

*Vikings*

# TRUE COPY



Stamp Paper No. 6247R

## CERTIFIED/TRUE COPY

Registration No. 1218 In Addl. Book No. I  
Volume No. 54 on pages 9 to 16  
on this Date 13/11/2015 Day of Friday

Sub Registrar  
VII A Sarojini Nagar

Date of Application: 20/11/2019

Fees Paid Rs. 80 Vide Slip No 10126

Date of Payment: 20/11/2019

Dt. when copy is ready: 21/11/2019

Copy prepared by: RAJESH KUMAR

Copy checked by: RANBIR SINGH

Certified to be true copy SALE

*[Signature]*  
Record Keeper

Reader

*[Signature]*  
Sub Registrar  
VII A Sarojini Nagar

F-2

1218

1614

12-11-15



सत्यमेव जयते

## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.

IN-DL81263888958159N

Certificate Issued Date

10-Nov-2015 11:32 AM

Account Reference

NONACC (BK)/dlcibk02/VIKAS SADAN/ DL-DLH

Unique Doc. Reference

SUBIN-DLDCBIBK0260405523038236N

Purchased by

T K ENGINEERING CONSORTIUM PVT LTD

Description of Document

Article 23 Sale

Property Description

MIG FLAT NO.706/BLK-Y-1, PKT-D-6, VASANT KUNJ, NEW DELHI

Consideration Price (Rs.)

88,00,000  
(Eighty Eight Lakh only)

First Party

MARPA B SIGA AND OTHERS

Second Party

T K ENGINEERING CONSORTIUM PVT LTD

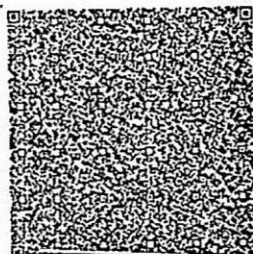
Stamp Duty Paid By

T K ENGINEERING CONSORTIUM PVT LTD

Stamp Duty Amount(Rs.)

5.28,000  
(Five Lakh Twenty Eight Thousand only)

LOCKED

SMR. MARPA B. SIGA  
PAPER NO. BAUPS-2483BT K SIGA  
BAUPS-2484K

Part No. BAUPS-2483Q

## Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcestamp.com". Any discrepancy in the details on this Certificate renders it invalid.
2. The responsibility of checking the legitimacy is on the users of the certificate.



**SALE DEED FOR RS. 88,00,000/-  
FLAT AREA 99.81 SQ.MTRS.**

Stamp Duty @ 3% Rs. 2,64,000/-  
Corpn. Tax @ 3% Rs. 2,64,000/-  
Total Stamp Duty @ 6% Rs. 5,28,000/-

This Sale Deed is made and executed at New Delhi on this 12<sup>th</sup> day of Nov.,  
2015.

By

**TRUE COPY**

Smt. Marpa B Siga daughter of Shri Tamar Doyom & wife of Taru Siga and Taru Siga son of Shri Takia Siga both resident of ZSI Colony PO RK Mision Ita Nagar, Arunachal Pradesh-791113 hereinafter jointly called a VENDOR(S).

IN FAVOUR OF

M/S. T.K. Engineering Consortiun Pvt. Ltd., having its registered office at Model Village, Nahar Lagun, Papum Pare Distt. Arunachal Pradesh through its Deputy General Manager (Liaison) Shri Bikram Handique, vide resolution passed in meeting held on 05-11-2015 hereinafter called a VENDEE.

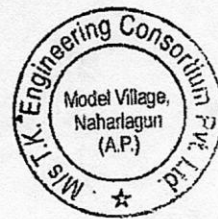
The expression of the VENDOR(S) AND VENDEE shall mean and include their respective heirs, legal representatives, successors, administrators, executors and assignees.

Whereas Smt. Marpa B Siga is the original allottee of MIG DDA Flat bearing No.706 on Seventh Floor, Yamuna Block-1, Grp-3, Pocket-D-6 situated at Vasant Kunj, New Delhi allotted by DDA vide File No. 2/365)/(932)/2012/DDA10/VK dated 20-03-2012.

