

281512024

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 23/05/2024

Certificate No. GOW2024E4451
GRN No. 116802563

Stamp Duty Paid : ₹ 1610000
(Rs. Only)
Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Deepli rastogi
H.No/Floor: 111/5 Sector/Ward: 49 LandMark: Ixla valika city
City/Village: Gurugram District: Gurugram State: Haryana
Phone: 99*****88

Buyer / Second Party Detail

Name: Rpc foods private limited
H.No/Floor: M212/gf Sector/Ward: Na LandMark: Lado sarai
City/Village: New delhi District: New delhi State: Delhi
Phone: 99*****88

Purpose: For sale Deed

The authenticity of this document can be verified by scanning this QR Code or by mobile phone or on the website <https://stamps.haryana.gov.in>

SALE DEED

1. Type of Deed : Sale Deed
2. Property No. : 64, 6th Floor,
(previously numbered as Primrose
EF-3/603, 6th Floor) of Block-9
in Gardenia Street
3. Village/city Name & Code : Badshahpur, Gurugram
4. Segment/Block Name & Code : Vatika City, Sector-49
5. Covered area : 1589.65 Sq. Ft. (147.74 Sq. Mtrs.)
6. Type of Property : Apartment Along With Two
Car Parking Space No.
PR-16 & PR-17
7. Transaction Value : Rs. 2,30,00,000/-
8. Stamp duty : Rs. 16,10,000/-
9. Stamp No./Dated : GOW2024E4451/23.05.2024
10. Commercial/Residential : Residential

Deepti
Vijay Singh

For RPC FOODS PVT. LTD.

T-14

Director

गुपत दिनांक 28/05/2024 11:51 AM

पंजीकरण दिनांक: 28-05-2024

प्रलेख क्र.: 2573

परीक्षा संबंधी विवरण

परीक्षा का नाम SALE OF APARTMENT RESIDENTIAL URBAN AREA WITHIN MC

स्थित- Vatika City Sohna Road

तहसील/सब-तहसील- बादशाहपुर

गांव/शहर- साईंसेरा कालोनी

पंजीकृत कॉलोनी

शहरी - रजिस्ट्रार क्षेत्र सीमा के अन्दर

पता : 64 Vatika City

धन संबंधी विवरण

राशि- 23000000 रुपये

कुल स्टाम्प शुल्क- 1610000 रुपये

स्टाम्प नं- g0w2024c4451

स्टाम्प का मूल्य- 1610000 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये

EChallan: 116802681

वेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- H R KHATANA ADV

सेवा शुल्क- 200

भवन का विवरण

वर्तमान मकान

1589.65 Sq.Feet

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- 1cuSpap3

प्रॉपर्टी नं-

मालिक- Mrs Deepti Rastogi, Mr Vijyant Singh

पता- 64, Primrose 9, Vatika City, Sector 49, 122018, , 122018

यह प्रलेख आज दिनांक 28-05-2024 दिन मंगलवार समय 11:51:00 AM बजे श्री/श्रीमती/कुमारी DEEPTI RASTOGI पत्नी VIJYANT SINGH VIJYANT SINGH पुत्र ARVIND KUMAR SINGHODIA निवास GURGAON द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

DEEPTI RASTOGI VIJYANT SINGH

संयुक्त उप पंजीयन अधिकारी NT Badshahpur

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।

DEEPTI RASTOGI VIJYANT SINGH

संयुक्त उप पंजीयन अधिकारी NT Badshahpur

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी MS RPC FOODS PVT LTD. के प्रतिश्रुत आश्रयकर्ता 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 JP SHARMA ADV पिता . निवासी GGM व श्री/श्रीमती/कुमारी TARUN GERA पिता RAM LAL GERA निवासी GGM ने की।

