



2763

Sr. No.	
Amount	
Purpose	
6 JUN 2024	
R.S.	MP VENDOR GURUGRAM

Vasika No - 7353

Dated 05-09-2022

ATTESTED

AL
For Sub Registrar
Kadipur (GURUGRAM)
02 JUL 2024

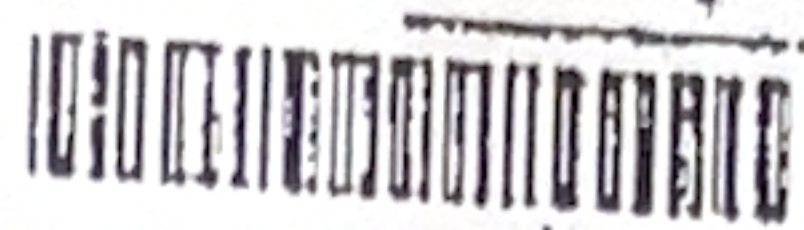
7353

Sale of Immovable Properties


**Indian-Non Judicial Stamp
Haryana Government**


Date: 02/09/2022

Certificate No. G0B202211032
GRN No. 93969789



Stamp Duty Paid : ₹ 743000

Penalty : ₹ 0

(Per Term Only)

Seller / First Party Detail

Name: Anindya Khare
H.No/Floor: B220
City/Village: Kanpur
Phone: 98*****67

Sector/Ward: 00

District: Kanpur

LandMark: Arya nagar swarup nagar

State: Uttar pradesh

Buyer / Second Party Detail

Name: Arjun Tiwari
H.No/Floor: G21
City/Village: New delhi
Phone: 98*****67

Sector/Ward: 00

District: New delhi

LandMark: Bhagwati garden extn uttam nagar

State: Delhi

Others: Ratan kumar

Purpose: SALE DEED

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://agrashry.nic.in>

Type of Deed	: Sale Deed
Village /City Name	: Gurgaon Greens, Sector-102 Vill. Dhankot, Sub-Tehsil Kadipur, Gurugram
Type of Property	: Residential Apartment
Apartment No.	: GGN-06-0102, 01 st Floor, Tower-06
Super Area	: 1650 sq. ft. (153.29 sq. mtrs.)
Transaction Value	: Rs.1,06,08,000/-
Stamp Duty	: Rs.7,43,000/-
Stamp No. and Date	: G0B202211032/02.09.2022
Issued By	: Govt. of Haryana
Execution Date	: 05 th September 2022
Commercial or Residential	: Residential
Govt Fee GRN No.	: 93969884
MCG Property ID	: TMC GG GN060102

ATTESTED

AL
For Sub Registrar
Kadipur GURUGRAM

02 JUL 2024

प्रलेख क्र.: 7353

वसीका संबंधी विवरण

वसीका का नाम SALE OF APARTMENT RESIDENTIAL URBAN AREA WITHIN MC

स्थित- Sector 99 101

तहसील/सब-तहसील- कादीपुर

गांव/शहर- सेक्टर

पंजीकृत कॉलोनी

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

पता - Gurgaon Greens Sector 102 Gurugram

धन संबंधी विवरण

राशि- 10608000 रुपये

स्टाम्प नं- G0B202211032

रजिस्ट्रेशन फीस- 50000 रुपये

EChallan: 93969884

कुल स्टाम्प शुल्क- 742560 रुपये

स्टाम्प का मूल्य- 743000 रुपये

पेस्टिंग शुल्क- 3 रुपये

सेवा शुल्क- 200

द्वारा तैयार किया गया- SHIV KUMAR SINGH ADV

भवन का विवरण

बहुमंजलीय मकान

1650 Sq.Feet

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- TMCGGGN060102

प्रॉपर्टी नं-

मालिक- Emaar India Limited

पता- Unit No.- GGN-06-0102, Gurgaon Greens, Basai Road, Sector 102, Gurugram, Haryana

