

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

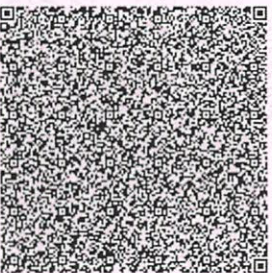
e-Stamp



सत्यमेव जयते

Certificate No.	: IN-DL887076004852084P
Certificate Issued Date	: 01-Jun-2017 12:38 PM
Account Reference	: NONACC (BK)/dlbobbk02/PASCHIM VIHAR do not use/ DL-DLH
Unique Doc. Reference	: SUBIN-DLIDLBOBBK0278241554872046P
Purchased by	: RANI KAMAL KAUR
Description of Document	: Article 23 Sale
Property Description	: B-112, SARVODAYA ENCLAVE, NEW DELHI
Consideration Price (Rs.)	: 5,00,00,000 (Five Crore only)
First Party	: KAMAL DEVELOPERS PVT LTD
Second Party	: RANI KAMAL KAUR
Stamp Duty Paid By	: RANI KAMAL KAUR
Stamp Duty Amount(Rs.)	: 20,00,000 (Twenty Lakh only)

e-Stamp LOCKED



Please write or type below this line

For Kamal Developers Pvt. Ltd.

Ranveer
Director

Ranveer

VO 0005408520

Statutory Alert:

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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.

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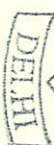


KAMAL CHAUDHARY
UID No. 83772464409
COM PAN No. AAACK1153B

B112SET-SD((M))



RANI KAMAL CHAUDHARY
UID No. 896684512187
PAN No. AFRPK9862L



SALE DEED FOR RS. 5,00,00,000/-

1.	Type of Deed	:	Sale Deed
2.	Name of Colony/Locality	:	Sarvodaya Enclave
3.	Category	:	'B'
4.	Plot Area in Sq. Yds. / Sq. Mtrs.	:	500 Sq. Yds. [or say 418.06 Sq. Mtrs. Approx.]
5.	Share in Plot transferred	:	22.5%
6.	Covered Area of Portion transferred	:	234 Sq. Mtrs. (Approx.)
7.	Covered area of entire building	:	1163 Sq. Mtrs. (Approx.)
8.	Age Factor	:	1
9.	Type of Property	:	Residential
10.	Valuation as per Circle Rates	:	
	Circle Rate of Per Sq. Mtrs. Land	=	2,30,94,500/-
a.	245520 X 22.5 100	X	418.06
	Circle Rate of Construction	Age Factor	Covered Area Under Sale
b.	17400 X 1	X	234
c.	Total	(a)	+
11.	(a) Stamp Duty	:	= 2,71,66,100/-
	(b) Corporation Tax	:	Rs. 10,00,000/-
	(c) Total Stamps	:	Rs. 20,00,000/-

For Kamal Developers Pvt. Ltd.

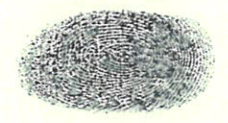
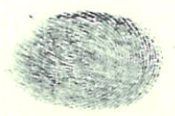
Kamal Chaudhary
Director

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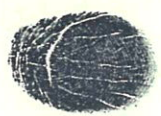
Rani Kamal



Plausary



Plausary



[Signature]

Plankard



[Signature]

This Sale Deed is executed at New Delhi on this 02nd

Induwan
Rani Kamal
day of JUNE 2017, by **M/S KAMAL DEVELOPERS PRIVATE LIMITED**, a Private Limited Company, duly incorporated under the Companies Act, 1956, having its Registered Office at A-33, Hauz Khas, New Delhi- 110016, through its Director Shri Kamal Chaudhary, duly authorised vide Resolution passed in the meeting of the Board of Directors held on 26.04.2017, hereinafter called '**THE VENDOR**' (which expression shall mean and include its successors, legal representatives, administrators, executors nominees and assigns).

IN FAVOUR OF

MRS. RANI KAMAL KAUR W/o Shri Kulmohan Singh R/o 2, Middle Point, Portblair, Andaman and Nicobar Islands-744101, hereinafter called '**THE VENDEE**' (which expression shall mean and include her legal heirs, successors, legal representatives, administrators, executors, nominees and assigns).

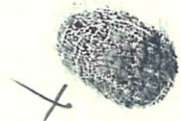
A. **WHEREAS** by virtue of Perpetual Sub-Lease Deed the President of India, through The Govt. Employees Sarvodaya Co-operative House Building Society Limited, granted unto Shri Vijay Kumar Agarwal S/o late Shri J.K. Agarwal, sub-leasehold rights in perpetuity in respect of a residential plot of land bearing No. 112, in Block 'B', measuring 500 Sq. Yds. (or say about 418 Sq. Mtrs.), situated in the colony known as Sarvodaya Enclave, New Delhi, in the Revenue Estate of Village Begumpur and Adchini, now within the limits of South Delhi Municipal Corporation (hereinafter

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For Kamal Developers Pvt. Ltd.

