

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date: 15/11/2022

Certificate No. G002022K3478

GRN No. 96323022



Stamp Duty Paid: ₹ 596000

Penalty: ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Raunaq Kapoor

H.No/Floor: H8

Sector/Ward: Na

LandMark: Road no 85 punjabi bagh west

City/Village: Delhi

District: Delhi

State: Delhi

Phone: 97*****66



Buyer / Second Party Detail

Name: Gauri Sapra

H.No/Floor: M187

Sector/Ward: Na

LandMark: Gf greater kailash ii

City/Village: Delhi

District: Delhi

State: Delhi

Phone: 97*****66

Purpose: Sale Deed of Unit No 513

9734
25/11/2022



The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

1. Type of Deed	:	Sale Deed
2. Village / City Name & Code	:	Sector 47 & 50, Gurgaon
3. Segment/ Block Name & Code	:	Good Earth City Centre
4. Type of Property	:	Office Space
5. Super Area	:	1806.00 Sq. Ft
6. Unit No.	:	513, 5 th Floor
7. Transaction Value	:	Rs. 1,19,19,600/-
8. Stamp duty	:	Rs.5,96,000/-
9. Stamp GRN No.	:	96323022
10. Registration & Pasting Fee	:	Rs.50,010/-
11. Registration fee GRN No.	:	96323763

THIS SALE DEED IS MADE AND EXECUTED AT BADSHAHPUR DISTT GURUGRAM ON THIS 25TH DAY, NOVEMBER 2022,

BY:-

Mr. RAUNAQ KAPOOR (Aadhaar 9144 5792 1857 & PAN AYIPK8858N) SON OF MR. RAJIV KAPOOR RESIDENT OF H. NO. 8, ROAD NO. 85, PUNJABI BAGH WEST, NEW DELHI – 110026 (Hereinafter referred to as the "Vendor" which expression shall unless repugnant to the context or meaning thereof, be deemed to include her heirs, executors, administrators, legal representatives, successors and assigns) of the **ONE PART.**

(Handwritten signatures)

प्रलेख क्र.:9734

मुद्रण दिनांक 25/11/2022 11:27 AM

पंजीकरण दिनांक:25-11-2022

वसीका संबंधी विवरण

वसीका का नाम SALE OF APARTMENT NON-RESIDENTIAL URBAN AREA WITHIN MC

तहसील/सब-तहसील- बादशाहपुर

गांव/शहर- लाईसेंस कालोनी

स्थित- Licence Colony

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

पंजीकृत कॉलोनी

पता : 513 5TH FLOOR GOOD EARTH CITY CENTRE SECTOR 47 AND 50 GURUGRAM

धन संबंधी विवरण

राशि- 11919600 रुपये

कुल स्टाम्प शुल्क- 595980 रुपये

स्टाम्प नं- G002022K3478

स्टाम्प का मूल्य- 596000 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये

EChallan:96323763

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- Ram Niwas Malik Adv

सेवा शुल्क- 200

भवन का विवरण

Office/IT DLF, SE etc

1806 Sq.Feet

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- ICBNDNH30

प्रॉपर्टी नं-

मालिक- Raunaq Kapoor

पता- 513, Vacant, Raunaq Kapoor, A1, Malibu Town, Omaxe City, Omaxe City, 122018

यह प्रलेख आज दिनांक 25-11-2022 दिन शुक्रवार समय 11:27:00 AM बजे श्री/श्रीमती/कुमारी RAUNAQ KAPOOR पुत्र RAJIV KAPOOR निवास N DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

हस्ताक्षर प्रस्तुतकर्ता

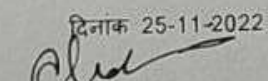
 RAUNAQ KAPOOR

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

उप/संयुक्त पंजीयन अधिकारी
 (बादशाहपुर)

दिनांक 25-11-2022

 RAUNAQ KAPOOR

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी GAURI SAPRA पत्नी SAKAIT CHAUDHARY हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी BABLOO पिता KHAYALI RAM निवासी SEC 50 GGN व श्री/श्रीमती/कुमारी ADITYA SINGH पिता MAHIPAL SINGH निवासी GGN ने की।

साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 25-11-2022

उप/संयुक्त पंजीयन अधिकारी
 (बादशाहपुर)

