

5634

1

Sale of Immovable Properties



Indian-Non Judicial Stamp Haryana Government



Date : 08/01/2021

Certificate No. G0H2021A2492



Stamp Duty Paid : ₹ 230100

(Rs. Only)

GRN No. 70989337



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Praveen kumar Gaurabathini Huf

H.No/Floor : Sf/2

Sector/Ward : Na

LandMark : Konark oasis alwar by pass

City/Village : Bhiwadi

District : Alwat

State : Rajasthan

Phone: 95*****01

Others : Through its karta praveen kumar gaurabathini



Buyer / Second Party Detail

Name : Pratap technocrats Private Limited

H.No/Floor : B/21

Sector/Ward : Na

LandMark : Shakti bhawan sivaji godara colony

City/Village : Khatipura

District : Jaipur

State : Rajasthan

Phone : 95*****01

Purpose : Sale Deed

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

- | | |
|-----------------------------------|--|
| 1. Type of Deed | : SALE DEED |
| 2. Segment/Block Name & Code | : "Spaze I Tech Park" Sector-49, Gurugram |
| 3. Type of Property | : in Village Tikri & Ghasola Distt. Gurugram |
| | : IT Office Premises bearing No.OF-1046 |
| | : on 10 th Floor |
| 4. Super Area | : 498 Sq.Ft. |
| 5. Transaction Value | : Rs.29,88,000/- |
| 6. Stamp Duty | : Rs.2,30,100/- |
| 7. Challan GRN No. & Date | : GRN No.70989337 dated 06-01-2021 |
| 8. Stamp Certificate No. & Date | : G0H2021A2492 dated 08-01-2021 |
| 9. Stamp issued by | : Indian-Non Judicial Stamp Haryana |
| | : Government, Online |
| 10. Registration Fees Challan No. | : GRN No.70994126 dated 06-01-2021 |
| | : For Rs.20,005/- |
| 11. Commercial or Residential | : Commercial |
| 12. MCG Property ID | : 248C25UA1P269 |

Praveen Kumar Gaurabathini (HUF)

Karta

प्रलेख नः 5634

दिनांक: 11-01-2021

डीड संबंधी विवरण	
डीड का नाम SALE OF APARTMENT NON-RESIDENTIAL URBAN AREA WITHIN MC	
तहसील/सब-तहसील बादशाहपुर	गांव/शहर लाईसेंस कालोनी
स्थित Shopping mall on Sohna road	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत कालोनी
पता : Spaze I Tech Park	
भवन का विवरण	
Office/IT DLF, SLeic	498 Sq. Feet
धन संबंधी विवरण	
राशि 3286800 रुपये	कुल स्टाम्प ड्यूटी की राशि 230076 रुपये
स्टाम्प नं : g0h2021a2492	स्टाम्प की राशि 230100 रुपये
रजिस्ट्रेशन फीस की राशि 20000 रुपये	EChallan: 70994126
पेस्टिंग शुल्क 3 रुपये	
Drafted By: Nitish Sharma Adv.	
Service Charge: 200	

यह प्रलेख आज दिनांक 11-01-2021 दिन सोमवार समय 2:39:00 PM बजे श्री/श्रीमती/कुमारी Praveen Kumar Gaurabathini HUF thru Praveen Kumar gaurabathini OTHER पुत्र . निवास SF-2 Konark Oasis, Bhiwadi Khanpur Alwar Rajasthan द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
Praveen Kumar Gaurabathini HUF

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

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।

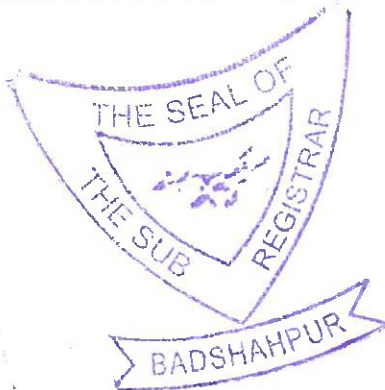
दिनांक 11-01-2021
Praveen Kumar Gaurabathini HUF

