

13. That all the owners/occupants of the said property shall have full right of access through main staircase to the top terrace (*terrace above Third Floor*) at all reasonable times with prior appointment, to get the overhead tank repaired/cleaned and fixing/repairing of the T.V. Antenna. That similar condition shall apply to the underground water tanks, booster pumps, service area, electricity meters, letter boxes etc.

14. That in case in future, in the eventuality of the increase/availability in F.A.R. and permissible height of the building, the owners of the terrace rights above the Third Floor unit of the said property shall be entitled to raise construction over the Third Floor unit on the area specifically owned and possessed by him/her/them on the said terrace and after getting all sanctions from the competent authorities. In the event of such construction, the said owners of the terrace rights shall be bound to maintain the elevation/facade of the building and to shift the lift room, mummy, water tanks etc. over the terrace of the additional floor so constructed at his/her/their cost, without disturbing or prejudicing, inconveniencing and endangering existing rights of the other owners/occupants in the building in any way and also not affecting existing load facility etc., enjoyed by them at present and at the required levels and shall also ensure that during the course of construction no damage is caused to the existing structure of the building and the normal water supply is maintained.

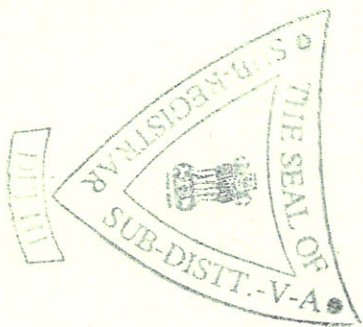
15. That the proportionate common maintenance charges will be paid by all the occupants /owners of the said building in proportion of the area occupied by them.

-10-

For Kamal Developers Pvt. Ltd.


Director



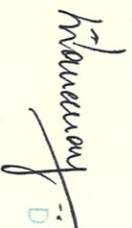


16. That adjoining the main staircase a Lift with Automatic Rescue Devise (A.R.D.) shall be provided in the said property for the common use of the owners/occupants of the First Floor, Second Floor and Third Floor of the said property and the expenses for the running of the said Lift, such as salary of the liftman, periodical maintenance charges, electricity consumption charges etc. shall be paid by them, proportionately. However, if the said Lift is to be used by the owners/occupants of the Basement and Ground Floor unit, then they shall also be liable for the payment of the aforesaid charges/expenses proportionately. The License for running the said lift has been obtained by the VENDOR at the initial stage only. The renewal of the said license/annual inspection of the same shall be the responsibility of the VENDEE together with the owners/ occupants of the other floors of the said property. The VENDOR shall not be held liable for any mishap/accident whatsoever with respect to running/ maintenance of the said lift. That in case owners/occupants of any floor choose not to pay the aforesaid charges in relation to the lift, then they shall not be entitled to use the said lift.

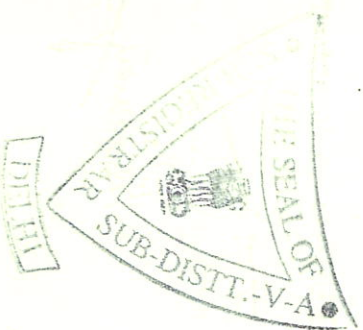
17. That a common electric meter has been installed in the building for recording consumption for the use of facade lighting and lighting in the common areas etc. and these will be shared proportionately by all the owners/occupants of the said property.

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For Kamal Developers Pvt. Ltd.


Director





18. That the VENDEE shall use the SAID PORTION OF THE SAID PROPERTY for authorised purposes only. Goods of hazardous or combustible nature or which are so heavy so as to effect the structural safety of the said property or any part thereof, shall in no case be stored.

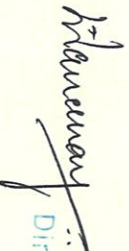
19. That it has also been agreed that save and except the SAID PORTION OF THE SAID PROPERTY which is hereby sold, the VENDEE shall have no claim or any other right in respect of any other areas/portions in the said property except having the limited right of ingress and egress over the common areas such as main staircase as mentioned herein.

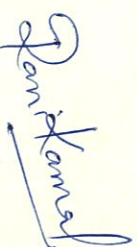
20. That the VENDEE shall have the unhindered sole and exclusive right to park cars in the area shown in *Red Colour in the plan annexed herewith as Annexure-B* However, it is understood that the front Stilts Portion (outlined A, B, C, D and E in Annexure 'B') shall be available for all the owners/occupants of the building for limited use ~~as~~ passage to access the common staircase and common lift, without hindering the rights of other co-owners/occupants to park cars in their duly allotted spaces.

