

10772
17/9/21



INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

सत्यमेव जयते

Certificate No.	: IN-DL21295405283319T
Certificate Issued Date	: 09-Sep-2021 01:00 PM
Account Reference	: SHCIL (FI)/ dl-shcil/ KAPASHERA/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL-SHCIL38873761251553T
Purchased by	: ORCHID INDIA INFRAMART LLP
Description of Document	: Article 23 Sale
Property Description	: KH NO. 112/2 IN EXTENDED ABADI OF VILLAGE DHOOLSIRAS, NEW DELHI
Consideration Price (Rs.)	: 2,20,00,000 (Two Crore Twenty Lakh only)
First Party	: SANJAYA SAIN
Second Party	: ORCHID INDIA INFRAMART LLP
Stamp Duty Paid By	: ORCHID INDIA INFRAMART LLP
Stamp Duty Amount(Rs.)	: 13,20,000 (Thirteen Lakh Twenty Thousand only)



LOCKED

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Orchid India Inframart LLP

Partner

QT 0003194506

Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at www.shcilstamp.com or using e-Stamp Mobile App or Stock holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The duty of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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(1st page being e-stamp No.IN-DL21295405283319T)



VENDOR
(SANJAYA SAIN)
UID No. 6879 8955 5099
Pan No. ANPS0411N



VENDEE
(ORCHID INDIA INFRAMART LLP)
through VIPUL JINDAL UID No. 6242 0525 3351
Firm Pan No. AAGFO9452Q

description of property

Name of the Colony / Area	: Village Dhoolsiras (Extended Lal Dora)
Category	: G
Total Area of Plot in Sq.Mtr.	: 460 Sq. Mtr. (approx.)
Minimum price of land fixed by Govt.	: Rs.36,960/- per Sq. Mtr.
Land Use	: Residential
Total minimum land value	: 460X36960 = Rs.1,70,01,600/-
Total Plinth area in the Plot	: Vacant Plot

SALE DEED FOR Rs.2,20,00,000/-

Corporation Duty..3%..@..Rs.06,60,000/-

Stamp Duty..3%..@..Rs.06,60,000/-

Total Duty ..6%..@..Rs.13,20,000/-

This **SALE DEED** is made and executed at New Delhi on this 17th day of September, 2021, by **Mrs. SANJAYA SAIN**, Wife of Late Pankaj Sain, R/o B-37, Shankar Garden Vikaspuri, Tilak Nagar, New Delhi-18, hereinafter referred to as the "**VENDOR**" (which expression shall unless repugnant to the context mean and include "**the VENDOR**" and her legal heirs, successors, legal representatives, administrators, nominees, executors, assigns etc.) of the one part;

IN FAVOUR OF

ORCHID INDIA INFRAMART LLP, a Company incorporated under the Limited Liability Partnership Act, 2008, having its Registered Office at Kh.No.77, Ground Floor, Opp. Radha Krishna Mandir, Main Road Samalka, New Delhi-110037, through its Authorized Signatory Mr. Vipul Jindal, duly authorized vide Resolution passed in the meeting of the Partners of the Firm held on 04.09.2021, hereinafter referred to as the "**VENDEE**" (which expression shall unless repugnant to the context mean and include "**the VENDEE**" and its successors, legal representatives, administrators, nominees, executors, assigns etc.) of the other part.

Sain

Orchid India Inframart LLP

VJ
Partner

WHEREAS initially Smt. Krishna Sain W/o Sh. Mitter Sain, the then R/o 162, J.N.U. Old Campus, New Delhi, had purchased the Plot of land measuring 5 Bighas 9 Biswas, bearing Khasra No.112/2(5-9), Situated within the Extended Lal Dora Abadi of Village Dhoolsiras, Tehsil Dwarka, New Delhi, and the same is bounded as under:-

East : Road
West : Outer Phirni Road
North : Other's Property
South : Other's Property

from Sh. Balbir Singh S/o Sh. Sudhan R/o Village Dhoolsiras, New Delhi, by way of following Sale Deeds: -