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी Pratap Technocrats P. Ltd. thru Devendra Singh Shekhawat OTHER पुत्र . 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 Nitish Sharma पिता --- निवासी Adv Gurugram व श्री/श्रीमती/कुमारी Abhishek Batra पिता Mohan Lal Batra निवासी E4, UGF, Adarsh Nagar Delhi के की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 11-01-2021

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)



Name of VENDOR		
Mr. Praveen Kumar Gaurabathini HUF through its Karta Praveen Kumar Gaurabathini		
Aadhaar Card of Karta	Pan Card of HUF	Mobile No.
6276 2221 0958	AAMHP3445E	9811847639 9212881521
Name of VENDEE		
M/s Pratap Technocrats Private Limited, through its authorized signatory Mr. Devendra Singh Shekhawat S/o Mr. Pratap Singh Shekhawat		
Aadhaar Card of authorized person	Pan Card of the company	Mobile No.
9620 5427 9617	AAICP3621R	9828022300

SALE DEED

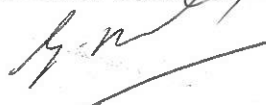
THIS SALE DEED IS MADE AT GURUGRAM ON THIS 11th DAY OF January 2021 by **Mr. Praveen Kumar Gaurabathini HUF** through its Karta **Praveen Kumar Gaurabathini S/o Mr. Sambaiha Gourabathini R/o SF-2, Konark Oasis, Alwar By pass, Bhiwadi, Khanpur, Distt. Alwar Rajasthan-301018,** (hereinafter called the VENDOR) which expression shall unless opposed to the context hereof include its heirs successors, survivors, administrators, executors, legal representatives and assigns of the ONE PART.

IN FAVOUR OF

M/s Pratap Technocrats Private Limited, having its registered office at B-21, Shakti Bhawan, Sivaji Godara Colony, Khatipura, Jhotwara, Jaipur-302012, (Rajasthan) through its authorized signatory **Mr. Devendra Singh Shekhawat S/o Mr. Pratap Singh Shekhawat R/o House No.300, Hanuman Nagar Ext. Sita Marg, Sirsi Road, Vaishali Nagar, Jaipur, Rajasthan-302021** vide Company board resolution dated **02-12-2020**, (hereinafter called the VENDEE) which expression shall unless opposed to the context hereof include its heirs successors, survivors, administrators, executors, legal representatives and assigns of the OTHER PART.

WHEREAS the above said VENDOR is absolute owner and in possession Unit/IT Office Premises/Space bearing No.OF-1046, on Tenth Floor, Tower A1, having its Super Area of 498 Sq.Ft. situated in the multi-storeyed Information Technology Park, known as "Spaze I Tech Park," Sector-49, Gurugram, on Gurugram-Sohna Road, Distt. Gurugram, forming part of revenue estate of Village Tikri & Ghasola, Tehsil Badshahpur Distt. Gurugram, Haryana, alongwith undivided and impartible proportionate share in the land underneath the said building in which the said premises is situated together with right to use

Praveen Kumar Gaurabathini (HUF)


Karta

Reg. No.

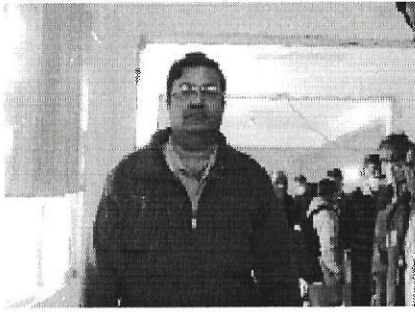
Reg. Year

Book No.

