

Stamp Paper No. INDL19590607869769S

**CERTIFIED/TRUE COPY**

Registration No. 14330 In Addl. BookNo. I

Volume No. 7444 on pages 114 to 120

on this Date 30/12/2013 Day of Monday

Sub Registrar  
IX Kapashera New Delhi

Date of Application: 09/03/2020

Fees Paid Rs. 70 Vide Slip No 118190

Date of Payment: 09/03/2020

Dt. when copy is ready: 21/03/2020

Copy prepared by: Sandeep

Copy checked by: Sandeep

Certified to be true copy SALE



Record Keeper

Reader

Sub Registrar  
IX Kapashera New Delhi



सत्यमेव जयते

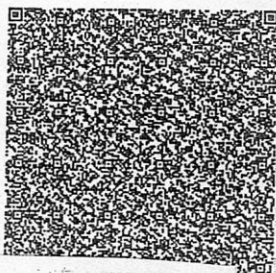
# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

14330

**Certificate No.** : IN-DL90271414337155L  
**Certificate Issued Date** : 22-Nov-2013 12:09 PM  
**Account Reference** : NONACC (BK)/ dlcbibk02/ VIKAS SADAN/ DL-DLH  
**Unique Doc. Reference** : SUBIN-DL DLCBIBK0278479384397699L  
**Purchased by** : T K ENGINEERING CONSORTIUM PVT LTD  
**Description of Document** : Article 23 Sale  
**Property Description** : HIG FLAT NO. D-6/Y-1/703 AT VASANT KUNJ, NEW DELHI  
**Consideration Price (Rs.)** : 1,10,00,000  
 (One Crore Ten Lakh only)  
**First Party** : N D A A PROPERTIES AND CONSULTANTS PVT LTD  
**Second Party** : T K ENGINEERING CONSORTIUM PVT LTD  
**Stamp Duty Paid By** : T K ENGINEERING CONSORTIUM PVT LTD  
**Stamp Duty Amount(Rs.)** : 6,60,000  
 (Six Lakh Sixty Thousand only)



LOCKER

ORIGINAL ORIGINAL ORIGINAL ORIGINAL

HY TECH TARA  
 DLHS LS/MS/46/PVT

TRUE COPY



NANDHAK CHAND SAINI  
 CO-PAN NO. AADEN-803207  
 Delhi No. 910836401466



MR  
 CO-PAN NO. AADCT-878107  
 Delhi No. 1171157022/01194

0000835244

## Statutory Alert:

1. The authenticity of this Stamp 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 onus of checking the legitimacy is on the users of the certificate.



SALE DEED FOR Rs. 1,10,00,000/-  
FLAT AREA 138 SQ. MTRS.

Stamp Duty @ 3% Rs. 3,30,000/-  
Corpn. Tax @ 3% Rs. 3,30,000/-  
Total Stamp Duty @ 6% Rs. 6,60,000/-

23rd This Sale Deed is made and executed at New Delhi on this  
day of Dec., 2013

By

M/S. NDAA PROPERTIES & CONSULTANTS (P) LTD. HAVING ITS REGISTERED  
OFFICE AT G-10/2, LGF, Malviya Nagar, New Delhi-17 through its  
Director Shri Nanak Chand Saini, vide resolution passed in meet-  
ing held on 20-10-2013 ( hereinafter called as VENDOR).

IN FAVOUR OF

M/S. T.K. Engineering Consortium Pvt. Ltd. HAVING ITS REGIS-  
TERED OFFICE AT Model Village, Nahar Lagun, Papum Pare Distt.  
Arunachal Pradesh through its Director Mr. Techit Tara, vide  
resolution passed in meeting held on 20-10-2013 ( hereinafter  
called VENDEE).

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

TRUE COPY

Whereas SHRI KOUSHAL KISHORE BANSAL is the allottee of HIG  
Flat No. HIG Flat No. 703 on Seventh Floor, Yamuna Block-1,  
Pocket D-6 situated at Vasant Kunj, New Delhi allotted by DDA  
vide File No. H/365(487)2012/DDA10/VK dated 30-03-2012 and Con-  
veyance Deed and Supplementary Conveyance Deed which are regis-  
tered as documents no. 23792 and 23791 an Addl. Book No. I Vol.  
No. 4597 on pages 197 to 198 and 195 to 196 dated 20-11-2012 in  
the office of the Sub-Registrar-VII, New Delhi (respectively).