यह प्रलेख आज दिनांक 05-09-2022 दिन सोमवार समय 12:02:00 PM बजे श्री/श्रीमती/कुमारी ANINDYA KHARE पुत्र SANTOSH KUMAR निवासी B 220 ARYA NAGAR KANPUR द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

हस्ताक्षर प्रस्तुतकर्ता
ANINDYA KHARE

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 05-09-2022

ANINDYA KHARE

उप/संयुक्त पंजीयन अधिकारी
(कादीपुर)

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी ARJUN TIWARI पुत्र THAKUR TIWARI RATAN KUMAR पुत्र ARJUN TIWARI हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी SHIV KUMAR SINGH पिता — निवासी ADV GURUGRAM व श्री/श्रीमती/कुमारी CHETAN KUMAR KHALARKA पिता SOHAN LAL AGARWAL निवासी NAGPUR RAJASTHAN ने की।

साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 05-09-2022

उप/संयुक्त पंजीयन अधिकारी
(कादीपुर)

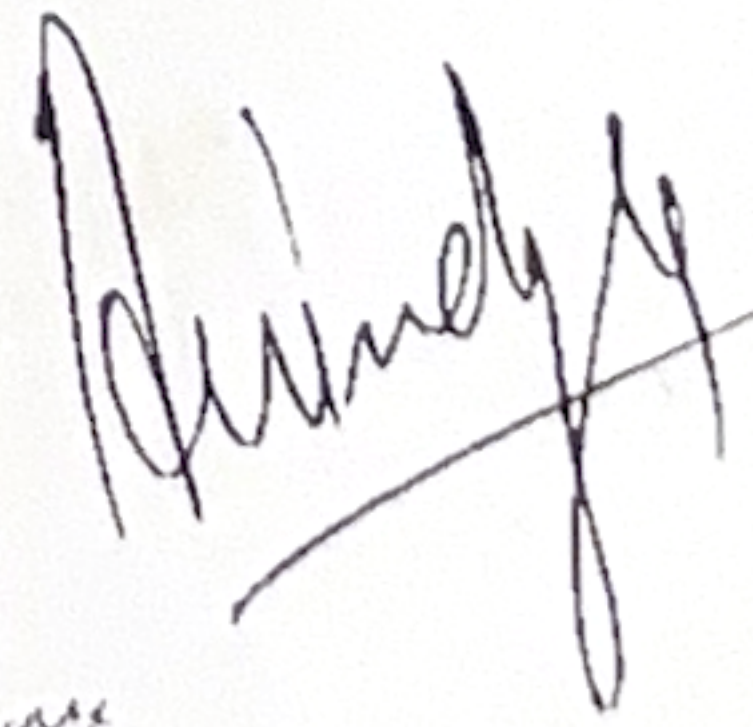
SALE DEED

THIS SALE DEED IS MADE AT SUB-TEHSIL KADIPUR, DISTRICT GURUGRAM ON THIS 05th DAY OF SEPTEMBER 2022 BY Mr. Anindya Khare (Aadhaar No. 2636-9260-3921) (PAN No. ADPPK1034J) son of Sh. Santosh Kumar Khare resident of B-220, Arya Nagar, Swarup Nagar, Kanpur-208002, Uttar Pradesh, India, (hereinafter called the VENDOR) which expression shall mean and include his respective heirs, successors, survivors, administrators, executors, and assigns of the one part.

IN FAVOUR OF

Mr. Arjun Tiwari (Aadhaar No. 8279-7693-8433) (PAN No. AKRPT2813K) son of Mr. Thakur Tiwari and Mr. Ratan Kumar (Voter ID No. LQK2052579) (PAN No. APEPK2002F) son of Mr. Arjun Tiwari both residents of H.No. G-21, Gali No. 22, Jain Road, Bhagwati Garden Extn., Uttam Nagar, New Delhi-110059, India, (hereinafter jointly called the VENDEE) which expression shall mean and include their heirs, successors, survivors, administrators, and assigns of Other Part.

