



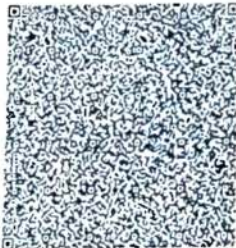
सत्यमेव जयते

# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

## e-Stamp

Certificate No. : IN-DL03953367102Q  
 Certificate issued Date : 15-Mar-2018 05:32 PM  
 Account Reference : NONACC (BK)/ dl-corpbk/ CORP NAJAF/ DL-DLH  
 Unique Doc. Reference : SUBIN-DLDL-CORPBK04146453260278Q  
 Purchased by : BUCHISANYASI RAJU GRANDHI  
 Description of Document : Article 23 Sale  
 Property Description : LAND AT VILLAGE BIJWASAN NEW DELHI  
 Consideration Price (Rs.) : 43,25,00,000  
 (Forty Three Crore Twenty Five Lakh only)  
 First Party : DEEPAK MALHOTRA  
 Second Party : BUCHISANYASI RAJU GRANDHI  
 Stamp Duty Paid By : BUCHISANYASI RAJU GRANDHI  
 Stamp Duty Amount(Rs.) : 2,59,50,000  
 (Two Crore Fifty Nine Lakh Fifty Thousand only)



LOANED

U.I.D.N. 6097-6120-0838

Please write or type below this line.

UID: -6688-7519-0362



Deepak  
Malhotra

Malhotra



PAN: - AGAPG1105G (Vendee)

PAN: AAELM1769Q (Vendor)

0000862268

Jms

### 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
3. In case of any discrepancy please inform the Competent Authority



## **SALE DEED FOR Rs.43,25,00,000/-**

Stamp Duty @ 3% .. Rs.1,29,75,000/-  
Corporation Tax @ 3%.. Rs.1,29,75,000/-  
Total @ 6% .. Rs.2,59,50,000/-

THIS SALE DEED is made and executed at New Delhi on this 19<sup>th</sup> day of March, 2018 by:

**MR. DEEPAK MALHOTRA**[PAN: AAEPM1769Q] [Aadhar No.609761200838], Son of Late Mr. Satyapal Malhotra, Resident of Flat 10, Swastik Court, 132, Maharishi Karve Road, Churchgate, Mumbai – 400 020, hereinafter referred to as “**Vendor**”, which expression, unless repugnant to the context hereof, shall mean and include his heirs, executors, administrators, successors of the One Part

### **IN FAVOUR OF**

**MR. BUCHISANYASI RAJU GRANDHI**[PAN: AGAPG1105G] [Aadhar no. 6688 7519 0362], Son of Shri Grandhi Mallikarjuna Rao, Resident of #486/76, Varalakshmi Nilayam, 1<sup>st</sup> Main, 38<sup>th</sup> Cross, 8<sup>th</sup> Block Jayanagar, Bangalore, hereinafter referred to as “**Vendee**”, which expression, unless repugnant to the context thereof, shall mean his successors and assigns of the Second Part.

The Vendor and Vendee are collectively referred to as the “Parties” and individually as a “Party”

WHEREAS by Sale Deed dated 7th April, 1980, Mr. Jaisi Ram, Son of Hari Singh sold agricultural land bearing Mustatil No.37, Killa No. 15 (4-16), 16 (4-8), 4 (4-16), 6 (4-16) and 7 (4-16) at Bijwasan, Tehsil Mehrauli, New Delhi to Mr. Chander Prakash, Son of Mr. Jugal Kishore vide Sale Deed dated registered as Document No. 1538, Additional Book 1, Volume 4262 at pages 5 to 9 on 8th April, 1980 duly registered in the office of Sub Registrar, Delhi.