21. That the SAID PORTION OF THE SAID PROPERTY hereby sold shall be kept properly repaired and in good condition by the VENDEE and the VENDEE shall not do or allow to do anything which may endanger or effect the other portions of the said property or hinder the proper and responsible use of such portions by the owners /occupants of such portions.

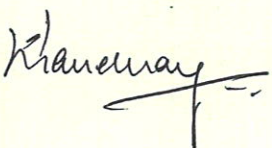
For Kamal Developers Pvt. Ltd.

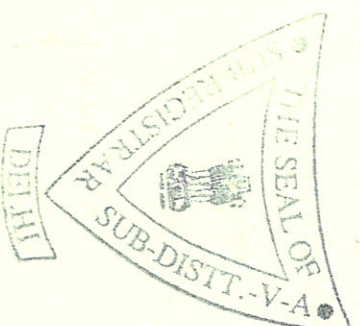
-12-


Director


Rani Kamal


Rani Kamal


Manuvaran



22. That neither the VENDEE nor anyone claiming through or under her shall make any changes to the external Elevation/Facade (front, side or rear) of the building in any manner whatsoever.

23. That a rain water harvesting pit has been provided and it shall be the responsibility of the VENDEE together with other owners/occupants of the said property to maintain the same.

24. That the VENDEE or anyone claiming under/ through them shall be bound to abide by all the laws, bye-laws, rules and regulations of Municipal Corporation/Local bodies or any other concerned authorities in relation to the said property/building.

25. That the VENDEE has verified and satisfied herself regarding the soundness, legality, extent and quality of the construction, structure, fixtures and fittings etc. and has also verified and satisfied herself about the soundness of the title of the VENDOR and no further requisitions whatsoever shall be raised on any account.

26. That the photostat copies of all relevant documents in respect of the said property have been handed over by the VENDOR to the VENDEE.

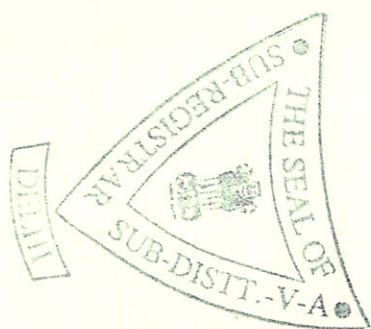
27. That all the expenses of this Sale Deed viz. Stamp Duty, Registration Charges etc. have been borne and paid by the VENDEE.

For Kamal Developers Pvt. Ltd.

-13-

h. Anand
Director

Pam Kamal



FORM-A

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

1. Name of office of Registrar/Sub-Registrar S.R. I A Mehrauli N.D.
2. Name & Father's name of the transferor M/s Kamal Developers Pvt. Ltd.
3. Address of the transferor A-33, Hauz Khas N.D.
4. Name & Father's name of the transferee Mrs. Ravi Kamal Kaur's whist. Kulwahan Singh,
5. Address of the transferee 2, Middle Point Postblais Handman and Nicobar Islands

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

7. (a) If yes, amount of consideration thereof : 5,00,00,000/-
- Amount of consideration of the present transfer : 5,00,00,000/-

8. Other Information -

- A. In case of agricultural land :

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

- B. In case of non-agricultural land :

- (i) Location of the property : /
- (a) Name of the colony/locality : B-112, Savodaya Enclave N.O.
- (b) Sl. No. of the colony/locality in the list colonies, localities :
- (c) Category of the colony/locality :

(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.) : 418.06 Sq. mtrs.

- (iii) Land use :

(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 : Savodaya Enclave N.O.

in case of built-up property other than flats :

(i) Total area to the plot : 418.06 Sq. mtrs.

(ii) 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

(iii) Total plinth area of the property (in sq. mtr.) : 1163 Sq. mtrs

(iv) Plinth area under transfer (in sq. mtr.) : 234 Sq. mtrs.

(v) Year of construction : 1

(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

D. In case of Flats :

(i) Constructed by DDACo-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 Kamal Developers Pvt. Ltd.

