

Sale of Immovable Properties



# Indian-Non Judicial Stamp Haryana Government



Date : 06/01/2021

Certificate No. G0F2021A2694



GRN No. 70988329

Stamp Duty Paid : ₹ 385400  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

## Seller / First Party Detail

Name: Madan Lal Ahuja

H.No/Floor : 204

Sector/Ward : A

LandMark : Sfs flats pocket c sector a

City/Village : Vasant kunj

District : New delhi

State : Delhi

Phone: 95\*\*\*\*\*01



## 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 QR Code Through smart phone or on the website <https://egrashry.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-1014      |
|                                   | : on 10 <sup>th</sup> Floor                  |
| 4. Super Area                     | : 834 Sq.Ft.                                 |
| 5. Transaction Value              | : Rs.50,04,000/-                             |
| 6. Stamp Duty                     | : Rs.3,85,400/-                              |
| 7. Challan GRN No. & Date         | : GRN No.70988329 dated 06-01-2021           |
| 8. Stamp Certificate No. & Date   | : G0F2021A2694 dated 06-01-2021              |
| 9. Stamp issued by                | : Indian-Non Judicial Stamp Haryana          |
|                                   | : Government, Online                         |
| 10. Registration Fees Challan No. | : GRN No.70999539 dated 06-01-2021           |
|                                   | : For Rs.30,005/-                            |
| 11. Commercial or Residential     | : Commercial                                 |
| 12. MCG Property ID               | : 248C25UA1P264                              |



प्रलेख नः5514

दिनांक:07-01-2021

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 कॉलोनी
पता : Spaze I Tech Park		
भवन का विवरण		
Office/IT D/F, St.etc	831 Sq. feet	
धन संबंधी विवरण		
राशि 5504400 रुपये	कुल स्टाम्प ड्यूटी की राशि 385308 रुपये	
स्टाम्प नं : g0f2021a2694	स्टाम्प की राशि 385400 रुपये	
रजिस्ट्रेशन फीस की राशि 30000 रुपये	EChallan:70999539	पेरिटिंग शुल्क 3 रुपये
Drafter By: J P Sharma Adv.		Service Charge 200

यह प्रलेख आज दिनांक 07-01-2021 दिन गुरुवार समय 2:28:00 PM बजे श्री/श्रीमती/कुमारी M L Ahuja पुत्र Jodha Ram Ahuja निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

हस्ताक्षर प्रस्तुतकर्ता  
M L Ahuja

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 07-01-2021  
M L Ahuja

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी Pratap Technocrats P. Ltd. thru Devendra Singh Shekhaw (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 J P Sharma पिता --- निवासी Jdv Gurugram व श्री/श्रीमती/कुमारी Sudhir Gupta पिता V P Gupta निवासी T29, C DII-III Gurugram ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 07-01-2021

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)



Name of VENDOR <b>Mr. M. L. Ahuja (Madan Lal Ahuja)</b> <b>S/o Sh. Jodha Ram Ahuja</b>		
Aadhaar Card	Pan Card	Mobile No.
4145 3173 5004	AAHPA3440P	9811340731
Name of VENDEE <b>M/s Pratap Technocrats Private Limited,</b> through its authorized signatory <b>Mr. Devendra Singh</b> <b>Shekhawat S/o Mr. Pratap Singh Shekhawat</b>		
Aadhaar Card of authorized person	Pan Card of the company	Mobile No.
9620 5427 9617	AAICP3621R	9828022300

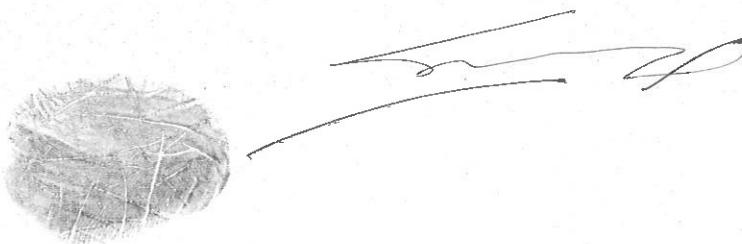
### SALE DEED

THIS SALE DEED IS MADE AT GURUGRAM ON THIS 7<sup>th</sup> DAY OF January 2021 by **Mr. M. L. Ahuja (Madan Lal Ahuja) S/o Sh. Jodha Ram Ahuja R/o Flat No.204, S.F.S. Flats, Pocket-C, Sector-A, Vasant Kunj, New Delhi-110070**, (hereinafter called the VENDOR) which expression shall unless opposed to the context hereof include his 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, Shivaji 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-1014, on Tenth Floor, Tower A1**, having its **Super Area of 834 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





विक्रेता



क्रेता



गवाह



उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- M L Ahuja

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

गवाह 1 :- J P Sharma

गवाह 2 :- Sudhir Gupta

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5514 आज दिनांक 07-01-2021 को बही नं 1 जिल्द नं 56 के पृष्ठ नं 19.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1151 के पृष्ठ संख्या 52 से 55 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 07-01-2021

उप/संयुक्त 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.30645 dated 31-03-2015** 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).

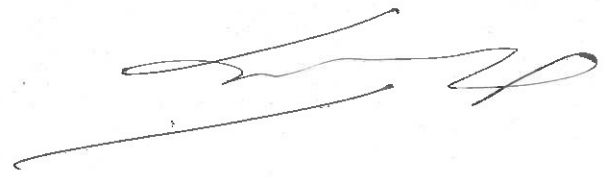
That I/we (VENDEE) have seen the original documents of the above said property and I/we have also verified that the **VENDOR** is the absolute/legal owner and in possession of the above said property.