AND WHEREAS out of the above land, Mr. Chander Prakash, Son of Mr. Jugal Kishore sold agricultural land bearing Mustatil No. 37, Killa Nos. 6 (4-16), 15(4-10), and 16 (3-18) situated within the revenue estate of Village Bijwasan in the Union Territory of Delhi, in favour of Mr. Deepak Malhotra, Son of Late Shri S.P. Malhotra (Vendor herein) by three registered sale deeds, all dated 19th February, 1990 as follows:

*Deepak Malhotra*

*Chander Prakash*

Date 19/03/2018 2:43:40PM

RegNo. 2713

Deed Related Detail

Deed Name SALE	
SALE WITHIN MC AREA	
Land Detail	
Tehsil/Sub Tehsil Sub Registrar IX	Building Type
Village/City Bijwasan	
Place (Segment) Bijwasan	
Property Type Residential	
Property Address House No.: VILLAGE, Road No.: BIJWASAN, Bijwasan	
Area of Property 13.00 Bigha 4.00 Bishwa 0.00	
Money Related Detail	
Consideration Value 432,500,000.00 Rupees	Stamp Duty Paid 25,950,000.00 Rupees
Value of Registration Fee 4,325,000.00 Rupees	Pasting Fee 100.00 Rupees
Transfer Duty 12975000 Rupees	Government Duty 12975000 Rupees

This document of SALE

Presented by: Sh/Smt.

DEEPAK MALHOTRA

S/o W/o SATYAPAL MALHOTRA

R/o

FLATNO 10 SWASTIK COURT 132 MAHARISHI  
KARVE ROAD CHURCHGATE MUMBAI

in the office of the Sub Registrar, Delhi this 19/03/2018 2:43:47PM day Monday between the hours of

Signature of Presenter

Execution admitted by the said Shri  
DEEPAK MALHOTRA

and Shri / Ms.

BUCHIISANYASI RAJU GRANDHI

Who is/are identified by Shri/Smt/Km. KV HARINATH S/o W/o D/o KV S SETTY R/o 1-22/66/1 FLAT NO 406 KAVERI APPTT GALI NO 6 DOMALGUDA HYDERABAD and Shri/Smt./Km RAMAN SHARMA S/o W/o D/o MI.SHARMA R/o PLOTNO A 8 SEC 4 NOIDA UP

(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 20/03/2018 18:02:20

189603422713

NOTES

Registrar/Sub Registrar  
Sub Registrar IX  
Delhi/New Delhi



Mustatil No.	Killa No.	Area	Details of Sale Deed
37	6	4 Bigha 16 Biswas	Sale Deed dated 19th February, 1990 registered as Document No. 1099 in Additional Book I, Volume No. 6634 at pages 86 to 93 on 19 <sup>th</sup> February, 1990 in the office of Sub-Registrar, Delhi.
37	15	4 Bigha 10 Biswas	Sale Deed dated 19 <sup>th</sup> February, 1990 registered as Document No. 1100, Additional Book I, Volume No. 6634 at pages 94 to 101 on 19 <sup>th</sup> February, 1990 in the office of Sub-Registrar, Delhi.
37	16	3 Bigha 18 Biswas	Sale Deed dated 19th February, 1990 registered as Document No. 1098, in Additional Book I, Volume No. 6634 at pages 77 to 85 on 19 <sup>th</sup> February, 1990 in the office of Sub-Registrar, Delhi.

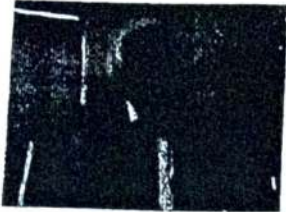
The above agricultural land bearing Mustatil No. 37, Killa Nos. 6 (4-16), 15(4-10), and 16 (3-18), total measuring 13 Bighas 4 Biswas approximately equivalent to 2.75 acres situated within the revenue estate of Village Bijwasan in the Union Territory of Delhi is collectively referred to as "**said Land**".

AND WHEREAS the Vendor upon acquiring the said Land constructed a farm house thereon, after getting the building plans sanctioned from the competent authority.

AND WHEREAS the Vendor is the sole, absolute, exclusive and recorded owner/bhumidar and in actual physical possession of 100% share in the said Land bearing Mustatil No. 37, Killa Nos. 6 (4-16), 15 (4-10), and 16 (3-18), total measuring 13 Bighas 4 Biswas approximately equivalent to 2.75 acres, situated within the revenue estate of Village Bijwasan in the Union Territory of Delhi alongwith the building constructed thereon and with tubewell, boundary wall, fittings and fixtures, connections and all other super structure thereon (hereinafter collectively referred to as "**Property**").