MBR

*[Signature]*

*[Signature]*





RegNo. 1218

Date 12/11/2015 11:11:49AM:

Deed Related Detail

Deed Name SALE		SALE WITHIN MC AREA	
Land Detail			
Tehsil/Sub Tehsil SR VIIA Sarojini Nagar			
Village/City	Vasant Kunj	Building Type	
Place (Segment)	Vasant Kunj		
Property type	Residential		
Property Address	House No. FLAT NO-706 BLK-Y-1 PKT-D-6, Road No.: 7TH FLOOR, Vasant Kunj		
Area of Property	99.81 Sq. Meter	0.00	0.00
Money Related Detail			
Consideration	Rs. 8,80,000.00 Rupees	Stamp Duty Paid	528,000.00 Rupees
Value of Registration Fee	88,000.00 Rupees	Pasting Fee	100.00 Rupees
Transfer Duty	264000 Rupees	Government Duty	264000 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt.

S/o, W/o

R/o

MARPA B SIGA

W/O TARU SIGA

ZSI COLONY PO RK MISION ITA NAGAR A.P.

TARU SIGA

TAKIA SIGA

ZSI COLONY PO RK MISION ITA NAGAR A.P.

in the office of the Sub Registrar Delhi this 12/11/2015 10:44:15 AM day Thursday between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms.

MARPA B SIGA, TARU SIGA

and Shri / Ms.

T K ENGINEERING CONSORTIUM PVT LTD THRU BIKRAM HANDICAP

Who is/are identified by Shri/Smt./Km. DILIP KUMAR AGARWAL S/o W/o D/o BAL KRISHAN AGARWAL R/o F-271 SARASWATI KUNJ PLOT NO. 25 I.P. EXT. PATPARGANJ ND

and Shri/Smt./Km N.C. SAINI S/o W/o D/o K.S. SAINI R/o G-DE MALVIYA NAGAR ND

(Marginal Witness). Witness No. II 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.

Date 13/11/2015 16:56:46

Registrar/Sub Registrar

SR VIIA Sarojini Nagar

Delhi/New Delhi



And whereas said flat's Conveyance Deed and Supplementary Conveyance Deed executed in the names of Smt. Marpa B Siga and her spouse Mr. Taru Siga, which are regd. in the office of Sub-Registrar-VII, New Delhi as Doc. No. 18407 & 18408, in Addl. Book No. I, Vol. No. 4903 on pages 110 to 111 & 112 to 113 dated 05-07-2013 (respectively).

And Whereas the aforesaid property is self acquired property of the VENDOR(S) in which their heirs, successors, legal representative, family members or anyone else have no right, title, interest or concern of any nature whatsoever and VENDOR(S) thereby assured the VENDEE that there are no legal impediment or bar whereby the VENDOR(S) can be prevented from selling, transferring or alienating the above said property to the VENDEE.

And Whereas the VENDOR(S) for their bonafide personal needs and requirements and in the best interest have agreed to sell, convey, transfer all their rights, titles and interest in respect of freehold MIG DDA Flat bearing No. 706 on Seventh Floor, Yamuna Block-1, Grp-3, Pocket-D-6 situated at Vasant Kunj, New Delhi ( hereinafter called "the said property") along with all easement, appurtenances thereto unto the VENDEE and the VENDEE has agreed to purchase the same for a total sale price of Rs. 88,00,000/- ( Rupees Eighty Eight Lacs Only) on the terms and conditions of this SALE DEED:-

**NOW THIS SALE DEED WITNESSETH AS UNDER:-**

1. That the VENDOR(S) has received the full and final consideration amount of Rs. 88,00,000/- ( Rupees Eighty Eight Lacs Only) from the VENDEE before the execution of this SALE DEED as per details given below:-

Amount	Ch./Pay order No. & Date.	Drawn on
Rs.47,00,000/-	555968 Dt.18.12.2013	SBI, Arunachal Pradesh
Rs.40,00,000/-	555969 Dt.18.12.2013	SBI, Arunachal Pradesh
Rs.00,12,000/-	paid in cash	

Rs.88,000/- deducted on account of TDS

( The sale consideration has been paid by the vendee after Tax Deduction at Source (TDS) @ 1% as per Govt. of India Notification, amounting to Rs.88,000/-, for which form 16 will be provided to the Vendor in due course).