Induwan
Director

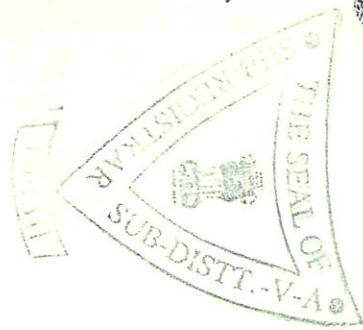
Rani Kamal



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referred to as **THE SAID PLOT OF LAND**) vide Perpetual Lease Deed dated 20.07.1968, duly registered as Document No. 6723, in Addl. Book No. 1, Volume No. 2071, on pages 29 to 35, on 11.11.1968, in the office of the Sub-Registrar, New Delhi and bounded as under;

EAST; Plot No. B-113

WEST; Plot No. B-111

NORTH; 45 Ft. Wide Road

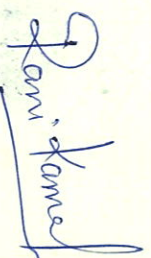
SOUTH; Plot No. B-124

B. **AND WHEREAS** thereafter the said Shri Vijay Kumar Agarwal at his own cost and out of his personal earnings and after obtaining the necessary approvals and sanctions from M.C.D., vide their Building File No. 922/B/HQ/70, dated 28.08.1970, constructed a residential building fitted with all amenities such as water, electricity and sanitary connections on the said plot of land and also obtained Completion Certificate thereof from M.C.D. (The said plot of land alongwith super-structure standing thereon are hereinafter collectively referred to as **THE SAID PROPERTY**, which expression shall include all improvements, additions and alterations subsequently made therein or thereto as well as all fixtures and fittings contained therein and the benefit of all water, electricity, power and sewerage connections therein and deposits related thereto).

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For Kamal Developers Pvt. Ltd.


Director


Kamal

Deed Name SALE

Deed Related Detail

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil	SR V A Hauz Khas	Building Type	
Village/City	Sarvodya Enclave	Property Type	Residential
Place (Segment)	Sarvodya Enclave		
Property Address	House No.: B-112 SARVODAYA ENCLAVE, Road No.: Sarvodya Enclave		
Area of Property	34.00 Sq.Meter		

Money Related Detail

Consideration Amount	50,000,000.00 Rupees	Stamp Duty Paid	2,000,000.00 Rupees
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Value of Registration Fee	500,000.00 Rupees	Pasting Fee	100.00 Rupees
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This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt

S/o W/o

R/o

KAMAL DEVELOPERS PVT LTD TH
ITS DIRECTOR MR. KAMAL

NA

A-33, HAUZ KHAS, NEW DELHI

in the office of the Sub Registrar, Delhi this 02/06/2017 2:12:28 PM day Friday

between the hours of

Signature of Presenter

Registrar/Sub Registrar
SR V A Hauz Khas
Delhi/New Delhi

Execution admitted by the said Shri / Ms.

KAMAL DEVELOPERS PVT LTD TH ITS DIRECTOR MR. KAMAL CHAUDHARY

and Shri / Ms.

RANI KAMAL KAUR

Who is/are identified by Shri/Smt/Kan: JAIKAR SINGH S/o W/o D/o SH. KULMOHAN SINGH R/o 2, MIDDLE POINT
PORTBLAIR, AND
and Shri/Smt./Km DINESH GAUR S/o W/o D/o SH. D. R. GAUR R/o A-8/502, ALIVE COLONY, SEC-5, VASUNDHARA,
GHAZIABAD UP

(Marginal Witness). Witness No. 11 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) Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 50,000,000.00 Five Crore Only
The Balance of entire consideration of Rs. _____ Rupees _____ has been paid to the

Vendor(s)/Mortgagor(s) by. Sh./Ms. RANI KAMAL KAUR

S/o, W/o, SH. KULMOHAN SINGH

R/o 2, MIDDLE POINT PORTBLAIR, ANDAMAN AND NICOBAR

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

Date 02/06/2017 15:14:52

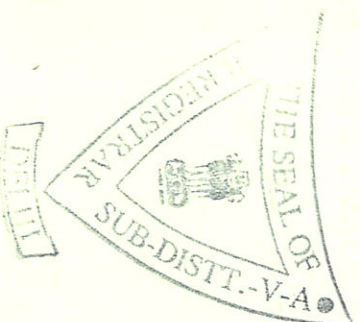
Registrar/Sub Registrar
SR V A Hauz Khas
Delhi/New Delhi

C. **AND WHEREAS** the said Shri Vijay Kumar Agarwal also got the sub-leasehold rights in respect of the said plot of land converted into freehold in his own name, from the President of India, through Delhi Development Authority, vide Conveyance Deed dated 11.05.2000, duly registered as Document No. 6730, in Addl. Book No. 1, Volume No. 258, on pages 72 to 73, on 12.05.2000, in the office of the Sub-Registrar, New Delhi.