AND WHEREAS the Vendor represented to the Vendee that he is seized and possessed in his own right as full, absolute and exclusive owner and is well and sufficiently entitled to all the piece and parcel of the said Land and all things

Reg. No. 2713 Reg. Year 2018-2019 Book No. 1



Ist Party



IInd Party



Witness

Ist Party

DEEPAK MALHOTRA

*Deepon*

IInd Party

BUCHISANYASI RAO GRANDHI

Witness

KV HARINATH, RAMAN SHARMA

Certificate (Section 60)

Registration No. 2,713 in Book No. 1 Vol No 9,469  
on page 114 to 122 on this date 19/03/2018 08:24PM  
and left thumb impressions has/have been taken in my presence.



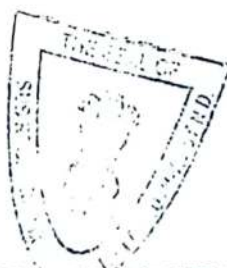
day Monday

Date 20/03/2018 17:56:28

*[Signature]*  
Sub Registrar  
Sub Registrar IX  
New Delhi/Delhi

LSR no. 9058-410 dt: 20/2/18

*[Signature]*





situated at or standing on or attached to the said Property in the revenue estate of Village Bijwasan, New Delhi and the same is legally owned land/property of the Vendor and is free from all encumbrances, lien or charge of whatsoever nature and that nobody else besides him has any sorts of interest, right, title, lien or claim, whatsoever of any kind in the said Property and things situated at or standing on or attached to the said Land and is not under any attachment, acquisition or requisition and is not the subject matter of any litigation of any sort or is not under any mortgage, charges, gifts, etc. and the same has not been offered as a security for any existing or contingent liability and the same has not been declared surplus as per provisions of Agricultural Land Ceiling Act and/or rules applicable in the State of Delhi and if proved otherwise at any time, the Vendor shall keep the Vendee fully indemnified for any loss or damages sustained by the Vendee on this account or on account of any mis-description of the said Land in the title deed(s) of the Vendor or otherwise, at the prevailing market prices including charges paid by the Vendee.

AND WHEREAS the Vendor, for his legal and bonafide need and requirement, with his free will and of his own accord agreed to sell, convey, transfer and assign to the Vendee and the Vendee has agreed to purchase the Property being agricultural land bearing Mustatil No. 37, Killa Nos. 6 (4-16), 15(4-10), and 16 (3-18) total measuring 13 Bighas 4 Biswas approximately equivalent to 2.75 acres alongwith farm house constructed thereon with tubewell, boundary wall, fittings and fixtures, connections and all other super structure thereon all situated in the revenue estate of Village Bijwasan, New Delhi for a total sale consideration of Rs.43,25,00,000/- (Rupees Forty Three Crores Twenty Five Lacs only) on the terms and conditions contained herein.

AND WHEREAS after complying with all the agreed terms and conditions, the Vendor is executing this Sale Deed in favour of the Vendee for the sale of the Property as under:

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

1. That for the total sale consideration of the above said amount of Rs.43,25,00,000/- (Rupees Forty Three Crores Twenty Five Lacs only), the Vendor hereby sells, conveys, assigns and transfers the Property alongwith all his ownership and all his rights, title, interest or claims etc. in the Property forever, to the Vendee free from all encumbrances of whatsoever nature.
2. That out of the aforesaid sale consideration of Rs.43,25,00,000/- (Rupees Forty Three Crores Twenty Five Lacs only), the Vendor has received an amount of Rs. 6,48,75,000/- (Rupees Six Crore Forty Eight Lakhs Seventy Five Thousand only) after deduction of Rs.6,48,750/- as TDS being 1% of the payment i.e. Rs.6,42,26,250/- vide Cheque No.000042 dated 18<sup>th</sup>