Whereas the VENDOR is the sole, exclusive and absolute owner and in possession of residential Apartment bearing No. GGN-06-0102, located in Tower-06, on 01st Floor, alongwith One reserved Car Parking space No. B2-27, in the said residential complex known as GURGAON GREENS, constructed on land admeasuring 13.531



ATTESTED

APL

For Sub Registrar
Raddour GURUGRAM

02 JUL 2024



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- ANINDYA KHARE

क्रेता :- ARJUN TIWARI RATAN
KUMAR

Ratan Kumar

गवाह 1 :- SHIV KUMAR SINGH

गवाह 2 :- CHETAN KUMAR KHALAIRKA

Chetan Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7353 आज दिनांक 05-09-2022 को बही नं 1 जिल्द नं 256 के पृष्ठ नं 160.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त इसी संख्या 1 जिल्द नं 1513 के पृष्ठ संख्या 81 से 82 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाह ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 05-09-2022

उप/सयुक्त पंजीयन अधिकारी (कादीपुर)

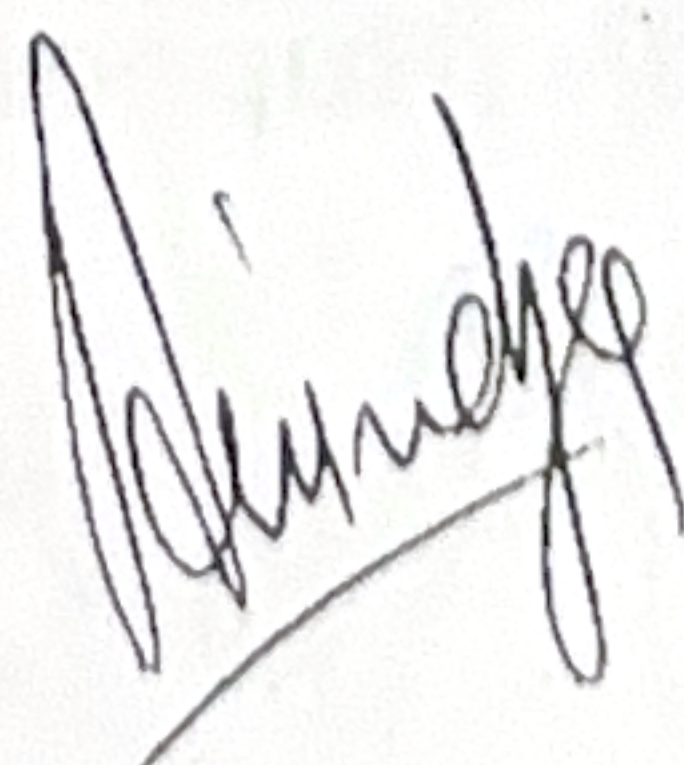
acres or thereabout situated in the revenue estate of Village Dhankot, Sector-102, Sub-Tehsil Kadipur, District Gurugram, Haryana, having a super area of 153.29 sq. mtrs. (1650 sq. ft.) together with the common right to use the open area, parking, common areas and common amenities and facilities to be provided in the said Residential Building and all manner of rights, privileges, easements, advantages and appurtenances whatsoever to the said Apartment (hereinafter called the said "PROPERTY") and bounded as under:-

At or towards the North	:	Tower-07
At or towards the South	:	Lift Lobby
At or towards the East	:	Green
At or towards the West	:	Driveway

PARKING (B2-27)

At or towards the North	:	Driveway
At or towards the South	:	Parking No. B2-25
At or towards the East	:	Parking No. B2-26
At or towards the West	:	Parking No. B2-28

And whereas the above said VENDOR had purchased the above said property from Emmar MGF Land Limited, M/s Kamdhenu Projects Private Limited & M/s Divit Estate Private Limited, vide Conveyance Deed Vasika No. 6265, Book No. 1, Vol. No. 255 on Page No. 88.25, Addl. Book No. 1, Vol. No. 1491 on Pages 95 to 96



ATTESTED

APL
**For Sub Registrar
Kadipur (GURUGRAM)**

02 JUL 2024

on Dated 05.08.2022 registered in the office of Sub Registrar
Kadipur, District Gurugram, Haryana.