IN FAVOUR OF

Ms. GAURI SAPRA (AADHAAR 5110 3302 8800 & PAN ASRPS9719H) WIFE OF **MR. SAKAIT CHAUDHARY** RESIDENT OF M-187, GROUND FLOOR, GREATER KAILASH-II, NEW DELHI-110048 (Hereinafter referred to as the "**Vendee**" which expression shall unless repugnant to the context or meaning thereof, be deemed to include her heirs, executors, administrators, legal representatives, successors and assigns) of the **OTHER PART**

WHEREAS the M/s Endure Realty Private Limited having its Registered Office at 41-A, Ring Road, Lajpat Nagar IV, New Delhi 110024 is the lawful owner of the Plot being all that part and parcel of the undivided land measuring 2.723 acres situated on Sector 47 & 50 road, Malibu Towne, Gurgaon falling in Revenue Estate of Fatehpur and Adampur, Tehsil & District Gurgaon, by virtue of Sale Deed dated 11th June 2008 and dated 13th October 2010 executed by M/s Malibu Estate Private Limited. The said Sale Deed is duly registered with the Office of the Registrar, Gurgaon as Document No. 6508 in Additional Book No. I, Volume No. 832 at Page Nos. 52 to 53 on 11/06/2008 and Document No. 19658 in Additional Book No. I, Volume No. 832 at Page Nos. 52 to 53 on 13/10/2010;

AND WHEREAS M/s Malibu Estate Private Limited had obtained license from Director, Town & Country Planning, Haryana, under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules made there under.

AND WHEREAS M/s Endure Realty Private Limited having its Registered Office at 41-A, Ring Road, Lajpat Nagar IV, New Delhi 110024 has developed the said Plot and constructed the Complex by the name and style of "**Good Earth City Centre**" situated in Sector 47 & 50 Road, Malibu Towne, Gurgaon (Haryana) consisting of shops, offices, commercial spaces and basement for parking and other services etc., common area and facilities in accordance with the Sanctioned Building Plans.

AND WHEREAS the **VENDOR** had purchased Office Space bearing Unit No. 513 on Fifth Floor having super area of 1806.00 sq.ft. in the said complex on ownership basis from M/s Endure Realty Private Limited as per Space Buyer Agreement dated 22 June 2015 and Conveyance Deed dated October 01st, 2015 bearing registration number 16300.

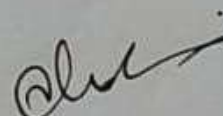
AND WHEREAS by virtue of the aforesaid Conveyance Deed the **VENDOR** is the absolute owner and in possession of the said property.

AND WHEREAS the **VENDEE** having evaluated, understood and satisfied itself about the rights of **VENDOR** in the said Property, permissible usage, plans, designs, specifications, quality of construction, etc. of the said Property, has approached the **VENDOR** and expressed its desire to purchase the rights and interest of **VENDOR** in the said Property.

The **VENDOR** has agreed to transfer all its rights and interests in the above said property to the **VENDEE** and the **VENDEE** has also agreed to purchase the rights and interests of **VENDOR** in said property on the following terms and conditions of this Sale Deed: -

NOW THEREFORE, THIS AGREEMENT TO SELL HEREBY RECORDS THE UNDERSTANDING AND AGREEMENT OF THE PARTIES AND WITNESSETH AS BELOW:

1. That the total sale Consideration of the said property payable by the **VENDEE** to the **VENDOR** has been agreed and fixed by and between the parties at a sum of **Rs. 1,19,19,600/- (Rupees One Crore**



Reg. No.

Reg. Year

Book No.

9734

2022-2023

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- RAUNAQ KAPOOR

क्रेता :- GAURI SAPRA

गवाह 1 :- BABLOO

गवाह 2 :- ADITYA SINGH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9734 आज दिनांक 25-11-2022 को बही नं 1 जिल्द नं 574 के पृष्ठ नं 174 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 207 के पृष्ठ संख्या 94 से 97 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 25-11-2022

उप/सयुक्त पंजीयन अधिकारी(बादशाहपुर)

and Nineteen Lacs Nineteen Thousand Six Hundred Only), calculated at the rate of Rs 6600/- (Rupees Six Thousand and Six Hundred Only) per square foot of Super Area of the said Property, which is paid by the Vendee to the Vendor details given as under.