- a) Sale Deed dated 27th September, 1985, duly registered as Document No.9128, in Additional Book No.I, Volume No.4742, on Pages 177 to 181, on 27th September, 1985, in the office of the Sub-Registrar, New Delhi;
- b) Sale Deed dated 27th September, 1985, duly registered as Document No.9129, in Additional Book No.I, Volume No.4742, on Pages 182 to 186, on 27th September, 1985, in the office of the Sub-Registrar, New Delhi;
- c) Sale Deed dated 27th September, 1985, duly registered as Document No.9130, in Additional Book No.I, Volume No.4742, on Pages 187 to 191, on 27th September, 1985, in the office of the Sub-Registrar, New Delhi;
- d) Sale Deed dated 27th September, 1985, duly registered as Document No.9131, in Additional Book No.I, Volume No.4742, on Pages 192 to 196, on 27th September, 1985, in the office of the Sub-Registrar, New Delhi;
- e) Sale Deed dated 27th September, 1985, duly registered as Document No.9142, in Additional Book No.I, Volume No.4743, on Pages 46 to 50, on 27th September, 1985, in the office of the Sub-Registrar, New Delhi;

AND WHEREAS said Smt. Krishna Sain also obtained the Extended Abadi Area Certificate regarding the said plot of land from the office of Sub-Divisional Magistrate (Punjabi Bagh), Delhi, vide its No.SDM/PB/E.A.A./DS/87/201 dated 26.11.1987 in her own name.

AND WHEREAS said Smt. Krishna Sain expired 21st August, 2007, leaving behind her last WILL and Testament duly registered as Document No.2491, in Book No.3, Volume No.7483, on Pages 133 to 134 on 14th November, 2006, in the office of the Sub-Registrar, New Delhi, bequeathing therein her aforesaid plot of land to her son namely Shri Pankaj Sain S/o Sh. Mitter Sain.

Sain

Orchid India Inframart LLP

Partner

Partner

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar IX

Village/City Dhool Siras

Building Type

Place (Segment) Dhool Siras

Property Type

Property Address House No.: VILL DHOOLSIRAS ND, Road No.: , Dhool Siras

Area of Property 460.00 Sq.Meter

Money Related Detail

Consideration Amount :22,000,000.00 Rupees

Stamp Duty Paid 1,320,000.00 Rupees

Value of Registration Fee 220,000.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt

S/o W/o

R/o

SANJAYA SAIN

PANKAJ SAIN

B-37 SHANKAR GARDEN VIKASH PURI TILAK

in the office of the Sub Registrar, Delhi this 17/09/2021 12:00:00AM day Friday

between the hours of

Signature of Presenter

Registrar/Sub Registrar
Sub Registrar IX
Delhi/New DelhiExecution admitted by the said Shri / Ms.
SANJAYA SAIN

and Shri / Ms.

MS ORCHID INDIA INFRAMART LLP THROUGH VIPUL JINDAL

Who is/are identified by Shri/Smt/Km. NEERAJ KUMAR SINGH S/o W/o D/o SHASHI BHUSHAN R/o VPO SAMALKA ND

and Shri/Smt./Km MAHENDER SINGH S/o W/o D/o MANSHA RAM R/o 28 JAAT MOHALLA VILL DHULSIRAS 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

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 22,000,000.00 Two Crore Twenty Lakh Only

The Balance of entire consideration of Rs. _____ Rupees _____ has been paid to the

Vendor(s)/Mortgagor(s) by.

Sh./Ms. MS ORCHID INDIA
INFRAMART LLP THROUGH VIPUL
JINDAL

S/o,W/o,RAJMAL GUPTA

R/o ,KH NO 77 G F OPP RADHA KRISHAN MANDIR MAIN RAOD SAMALKA ND

vendee(s)/Mortgagee (s) in my presence. He/They/ were also identified by the aforesaid witnesses.

Orchid India Inframart LLP

Date 17/09/2021 18:32:51

Partner

Registrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi

AND WHEREAS thereafter the said plot of land was duly mutated and transferred in the name of said Shri Pankaj Sain, in accordance with aforementioned last WILL of Late Smt. Krishna Sain, in the relevant revenue records of Village Dhoolsiras, New Delhi, vide Mutation (O-4) No.546, as per order dated 14.08.2012, passed by the then Naib Tehsildar (Vasant Vihar), New Delhi, in Misl. No.414/11-12.

AND WHEREAS the aforesaid Sh. Pankaj Sain died on 05.09.2019, leaving behind his last WILL and Testament dated 23rd May, 2016, duly registered as Document No.2468, in Book No.3, Volume No.92, on Pages 92 to 94 on 23rd September, 2016, in the office of the Sub-Registrar-II B, Janakpuri, New Delhi, bequeathing therein the said plot of land to his wife namely Smt. Sanjaya Sain, otherwise said Shri Pankaj Sain was survived by the following Class-I legal heirs as per Schedule I of Hindu Succession Act, 1956: -

S.No.	Name	Relationship with the deceased
1.	Sanjaya Sain	Wife
2.	Srija Sain	Daughter
3.	Ambica Sain	Daughter

AND WHEREAS except the above mentioned, there are no other legal heirs of late Sh. Pankaj Sain, and the same is evident from Surviving Member Certificate No.90660000055975 dated 17.12.2019 issued by Tehsildar (Dwarka), GNCT of Delhi.