Director

Name & Signature of the Transferor

VERIFICATION

I, M. Kamal Developers Pvt. Ltd. do hereby solemnly declare that

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

Verified today, this day of

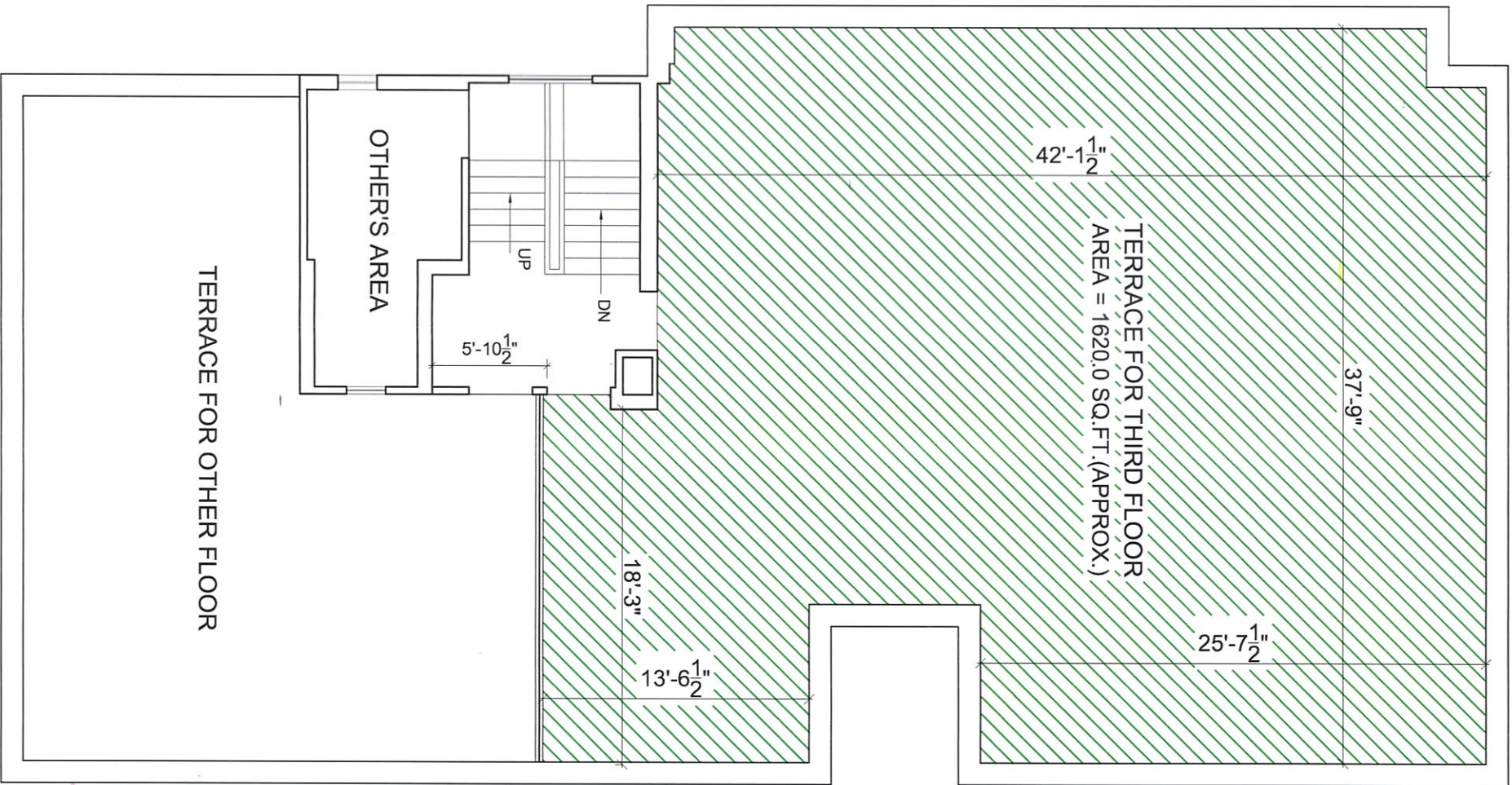
Signature of Transferee

Signature of Transferee

Signature of Transferor

For Kamal Developers Pvt. Ltd.

Director



TERRACE PLAN

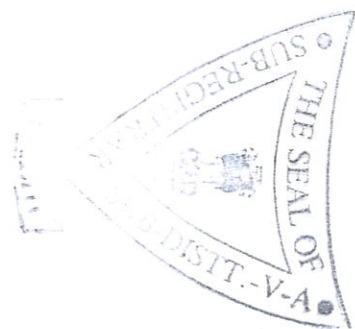
TERRACE AREA FOR THIRD
FLOOR MARKED IN GREEN



For Kamal Developers Pvt. Ltd.

