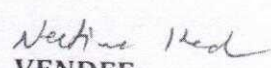
1.

  
S.P. Yadav  
Advocate  
District Court, Gurugram

  
VENDOR  
(RAKHI JAIN)

2.

  
Hitesh Malhotra  
S/o Sh. R.P. Malhota  
R/o 413, Galleria, DLF-IV,  
Gurugram  
(Aadhaar No. 8344-8266-2747)

  
VENDEE  
(M/s Dwarka Power Transmission Pvt Ltd)  
Th. Its Director NEETIMA KAD