D. **AND WHEREAS** the said Shri Vijay Kumar Agarwal sold and transferred the Said Property to M/s Kamal Developers Private Limited [the VENDOR herein], vide Sale Deed dated 19.02.2016, duly registered as Document No. 907, in Book No. 1, Volume No. 1318, on pages 161 to 174, on 19.02.2016, in the office of the Sub-Registrar-VA, Hauz Khas, New Delhi.

E. **AND WHEREAS** the said property has been duly mutated in the name of the VENDOR herein, in the records of S.D.M.C., as owner, vide their Letter No. Tax/Mut./Dy.A&C/SZ/2016/1536, dated 24.02.2016.

F. **AND WHEREAS** thereafter, the VENDOR after demolishing the existing structure, re-developed and re-constructed a new residential building on the said plot of land, comprising of Basement, Stilt, Ground Floor, First Floor, Second Floor and Third Floor with terrace thereabove, with its own cost and expenses, after getting the building plan sanctioned from S.D.M.C. vide their Letter No. 06/OL/SP/BIU/HQ/SDMC/2016/D/22/AE-II, dated 03.03.2016 and also obtained the Completion Certificate thereof from S.D.M.C., vide their Letter No. 566/CC/B-I/ SZ/16, dated 23.12.2016.

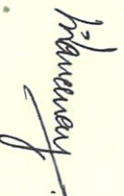


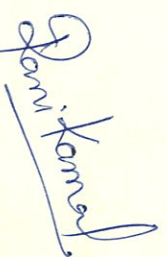
G. **AND WHEREAS** in the manner aforesaid, the VENDOR became the sole, absolute and exclusive owner of the said property, which is the exclusive property of the VENDOR and the VENDOR has full right, absolute authority to sell, dispose off and transfer the portion under sale in whole or in parts and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

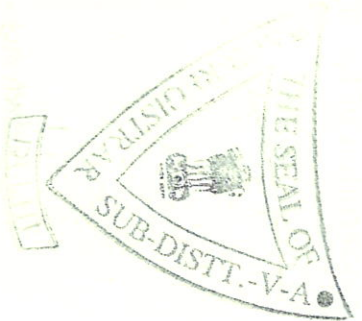
H. **AND WHEREAS** the VENDOR has agreed to sell, convey, transfer and assign to the VENDEE and the VENDEE has agreed to purchase the Entire Third Floor of the Said Property, comprising of Four Bed Rooms with attached Toilets, One Drawing cum Dining Room, Kitchen, Entrance Lobby, Family Lounge, Passage, One Store, One Powder Room AND ALSO a Part of Terrace above Third Floor unit of the said property, measuring 1620 Sq. Ft. (Approx.) *(fully shown in Green Colour in the plan annexed herewith as Annexure-A)*, Exclusive right to park Cars through independent gate in a part of Stilts Area and a Part of the Front Courtyard *(both fully shown in Red Colour in the plan annexed herewith as Annexure-B)*, alongwith 22.5% undivided, indivisible and impartible ownership rights in the said plot of land measuring 500 Sq. Yds. (or say about 418 Sq. Mtrs.), bearing No. B-112, situated at Sarvodaya Enclave, New Delhi, with all rights, title and interest, easements, privileges and appurtenances thereto, with all fittings, fixtures, connections, structure standing thereon, with right to use the main staircase, common lift and other common facilities and amenities provided in the said property, hereinafter referred to as **THE SAID PORTION OF THE SAID PROPERTY** for a total consideration of Rs. 5,00,00,000/- (Rupees Five Crores Only).

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For Kamal Developers Pvt. Ltd.