AND WHEREAS in order to perfect title of their mother i.e. said Smt. Sanjaya Sain, his aforesaid two legal heirs / daughters namely (1) Ms. SRIJA SAIN & (2) Ms. AMBICA SAIN, also relinquished their all rights, title and interest in the aforesaid property in favour of their mother namely Mrs. SANJAYA SAIN, (the VENDOR herein), vide Relinquishment Deed duly registered as Document No.125 in Addl. Book No.I, Volume No.10272 on pages 110 to 114 on 08.01.2020, in the office of the Sub-Registrar-IX, Kapashera New Delhi.

And Whereas "Village Dhoolsiras" stands urbanized u/s 507 of Delhi Municipal Act, 1957, vide Notification No. F.33/Engg/TP(DP)/11424/94 dt 24.10.1994, and the said property has not been acquired by the DDA/MCD or any Government Department u/s 4 & 6 of Land Acquisition Act, 1894, so far.

Thus in the manner stated above the VENDOR is the sole absolute and exclusive owner of the aforesaid property, and the VENDOR has full power and absolute authority to dispose of the same in manner, she likes.

Saini

Orchid India Inframart LLP

VP
Partner

AND WHEREAS the VENDOR, for her bonafide needs and requirements, has agreed to sell, convey, transfer and assign her all rights, titles and interests in the 1/10th Share in aforesaid Plot of land total measuring 5 Bighas 9 Biswas, bearing Khasra No.112/2(5-9), Situated within the Extended Lal Dora Abadi of Village Dhoolsiras, Tehsil Dwarka, New Delhi, with all connections, boundary and other movable attached therewith, hereinafter collectively referred to as "the said property", alongwith all benefits, facilities, privileges, easements or advantages belonging to or in any way appertaining to the said property to the VENDEE for a total sale consideration of Rs.2,20,00,000/- (Rupees Two Crore Twenty Lakhs only).

AND WHEREAS the VENDEE has agreed to purchase, acquire and possess the said property relying on the various assurances, covenants, representations, statements and undertaking given by the VENDOR and believing the same to be true and acting on the faith thereof and on the terms and conditions mentioned hereunder.

NOW THIS SALE DEED WITNESS TH AS UNDER:

1. That in pursuance of this Sale Deed and in total consideration of Rs.2,20,00,000/- (Rupees Two Crore Twenty Lakhs only), the VENDOR doth hereby sell, convey, assign and transfer her all rights, titles and interests in the aforesaid property, to the VENDEE, absolutely and forever.
2. That the VENDEE has paid the aforesaid consideration of Rs.2,20,00,000/- (Rupees Two Crore Twenty Lakhs only), in the following manner: -

Amount	Ch. Nos.	Dated	Bank
Rs.50,00,000/-	000028	06.11.2020	HDFC, Kapashera, N.D.
Rs.50,00,000/-	000029	06.11.2020	HDFC, Kapashera, N.D.
Rs.1,00,00,000/-	000035	12.04.2021	HDFC, Kapashera, N.D.
Rs.17,80,000/-	000036	12.04.2021	HDFC, Kapashera, N.D.
Rs.2,20,000/-	1% TDS has been deducted as withholding taxes and will be deposited in terms of Section 194IA of the Income Tax Act, 1961		

in full and final payment to the VENDOR, and the receipt of the same is hereby admitted and acknowledged by the VENDOR in full and final payment towards the sale price of her rights, titles and interest in the aforesaid property.