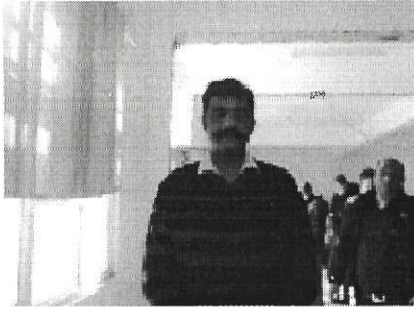
5634

2020-2021

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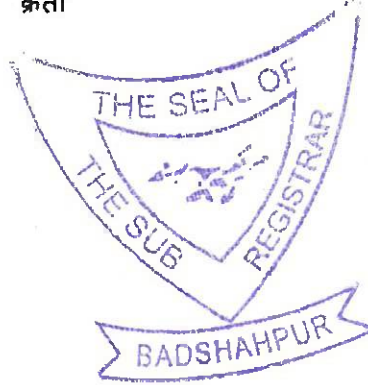
विक्रेता



क्रेता



गवाह



[Signature]

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- thru Praveen Kumar gaurabathini OTHER Praveen Kumar Gaurabathini
HUF _____

क्रेता :- thru Devendra Singh Shekhawat OTHER Pratap Technocrats P
Ltd. _____

गवाह 1 :- Nitish Sharma *[Signature]*

गवाह 2 :- Abhishek Batra *[Signature]*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5634 आज दिनांक 11-01-2021 को बही नं 1 जिल्द नं 56 के पृष्ठ नं 49.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1154 के पृष्ठ संख्या 93 से 96 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 11-01-2021

[Signature]
उप/सयुंक्त पंजीयन अधिकारी(बादशाहपुर)

all ways, paths, passages, right, liberties, privileges and easements appurtenant thereto, and the said building bounded as under:-

EAST : Residential Society WEST : Sohna Road

NORTH : Universal Tower SOUTH : Omaxe Mall

by way of Conveyance Deed **Vasika No.17757 dated 17-10-2014** registered in the office of Sub-Registrar, Gurugram, (Haryana), purchased from **M/s Spaze Towers Pvt. Ltd., Pan No.AACCK8088R**, (formerly known as K.S. Estate Developers and Promoters Pvt. Ltd.) having its registered office at A-307, Ansal Chambers-1, 3 Bhikaji Cama Place, New Delhi-110066 (hereinafter called the property).

That I/we (VENDEE) have seen the original documents of the above said property and I/we have also verified that the VENDOR is the absolute/legal owner and in possession of the above said property.

AND WHEREAS the above said property transferred herein is free hold and free from all encumbrances, claims, demands, liens, mortgages, any loan from Bank and Financial institution, Court Decrees, litigations, prior sales, agreement to sell, gift, court attachments, Transfer deed etc. and has also assured the VENDEE that the above said property is not subject matter of the any family arrangement, will, relinquishment deed and oral transfer.

AND WHEREAS the VENDOR has further assured the VENDEE that its has not entered into any agreement to sell in favour of any other third party relating to the aforesaid property.


AND WHEREAS the above said property is self acquired property of the VENDOR and the VENDOR has good title & absolute authority to sell and transfer the above said property. None else has any right title or interest in the said property.


AND WHEREAS the VENDOR herein due to some legal needs and commitments decided to sell the above said property and the VENDEE herein agreed to purchase the same.

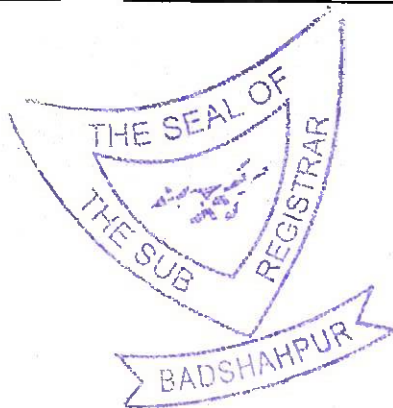
Praveen Kumar Gaurah (HUF)



Karta

DDO Code: 0368	E - CHALLAN		Candidate Copy
Government of Haryana			
Valid Upto: 13-01-2021 (Cash) 07-01-2021 (Chq./DD)	 * 0 0 7 0 9 9 4 1 2 6 *		
GRN No.: 0070994126	Date: 06 Jan 2021 13:50:47		
Office Name: 0368-NAIB TEHSILDAR BADSHAHPUR			
Treasury: Gurgaon			
Period: (2020-21) One Time			
Head of Account		Amount ₹	
0030-03-104-99-51 Fees for Registration		20000	
0030-03-104-97-51 Pasting Fees		5	
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		20005	
₹ Twenty Thousands Five Rupees			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: M s Pratap Technocrats Private			
Address: B 21 Shakti Bhawan Sivaji Godara Colony Khatipura Jhotwara Jaipur 302012			
Particulars: Registration and Pasting Fees			
Cheque-DD- Detail:			
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No: CPAANRVNM6			
Payment Date: 06/01/2021			
Bank: SBI Aggregator			
Status: Success			

