

Sale of Immovable Properties



Indian-Non Judicial Stamp Haryana Government



Date : 06/01/2021

Certificate No. G0F2021A2843



GRN No. 70989042

Stamp Duty Paid : ₹ 520300
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Bhaskar Ramakrishna Menon

H.No/Floor: G/3

Sector/Ward: Na

LandMark: Near palms south city i gurugram

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone: 95*****01

Others: Mrs seema menon wife of mr bhaskar ramakrishna menon



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://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-1044 |
| | : on 10 th Floor |
| 4. Super Area | : 1126 Sq.Ft. |
| 5. Transaction Value | : Rs.67,56,000/- |
| 6. Stamp Duty | : Rs.5,20,300/- |
| 7. Challan GRN No. & Date | : GRN No.70989042 dated 06-01-2021 |
| 8. Stamp Certificate No. & Date | : G0F2021A2843 dated 06-01-2021 |
| 9. Stamp issued by | : Indian-Non Judicial Stamp Haryana |
| | : Government, Online |
| 10. Registration Fees Challan No. | : GRN No.70995096 dated 06-01-2021 |
| | : For Rs.40,005/- |
| 11. Commercial or Residential | : Commercial |
| 12. MCG Property ID | : 248C25UA1P267 |

Bh Menon

Seema Menon

प्रलेख नः5544

दिनांक:08-01-2021

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 DLF, SL etc	1126 Sq.Feet
धन संबंधी विवरण	
राशि 7431600 रुपये	कुल स्टाम्प ड्यूटी की राशि 520212 रुपये
स्टाम्प नं : g0f2021a2843	स्टाम्प की राशि 520300 रुपये
रजिस्ट्रेशन फीस की राशि 40000 रुपये	EChallan:70995096
	पेस्टिंग शुल्क 3 रुपये
Drafted By: Nitish Sharma Adv.	Service Charge:200

यह प्रलेख आज दिनांक 08-01-2021 दिन शुक्रवार समय 12:19:00 PM बजे श्री/श्रीमती/कुमारी Bhaskar Ramakrishna Menon पुत्र Bhaskar Puthiedath Menon alias Puthiedath Bhaskar Menon Seema Menon पत्नी Bhaskar Ramakrishna Menon निवास , द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

B R Menon Seema Menon

हस्ताक्षर प्रस्तुतकर्ता
Bhaskar Ramakrishna Menon Seema Menon

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।

B R Menon Seema Menon

दिनांक 08-01-2021
Bhaskar Ramakrishna Menon Seema Menon

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 E-4 UGF Adarsh Nagar Delhi ने की ।
साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 08-01-2021



उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

Name of VENDORS		
Mr. Bhaskar Ramakrishna Menon S/o Mr. Bhaskar Puthiedath Menon		
&		
Mrs. Seema Menon W/o Mr. Bhaskar Ramakrishna Menon		
Aadhaar Card	Pan Card	Mobile No.
5825 2420 1408	AARPM1027A	9810084882
4492 5362 5770	AGIPM5957C	
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 8th DAY OF January 2021 by **Mr. Bhaskar Ramakrishna Menon S/o Mr. Bhaskar Puthiedath Menon** alias Puthiedath Bhaskar Menon and **Mrs. Seema Menon W/o Mr. Bhaskar Ramakrishna Menon** both R/o House No.G-3, Near Palms, South City-I, Gurugram, Haryana-122001, (hereinafter called the VENDORS) which expression shall unless opposed to the context hereof include their heirs successors, survivors, administrators, executors, legal representatives and assigns of the ONE PART.

IN FAVOUR OF

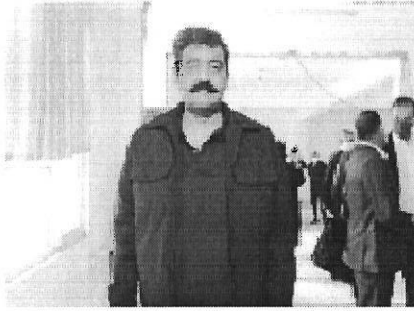
M/s Pratap Technocrats Private Limited, having its registered office at B-21, Shakti Bhawan, Sivaji Godara Colony, Khatipura, Jhotwara, Jaipur-302012, (Rajasthan) through its authorized signatory **Mr. Devendra Singh Shekhawat S/o Mr. Pratap Singh Shekhawat R/o House No.300, Hanuman Nagar Ext. Sita Marg, 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 VENDORS are absolute owners and in possession **Unit/IT Office Premises/Space bearing No.OF-1044, on Tenth Floor, Tower A1, having its Super Area of 1126 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,**

B K Menon . Seema Menon



विक्रेता



क्रेता



गवाह

B N Menon

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- Bhaskar Ramakrishna Menon Seema Menon

Seema Menon

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

गवाह 1 :- Nitish Sharma

गवाह 2 :- Abhishek Batra

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5544 आज दिनांक 08-01-2021 को बही नं 1 जिल्द नं 56 के पृष्ठ नं 27 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1152 के पृष्ठ संख्या 41 से 44 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 08-01-2021

उप/सयुक्त पंजीयन अधिकारी (बादशाहपुर)



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, 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.11166 dated 06-08-2014** 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 VENDORS are the absolute/legal owners 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 VENDORS have further assured the VENDEE that they have not entered into any agreement to sell in favour of any other third party relating to the aforesaid property. The VENDORS declare that the said property is not subject matter of any HUF and none except the VENDORS have any right, title or interest whatsoever in whole or part of the said property.

