

Stamp Paper No. INDL0241R

CERTIFIED/TRUE COPY

Registration No. 8673 In Addl. BookNo. I

Volume No. 8393 on pages 172 to 178

on this Date 07/08/2015 Day of Friday

Sub Registrar
IX Kapashera New Delhi

Date of Application: 19/11/2019

Fees Paid Rs. 70 Vide Slip No 113674

Date of Payment: 19/11/2019

Dt. when copy is ready: 20/11/2019

Copy prepared by: Anil Kumar

Copy checked by: Anil Kumar Yadav

Certified to be true copy SALE



Record Keeper

Reader

Sub Registrar
IX Kapashera New Delhi



सत्यमेव जयते

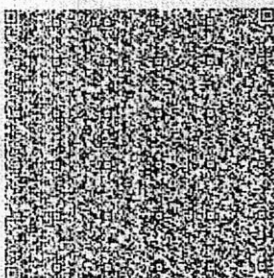
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

8673

Certificate No. : IN-DL32117606989290N
 Certificate Issued Date : 22-JUL-2015 02:43 PM
 Account Reference : NONACC (BK)/ dlcibk02/ VIKAS SADAN/ DL-DLH
 Unique Doc. Reference : SUBIN-DL DLCBIBK0261611174037013N
 Purchased by : T K ENGINEERING CONSORTIUM PVT LTD
 Description of Document : Article 23 Sale
 Property Description : DDA MIG FLAT NO.5, GROUND FLOOR, PKT-D-6, GANGA BLOCK
 -6, VASANT KUNJ, NEW DELHI-110070
 Consideration Price (Rs.) : 92,00,000
 (Ninety Two Lakh only)
 First Party : BHAIKAV REALTORS PVT LTD
 Second Party : T K ENGINEERING CONSORTIUM PVT LTD
 Stamp Duty Paid By : T K ENGINEERING CONSORTIUM PVT LTD
 Stamp Duty Amount(Rs.) : 5,52,000
 (Five Lakh Fifty Two Thousand only)



LOCKED

TRUE COPY

Please write or type below this



PARKASH ARORA
 PAN No. AAACB-3919D
 SUR No. 335867852589



BIKRAM HANDIQUE
 CO-MINOR ANCCET-8881G
 ADDRESS No. 1008/4065/09889

Bhairav Realtors Pvt. Ltd.

0001868519

Statutory Alert

1. The e-stamp on this Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
 2. The name of checking the authenticity is on the back of the certificate.

**SALE DEED FOR RS. 92,00,000/-
FLAT AREA 96.00 SQ.MTRS.**

**Stamp Duty @ 3% Rs. 2,76,000/-
Corpn. Tax @ 3% Rs. 2,76,000/-
Total Stamp Duty @ 6% Rs. 5,52,000/-**

This Sale Deed is made and executed at New Delhi on this 29th day of July, 2015.

By

M/S. BHAIKAV REALOTRS PVT. LTD. HAVING ITS REDG. OFFICE AT 337, MIG FLATS, GROUND FLOOR, SECTOR-18B, PKT-L&T, DWARKA, NEW DELHI THROUGH ITS AUTHORISED SIGNATORY SHRI OM PARKASH ARORA SON OF SHRI KUNDAN LAL R/O FLAT NO. 234, ATULYA APARTMENTS, SECTOR-18B, BLOCK-A, DWARKA, NEW DELHI-75 vide resolution passed in Directors meeting held on 04-07-2015 hereinafter 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 05-07-2015 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.

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Whereas Smt. Manju Kathuria is the original allottee of MIG DDA Flat bearing No.5 on Ground Floor, Ganga Block-6, Grp-3, Pocket-D-6 situated at Vasant Kunj, New Delhi allotted by DDA vide File No. 2/365)/(333)/2013/DDA10/VK dated 30-11-2013 and Conveyance Deed, which is regd. in the office of Sub-Registrar-VII, New Delhi as Doc. No. 3319, in Addl.Book No.I, Vol. No. 5115 on pages 112 to 113 dated 04-03-2014.

Bhairav Realtors Pvt. Ltd.


Authorized Signatory



Date 29/07/2015 11:18:27

8673

Deed Related Detail

SALE WITHIN MC AREA

me SALE

Detail

Sub Tehsil Sub Registrar IX

/City Vasant Kunj

Segment) Vasant Kunj

ty Type Residential

erty Address House No.: Flat No 5, Road No.: Ground Floor, Vasant Kunj

of Property 96.00 Sq.Meter 0.00 0.00

Building Type

Money Related Detail

eration Value 9,200,000.00 Rupees

of Registration Fee 92,000.00 Rupees

er Duty 276000 Rupees

Stamp Duty Paid 552,000.00 Rupees

Pasting Fee 100.00 Ruppess

Government Duty 276000 Rupees

SALE WITHIN MC AREA

cument of SALE

ted by: Sh/Smt.