DDO Code: 0368	E - CHALLAN		AG/ Dept Copy
Government of Haryana			
Valid Upto: 13-01-2021 (Cash) 07-01-2021 (Chq./DD)	 * 0 0 7 0 9 9 4 1 2 6 *		
GRN No.: 0070994126	Date: 06 Jan 2021 13:50:47		
Office Name: 0368-NAIB TEHSILDAR BADSHAHPUR			
Treasury: Gurgaon			
Period: (2020-21) One Time			
Head of Account		Amount ₹	
0030-03-104-99-51 Fees for Registration		20000	
0030-03-104-97-51 Pasting Fees		5	
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		20005	
₹ Twenty Thousands Five only			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: M s Pratap Technocrats Private			
Address: B 21 Shakti Bhawan Sivaji Godara Colony Khatipura Jhotwara Jaipur 302012			
Particulars: Registration and Pasting Fees			
Cheque-DD- Detail:			
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No: CPAANRVNM6			
Payment Date: 06/01/2021			
Bank: SBI Aggregator			
Status: Success			



* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

**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 above said property and the VENDEE has agreed to purchase the same for a sum of **Rs.29,88,000/- (Rupees Twenty Nine Lakh and Eighty Eight Thousand Only)** which is paid by the VENDEE to the VENDOR as under:-

Rs.2,98,800/- Vide Cheque No.516970 dated 18-11-2020 drawn on ICICI Bank, in favour of Vendor Mr. Praveen Kumar Gaurabathini HUF.

Rs.22,63,066/- Vide Cheque No.054690 dated 07-01-2021 drawn on ICICI Bank, in favour of Vendor Mr. Praveen Kumar Gaurabathini HUF.

Rs.4,26,134/- Vide D.D. No.516647 dated 06-01-2021 drawn on ICICI Bank, in favour of Vendor Mr. Praveen Kumar Gaurabathini HUF.
2. That the VENDOR being of sound mind by free will without any pressure do herein grants, conveys and transfer all **its** rights, title and interest in the above said **Unit/IT Office Premises/Space bearing No.OF-1046, on Tenth Floor, Tower A1, having its Super Area of 498 Sq.Ft.** situated in the multi-storeyed Information Technology Park, known as "**Spaze I Tech Park,**" **Sector-49, Gurugram,** on Gurugram-Sohna Road, Distt. Gurugram, forming part of revenue estate of **Village Tikri & Ghasola,** Tehsil Badshahpur Distt. Gurugram, Haryana, alongwith undivided and impartible proportionate share in the land underneath the said building in which the said premises is situated together with right to use all ways, paths, passages, right, liberties, privileges and easements appurtenant thereto, unto the VENDEE herein.
3. That the proprietary possession of the said property hereby conveyed has been delivered to the VENDEE at the spot who has become the absolute owner in proprietary possession of the same and absolute ownership in the said property without any hindrance, claims, demands by the VENDOR or **its** heirs etc.
4. That all the expenses for the Registration, Stamping, Engrossing and other incidental charges for this sale deed has been borne and paid by the VENDEE.
5. That the taxes, MCG Tax, cesses, dues, company dues, maintenance charge of the company, or demands in respect of this property has been paid and cleared by the VENDOR upto the date of execution of this Sale Deed absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes etc.