MBS

*[Signature]*

*[Signature]*





2. That the VENDOR(S) do there by absolutely assign, sell, convey and transfer all their rights of the ownership title and interest in the said property under sale together with all ways, paths, passages, rights, benefits, easements, options, privileges and appurtenance thereto unto the VENDEE, who shall thereafter become the absolute owner of the said property and shall enjoy all the absolute and exclusive rights of ownership, title and interest of the said property without any interruption, disturbance and demand whatsoever from the VENDOR(S) or their heirs, successors, administrators, survivors and assignees etc.
3. That there is no legal impediment or bar whereby the VENDOR(S) can be prevented from selling transferring and vesting the absolute title in the said property, in favour of the VENDEE.
4. That the VENDOR(S) & their legal heirs, successors, survivors and assignees shall have no claim, title and interest in the said property and the VENDEE shall thereafter hold, use enjoy or sell the said property as he likes or construct the same or make some additions and alterations in the aforesaid property at his own personal property without any hindrance, interruption, claim or personal property without any hindrance, interruption, claim or demand whatsoever from the VENDOR(S) or anyone of the heirs, successors, survivors, administrators and assignees etc. of the VENDOR(S).
5. That since entire consideration has already been received by the VENDOR(S) and the actual vacant possession of the said property has been handed over to the VENDEE at the time of execution and registration of this Sale Deed absolutely and forever.
6. That the VENDEE is fully entitled and authorized to get the aforesaid property mutated/transferred/substituted in his own name in the relevant records of Municipal Corporation of Delhi or any other concerned Government/Local authority by presenting this SALE DEED or its certified true copy in the office of the concerned authority in the absence of the VENDOR(S) and the concerned authorities in the absence of the VENDOR(S) and this Sale Deed by itself shall be deemed and construed to grant the No Objection Certificate by the VENDOR(S) in favour of the VENDEE for all intents and purpose.
7. That the VENDOR(S) thereby assures the VENDEE that the said property is at present free from all kinds of encumbrances, mortgage, exchange, lien, court, decree, surety, security, acquisition, notification, Will, gift, dispute, legal flaw, burden, court notice, litigation, charge, claim, demand court case, liability, attachment, prior sale etc. etc. and there is no legal defect in the title of the VENDOR(S) and if proved otherwise or if the VENDEE is deprived of the said property under sale or any part thereof owing to the above reasons then the VENDOR(S) shall be liable to indemnify the VENDEE is full or part to the extent of the losses sustained by the VENDEE with costs, expenses, damages etc.

MBS

*[Signature]*

*[Signature]*



8. That the VENDOR(S) thereby declare and represent, that the said property is never a subject matter of any HUF and that no part of the said property is owned by any minor and nobody has any right, title or interest of any kind whatsoever in the said property and further none else other than the VENDOR(S) have any right, title or interest of any kind whatsoever in the whole or any part of the said property and further where is no impediment in the VENDOR(S) right to execute this Sale Deed.
9. That the VENDOR(S) thereby further covenants with the VENDEE, that in case the said property thereby sold or any part thereof, is lost from the VENDEE on account of any legal defects in the title of VENDOR(S)'s right and title of the possession or quiet enjoyment of the said property by the VENDEE in any way in disturbed on account of some act or omission of the VENDOR(S) or if anyone else claims any right, title and interest paramount to the VENDOR(S), then the VENDOR(S) shall be liable and responsible for all the losses, damages, costs and expenses sustained by the VENDEE.
10. That all the dues, demand, taxes, charges, duties, liabilities and out goings if any relating to the above said property payable to the MCD, BSES, Rajdhani Power Ltd., DJB in the form of House Tax, Electric Consumption Bills and Water Consumption Bills or any other bills or charges shall be paid by the VENDOR(S) up to the date of handing over the peaceful vacant physical possession of the said property to the VENDEE and thereafter the same shall be paid by the VENDEE.
11. That there is no outstanding government dues of whatsoever nature including the attachment by the Income Tax Authorities or under any law in force, in respect of the said property.
12. That the VENDOR(S) has further assured the VENDEE that if the whole or any part of the said property under sale is taken away from the possession of the VENDEE for want of title or any other legal defect, then the VENDOR(S) shall be liable and responsible to repay its costs, damages etc., at that time and their incidental charges of the VENDEE, to the VENDEE or the VENDEE shall be entitled to recover the same from the VENDOR(S) through the Court of Law at the Costs and expenses of the VENDOR(S).
13. That the VENDOR(S), the VENDEE and all their legal heirs, shall remain bound to obey by all the terms and conditions of this Sale Deed and VENDOR(S), their legal heirs, successors and assign have been left with no right, titles, claim or concern in the said property under sale and the VENDEE have become the absolute owner of the said property for ever with the right to use and enjoy the same in any manner and to transfer the same to any one by way of sale, mortgage, gift, Will, Lease or otherwise without any interruption or disturbances by the VENDOR(S).