साक्षी सं. 1 को हम नम्बरदार/अधिकृत के रूप में जानते हैं।

दिनांक 28-05-2024

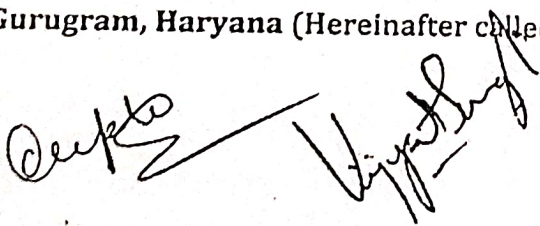
संयुक्त उप पंजीयन अधिकारी NT Badshahpur

This Sale Deed is made and executed here at Sub-Tehsil-Badshahpur (Gurugram) on this 28th day of May 2024 by Mrs. Deepti Rastogi (PAN No.- AVIPR9197G & Aadhar No. 8197-8863-4544) (residential status - Indian) W/o Mr. Vijyant Singh AND Mr. Vijyant Singh (PAN No.- ELOPS5951M & Aadhar No. 4317-8521-0875) (residential status - Indian) S/o Mr. Arvind Kumar Sisodia Both Current residing at 111/5, Ixia, Vatika City, Sector - 49, Gurgaon, Haryana - 122018 (hereinafter jointly called the "VENDOR" which expression shall unless inconsistent with the context hereof includes all their heirs, successors, administrators, executors and assigns) of the One Part.

IN FAVOUR OF

M/s RPC Foods Private Limited (PAN No. AAGCR8209M CIN No. U51220DL2014PTC265088), a company registered in companies act, 1956 having its registered office and corporate office at M-212, Ground Floor, Lado Sarai, New Delhi - 110030 through its authorized signatory authorized Mr. Prashant Asrani (PAN No. ACDPA6796L and Aadhar No. 2231-7680-9513) S/o Sh. Darshan Asrani resident of Flat No. 61/9, Primrose, Vatika City, Sohna Road, Sector - 49, Gurgaon, Haryana by Resolution passed by Board of Directors dated 03/04/2024 (hereinafter called the "VENDEES"), which expression shall also unless inconsistent with the context includes all its heirs legal representatives, administrators and assigns) of the Other Part.

Whereas the above said VENDOR have represented and confirmed to the VENDEES is/are the sole and absolute owner and in possession of out of their own self acquired funds and resources, purchased a freehold residential Apartment No. 64, 6th Floor, (previously numbered as Primrose EF-3/603, 6th Floor) of Block-9, in Gardenia Street having an approximate super area of 147.74 Sq. Mtrs. (1589.65 Sq. Ft.), alongwith Two Covered Car Parking Space(s) No. PR-16 & PR-17, on Gardenia Street at its residential complex called 'VATIKA CITY' Sohna Gurgaon Road, in Village Badshahpur, (now known as Sector-49), Tehsil- Badshahpur & Distt. Gurugram, Haryana (Hereinafter called the "Property").



For RPC FOODS PVT. LTD.

Director

Reg. No.

Reg. Year

Book No.

2573

2024-2025



विधेता

धेता

गवाह

विधेता :- DEEPTI RASTOGI VIJYANT SINGH

धेता :- thru PRASHANT ASRANIOTHERMS RPC FOODS PVT LTD

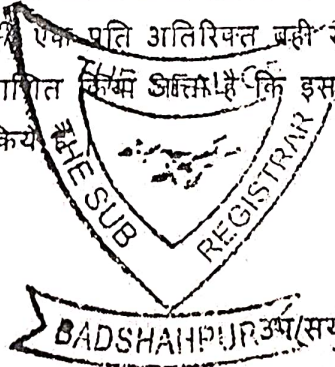
गवाह 1 :- JP SHARMA ADV

गवाह 2 :- TARUN GERA

उप/संयुक्त पंजीयन अधिकारी

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2573 आज दिनांक 28-05-2024 को बही नं 1 जिल्द नं 610 के पृष्ठ नं 190.25 पर किया गया तथा इसका एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1411 के पृष्ठ संख्या 11 से 14 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये।



दिनांक ,28-05-2024

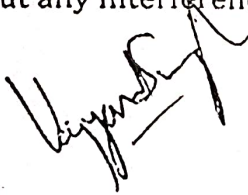
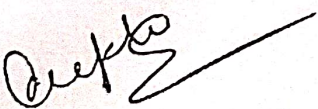
उप/संयुक्त पंजीयन अधिकारी बादशाहपुर