AND WHEREAS the said Apartment is self acquired property of the Vendor and has not been acquired from the joint family funds and the Vendor has good marketable title & absolute authority to sell and transfer the same. None else has any right title or interest in the said Apartment.

AND WHEREAS the VENDEE, herein believing in the truth of the representations and the assurances held out by the VENDOR, have agreed to purchase "**the Said PROPERTY**" and the Vendor, herein due to some personal needs and commitments, has agreed to sell, transfer, convey and assign to the Vendee all his ownership rights, title and interest in the said PROPERTY together with all rights, title and interest and easements, privileges and appurtenances thereto as also indivisible ownership rights in the said property and every part thereof including right to receive rent(s) and profits, right in electricity and water connection and free from all encumbrances, charges, liens, mortgages, liabilities, unauthorized occupation, claims of all and any kind whatsoever including any right of maintenance and/or litigations, injunctions, attachments, gifts, arbitration proceedings prior agreements of any kind whatsoever, attachments, distresses and that there are no breaches, no notice of requisition or acquisition, written or verbal from any authority or authorities including the Municipal Authority, predecessor-in-interest, in respect of the said Property for a total consideration of **Rs.1,06,08,000/- (Rupees One Crore Six Lakhs Eight**



housand Only) on the terms and conditions hereinafter detailed.

THEREFORE IT IS HEREBY AGREED DECLARED COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

That the VENDOR has agreed to sell the said property and the VENDEE have agreed to purchase the same property for a sum of Rs.1,06,08,000/- (Rupees One Crore Six Lakhs Eight Thousand Only) which is paid by the VENDEE to the VENDOR as under:-

Amount (in Rs.)	Cheque/DD/ RTGS No.	Dated	Drawn on	Favoring
1,00,000/-	078522	15.07.2022	Central Bank of India	Anindya Khare
10,00,000/-	CBINR5202207161 0003314	16.07.2022	Central Bank of India	Anindya Khare
20,00,000/-	CBINR5202208231 0001373	23.08.2022	Central Bank of India	Anindya Khare
5,00,000/-	CBINR5202208251 0001429	25.08.2022	Central Bank of India	Anindya Khare
18,00,000/-	391774	31.08.2022	Central Bank of India	Anindya Khare
51,01,920/-	CBINR52022090 510002217	5-09-2022	Central Bank of India	Anindya Khare
				Anindya Khare
53,040/-	TDS Challan No. 23895 Dated 02.09.2022 Issued by HDFC Bank Ltd., BSR Code No. 0510308.			
53,040/-	TDS Challan No. 24147 Dated 02.09.2022 Issued by HDFC Bank Ltd., BSR Code No. 0510308.			
The VENDOR admits and acknowledges the receipt of the above said payment including TDS and nothing else remains due to the VENDOR out of the Sale consideration.				

2. That the VENDOR herein grants, conveys and transfer all his rights, title and interest in the above said residential Apartment

