



DDQ Code: 0561	<b>E - CHALLAN</b>		Remitter Copy
Valid Upto: 21-09-2019 (Cash) 15-09-2019 (Chq./DD)		 * 0 0 6 9 3 1 5 6 7 *	
GRN No.: 0056931567	Date: 03 Sep 2019 14:04:40		
Office Name: 0561-DC Office sonipat			
Treasury: Sonipat			
Period: (2019-20) Yearly			
<b>Head of Account</b>		<b>Amount ₹</b>	
0030-02-102-98-51 Other General Stamps		180000	
For SBI Bank-Challan to be accepted under fee type -263			
<b>PD AcNo</b> 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		180000	
₹ One Lakh Eighty Thousands only			
<b>Tenderer's Detail</b>			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PRAN No:			
Tenderer's Name:		prateek gupta s o rakesh gupta	
Address:		delhi -	
Particulars:		sale deed from ms arion real estate services pvt ltd delhi	
Cheque Detail:		834544/03-09-2019/sbi	
Depositor's Signature			
<b>FOR USE IN RECEIVING BANK</b> 94664m06			
Bank CIN No:		03/09/2019	
Payment Date:		03/09/2019	
Bank:		All SBI Branches	

056589680

of this challan at 'Verify Challan' on e-Gras website. This

RECEIVED  
DIRECTOR OF FBI  
WASHINGTON  
JUN 10 1964

Non Judicial

**Indian-Non Judicial Stamp  
Haryana Government**

Date : 06/09/2019

Certificate No. T0F2019I1764

GRN No. 56931567



Stamp Duty Paid : ₹ 180000

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Ms arion real Estate services Pvt ltd

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : Delhi

District : Delhi

State : Delhi

Phone: 00\*\*\*\*\*00

**Buyer / Second Party Detail**

Name : Prateek Gupta

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village: Delhi

District : Delhi

State : Delhi

Phone : 00\*\*\*\*\*00

Purpose : sale deed



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

**Sale Deed**

Amount : 36,00,000/-

Stamp : 1,80,000/-

E-Stamp No. : T0F2019I1764

Dated : 06-09-2019

GRN No. : 56931567

Village : Murthal

Area : 8 Kanal

Sr. No. :

Collector Rate : /-

\*\*\*\*\*  
(Stamp duty of Rs. 1,80,000/- has been deposited in the State Bank of India, Sonepat vide GRN no. 56931567 and certified by Haryana Government vide certificate of Stamp No. T0F2019I1764 Dated 06-09-2019)  
\*\*\*\*\*

This sale deed is made at Sonepat on this 9<sup>th</sup> day of September, 2019; By

M/s Areion Real Estate Services Pvt. Ltd Mumbai, having its registered office at D-511, 5<sup>th</sup> Floor, Kanakia Zillion Junction of LBS Road and CST Road Kurka West Mumbai through its Authorised Signatory Harish Chander Bagai S/o Sh. Ramgopal R/o CGG-195, tower-G, DLF Capital Greens, Shivaji Marg, Karam Pura,

प्रलेख न:6779

दिनांक:09-09-2019

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोनीपत	गांव/शहर 001-मुरथल	स्थित 004c - नहरी-चाही
भवन का विवरण		
भूमि का विवरण		
कृषि चाही	8 Kanal	
धन संबंधी विवरण		
राशि 3600000 रुपये	कुल स्टाम्प ड्यूटी की राशि 180000 रुपये	
स्टाम्प नं : t0f2019i1764	स्टाम्प की राशि 180000 रुपये	पेस्टिंग शुल्क 3 रुपये
रजिस्ट्रेशन फीस की राशि 20000 रुपये	EChallan:56931606	
Drafted By: वी.के. बत्रा		Service Charge:200

यह प्रलेख आज दिनांक 09-09-2019 दिन सोमवार समय 5:09:00 PM बजे श्री/श्रीमती/कुमारी M/s Areion Real Estate Services pvt. ltd thru हरीशचन्द्र बगई OTHER कम्पनी निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी ( सोनीपत )

हस्ताक्षर प्रस्तुतकर्ता

M/s Areion Real Estate Services pvt. Ltd

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 09-09-2019

M/s Areion Real Estate Services pvt. Ltd

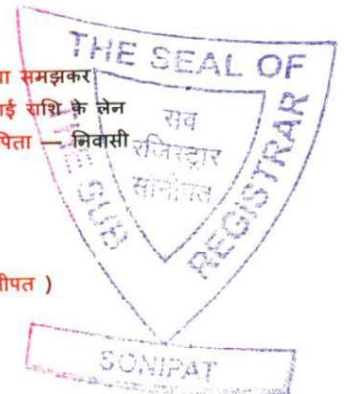
उप/संयुक्त पंजीयन अधिकारी ( सोनीपत )

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी प्रतीक , अर्चीत, तनिश पुत्र . हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि विक्रेताने मेरे समक्ष क्रेता को अदा की तथा प्रलेख मे वर्णित अशिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी सतबीर .न पिता — निवासी मुरथल व श्री/श्रीमती/कुमारी विरेन्द्र पिता — निवासी सोनीपत ने की।

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

दिनांक 09-09-2019

उप/संयुक्त पंजीयन अधिकारी ( सोनीपत )





Ramesh Nagar, Delhi who is duly authorized to sell the Company's Land Vide Resolution dated 01-08-2019 (hereinafter called the Vendor Company) which expression shall mean and include unless repugnant to the context, their heirs, successors, legal claimants of the First Part.

in favour of

1-Prateek Gupta S/o Sh. Rakesh Kumar Gupta S/o Sh. Hari Kishan Dass Gupta R/o QD-42, Pitampura, Saraswati Vihar, Delhi 2-Archit Gupta S/o Sh. Pradeep Kumar Gupta S/o Sh. Babulal Gupta R/o AG-31, Shalimar Bagh, Delhi 3-Tanish Gupta S/o Sh. Nitin Gupta S/o Rajinder Kumar Gupta R/o AG-31, Shalimar Bagh, Delhi (hereinafter called the Vendees) which expression shall mean and include unless repugnant to the context, their heirs, successors, of the Second Part.