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1932

*[Handwritten signature]*

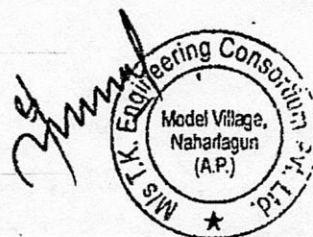




14. That any error or omission or mis-description of the property under sale regarding the number or any references to the number of documents, books, volumes or pages of Registrar's Office, regarding the title deed of the said property shall not annul the said deed and if such error or mis-description is material one, the VENDEE will be entitled to get it removed by the VENDOR(S) or their attorney by obtaining further necessary deed of assurance, of supplementary deed at the cost of the VENDEE.
15. That the VENDOR(S) will co-operate, to get the above said property under sale, transferred in the names of the VENDEE in the records of the concerned authorities such as Municipal Corporation of Delhi, DDA, BSES RAJDHANI POWER LTD., DJB/Water and Sewerage Deptt. Etc.
16. That in the event any society is formed by the property owner as prescribed by DDA, the VENDEE shall also become a member of such society and shall abide by all rules and regulations and in the event any document is required to be executed the VENDEE shall have the full authority to execute such document at their risk and cost.
17. That the Sale Consideration includes the consideration for electricity and water connection and the security deposit made with the said departments. The VENDEE shall be entitled to get the existing electricity and water connection transferred in their favour alongwith the security deposit with BSES Rajdhani Power Ltd./NDPL/Water Department etc.
18. That the VENDOR(S) agree and undertake to sign and execute any required documents for transfer of ownership, title of the said property in favour of the VENDEE in the records of the Municipal Corporation of Delhi, Delhi Jal Board, BSES Rajdhani Power Ltd./NDPL/Revenue Records or any other concerned authorities.
19. That the VENDOR(S) has assured the VENDEE that said property under consideration is their self-acquired property and as such he is fully competent to sell the same.
20. That the expenses for stamp duty and registration charges in respect of the transaction have been paid and borne by the VENDEE.
21. That the entire relevant original documents of the previous title of the said property have been handed over by VENDOR(S) to the VENDEE at the time of execution/registration of this Sale Deed.

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22. That if the VENDOR(S) infringes the terms and conditions of this Sale Deed the VENDEE shall be entitled to get the implementation thereof effected through Court of Law by specific performance of this Sale Deed at the costs and risks of the VENDOR(S), who shall be liable and responsible for making good the losses which may be suffered, incurred, undergone and/or sustained by the VENDEE as a result thereof.

23. This transaction has taken place at New Delhi and as such Delhi Court shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this Sale Deed.

### SCHEDULE OF THE PROPERTY UNDER SALE

FREEHOLD MIG DDA Flat bearing No.706 on Seventh Floor, Yamuna Block-1, Grp-3, Pocket-D-6 situated at Vasant Kunj, New Delhi IN FAITH AND TESTIMONY WTHEIREOF, the VENDOR(S) and VENDEE thereby set and subscribe their hands upto these presents at New Delhi on the day of the month and year first written hereinabove.