And Whereas said SHRI KOUSHAL KISHORE BANSAL SON OF SHRI  
DEDA RAJ BANSAL RESIDENT OF B-21 A, SHIVANGI KUNJ, PASCHIM VIHAR,  
NEAR DAYA HOSPITAL, NEW DELHI sold the said flat to Vendor, M/S.  
NDAA PROPERTIES & CONSULTANTS (P) LTD. by Virtue of Sale Deed,  
which is regd. in the office of Sub-Registrar, New Delhi as Doc.  
No. 14796 in Addl. Book No. I, Vol. No. 6881 on pages 134 to 142  
dated 24-12-2012.



*[Signature]*

Date 23/12/2013 11:07:55

14330

Deed Related Detail

SALE WITHIN MC AREA

me SALE

Detail

Sub Tehsil Sub Registrar IX

City Vasant Kunj

(Segment) Vasant Kunj

Property Type Residential

Address House No.: 703 7th Floor

Area of Property 0.00

Building Type

Road No., Vasant Kunj

0.00

Money Related Detail

Consideration Value 11,000,000.00 Rupees

Stamps Paid 660,000.00 Rupees

Registration Fee 110,000.00 Rupees

Transfer Duty 330000 Rupees

Pasting Fee 100.00 Rupees

Government Duty 330000 Rupees

SALE WITHIN MC AREA

document of SALE

Presented by: Sh/Smt

Ms NDAA PROPERTIES AND CONSULTANT PVT LTD Through

the office of the Sub Registrar, Delhi this 23/12/2013 10:56:39

S/o, W/o

Shri K.S. Saini

day Monday

between the hours of

R/o

G-10/2 LGF Malviya Nagar N

Registrar/Sub Registrar  
Sub Registrar IX  
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri / Ms.  
Ms NDAA PROPERTIES AND CONSULTANT PVT LTD Through Its Director Shri Nanak Chand Saini

and Shri / Ms.

Ms T.K. ENGINEERING CONSORTIUM PVT LTD. Through Its Director Shri Techi Tara

Who is/are identified by Shri/Smt/Km. Shri Anuj Vij S/o W/o D/o Shri H.C. Vij R/o G-702 Saraswati Appt. Patper Ganj New Delhi

and Shri/Smt/Km Shri Pramod Kumar S/o W/o D/o Shri Mahender Lal R/o F-10 First Floor Om Vihar Uttam 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

TRUE COPY

Registrar/Sub Registrar  
Sub Registrar IX  
Delhi/New Delhi

Date 30/12/2013 16:32:08



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

And Whereas the VENDOR for their bonafide legal needs and requirements and in the best interest have agreed to sell, convey, transfer all their rights, titles and interest in respect of FREE HOLD DDA HIG Flat No. 703 on Seventh Floor, Yamuna Block-1, Pocket D-6 situated at Vasant Kunj, New Delhi-110070, ( 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.1,10,00,000/- (Rupees One Crore Ten Lacs Only) on the terms and conditions of this SALE DEED:-

NOW THEREFORE THIS SALE DEED WITNESSETH:-

1. That the VENDOR have received the full and final consideration amount of Rs.1,10,00,000/- (Rupees One Crore Ten Lacs Only) from the VENDEE before the execution of this SALE DEED as per details given below:-

Amount	Pay order/RTGS/UTR No. & Dated	Drawn from.
Rs.65,00,000/-	UTR No.SBINH13297336556 Dt.24-10-2013	
Rs.45,00,000/-	UTR No.SBINH1325314663 Dt.21-11-2013	

2. That the VENDOR do hereby 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 appurtenances thereto unto the VENDEE, who shall hereinafter 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 or their heirs, successors, administrators, survivors and assignees etc.

3. That there is no legal impediment or bar whereby the VENDOR can be prevented from selling transferring and vesting the absolute title in the said property, in favour of the VENDEE.