And whereas the Vendor Company is an absolute owner and in possession of land admeasuring 8 Kanals 160/1019 Share 50 Kanal 19 Marlas comprised in khewat No.2064 khata no.2544 rectangle & killa no. measuring 50 Kanal 19 Marla in which Vendor Company has got 8 Kanal situated in the revenue estate of village Murthal Teh. Sonapat, Haryana vide Jamabandi of the Year 2015-2016.

And whereas the above mentioned land has been Purchased in the name of the Vendor Company Vide Sale Deed document No 6239 dated 26.08.2019 from M/s J.R.D International Ltd and the Vendor Company's name has been registered in the revenue records vide mutation No.16761 sanctioned on 30.08.2019 respectively.

And whereas the Vendor Company hereby declares that the above said Property is free from all encumbrances like mortgage etc. and the Vendor Company title is quite clear and free.

And whereas the Vendor Company has agreed to sell the Land to the Vendees and the Vendees has also agreed to purchase the same.

That there is no court case, stay pending regarding the above said Land and if any court case, stay is found, the Vendor Company will be responsible for the same.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:





1. That in pursuance of an agreement and in consideration of a sum of **Rs. 36,00,000/- (Rs. Thirty Six Lakhs only)** paid by the Vendees to the Vendor Company with the execution of these presents and the receipt whereof the Vendor Company hereby admits and acknowledges as full and final payment from the Vendees, the Vendor Company hereby sells, conveys, assigns, transfers, assures unto the Vendees all the above said Land along with all rights, privileges attached therewith forever.
2. That the Vendor Company has received the full and final payment of the said Property from the Vendees as per details below and as such nothing is due from the Vendees: -
  - (a) Vide R.T.G.S U.T.R No.ICICR-52019090700486715 dated 07-09-2019 ICICI Bank Delhi of Rs. 12,00,000/-
  - (b) Vide R.T.G.S U.T.R No.ICICR-52019090700481796 dated 07-09-2019 ICICI Bank Delhi of Rs. 12,00,000/-
  - (c) Vide R.T.G.S U.T.R No.ICICR-52019090700480254 dated 07-09-2019 ICICI Bank Delhi of Rs. 12,00,000/-
3. That the Vendor Company has handed over the vacant, actual and proprietary possession of the said Property to the Vendees.
4. That now the Vendees have become the absolute owners of the said Property without any further demand or interruption from the Vendor Company or from his/her/its respective heirs, successors etc.
5. That the expenses of these presents viz. stamp duty etc. has been borne by the Vendees.
6. That now the Vendor Company or its respective heirs, successors shall have no claim/ right / title / interest in the said Property.
7. That the Vendors will be liable to clear all dues of the said Land (Without EDC, IDC Charges) till today.
8. That in case if the possession of the said Property is taken away from the Vendees due to wrongful sale or due to defect in the title of the Vendor Company, the Vendor Company shall be liable to make good the losses if any suffered by the Vendees.
9. That the sale transaction between the parties with regard to above said Property is final and complete.







10. That the contents of these presents have been fully read over explained to and made to understand to the parties the correctness of which the parties here to admit.

11. The Vendor Company will have no objection if the said property is transferred in the name of the Vendees on the basis of this sale deed. Moreover, the Vendor Company will be liable to be present at the time of the transfer of the property in the name of the Vendees if required.

In witness whereof the sale deed is signed by the parties on this 9<sup>th</sup> day of September, 2019. Scribe: Virender Kumar Batra, Sonapat. Reg. No. 1162 of 1907 -

Witness:

X Rajender Lamberdar S/o Sh.  
Ishwar Singh Murthal



Satbir Lamberdar S/o Sh.  
Kaliram Murthal

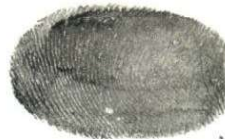
Witness:

Virender Singh S/o Sh. Mahender Singh  
R/o Sector-23, Sonapat



Vendor

M/s Areion Real Estate Services Pvt.  
Ltd. Mumbai through its Authorised  
Signatory Harish Chander Bagai



Vendees

1) Prateek Gupta



2) Archit Gupta



3) Tanish Gupta



Harish Chander Bagai

Reg. No.

Reg. Year

Book No.

6779

2019-2020

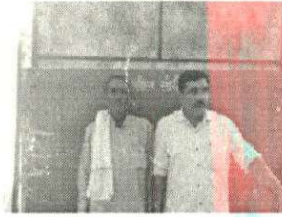
1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru हरीशचन्द्र बगई OTHER M/s Areion Real Estate Services pvt. Ltd

क्रेता :- प्रतीक , अचीत, तनिश

गवाह 1 :- सतबीर ज

गवाह 2 :- विरेन्द्र

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6779 आज दिनांक 09-09-2019 को बही नं 1 जिल्द नं 929 के पृष्ठ नं 108.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 13216 के पृष्ठ संख्या 9 से 11 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 09-09-2019

उप/सयुक्त पंजीयन अधिकारी( सोनीपत )