[Signature]

Orchid India Inframart LLP

[Signature]

Partner

3. That the VENDOR hereby explicitly admits and declares that having received the aforesaid consideration in full and final payment, now nothing is left due from the VENDEE to the VENDOR against sale consideration for the purchase of the said property, as the aforesaid consideration represents the full and final consideration for the transaction.
4. That the VENDOR has handed over the actual and peaceful physical vacant possession of the said property to the VENDEE on spot along with all the structures standing thereon besides all the rights appurtenant thereto including the right of easement and privileges.
5. That the VENDOR has undertaken and assured the VENDEE that her right and title in the said property subsists and except the VENDOR nobody else including her legal heirs, representatives, etc. have any right, title, interest or claim whatsoever or howsoever in the said property and the VENDOR has full, unfettered and unrestricted right, power and absolute authority to sell, transfer, convey and assign the said property and she is fully competent to execute this Sale Deed and to sign all necessary documents in this regard.
6. That the VENDOR assures the VENDEE that she has clear marketable title in respect of the said property and the same is free from all sorts of encumbrances including but not restricted to prior sale, pledge, mortgage, charge, will, gift, exchange, lien, guarantee, surety, security, agreement, arrangement, power of attorney, proceedings, decree, trust, claim, lispendens, breaches, disputes, litigation, court injunction, stay order, notice, attachment, acquisition etc. and is not subject matter of any HUF, Trust, minors etc.
7. That the VENDOR has assured and undertaken to the VENDEE that there is no other subsisting agreement, arrangement, MOU, settlement, power of attorney etc. in respect of the said property or any part thereof with any person, authority, organization etc. and the VENDOR has further assured that she has neither done nor been party to any act whereby her rights, title and interest in the said property may, in any way, be impaired or whereby the VENDOR may be prevented from transferring the said property.

Sami

Orchid India Inframart LLP

VP

Partner

8. That the VENDOR have represented and assured to the VENDEE that there is no breach, violation etc. and she has not violated any of the by-laws, rules and regulations etc. of any statute as applicable to the said property and have deposited all demands, dues etc.
9. That the VENDOR has handed over the relevant original documents relating to the said property to the VENDEE, at the time of execution of this Sale Deed.
10. That the VENDOR shall not act in contravention to this Sale Deed or evade any action that may put the VENDEE to any losses/ damages or which is detrimental to the interest of the VENDEE.
11. That the said property has not been notified under section 4 &/or 6 of Land Acquisition Act, 1894, either for the planned development of Delhi or for any other purposes.

Relying on the aforesaid representation and believing the same to be true and acting on the faith thereof, the VENDEE has agreed to purchase the said property and the VENDOR does doth hereby indemnify and shall keep VENDEE indemnified for all losses and damages that the VENDEE may suffer because of any defect in the title of the VENDOR.

12. That all taxes, such as Municipal taxes, house tax and other charges etc. has been paid by the VENDOR and the VENDOR shall be fully responsible and liable for all such arrears, liabilities etc. related upto the date of handing over the possession to the VENDEE. The VENDOR also undertakes that she will be liable and responsible for all the above payments even if any demand arises in future. Thereafter the same shall be paid and borne by the VENDEE.
13. That the VENDOR and all persons claiming under or through the VENDOR shall and will, as and when required by the VENDEE and at the VENDEE's costs, agree to do all acts and execute all documents and to present herself before the concerned authorities as be reasonably required by the VENDEE for more fully effectuating the sale being hereby made or for more fully owning and enjoying the said property or defending any action or proceeding concerning the same.

Sain

Orchid India Inframart LLP

W

Partner

14. That in the event of any of the covenants, representations, undertakings, assurances etc. made herein by the VENDOR turning out to be incorrect or false or found contrary or the title of the VENDOR in the said property is found defective or if anyone else claims adverse right or interest in the said property; then the VENDOR shall be liable and responsible for all the liabilities, risks, dues, losses, costs, expenses, claims, arrears etc. on whatsoever account or of whatsoever nature. In case the VENDEE suffers any types of losses, damages, costs etc. on their accounts or is deprived off from the whole or any part of the said property, in that event also the VENDOR shall be liable and responsible to make good and pay such losses, damages, costs, expenses, loss or profits etc, thus suffered/sustained by the VENDEE and she will keep the VENDEE freely, clearly and absolutely acquitted and exonerated and forever saved, defended, harmless and indemnified against the same and also compensate the VENDEE for the same. In addition to the same the VENDEE shall have right to take legal action against the VENDOR. The VENDOR and all kind of her moveable and immoveable properties shall be responsible to fulfill all the losses that may be sustained by the VENDEE. The VENDEE shall be fully entitled to proceed for all action, claims, dues, losses etc. against VENDOR, and none shall have any right to raise any objection against the same.
15. That the VENDEE can get the said property mutated/transferred in the records of Delhi Development Authority/Tehsil/Revenue authorities and other concerned departments/M.C.D./N.D.M.C/ Delhi Administration /House Tax Departments/ Electricity Company and concerned authorities/Delhi Jal Board /M.T.N.L. etc. and as well as the matters, connections, facilities etc. related to the said property, wherever if so required, on the basis of this Sale Deed or its certified true copies in their own name, and the VENDOR shall be deemed to have given her "No Objection" in this regard and the VENDEE may also get new connections installed at the said property in their own name at their own costs and expenses. The VENDEE shall also be entitled for all the security deposits etc. made by the VENDOR and may derive all benefits and accruals thereof.