Whereas Mrs. Deepti Rastogi (PAN No.- AVIPR9197G & Aadhar No. 8197-8863-4544) (residential status - Indian) W/o Mr. Vijyant Singh AND Mr. Vijyant Singh (PAN No.- ELOPS5951M & Aadhar No. 4317-8521-0875) (residential status - Indian) S/o Mr. Arvind Kumar Sisodia Both Current residing at 111/5, Ixia, Vatika City, Sector - 49, Gurgaon, Haryana - 122018 had purchased from Shri Manoj Kumar (Aadhaar No.4771 4785 3096) S/o Shri Same Ram presently residing at 64/9, Primrose, Gardenia Street, Vatika City, Gurugram, previously residing at House No.704, Sector-39, Gurugram, Haryana, by way of Sale Deed Vasilka No. 1678 Dated 16.06.2017 registered in the office of sub-registrar- Badshahpur Gurugram.

And Whereas Shri Manoj Kumar (Aadhaar No.4771 4785 3096) S/o Shri Same Ram presently residing at 64/9, Primrose, Gardenia Street, Vatika City, Gurugram, previously residing at House No.704, Sector-39, Gurugram, Haryana, had purchased from M/s Vatika Ltd. having registered office at Flat No. 621-A, 6th Floor, Devika Towers, 6, Nehru Place, New Delhi-110019 and corporate office at 7th Floor, 'Vatika Triangle' Sushant Lok Phase-I, Gurgaon 122002, Haryana vide Apartment Conveyance Deed which is registered as Document No. 21334 on dated 07.01.2009 registered in the office of sub-registrar-, Gurugram.

The VENDOR has/have further represented to the VENDEES that the said Property is free from all sorts of encumbrances like mortgage, sale, gift, will, litigations, disputes, exchange, court order, charge, lien security, lease and / or any other third party rights claims disputes and encumbrances whether registered or otherwise of any nature whatsoever and howsoever. VENDOR has/have further represented that he/she/they is/are in possession of the original title documents / papers including but not limited to Original Apartment Buyer's Agreement, Original Receipts, Copy of Possession Letter, Original Conveyance Deed relating to the said Property.

AND whereas the VENDOR has/have further represented that he/she/they has/have full and absolute unhindered rights, authority and entitlements to sell and dispose of the said Property without any interference from any third party.



For RPC FOOLIS PVT. LTD.


Director

And whereas the VENDOR due to his/her/their bonafied needs, monetary requirements and commitments has/have decided to sell the aforesaid Property and the VENDEES has/have herein agreed to purchase the same from the VENDOR on the terms and conditions of this Sale Deed executed by and between the Parties.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-


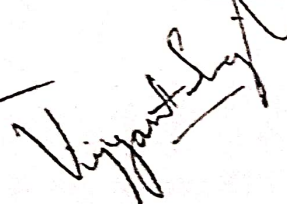
1. That the VENDOR hereby sell, convey and transfer absolutely and forever in favour of the VENDEES the above said Property along with all rights ownership and title and all things and easements attached thereto or standing thereon with rights to usage of all amenities and services belonging and appertaining to the said property and all rights, privileges, rents, profits and entitlements free from all encumbrances of any nature whatsoever and the VENDEES hereby purchase the same from the VENDOR, for a total Sale Price/ consideration sum of Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lakh Only) inclusive of TDS as per applicable. which has been paid by the VENDEES to the VENDOR in the following manner :-

Amount	Ch./D.D./RTGS No.	Dated	Drawn on	Favoring
2,00,000/-	407114147054	11/03/2024	ICICI Bank	Vijyant Singh
12,00,000/-	1521148840	02/04/2024	ICICI Bank	Deepti Rastogi
9,00,000/-	1522493963	03/04/2024	ICICI Bank	Vijyant Singh
8,85,000/-	1573790254	20/05/2024	ICICI Bank	Vijyant Singh
7,85,000/-	1573796940	20/05/2024	ICICI Bank	Deepti Rastogi
94,00,000/-	651821	21/05/2024	Kotak Mahindra Bank	
94,00,000/-	651822	21/05/2024	Kotak Mahindra Bank	