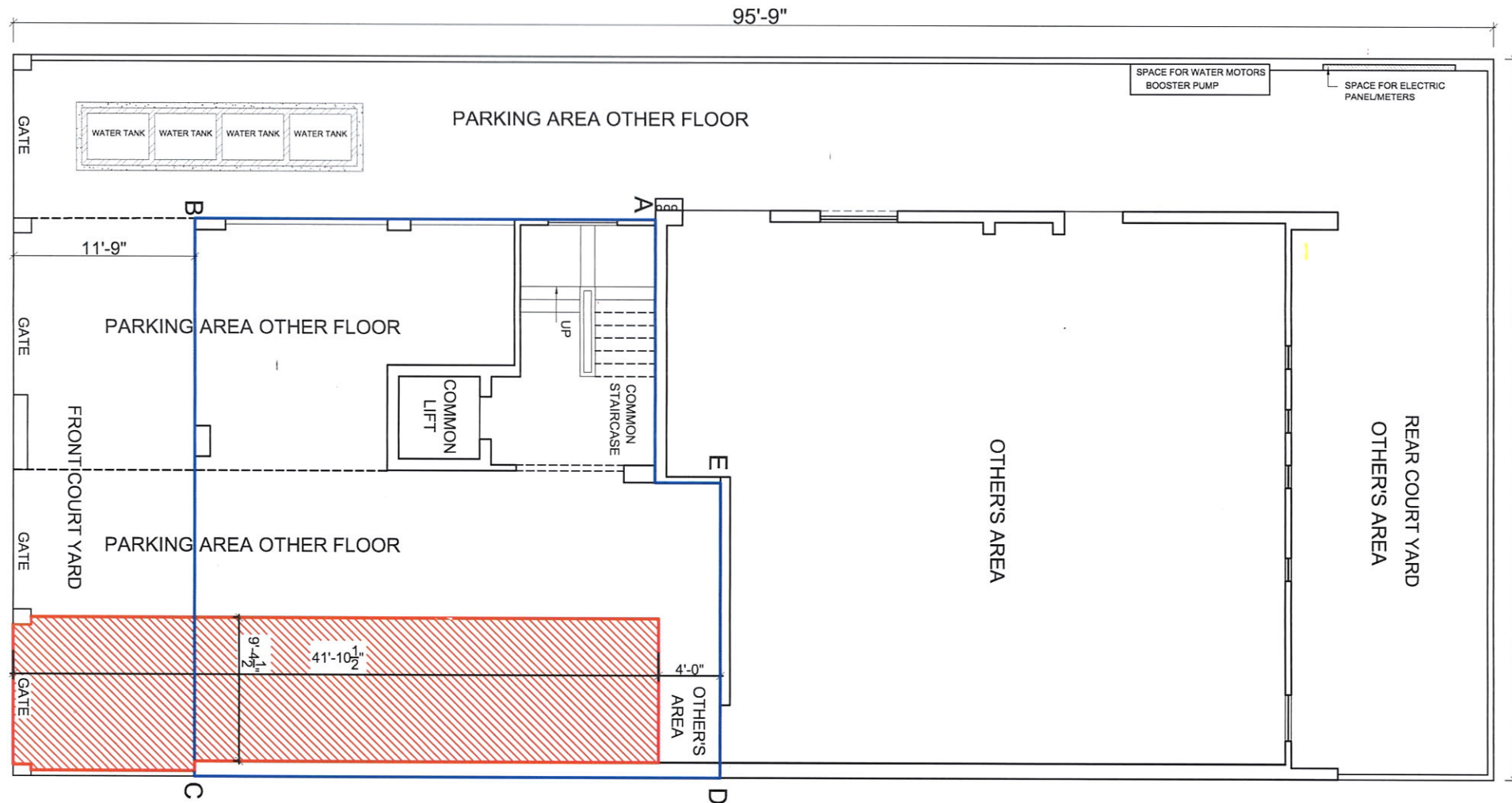
Hanuman
Director

Rani Kamal



47'-0"

ANNEXURE-'B'



PARKING PLAN

PARKING AREA FOR THIRD FLOOR MARKED IN RED



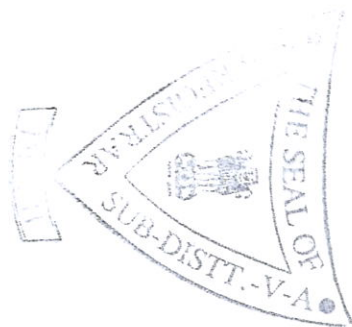
STILT PORTION AVAILABLE FOR COMMON USE TO ACCESS COMMON STAIRCASE AND COMMON LIFT SHOWN AS :-



For Kamal Developers Pvt. Ltd.