IRAV REALTORS PVT LTD Through NA
Its Authorized S

office of the Sub Registrar, Delhi this 29/07/2015 10:45:47 day Wednesday between the hours of

R/o

337 MIG Flat Ground Floor Sec-18B Pkt-
New Delhi

ature of Presenter

ecution admitted by the said Shri / Ms.
AIRAV REALTORS PVT LTD Through Its Authorized Signatory Om Parkash Arora

Shri / Ms
/s ENGINEERING CONSORTIUM PVT LTD Through Its Bikram Handique

ho 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 Society Patp
elhi

id Shri/Smt/Km N.C. Saini S/o W/o D/o K.S. Saini R/o G-10/2 Malviya Nagar New Delhi

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

Registrar/Sub Registrar

Sub Registrar IX

Delhi/New Delhi

Date 07/08/2015 13:21:32

And whereas said Smt. Manju Kathuria, has been sold out the said flat to the VENDOR(S) M/S. BHAIKAV REALOTRS PVT. LTD, by virtue of Sale --Deed dated 26-3-2014, which is regd. in the office of Sub-Registrar-IX, Kapeshera, New Delhi as Doc. No. 3298, in Addl. Book No. I, Vol. No. 7590 on pages 140 to 144 dated 27-03-2014.

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.5 on Ground Floor, Ganga Block-6, 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. 92,00,000/- (Rupees Ninty Two 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. 92,00,000/- (Rupees Ninty Two 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

Bhairav Realtors Pvt. Ltd.

Rs. 91,08,000/- UTR No SBINR52014122207812750. 22/12/14
S.B.I.

Rs. 92,000/- 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. 92,000/-, for which form 16 will be provided to the Vendor in due course)

TRUE COPY

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.

Bhairav Realtors Pvt. Ltd.

Authorised Signatory



Reg. Year
2015-2016

Book No.
1



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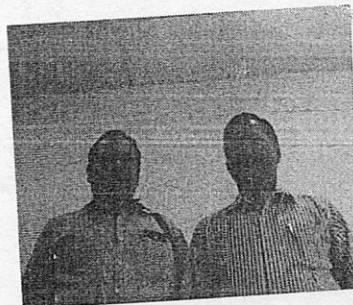
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l Party

itness



IInd Party



Witness

BHAIRAV REALTORS PVT LTD Through Its Authorized Signatory Om Parkash Arora

M/s ENGINEERING CONSORTIUM PVT LTD Through Its Bikram Handique


Dilip Kumar Agarwal, N.C. Saini

Certificate (Section 60)

Registration No. 8,673 in Book No. 1 Vol No 8,393
on page 172 to 178 on this date 07/08/2015 13:11:50
and left thumb impressions has/have been taken in my presence.

day Friday

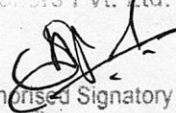
Date 07/08/2015 13:21:16


Sub Registrar
Sub Registrar IX
New Delhi/Delhi

TRUE COPY

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.
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.

Bhairav Realtors Pvt. Ltd.


Authorized Signatory

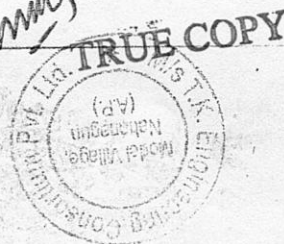


9. That the VENDOR(S) thereby further covenants with the VENDEE, that in case the said property thereby sold or any part thereof, is lost from the VENDEE on account of any legal defects in the title of VENDOR(S)'s right and title of the possession or quiet enjoyment of the said property by the VENDEE 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).

Signature

Authorised Signatory

Authorised Signatory



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
16. authorities such as Municipal Corporation of Delhi, DDA, BSES RAJDHANI POWER LTD., DJB/Water and Sewerage Deptt. Etc.
17. 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.
18. 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.
19. 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.
20. 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.
21. That the expenses for stamp duty and registration charges in respect of the transaction have been paid and borne by the VENDEE.
22. 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.

Bhairav Realtors Pvt. Ltd.

Authorized Signatory

TRUE COPY



23. 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.

24. 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.5 on Ground Floor, Ganga Block-6, Grp-3, Pocket-D-6 situated at Vasant Kunj, New Delhi -110070 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
26 Bh. Bal Krishan Agarwal
F-271, Saraswati Kunj Society,
Pulpar Ganga, N.D.
2. Seller No. 424871547495

Mamata Chandel Saini

S/o. Dr. K.S. Saini

G-10/2, Harviya Nafar, N.D.

Seller No. 910836401466

Bhairav Realtors Pvt. Ltd.

Authorised Signatory

VENDOR(S)



VENDEE

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