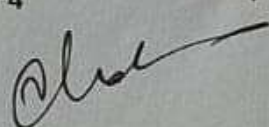
Date	Ch. No. / RTGS	Drawn Bank	Amount
02.11.2022	069362	Bank of India	5,00,000.00
04.11.2022	UTR No. ICICR12022110402910049	ICICI Bank	25,00,000.00
05.11.2022	UTR No. ICICR12022110502914223	ICICI Bank	25,00,000.00
07.11.2022	UTR No. ICICR12022110702919865	ICICI Bank	25,00,000.00
09.11.2022	UTR No. ICICR12022110902928966	ICICI Bank	27,00,000.00
10.11.2022	UTR No. ICICR12022111002934777	ICICI Bank	11,00,404.00
	TDS		1,19,196.00
	Total		1,19,19,600.00

The Vendor hereby admits and acknowledged receipts of the aforesaid amount.

2. That in addition to the above sale consideration, the VENDEE shall also pay the maintenance & service charges payable separately to the maintenance agency. The VENDEE shall also undertake to pay any other applicable charges/ taxes directly to the developer for the effective enjoyment of the said property.

It would be the obligation of VENDOR to provide all assistance as may be required for effective transfer of the ownership of property in favor of VENDEE in the records of Maintenance Agency. The VENDEE shall be bound by all the terms and conditions of the Conveyance Deed dated October 01st, 2015 bearing registration number 16300.

3. Upon execution of this Sale Deed of said Property in favour of VENDEE, the VENDEE shall be solely responsible for all amounts payable to the Maintenance Agency as well as charges, taxes, levies, fees etc. payable to competent authorities with respect to said Property.
4. That the VENDOR has handed over all original documents & papers relating to the said property to the VENDEE.
5. That the VENDOR assures the VENDEE that the above said property is free from all sorts of encumbrances such as prior sale, gift, loan, mortgage, lien court order, attachments, decree, acquisition and requisitions and if proved otherwise the VENDOR will make good the loss suffered by the VENDEE. The VENDOR also assures that the said property is free from all sorts of disputes, litigations, court injunctions and the VENDOR being absolute and undisputed owner of the same is competent to enter into this agreement and if proved otherwise, the VENDOR will indemnify the VENDEE of all losses suffered by it from its movable and immovable properties. The VENDEE shall indemnify, defend and hold harmless the VENDOR, against any and all losses, liabilities, claims,



damages, costs and expenses, direct or indirect, which may be incurred by the VENDOR as a result of breach of any terms of this Agreement to Sell by the VENDEE.

6. The VENDEE shall deduct 1% of Total Sale Consideration as TDS at the time of payment of Balance Sale Consideration, for which VENDEE shall issue TDS certificate to VENDOR forthwith.
7. The VENDEE hereby assures, represents and covenants to the VENDOR that it has full power to execute and deliver this Agreement and to consummate performance of the transaction contemplated herein, and is duly authorized to do so. Further, the VENDEE is not precluded by the terms of any contract/agreement/instrument from entering into this Agreement or the consummation of the transaction contemplated in this Agreement.
8. That in case the VENDEE infringes or violates any of the terms and conditions of this Agreement, the other party shall be fully entitled to get the contract enforced by suit of specific performance through the law courts of competent jurisdiction at Gurgaon, at the costs & expenses of the defaulting party.
9. All cost and expenses for execution of the Sale Deed including applicable stamp duty and registration charges for transfer of the said Property shall be borne solely by the VENDEE.

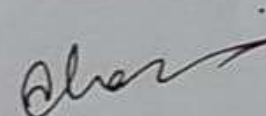
IN WITNESSES WHEREOF, the VENDOR and the VENDEE above named have signed and executed this Agreement after reading and understanding its contents with sound mind and without any influence of anybody else on them at Gurgaon, in the presence of following witnesses.

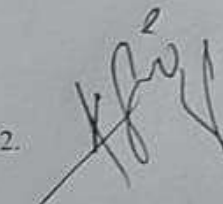
WITNESSES: -

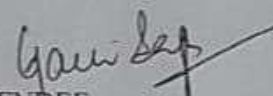
DRAFTED BY

RAM NIWAS ADVOCATE
DIST COURT GURUGRAM (HR.)

1. Babloo sp. Sh. Khyali Ram
No 211 Second Floor.
Good Earth City Centre
Sec-50, Gurgaon


VENDOR

2. 
Aditya Singh
Sp. Sh. Mahipal Singh
No 11-85 First Floor,
Residency Green Greenwood City
Gurgaon


VENDEE