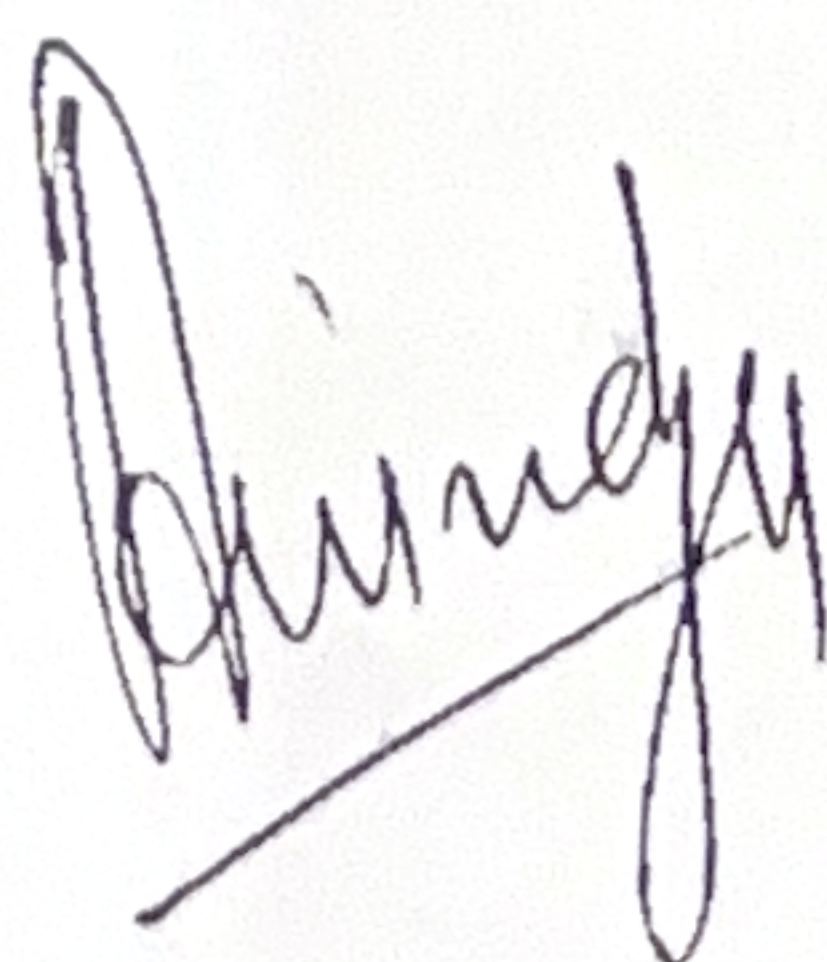
Anindya

ATTESTED

APL
For Sub Registrar
Kadipur (GURUGRAM)
02 JUL 2024

bearing No. GGN-06-0102, located in Tower-06, on 01st Floor
alongwith One reserved Car Parking space No. B2-27, in the said
residential complex known as GURGAON GREENS, constructed on
land admeasuring 13.531 acres or thereabout situated in the
revenue estate of Village Dhankot, Sector-102, Sub-Tehsil Kadipur,
District Gurugram, Haryana, having a super area of 153.29 sq. mtrs.
(1650 sq. ft.) together with the common right to use the open area,
parking, common areas and common amenities and facilities to be
provided in the said Residential Building and all manner of rights,
privileges, easements, advantages and appurtenances whatsoever
to the said Apartment unto the VENDEE herein.

3. That the said property transferred herein is free hold and free from
all encumbrance, claims, demands, liens, mortgages, decrees,
litigations, prior sales, agreement to sell etc.
4. That the actual physical possession of the above said property
hereby conveyed have been delivered to the VENDEE at the spot who
have become the absolute owner and in possession of the same and
shall enjoy all the rights, privileges, passages, appurtenances and
possession etc. and absolute ownership in the said property without any
hindrances, claims, demands by the VENDOR or his heirs, etc.
5. That all the expenses for the Stamp Duty, engrossing and other
incidental charges for this sale deed have been borne and paid by the
VENDEE.

