

DDO Code: 0561	E - CHALLAN		Remitter Copy
Government of Haryana			
Valid Upto: 21-09-2019 (Cash) 15-09-2019 (Chq./DD)			
GRN No.: 0056931311	Date: 03 Sep 2019 13:58:46		
Office Name: 0561-DC Office sonipat			
Treasury: Sonipat			
Period: (2019-20) Yearly			
Head of Account		Amount ₹	
0030-02-102-98-51 Other General Stamps		3572800	
For SBI Bank-Challan to be accepted under fee type -263			
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		3572800	
₹ Thirty Five Lakhs Seventy Two Thousands Eight Hundred and only			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: Arateek gupta s o rakesh gupta			
Address: delhi			
Particulars: sale deed from ms arion real estate services pvt ltd delhi			
Cheque-DD Detail: 833542/03-09-2019/sbi			
			Depositor's Signature
FOR USE IN RECEIVING BANK			
Bank CIN No:		03/09/2019	
Payment Date:		All SBI Branches	
Bank:			

057985106

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

Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date : 06/09/2019

Certificate No. T0F2019I1769



Stamp Duty Paid : ₹ 3572800

(Rs. Only)

GRN No. 56931311



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ms areion 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 : 7,14,56,000/-
Stamp : 35,72,800/-
E-Stamp No. : T0F2019I1769
Dated : 06-09-2019
GRN No. : 56931311
Village : Murthal
Area : 10 Kanal 9 Marlas
Sr. No. :
Collector Rate : /-

(Stamp duty of Rs. 35,72,800/- has been deposited in the State Bank of India, Sonapat vide GRN no. 56931311 and certified by Haryana Government vide certificate of Stamp No.T0F2019I1769 Dated 06-09-2019)

This sale deed is made at Sonapat on this 9th day of September, 2019; By

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



Harish Chander Bagai

प्रलेख नं:6778

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		
मकान	56912 Sq. Feet	
भूमि का विवरण		
निवासीय	6322 Sq. Yards	
धन संबंधी विवरण		
राशि 71456000 रुपये	कुल स्टाम्प ड्यूटी की राशि 3572800 रुपये	
स्टाम्प नं : t0f2019i1769	स्टाम्प की राशि 3572800 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:56931503	पेस्टिंग शुल्क 3 रुपये
Drafted By: वी.के. बत्रा		Service Charge:200

यह प्रलेख आज दिनांक 09-09-2019 दिन सोमवार समय 5:08:00 PM बजे श्री/श्रीमती/कुमारी M/s Areion Real Estate Services pvt. Ltd thru हरीशचन्द्र बगई OTHER कम्पनी . निवास मुंबई द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता

M/s Areion Real Estate Services pvt. Ltd

उप/संयुक्त पंजीयन अधिकारी (सोनीपत)

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, अर्चित, 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 अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी राजेन्द्र नं0 पिता — निवासी मुरथल व श्री/श्रीमती/कुमारी विरेन्द्र पिता — निवासी तवे 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 1st 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 an Industrial property with total constructed area admeasuring Fifty Six Thousand Nine Hundred and Twelve Sq. Ft. and with land underneath admeasuring 10 Kanal 9 Marlas comprised in khewat no.2104 Min khata no.2593 Min rectangle & killa no.185//21 min middle West (13 Karam x 34 Karam (Leaving 6 Karam in East 4 Karam in North 19 karam in South)(2-9), 184//25 min North Middle (30 Karam x 17 Karam) (Leaving 6 Karam in East, 4 Karam in West, 19 Karam in South) (2-17), 16/2 min South Middle (29 Karam x 30 Karam) (4-17)(Leaving 6 Karam in East, 4 Karam in West 4 Karam in North), 17/1/2 min Corner North West(4 Karam x 4 Karam) (0-2), 17/1/2 Min East Middle (10 Karam x 4 Karam) (0-4)(Leaving 22 Karam in North 2 Karam in South) situated in the revenue estate of village Murthal Teh. Sonapat, Haryana.

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 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.





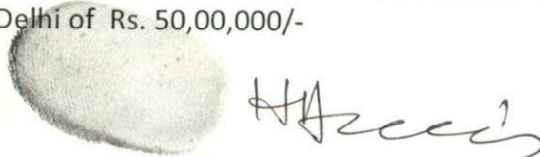
And whereas the Vendor Company hereby declares that the above said Property is free from all encumbrances like mortgage etc. and the Vendor Company title is quite clear and free.

And whereas the Vendor Company has agreed to sell the Property 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 Property 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. 7,14,56,000/- (Rs. Seven Crore Forteen Lakhs and Fifty Six Thousand 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 and building 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-52019070500323773 dated 05-07-2019 ICICI Bank Delhi of Rs. 50,00,000/-
 - (b) Vide R.T.G.S U.T.R No.ICICR-52019070500323042 dated 05-07-2019 ICICI Bank Delhi of Rs. 50,00,000/-
 - (c) Vide R.T.G.S U.T.R No.ICICR-52019090700488 dated 07-09-2019 ICICI Bank Delhi of Rs. 68,18,667/-
 - (d) Vide Cheque No.000684 dated 09-09-2019 ICICI Bank Delhi of Rs. 62,85,439/-
 - (e) Vide R.T.G.S U.T.R No.ICICR-52019070500322426 dated 05-07-2019 ICICI Bank Delhi of Rs. 50,00,000/-
 - (f) Vide R.T.G.S U.T.R No.ICICR-52019070500322023 dated 05-07-2019 ICICI Bank Delhi of Rs. 50,00,000/-

A circular stamp, likely a notary or official seal, is positioned above a handwritten signature in dark ink. The signature appears to be 'H. Arora'.



- (g) Vide R.T.G.S U.T.R No.ICICR-52019062800288377 dated 28-06-2019
ICICI Bank Delhi of Rs. 50,00,000/-
- (h) Vide R.T.G.S U.T.R No.ICICR-52019090700480543 dated 07-09-2019
ICICI Bank Delhi of Rs. 88,18,667/-
- (i) Vide R.T.G.S U.T.R No.ICICR-52019090700477475 dated 07-09-2019
ICICI Bank Delhi of Rs. 2,38,18,667/-
- (j) Deposited in T.D.S Account 7,14,560/-

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.



Handwritten signature or initials.



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 9th day of September, 2019. Scribe: Virender Kumar Batra, Sonapat. *Rajender 11/09/2019*

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

Harish Chander Bagai
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

Prateek Gupta
Archit Gupta
Tanish Gupta

Reg. No.

Reg. Year

Book No.

6778

2019-2020

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru हरीश चन्द्र बगई OTHER M/s Areion Real Estate Services pvt.

ltd

क्रेता :- प्रतीक, अर्चित, तनिश

गवाह 1 :- रामेन्द्र न0

गवाह 2 :- विरेन्द्र

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6778 आज दिनांक 09-09-2019 को बही नं 1 जिल्द नं 929 के पृष्ठ नं 108.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 13216 के पृष्ठ संख्या 4 से 8 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)