sum of Rs.36,76,25,000/- (Rupees Thirty Six Crore Seventy Six Lakhs Twenty Five Thousand only) after deduction of Rs.36,76,250/- as TDS being 1% of the payment vide Pay Order no.328775 dated 17/03/2018 for the sum of Rs.29,19,37,500 (Rupees Twenty Nine Crore Nineteen Lakhs Thirty Seven Thousand Five Hundred Only) drawn on HDFC Bank and DD no.309906 dated 16/03/2018 for the sum of Rs. 7,20,11,250 ( Rupees Seven Crore Twenty Lakhs Eleven Thousand Two Hundred Fifty only) drawn on Karur Vysya Bank favouring the Vendor aggregating to Rs.36,39,48,750/- (Rupees Thirty Six Crore Thirty Nine Lakhs Forty Eight Thousand Seven Hundred and Fifty only) has been paid, towards full and final settlement of the agreed total sale consideration of the Property which includes all/entire cost of land alongwith all things, standings, fittings, fixtures, connections, structure, tubewell, trees, crops, groves, boundary, rights attached to the said agricultural land and in the other common facilities and amenities etc. related thereto in the revenue estate of Village Bijwasan, New Delhi, the receipt of which the Vendor hereby accepts and acknowledges and nothing is now left to be paid to the Vendor or anybody claiming through him by the Vendee for the sale of the Property.

3. That the Vendor has handed over the actual vacant physical possession of the entire and each portion of the Property to the Vendee on the spot on signing, execution and registration of this Sale Deed and thus, has made the Vendee as absolute and exclusive owner in actual physical possession of the Property free from all encumbrances, liens, charges, claims, interests, rights, title etc. of whatsoever nature. The Vendee hereby acknowledges having received the vacant, physical possession of the Property to his entire satisfaction.
4. That on execution of this Sale Deed and on receipt of full and final payment of the agreed sale consideration as mentioned above, the Vendor has not been left with any rights, title, claim or interest of whatsoever nature in the Property and henceforth, the Vendee shall be the absolute and exclusive owner in possession of the Property.
5. That the Vendor assures the Vendee that the Property hereby sold is in his absolute ownership and is free from all sorts of encumbrances, such as prior sale, gift, mortgage, litigation and dispute, stay order and attachment, notification and acquisition, charges and liens, surety and security, court injunction, Will, Trust, Exchange, Lease, Claim, prior Agreement to Sell or any other registered or unregistered encumbrances and if this fact is found otherwise as a result of which a part or whole of the Property is ever taken away or goes out from the possession of the Vendee, on account of any legal defect in the ownership and the title or the Vendor, then the Vendor will be liable and responsible to make good the losses suffered by the Vendee and keep the Vendee indemnified, saved and harmless. against all such losses



6. That if in future, the Property and/or any part thereof is acquired by any department, authority or government, in that case the Vendee shall be entitled for all benefits, rights, claims, residuary rights, advantages and easements pertaining to the said Land including the compensation of the same as well as the alternative land/properties and the Vendor shall have no claim whatsoever in this regard.

7. That the Vendor hereby assures and covenants with the Vendee as follows:

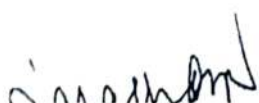
- (a) That the Property is free from all encumbrances, charges, liens, acquisition, injunctions, gifts, mortgages, hypothecations, attachments, trusts etc. whatsoever or howsoever and no litigation or any other proceedings of whatsoever nature are pending against the Property.
- (b) That the title of the Property is not the subject matter of any litigation nor there is any injunction or attachment order from any court of law or tribunal.
- (c) That there is no order of attachment by the Income Tax Authorities or by any other authorities nor any notice of acquisition/requisition has been received in respect of the Property.
- (d) That the Property lawfully belongs to the Vendor and that except the Vendor nobody else has any right, title, interest, claim or demand whatsoever or however in respect of the Property.
- (e) That there is no Income Tax liability outstanding against the Vendor and that there is no legal impediment or bar within the knowledge of the Vendor whereby the Vendor can be prevented from executing this Sale Deed.
- (f) That there is no subsisting Agreement or sale in respect of the Property or any part thereof in favour of any other person or persons except with the Vendee.
- (g) That the farm house has been constructed on the said Land.
- (h) That no notice under Section 81 of the Land Reforms Act, 1954 has been received nor any proceedings are pending in any court of law.
- (i) That the said Land has not been notified under the Right To Fair Compensation & Transparency In Land Acquisition, Rehabilitation and Resettlement Act, 2013, either for the planned development of Delhi or for any other purposes and is situated within the green belt