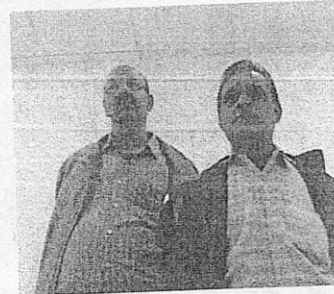
TRUE COPY



*Thou*

*Thou*

Reg. No. 14330 Reg. Year 2013-2014 Book No. 1



Ist Party

IInd Party

Witness

Ist Party

Ms NDAA PROPERTIES AND CONSULTANT PVT LTD. Through Its Director Shri Nanak

IInd Party

Ms T.K. ENGINEERING CONSORTIUM PVT LTD. Through Its Director Shri Tech Tara

Witness


Shri Anuj Vij, Shri Pramod Kumar

**Certificate (Section 60)**

Registration No.14,330 in Book No.1 Vol No 7,444  
on page 114 to 120 on this date 30/12/2013 15:26:25  
and left thumb impressions has/have been taken in my presence.

day Monday

Date 30/12/2013 16:31:57

  
Sub Registrar  
Sub Registrar IX  
New Delhi/Delhi

**TRUE COPY**

At the time of presentation, No Stay order or  
any other objection found as per record.

The property, under reference, is not for  
for unauthorized construction or use.



4. That the VENDOR their legal heirs, successors, survivors and assignees shall have no claim, title and interest in the said property and the VENDEE shall hereinafter hold, use enjoy or sell the said property as they like or construct the same or make some additions and alterations in the aforesaid property as their own personal property without any hindrance, interruption, claim or demand whatsoever from the VENDOR or anyone of the heirs, successors, survivors, administrators and assignees etc of the VENDOR.
5. That since entire consideration has already been received by the VENDOR 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 their 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 authorities in the absence of the VENDOR and this Sale Deed by itself shall be deemed and construed to grant the No Objection Certificate by the VENDOR in favour of the VENDEE for all intents and purpose.
7. That the VENDOR hereby assures the VENDEE that the said property is at present free from all kinds of encumbrances, mortgage, exchange, lien, court injunction, 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 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 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 hereby further covenants with the VENDEE, that in case the said property hereby sold or any part thereof, is lost from the VENDEE on account of any legal defects in the title of VENDOR'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 or if anyone else claims any right, title and interest paramount to the VENDOR, then the VENDOR shall be liable and responsible for all the losses, damages, costs and expenses sustained by the VENDEE.

TRUE COPY



9. 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 VENDEE.
10. That there are 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.
11. That the VENDOR have 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 shall be liable and responsible to repay its costs, damages etc. at that time and other incidental charges of the VENDEE, to the VENDEE or the VENDEE shall be entitled to recover the same from the VENDOR through the Court of Law at the costs and expenses of the VENDOR.
12. That the VENDOR, the VENDEE and all their legal heirs shall remain bound to obey by all the terms and conditions of this Sale Deed and VENDOR, 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 has 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 disturbance by the VENDOR.
13. 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 or their attorney by obtaining further necessary deed of assurance of supplementary deed at the cost of the VENDEE.
14. That the Vendor will co-operate, to get the above said property under sale, transferred in the name 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.
15. 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.

TRUE COPY





16. That the sale consideration include the consideration for water connection security deposit made with the said departments. The VENDEE shall be entitled to get the existing water connection transferred in their favour alongwith the security deposit with water Department etc.
17. That the VENDOR 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 Municipal Corporation of Delhi, Delhi Jal Board, BSES Rajdhani Power Ltd/NDPL, Revenue Records or any other concerned authorities.
18. That the VENDOR has assured the VENDEE that the said property under consideration is their self-acquired property and as such they are fully competent to sell the same.
19. That the expenses for stamp duty and registration charges in respect of the transaction have been paid and borne by the VENDEE.
20. That the entire relevant original documents of the previous title of the said property have been handed over by VENDOR to the VENDEE at the time of execution/registration of this Sale Deed.
21. That if the VENDOR 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, 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.
22. 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 DDA BUILT UP HIG Flat No. 703 on Seventh Floor, Yamuna Block-1, Pocket D-6 situated at Vasant Kunj, New Delhi-110070.

IN FAITH AND TESTIMONY WHEREOF, the VENDOR and VENDEE hereby set and subscribe their hands upto these presents at New Delhi at New Delhi on the day of the month and year first written hereina-

Witnesses:-

1. Anuj Vij & Dr. H. C. Vij  
C-702, Saraswati APH, Pat per Gay, Delhi  
Aadhar No 6385 74365 900
2. Prameed Kumar  
9. Dr. Mahender Lal  
F-10, PSF, New Vikas  
Urban Nagar, Delhi

VENDOR

VENDEE



W.N. 1211/33024/00026