Sam

Orchid India Inframart LLP

VP

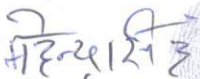
Partner

16. That the VENDOR admits and confirms that after execution of this sale deed in favour of the VENDEE, the VENDOR has been left with no right, title, claim or interest whatsoever in the said property and the VENDEE has become the absolute owner thereof, for all intents and purposes and the VENDEE is fully competent and empowered to avail all benefits, rentals, deposits, accruals, enjoy the same as well as to transfer or alienate the same or any part thereof, by way of sale, mortgage, gift, collaboration, lease or otherwise deal with the same in the manner, they like, without any disturbance, hindrance, approval, objection or demand from the VENDOR or anybody else claiming under or in trust for her.
17. That all the expenses of this sale deed viz. Stamp Duty, Registration Charges etc. have been borne and paid by the VENDEE.
18. That the parties are Indian Nationals.
19. That the Sale Deed is executed at New Delhi and Court(s) in Delhi/New Delhi alone will have the exclusive jurisdiction over this Deed to the exclusion of all other courts and the Deed shall be set to any construed in accordance with the laws of India.

IN WITNESS WHEREOF THE VENDOR THROUGH ATTORNEY AND THE VENDEE HAS SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS SALE DEED ON THE DAY, MONTH AND YEAR, FIRST WRITTEN ABOVE IN THE PRESENCE OF THE FOLLOWING WITNESSES;

WITNESSES: -

1. 
Neeraj Kumar Singh
S/o Shri Shashi Bhushan
R/o VPO Samalka, New Delhi
UID No.5458 3325 1918

2. 
Mahender Singh
S/o Shri Mansha Ram
R/o 28, Jaat Mohalla, Village Dhulsiras, New Delhi
UID No.7259 8422 4689


VENDOR

Orchid India Inframart LLP


Partner

VENDEE

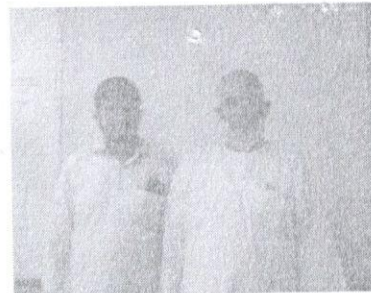
Reg. No. 9110 Reg. Year 2021-2022 Book No. 1



Ist Party



IInd Party



Witness

Ist Party SANJAYA SAIN

IInd Party MS ORCHID INDIA INFRAMART LLP THROUGH VIPUL JINDAL

Witness NEERAJ KUMAR SINGH, MAHENDER SINGH

Certificate (Section 60)

Registration No.9,110 in Book No.1 Vol No 10,993
on page 69 to 78 on this date 20/09/2021 4:07:56PM
and left thumb impressions has/have been taken in my presence.

day Monday

Date 20/09/2021 19:44:42


Sub Registrar
Sub Registrar IX
New Delhi/Delhi

Orchid India Inframart LLP

Partner



2196671609110

10772
17/9/21



Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No DL1377452529761
Issue Date 09-SEP-2021 13:10
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
Purchased By ORCHID INDIA INFRAMART LLP
Registration Fees Paid By ORCHID INDIA INFRAMART LLP
Property Description KH.NO.112/2, IN EXTENDED LAL DORA ABADI OF VILLAGE
DHOOLSIRAS, NEW DELHI
Purpose SALE DEED *

Particulars	Amount (Rs.)
Registration Fee	₹ 2,20,014.00
Copying Fees	₹ 100.00
E-change of Name Fee - South DMC	₹ 1,000.00
Service Charges	₹ 30.00
CGST @ 9 % *	₹ 3.00
SGST @ 9 % *	₹ 3.00
Total Amount	₹ 2,21,150.00

(Rupees Two Lakh Twenty-One Thousand One Hundred Fifty Only)

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be be verified at website i.e.
<https://www.shcilestamp.com/Registration/> .



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

Sami

Orchid India Inframart LLP

VP

Partner