Manoj
Director

Ranjit Kamal





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

Receipt No DL1401291706455
Issue Date 01-JUN-2017 14:31
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No IN-DL88707604852084P
Purchased By RANI KAMAL KAUR
Registration Fees Paid By RANI KAMAL KAUR
Property Description B-112, SARVODAYA ENCLAVE, NEW DELHI
Purpose Article 23 Sale

Particulars	Amount (Rs.)
Registration Fee	₹ 5,00,000.00
Copying Fees	₹ 100.00
Service Charges	₹ 30.00
Service Tax @ 15 % *	₹ 4.00
Total Amount	₹ 5,00,134.00
(Rupees Five Lakh One Hundred Thirty-Four 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/>.

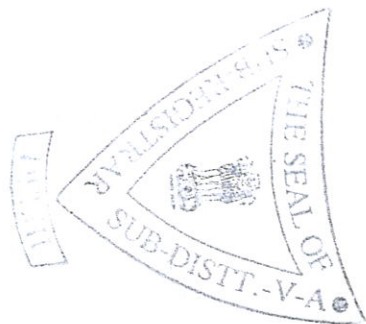


*Service Tax Registration No: AABCS1429BST002 PAN: AABCS1429B
CIN: U67190MH1986GOI040506 BANKING & FINANCIAL SERVICES
PREMISES : SHCIL House, Plot No. P-51, T.T.C. Industrial Area, MIDC, Mahape, Navi Mumbai - 400710.

For Kamal Developers Pvt. Ltd.

Kamran
Director

Pam Kamal



2-9-1917


28. 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 has signed this Sale Deed at New Delhi on the date first mentioned above in the presence of the following witnesses;

WITNESSES;


For Kamal Developers Pvt. Ltd.

1. AN 01/11D2/0002660/2012


Director
VENDOR


JAI KAR SINGH
30 KULMOHAN SINGH
2, MIDDLE POINT PORTBLAIR
744101, ANDAMAN ISLANDS


DINESH GAUR

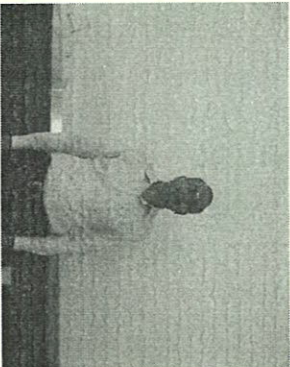

VENDEE

3/0 Mr D.R. Gaur
A-8/502, Olive Condo
Sector-5, Vasant Vihar
Ghaziabad

Drafted By;
DL No. UK-1419875048636

NARESH GUPTA (ADVOCATE)
Enroll. No. D-527/91,
R-36, GREATER KAILASH
PART-I, NEW DELHI,

Reg. No. 3142 Reg. Year 2017-2018 Book No. 1



1st Party



2nd Party



Witness

1st Party KAMAL DEVELOPERS PVT LTD TH ITS DIRECTOR MR. KAMAL CHAUDHARY

2nd Party RANI KAMAL KAUR

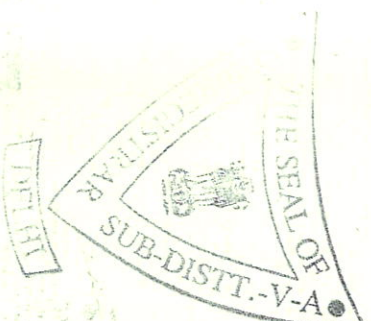
Witness JAIKAR SINGH, DINESH GAUR

Certificate (Section 60)

Registration No.3,142 in Book No.1 Vol1 No 1,826
on page 51 to 69 on this date 02/06/2017 5:33:28PM day Friday
and left thumb impressions has/have been taken in my presence.

Sub Registrar
SR V A Haus Khas
New Delhi/Delhi

Date 03/06/2017 14:57:54



179783153142