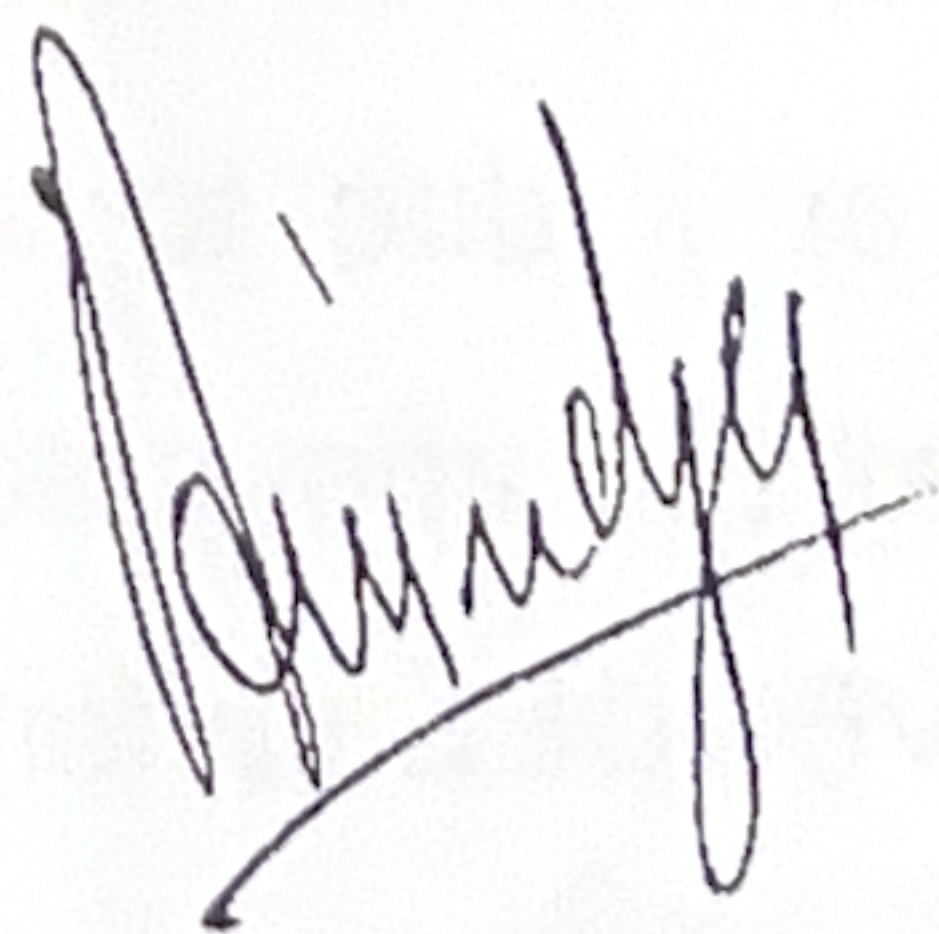


6. That the taxes, cesses, dues, dues to MCG/RWA, any bank, Maintenance Agency, electricity Charges, Water Charges, maintenance or demands in respect of the above said property have been paid and cleared by the VENDOR upto the date of execution of this sale deed absolutely and if any such amount is found outstanding later on i.e. After the execution and registration this sale deed then the VENDOR shall be liable to pay the same and all future taxes shall be paid by the VENDEE.

7. That the previous Conveyance deed and other relevant papers concerning the above said property have been handed over by the VENDOR to the VENDEE in original at the time of execution of this sale deed.

8. That the Property hereby conveyed is the self acquired property of the VENDOR and no other person except the VENDOR have any interest or claim of any nature whatsoever in the said property.

9. That the VENDOR have paid to the Developers entire amount of External Development Charges, contingency deposit, maintenance security, electricity, water, club and any other charges etc. till date. Nothing is due on account of External Development Charges based on Demand raised till date. But if in the future there is any further enhancement on account of External Development Charges etc. same shall be paid by the VENDEE.



ATTESTED

At

For Sub Registrar
Kadiyur (GURUGRAM)
02 JUL 2024

10. That the VENDEE can get the said property transferred, mutated in their name in records of Builder/Developers or any other authorities, on the basis of this sale deed or its certified true copy.

11. That the amount of sale consideration includes the contingency deposit and security deposit etc. which the vendor has paid to Builder/Developers, or any concerned authority. Now the VENDEE is entitled to get the said amount endorsed in their name.

12. That the VENDEE hereby assures the VENDOR that they shall adhere to the terms & Conditions of the allotment as agreed by the VENDOR with Builder/Developers.