AND WHEREAS the above said property are self acquired property of the VENDORS and has not been acquired from the joint family funds and the VENDORS have good title & absolute authority to sell and transfer the above said property. None else has any right title or interest in the said property.

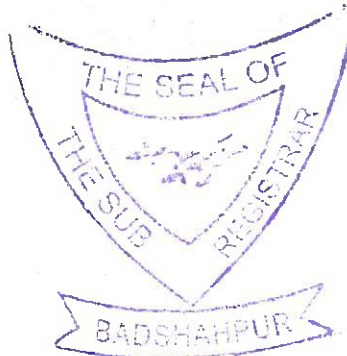
AND WHEREAS the VENDORS herein due to some legal needs and commitments decided to sell the above said property and the VENDEE herein agreed to purchase the same.

BA Meera Leena Meera

DDO Code: 0368	E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto: 13-01-2021 (Cash) 07-01-2021 (Chq./DD)			
GRN No.: 0070995096	Date: 06 Jan 2021 14:07:26		
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		40000	
0030-03-104-97-51 Pasting Fees		5	
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		40005	
₹ Forty 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: CPAANRXAZ0		Payment Date: 06/01/2021	
Bank: SBI Aggregator		Status: Success	

DDO Code: 0368	E - CHALLAN Government of Haryana		AG/ Dept Copy
Valid Upto: 13-01-2021 (Cash) 07-01-2021 (Chq./DD)			
GRN No.: 0070995096	Date: 06 Jan 2021 14:07:26		
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		40000	
0030-03-104-97-51 Pasting Fees		5	
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		40005	
₹ Forty 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: CPAANRXAZ0		Payment Date: 06/01/2021	
Bank: SBI Aggregator		Status: Success	

BN Menon Keena Menon



* 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 VENDORS have agreed to sell the above said property and the VENDEE has agreed to purchase the same for a sum of **Rs.67,56,000/- (Rupees Sixty Seven Lakhs and Fifty Six Thousand Only)** which is paid by the VENDEE to the VENDORS as under:-

Rs.3,37,800/- Vide Cheque No.516966 dated 18-11-2020 drawn on ICICI Bank, in favour of VENDOR Mr. Bhaskar Ramakrishna Menon.

Rs.3,37,800/- Vide Cheque No.516967 dated 18-11-2020 drawn on ICICI Bank, in favour of VENDOR Mrs. Seema Menon.

Rs.23,67,934/- Vide Cheque No.054686 dated 07-01-2021 drawn on ICICI Bank, in favour of VENDOR Mr. Bhaskar Ramakrishna Menon.

Rs.23,67,935/- Vide Cheque No.054687 dated 07-01-2021 drawn on ICICI Bank, in favour of VENDOR Mrs. Seema Menon.

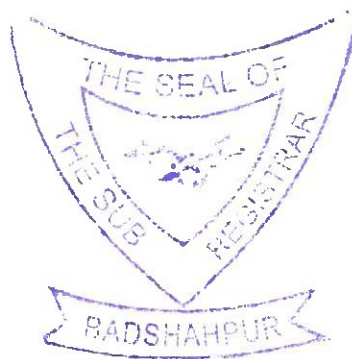
Rs.6,46,930.50/-Vide D.D. No.516645 dated 06-01-2021 drawn on ICICI Bank, in favour of VENDOR Mr. Bhaskar Ramakrishna Menon.

Rs.6,46,930.50/-Vide D.D. No.516646 dated 06-01-2021 drawn on ICICI Bank, in Bank, in favour of VENDOR Mrs. Seema Menon.

Rs.50,670/- TDS will be Deposited in the Income Tax Departments by the VENDEE in the account of Vendors.

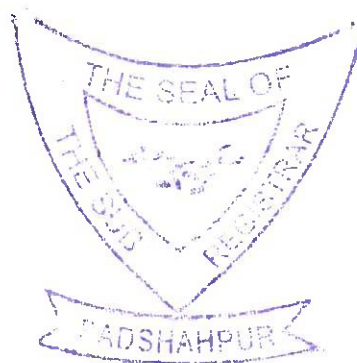
2. That the VENDORS being of sound mind by free will without any pressure do herein grants, conveys and transfer all their rights, title and interest in the above said **Unit/IT Office Premises/Space bearing No.OF-1044, on Tenth Floor, Tower A1, having its Super Area of 1126 Sq. Ft.** situated in the 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.

B.R. Menon Seema Menon



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 VENDORS or **their** 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 VENDORS 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 VENDORS 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 VENDORS have 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.

BK Meera Seema Meera



10. That the VENDORS and their legal heirs will not have any right, title and interest regarding the above said property after registration of this sale deed.
11. The VENDORS 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 VENDORS DECLARE AND ASSURE THE VENDEE

- A. That the property hereby conveyed was their self acquired/purchased property by virtue of the Conveyance Deed as mentioned herein-above and that no one else except the VENDORS have 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 VENDORS or **their** rights, to sell the property hereby conveyed or any part thereof and the VENDEE suffer any loss then the VENDORS shall be liable to make good the loss thus suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified through **their** 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.

Bhupendra Kumar

- 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.

B R Menon

VENDORS

Mr. Bhaskar Ramakrishna Menon

Seema Menon

Mrs. Seema Menon

NITISH SHARMA, ADVOCATE
GURGAON



VENDEE

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

Abhishek Batra

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.

