

DDO Code: 0561	E - CHALLAN Government of Haryana	Remitter Copy
Valid Upto: 21-09-2019 (Cash) 15-09-2019 (Chq./DD)	 * 0 0 5 4 9 3 1 6 7 0 *	
GRN No.: 00511670	Date: 03 Sep 2019 14:07:00	
Office Name: 0561-DC Office sonipat	Treasury: Sonapat	
Period: (2019-20) Yearly		
Head of Account	Amount ₹	
0030-02-102-98-51 Other General Stamps	835325	
For SBI Bank-Challan to be accepted under fee type -263		
PD AcNo 0		
Deduction Amount: ₹	0	
Total/Net Amount: ₹	835325	
₹ Eight Lakhs Thirty Five Thousands Three Hundred and Twenty Five only		
Tenderer's Detail		
GPF/PRAN/TIN/Actt. no./VehicleNo./TaxId:-		
PAN 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/DD: 84546/03-09-2019/sbi		
Detail:  Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CIN No: 03/09/2019		
Bank: All SBI Branches		

057683533

23

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. T0F2019I1760



Stamp Duty Paid : ₹ 835325
(Rs. Only)

GRN No. 56931670



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 : 1,67,06,250/-
Stamp : 8,35,325/-
E-Stamp No. : T0F2019I1760
Dated : 06-09-2019
GRN No. : 56931670
Village : Murthal
Area : 29 Kanal 12 Marlas
Sr. No. : 1
Collector Rate : /-

(Stamp duty of Rs. 8,35,325/- has been deposited in the State Bank of India, Sonepat vide GRN no. 56931670 and certified by Haryana Government vide certificate of Stamp No. T0F2019I1760 Dated 06-09-2019)

This sale deed is made at Sonepat on this 13th day of September, 2019; By
M/s Areion Real Estate Services Pvt. Ltd Mumbai, having its registered office at
D-511, 5th 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,

Harish Chander Bagai



प्रलेख नं:7018

दिनांक:13-09-2019

डीड संबंधी विवरण		
डीड का नं: SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोनीपत	गांव/शहर 001-मुरथल	स्थित 004c - नहरी-चाही
भवन का विवरण		
भूमि का विवरण		
कृषि चाही	29 Kanal 12 Marla	
धन संबंधी विवरण		
राशि 16706250 रुपये	कुल स्टाम्प ड्यूटी की राशि 835312 रुपये	
स्टाम्प नं : 10f2019f1760	स्टाम्प की राशि 835325 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:56931710	पेस्टिंग शुल्क 3 रुपये
Drafted By: वी.के. बत्रा		Service Charge:200

यह प्रलेख आज दिनांक 13-09-2019 दिन शुक्रवार समय 4:07:00 PM बजे श्री/श्रीमती/कुमारी M/s Areion Real Estate Services pvt. Ltdthru हरीशचन्द्र बगई OTHER कम्पनी . निवास दिल्ली द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (सोनीपत)

हस्ताक्षर प्रस्तुत किया

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 13-09-2019

M/s Areion Real Estate Services pvt. Ltd

उप/संयुक्त पंजीयन अधिकारी (सोनीपत)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी प्रतीक गुप्ता, अर्चित गुप्ता, तनिश गुप्ता 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 नं पिता — निवासी मुरथल व श्री/श्रीमती/कुमारी विरेन्द्र पिता — निवासी सोनीपत ने की ।

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

दिनांक 13-09-2019

उप/संयुक्त पंजीयन अधिकारी (सोनीपत)

Ramesh Nagar, Delhi who is duly authorized to sell the Company's Land Vide Resolution dated 3-7-19 (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 agricultural land admeasuring 29 Kanal 12 Marlas comprised in khewat No.2104 khata no.2593 Min rectangle & killa no. 189//4(3-16), 5(8-0), 184//16/2 min North Middle (4 Karam x 30 Karam) (0-13), 16/2 min East(33 Karam x 6 Karam) (1-2), 16/2 Min West(34 Karam X 4 Karam) (0-15), 17/1/2 min South Middle (1-14) (Leaving 4 Karam x 4 Karam in north west and 10 Karam x 4 Karam in East Middle), 24(2-18), 25 Min East North(17 Karam x 6 Karam)(0-11), 25 Min North West(17 Karam x 4 Karam)(0-8), 25 Min South(4-4), 185//21 min North(4 Karam x 40 Karam)(0-18), 21 min South(40 Karam x 19 Karam) (4-4), 21 min East middle (13 karam x 6 karam)(Leaving 4 Karam in North and 19 Karam In South) (0-9) 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 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 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. 1,67,06,250/- (Rs. One Crore Sixty Seven Lakhs Six Thousand Two Hundred and Fifty 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-52019090700482526 dated 07-09-2019 ICICI Bank Delhi of Rs. 55,68,750/-
 - (b) Vide R.T.G.S U.T.R No.ICICR-52019090700479716 dated 07-09-2019 ICICI Bank Delhi of Rs. 55,68,750/-
 - (c) Vide R.T.G.S U.T.R No.ICICR-52019090700479562 dated 07-09-2019 ICICI Bank Delhi of Rs. 55,68,750/-
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 13th day of September, 2019. Scribe: Virender Kumar Batra, Sonapat. Reg. No. 372/2019

Witness:

Rajender Lamberdar S/o Sh.
Ishwar Singh Murthal x

Satbir Singh Lamberdar
S/o Sh. Kalyan Ram R/o
Murthal



Witness:

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

Kulchand S/o Sh. Kalyan Chandra
R/o Delhi



Vendor

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

Harish Chander Bagai



Vendees

1) Prateek Gupta

Prateek Gupta



2) Archit Gupta

Archit Gupta



3) Tanish Gupta

Tanish Gupta



Reg. No.

Reg. Year

Book No.

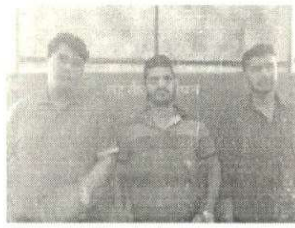
7018

2019-2020

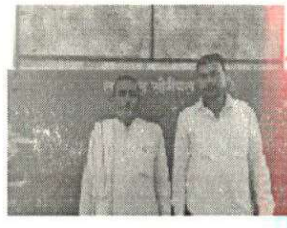
1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

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

ltd.

क्रेता :- प्रतीक गुप्ता, अर्चित गुप्ता, तनिश गुप्ता

गवाह :- राजेन्द्र नं

गवाह 2 :-

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7018 आज दिनांक 13-09-2019 को बही नं 1 जिल्द नं 929 के पृष्ठ नं 168.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 13224 के पृष्ठ संख्या 28 से 30 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 13-09-2019

उप/सयुक्त पंजीयन अधिकारी(सोनीपत)