Director


Kamal



NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in consideration of the sum of Rs. 5,00,00,000/- (Rupees Five Crores Only), which has been received by the VENDOR from the VENDEE, in the following manner;

Amount in Rupees	Payment Mode	Number	Dated	Drawn on
25,00,000/-	RTGS	SYNBR92 01705020 0412672	02.05.2017	Syndicate Bank, Port Blair A & N Islands,
4,70,00,000/-	P.O.	850337	02.06.2017	ICICI Bank Limited,
5,00,000/-	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 1% of the total sale consideration, as required under the relevant provisions of the Income Tax Act, 1961 and rules framed thereunder);			

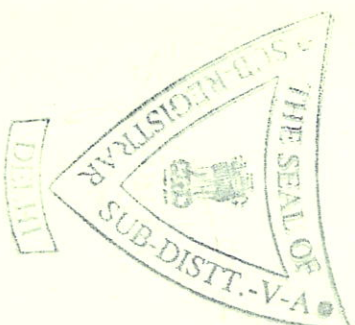
the receipt of which the VENDOR hereby admits and acknowledges, in full and final settlement, the VENDOR doth hereby grant, convey, sell, transfer and assign all its rights, titles and interests in the SAID PORTION OF THE SAID PROPERTY, fully described above, together with 22.5% undivided indivisible and impartible ownership rights in the said plot of land measuring 500 Sq. Yds. to the VENDEE, on the terms and conditions herein

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For Kamal Developers Pvt. Ltd.

Director

Director



Contained, provided that nothing herein stated shall confer or deemed to have conferred upon the VENDEE exclusively any right or title to the common staircase, common lift, sewers, letter boxes and other common facilities / amenities to the exclusion of the VENDOR and/ or the VENDEE and/or the owners/ occupants of the other units of the said building.

2. 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.

3. 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 and enjoy the same as absolute owner without any hindrance or objection by the VENDOR or any other person claiming under the VENDOR.

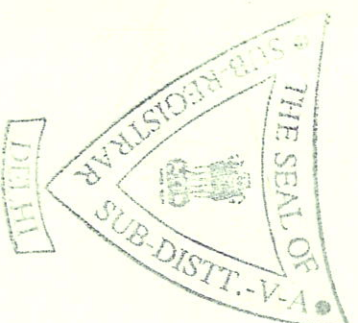
4. That the VENDOR hereby assures the VENDEE that the VENDOR has neither done nor been party to any act whereby the VENDOR's rights and title to the SAID PORTION OF THE SAID PROPERTY may in any way be impaired or whereby the VENDOR may be prevented from transferring the SAID PORTION OF THE SAID PROPERTY.

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For Kamal Developers Pvt. Ltd.


Director


David Kameel



5. 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.

6. That the VENDOR assures the VENDEE that the SAID PORTION OF THE SAID PROPERTY is free from all kinds of encumbrances such as as prior sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction, Will, Trust, Exchange, Lease, loan, surety, security, stay order, legal flaws, claims, prior Agreement to Sell etc. and if it is ever proved otherwise, 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.

7. That the VENDEE can get the SAID PORTION OF THE SAID PROPERTY mutated in her own name in the records of M.C.D./S.D.M.C. and other concerned authorities on the basis of this sale deed or its certified true copy.

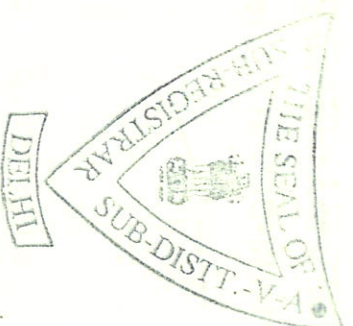
8. That the house tax, water and electricity charges and other dues and demands if any payable in respect of the SAID PORTION OF THE SAID PROPERTY shall be paid by the VENDOR upto the date of handing over the possession to the VENDEE and thereafter the VENDEE will be responsible for the payment of the same.

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For Kamal Developers Pvt. Ltd.


Director





9. That the VENDOR has provided a separate Three Phase electric meter of 11 KW load, a separate water connection and also separate overhead and underground water tanks for the exclusive use of the owner (s)/ occupant (s) of the SAID PORTION OF THE SAID PROPERTY.

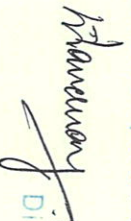
10. That the sale consideration includes the consideration for electricity and water connections and the security deposits made with the said departments. The VENDEE is fully entitled to get the existing electricity and water connections transferred in her favour alongwith the security deposit with Electricity and Water Departments etc.

11. That no common parts of the building will be used by the VENDEE or other owners/ occupants of the said building for keeping/ chaining pets, dogs, birds or for storage of cycles, motor cycles nor the common areas shall be blocked in any manner.

12. That the VENDEE shall use the SAID PORTIONS OF THE SAID PROPERTY for residential purpose only and shall not do or cause nuisance or hindrance to the peaceful enjoyment of respective units/flats of other buyers/occupants of the building. The VENDEE shall also not do or cause to be done anything in the premises/building which is contrary to laws, rules, bye-laws, regulations, notifications issued by any authority established by law. Internal courtyards/ shafts shall not be treated as storage spaces and nothing will be done so as to stop light/ ventilation of other floors.

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For Kamal Developers Pvt. Ltd.


Director


Kamal