- (j) That the Vendor has not been left with any right, title, interest, claim or lien of any nature whatsoever in the Property hereby sold/transferred to the Vendee by the Vendor and the same has become the property of the Vendee and Vendee shall be at liberty to deal with the same in the manner he likes and shall be free to use, enjoy, sell, gift, mortgage, lease and transfer etc. the same by whatsoever means he likes, without any interference, hindrance, demand, objection, claim or interruption by the Vendor or any person(s) claiming under or through him or in trust for him.
- (k) That the Vendor has neither done nor been party to any act whereby his right and title to the Property, shall in any manner be impaired or whereby the Vendor has been prevented from transferring the Property.

Relying on the aforesaid representations of the Vendor and believing the same to be true and acting on the faith thereof, the Vendee has purchased the Property, and in case it is proved otherwise at any time, then the Vendor hereby assures and undertakes to make good all the losses, costs and expenses incurred/suffered by the Vendee due to any defect in the title of the Vendor or any inadvertent/typographic errors in the title deed(s) of the Vendor and/or representation/assurance made by the Vendor to the Vendee herein.

8. The Vendor hereby confirms that there is no litigation is pending in any court concerning Land/ Property and if any, legal proceedings are found to be in existence then the Vendor undertakes and agrees to indemnify and keep indemnified and harmless the Vendee from all proceedings of courts of law and/or claims of third parties in respect of the said Land.
9. That all the expenses concerning the purchase of non-judicial stamp papers or costs pertaining to the registration and execution of transfer documents and the sale deed has been borne and paid by the Vendee.
10. That all taxes, such as Municipal Taxes, Land Revenues, Electricity and Water charges, have been paid by the Vendor upto the date of execution of this Sale Deed and hereafter it shall be the liability of the Vendee. The Vendor hereby undertakes to indemnify the Vendee in this regard and to discharge any liability as referred to herein arising at any future date, pertaining to the period prior to the date of handing over of the possession of the Property to the Vendee.





11. That the sale consideration includes the consideration for electricity and water connections and security deposits made with the concerned departments. The Vendee shall be entitled to get the existing electricity and water connections transferred in its favour alongwith the security deposit with Electricity and Water Departments etc.
12. That the Vendee shall be entitled to get the Property mutated in his own name in the records of the SDMC/revenue authorities or any other authority and get transferred all the amenities in the Property in his name.
13. That the Vendor shall fully cooperate and furnish additional information/documentation with respect to the Property, if so required by the Vendee, and present itself before any authority/office, in case required by the Vendee at the cost of the Vendee, subsequent to the registration of this Sale Deed.
14. That the Vendor, including his heirs, administrators, representatives, successors and assigns now admit that they have been left with no right, title or interest of any nature whatsoever in the Property and the Vendee has become the absolute owner of the same including the right to sell, transfer and alienate the Property to anyone including the right to give the Property on rent to anyone and to receive and realise the rent and profit thereof, to carry out any modifications or charges or repairs in civil, electrical, sanitary or any other structure related to the Property.
15. That the No Objection Certificate from the relevant authority for this sale Deed has been obtained vide No.SDM/South West/Land Status Report/ 9058-410 dated February 20, 2018.
16. That the Vendor has handed over all original Title Documents pertaining to the Property to the Vendee at the time of signing of this Sale Deed.
17. That this transaction has taken place in Delhi and as such Courts in Delhi shall have exclusive jurisdiction to entertain any disputes arising between the parties in future.

**SCHEDULE OF LAND REFERRED TO ABOVE**

Mustatil No.	Killa No.	Area
37	6	4 Bigha 16 Biswas
37	15	4 Bigha 10 Biswas
37	16	3 Bigha 18 Biswas
Total		13 Bigha 4 Biswas approximately equivalent to 2.75 acres