Witnesses:-

1. Dilip Kumar Agarwal  
To Mr. Bal Krishan Agarwal  
F-271, Saraswati Kunj, Phase 25,  
1. P. Extn., Patpur Kunj, N.D.  
Address. 424871547495

2. N.C. Singh & P. K. Singh  
G-1072, Mahindra Wapda-10-1  
Address. 910836401466  
DLR 0319950365266 (P)

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VENDOR(S)  
VENDEE  
Engineering Cons.  
MS/W

Reg. No.

1218

Reg. Year

2015-2016

Book No.

1



Ist Party



IInd Party



Witness

Ist Party

MARPA B SIGA, TARU SIGA

IInd Party

T K ENGINEERING CONSORTIUM PVT LTD THRU BIKRAM HANDIQUE

Witness

DILIP KUMAR AGARWAL, N.C. SAINI

Certificate (Section 60)

Registration No. 1218 Book No. 1 Vol No 54

on page 9 to 16 on this date 13/11/2015 4:42:01PM day Friday

and left thumb impressions has/have been taken in my presence.

MBR

Date 13/11/2015 16:57:08

Sub Registrar

SR VIIA Sarojini Nagar

New Delhi/Delhi





FORM-A

[See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments) Rules 2007]

1. Name of Office of Registrar/Sub-Registrar:-

Name & father's name of the transferor:-

MARPA B. SIGA O/M TAMAR.  
DOYOM TARD SIGA

Address of the transferor:-

Name & Father's name of the transferee:-

M/S. T.K. ENGINEERING CONSULTANTS  
OFF AT MODEL VILL, NAHAR LAGUN  
DAPUM PARE, DIST. ARUNACHAL PRADESH

Address of the transferee:-

2. If the property was transferred earlier (yes/No):-

a) If yes, amount of consideration thereof Rs

3. Amount of consideration of the present transfer Rs.

88,00,000/-

4. Other information:-

A. In case of agricultural land :-

i) Name of the Revenue Estate :-

ii) Name of Village :-

iii) Khasra Number (s) :-

iv) Area of land under transfer (in hect./sq.mtr.) :-

(1 Acre = ..... sq.mtr., 1 Bigha = ..... sq.mtr., 1 Biswa =

Sq.mtr.)

B. In case of non-agricultural land :-

i) Location to the property

a) Name of the colony/locality

b) Sl. No. of the colony/locality in the list colonies/localities

c) Category of the colony/locality

(if the name of colony/locality is not include in the list of colonies/localities, the category of the nearest colony/locality may be mentioned).

(ii) Area (in Sq. mtr.) :-

(iii) Land use :-

(iv) [Fill the corresponding value of the following land uses as applicable in your case]

1. Residential -1

2. Govt. public purpose-1

3. Private public purpose (e.g. private schools, colleges, hospitals)

4. Industrial -2

5. Commercial -3

(v) Land Marks, if any with the help of which the property can be located:-

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C. In case of built-up property other than flats :-

(i) Total area of the Plot :-

(ii) Land use :-

[Fill the corresponding value of the following land uses as applicable in your case]

- a) Residential-1
- b) Govt. public purpose-1
- c) Private public purpose (e.g. private schools, colleges, hospitals)
- d) Industrial-2
- e) Commercial-3

(iii) Total plinth area of the property (in sq.mtr.) :-

(iv) Plinth area under transfer (in sq.mtr.) :-

(v) Year of construction :-

(vi) Nature of construction :-

(in case of colonies falling in category 'G' and 'H', please mention the corresponding value..... Types of structure applicable in your case:-

Pucca----- 1.0  
Sem-Pucca---- 0.75  
Katcha ----- 0.5

D. In case of Flats :-

(i) Constructed by DDA/Co-operatives Group Housing Society  
(CGHS)/Private Builder : DDA

(ii) Plinth/Covd. area of the flat (in sq.mtr.)

99.81 sq.mtr

(iii) Whether number of storey in the building of your flat exceeds four or not  
(Yes/No):

Name & Signature of the transferor

#### VERIFICATION

MARPA B. SINGH T ARU SINGH do hereby solemnly declare that what is stand above is true to the best of my knowledge and belief.

Verified today, this \_\_\_\_\_ day of Nov., 2015

(Signature of transferee)

(Signature of transferor)