THE VENDOR DECLARES AND ASSURES THE VENDEE

a. That the said property hereby conveyed was his self acquired property by virtue of the Conveyance Deed mentioned hereinabove and that no one else except the VENDOR have rights, claims, interest, and concern whatsoever in the said property hereby conveyed or any part thereof.

b. That the property hereby conveyed is free from all sorts of encumbrance, charges, legal flaws, liens, taxes, dues, demands, liabilities, notifications, mortgages, court decrees, and attachments etc.


c. That the contents of these presents are true and correct and if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect or if due to any defect in the title of the VENDOR of his rights, to sell the above said property hereby conveyed or any part thereof and the VENDEE suffers any loss then the VENDOR



shall be liable to make good the loss thus suffered by the VENDEE, the
VENDOR hereby indemnified the VENDEE against any loss, damage or
expenses that may be caused to the VENDEE as a result of any defect
in the title of the VENDOR.

d. That the VENDEE can get the said Property mutated/transferred in
their names as owners in the records of the concerned authorities on the
basis of this Sale Deed or its Certified True Copy.


IN WITNESS WHEREOF, THE PARTIES ABOVE NAMED HAVE
AFFIXED THEIR SIGNATURE ON THIS DEED OF SALE ON THE DAY
MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE
WITNESSES GIVEN BELOW: -

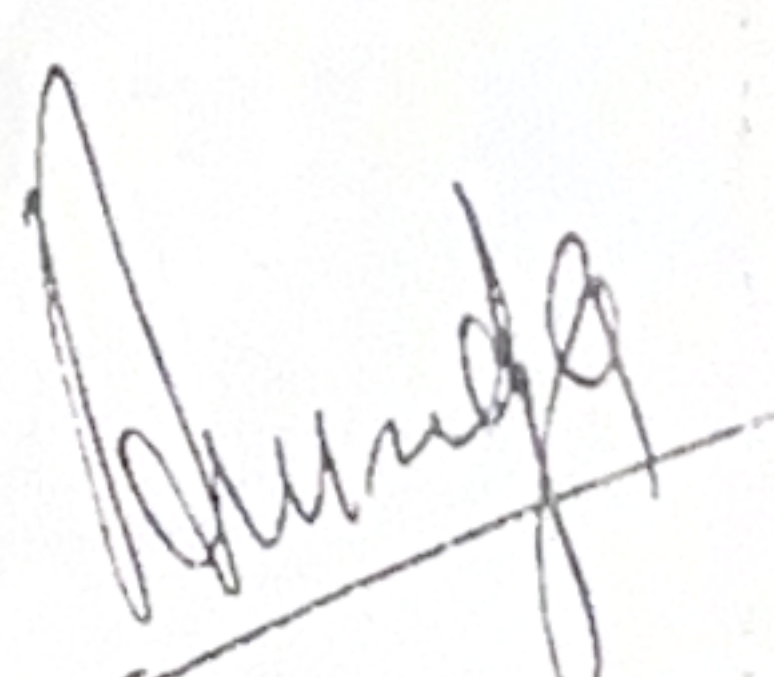

SHIV KUMAR SINGH
Advocate
Distt. Courts, Gurugram

5/9/22

WITNESSES:


1.


SHIV KUMAR SINGH
Advocate
Distt. Courts, Gurugram


VENDOR
(ANINDYA KHARE)

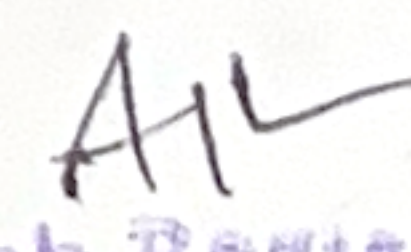
2. Chetan Kumar

CHETANKUMAR KHALARKA
SID SOHANLAL KHALARKA
KUCHAMAN - CITY (RAJ)


VENDEE
(ARJUN TIWARI)


(RATAN KUMAR)

ATTESTED


For Sub Registrar
Kadipur (GURUGRAM)

02 JUL 2024