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 **he** has not entered into any agreement to sell in favour of any other third party relating to the aforesaid property, The **VENDOR** declare that the said property is not subject matter of any HUF and none except the **VENDOR** has any right, title or interest whatsoever in whole or part of the said property.


AND WHEREAS the above said property is self acquired property of the **VENDOR** and has not been acquired from the joint family funds 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.





DDO Code: 0368	<b>E - CHALLAN</b> Government of Haryana	Candidate Copy
Valid Upto: 13-01-2021 (Cash) 07-01-2021 (Chq./DD)		
GRN No.: 0070999539	Date: 06 Jan 2021 15:29:05	
Office Name: 0368-NAIB TEHSILDAR BADSHAHPUR		
Treasury: Gurgaon		
Period: (2020-21) One Time		
<b>Head of Account</b>		<b>Amount ₹</b>
0030-03-104-99-51 Fees for Registration		30000
0030-03-104-97-51 Pasting Fees		5
PD AcNo 0		
Deduction Amount: ₹		0
Total/Net Amount: ₹		30005
₹ Thirty Thousands Five Rupees		
<b>Tenderer's Detail</b>		
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		
<b>FOR USE IN RECEIVING BANK</b>		
Bank CIN/Ref No: 000150998187806012021		
Payment Date: 06/01/2021		
Bank: SBI Aggregator		
Status: Success		

DDO Code: 0368	<b>E - CHALLAN</b> Government of Haryana	AG/ Dept Copy
Valid Upto: 13-01-2021 (Cash) 07-01-2021 (Chq./DD)		
GRN No.: 0070999539	Date: 06 Jan 2021 15:29:05	
Office Name: 0368-NAIB TEHSILDAR BADSHAHPUR		
Treasury: Gurgaon		
Period: (2020-21) One Time		
<b>Head of Account</b>		<b>Amount ₹</b>
0030-03-104-99-51 Fees for Registration		30000
0030-03-104-97-51 Pasting Fees		5
PD AcNo 0		
Deduction Amount: ₹		0
Total/Net Amount: ₹		30005
₹ Thirty Thousands Five only		
<b>Tenderer's Detail</b>		
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		
<b>FOR USE IN RECEIVING BANK</b>		
Bank CIN/Ref No: 000150998187806012021		
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**

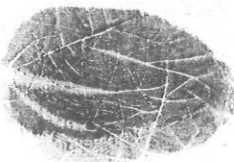
1. That the VENDOR has agreed to sell the above said property and the VENDEE has agreed to purchase the same for a sum of **Rs.50,04,000/- (Rupees Fifty Lakh and Four Thousand Only)** which is paid by the VENDEE to the VENDOR as under:-
 

Rs.5,00,400/- Vide Cheque No.516961 dated 18-11-2020 drawn on ICICI Bank, in favour of Vendor.

Rs.5,01,335/- Vide D.D.No.516642 dated 06-01-2021 drawn on ICICI Bank, in favour of Vendor.

Rs.39,64,735/- Vide Cheque No.054682 dated 07-01-2021 drawn on ICICI Bank, in favour of Vendor.

Rs.37,530/- TDS will be Deposited in the Income Tax Departments by the VENDEE in the account of Vendor.
2. That the VENDOR being of sound mind by free will without any pressure do herein grants, conveys and transfer all his rights, title and interest in the above said **Unit/IT Office Premises/Space bearing No.OF-1014, on Tenth Floor, Tower A1, having its Super Area of 834 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 his 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.





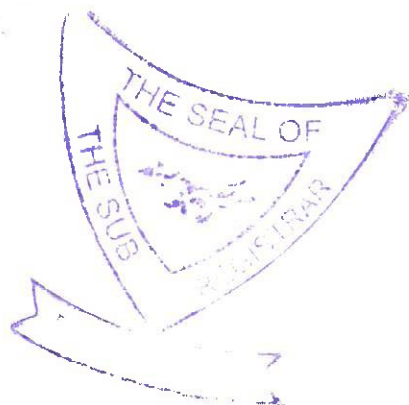


6. That all the previous Conveyance Deed, and other relevant papers concerning this property has been handed over by the VENDOR to the VENDEE in original at the time of execution of this Sale Deed.
7. That the VENDEE hereby further agree to bear any additional charges which may be levied by the Govt. 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 **his** 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 **his** 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 **his** 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 **his** property movable and immovable against all losses, cost, damages and expenses occurring thereby to 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 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:-

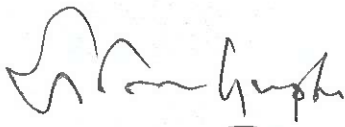
*Drafted by*  
  
**J.P. SHARMA**  
 Advocate  
 Distt. Court Gurugram

WITNESSES:-

1.

  
**J.P. SHARMA**  
 Advocate  
 Distt. Court Gurugram

  
  
 VENDOR  
**Mr. M. L. Ahuja**  
 (Madan Lal Ahuja)



2. Mr. Sudhir Gupta  
 S/o Sh. V.P. Gupta  
 R/o House No.T-29/2,  
 DLF, Phase-3, Gurugram.  
 (Aadhaar No.9549 0946 9613)

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

J.P. SHARMA  
Advocate  
Distt. Court Gurugram

J.P. SHARMA  
Advocate  
Distt. Court Gurugram