Praveen Kumar Gaurabathini (HUF)

[Signature]

Karta




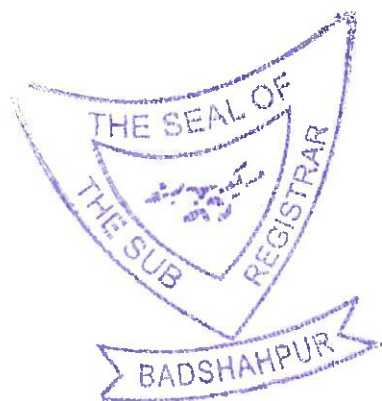
6. That all the previous Conveyance Deed, and other relevant papers concerning this property has been handed over by the **VENDOR** to the **VENDEE** in original at the time of execution of this Sale Deed.
7. That the **VENDEE** hereby further agree to bear any additional charges which may be levied by the Govt. or local authority for provision of external and or peripheral services attributable to the said Property and on pro-rata charges for maintaining various services and facilities in the said colony until the same are handed over to a local body for maintenance.
8. That the amount of sale consideration includes the contingency deposit and if any security, which the **VENDOR** has paid to **M/s Spaze Towers Pvt. Ltd.**, (formerly known as K.S. Estate Developers and Promoters Pvt. Ltd.) and other company. Now the **VENDEE** is entitled to get the said amount endorsed in **its** favour.
9. That there is no order of attachment by the Income Tax or any other Authority or any notice of acquisition in respect of the said Property.
10. That the **VENDOR** and its legal heirs will not have any right, title and interest regarding the above said property after registration of this sale deed.
11. The **VENDOR** shall be liable to execute, if needed, any further document(s) as may be necessary to effectuate the conveyance and transfer of the said Property in favour of the **VENDEE**.

THE VENDOR DECLARE AND ASSURE THE VENDEE

- A. That the property hereby conveyed was **its** self acquired/purchased property by virtue of the Conveyance Deed as mentioned herein-above and that no one else except the **VENDOR** has any 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 sorts of encumbrance, charges, legal flaws, liens, taxes, mortgages, prior sales, court decrees, dues, demand, gifts, liability, notifications and attachments etc.
- C. That the contents of these presents are true and correct and if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the **VENDOR** or **its** rights, to sell the property hereby conveyed or any part thereof and the **VENDEE** suffer any loss then the **VENDOR** shall be liable to make good the loss thus suffered by the **VENDEE** and keep the **VENDEE** saved, harmless and indemnified through **its** property movable and immovable against all losses, cost, damages and expenses occurring thereby to the **VENDEE**.

Praveen Kumar Gaurabathini (HUF)


Karta



- 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 or its certified true copy.
- E. That the VENDEE shall abide by all the terms and conditions laid by **M/s Spaze Towers Pvt. Ltd.**, (formerly known as K.S. Estate Developers and Promoters Pvt. Ltd.) at the time of allotment of execution of First Conveyance Deed.
- F. That if there will be any civil/criminal court case against this (above said) property, the proceedings will be held only either in Gurugram Court and High Court of Chandigarh, respectively and not at any other place in India.

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

DRAFTED BY

NITISH SHARMA, ADVOCATE
GURGAON

WITNESSES:-

1.

NITISH SHARMA, ADVOCATE
GURGAON

Praveen Kumar Gaurabathini (HUF)

VENDOR Karta

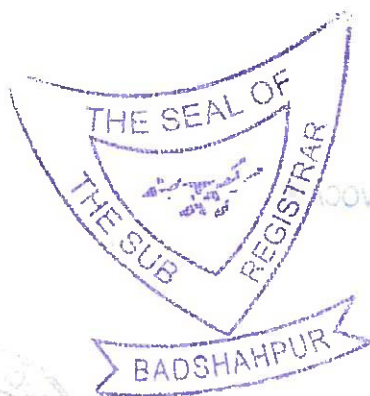
Mr. Praveen Kumar Gaurabathini HUF
through its Karta Praveen Kumar
Gaurabathini



VENDEE

M/s Pratap Technocrats Private Limited,
through its authorized signatory Mr. Devendra
Singh Shekhawat.

2. Mr. Abhishek Batra
S/o Mr. Mohan Lal Batra
R/o E-4, Upper Ground Floor,
Rajan Babu Road, Adarsh Nagar,
North-West Delhi, Delhi-110033.



MITISH SHARMA ADVOCATE
GURGAON