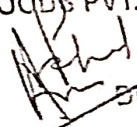
And the balance amount of Rs. 2,30,000/- (Rupees Two Lakh Thirty Thousand Only) has been directly paid by the VENDEES:

Amount	Challan No	Date
1,15,000/-	06663	20/05/2024
1,15,000/-	06894	20/05/2024

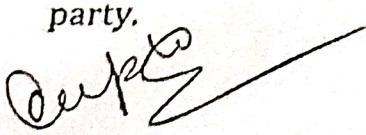
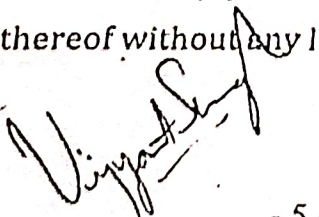
to Income Tax Department towards TDS on Sale Consideration on the behalf of VENDORS and nothing remains due out of the Sale Consideration/ Price. That the VENDORS hereby admits and acknowledges the receipt thereof.

For RPC FOODS PVT. LTD.


Director

2. That the VENDOR being of sound mind and by free will without any pressure/undue influence, do hereby grant, convey and transfer all their rights, title and interests into and upon the residential Apartment No. 64, 6th Floor (previously numbered as Primrose EP-3/603, 6th Floor) of Block-9, in Gardenia Street having an approximate super area of 147.74 Sq. Mtrs. (1589.65 Sq. Ft.), alongwith Two Covered Car Parking Space(s) No. PR-16 & PR-17, on Gardenia Street at its residential complex called 'VATIKA CITY' Sohna Gurgaon Road, in Village Badshahpur, (now known as Sector-49), Tehsil- Badshahpur & Distt. Gurugram, Haryana unto the VENDEES herein.
3. That the said property transferred herein is freehold and is free from all sorts of encumbrances, claims, demands, dues, liens, gift, mortgages, decrees, litigations, prior sale, agreement to sell, attachments etc.
4. That the actual physical, peaceful, irrevocable, exclusive and vacant possession of the said property hereby conveyed and transferred has been delivered and handed over by the VENDOR to the VENDEES simultaneously on execution of these presents and VENDEES shall enjoy forever hereafter all the rights, privileges, passages, appurtenances and possessions etc. as well as rights to ingress and egress at all times as absolute owners of the said property to the exclusion of and without any hindrance, claims, demands by the VENDOR or their heirs.
5. The VENDOR confirm that he/she/they has/have been left with no rights, title, entitlements or claims in the said Property and hence forth the VENDEES alone shall be entitled to all the title, benefits, rights and interests in the said Property and be fully entitled to peacefully, occupy, own, use and enjoy and possess the said Property as well as to transfer, alienate, sell, assign, encumber and dispose of or deal with the said Property in any manner they deem fit and proper including dealing by way of mortgage, sale, gift, lease, license or otherwise without any obstruction or interference from the VENDOR and / or any person claiming through them. The VENDEES shall be entitled to enjoy and receive all and any benefits including rents and other proceeds thereof without any let or claim from VENDOR and / or any third party.

For RPC FOODS PVT. LTD.



6. The VENDEES shall be fully entitled to carry out permissible additions, alterations, renovations and construction in the said Property as per clauses of apartment buyers agreement and conveyance deed.
7. That the deposits paid and maintained by VENDOR with Vatika Limited/ its maintenance agency / RWA and other privileges and benefits including but not limited to Maintenance Deposits, club membership stands transferred to the VENDEES.
8. The VENDEES shall be fully entitled to get the records updated of RWA / Vatika Limited/ maintenance agency. Membership of the VENDOR in the residential welfare association stands transferred to the VENDEES. The VENDEES shall also be entitled to get the mutation done in the records of Municipal Corporation at Gurugram and other authorities and registers and VENDOR undertake to extend all cooperation required for the same.
9. The VENDOR have represented to the VENDEES as follows:
 - a. The VENDOR has/have not executed and is/are not a party to any prior / subsisting agreement of sale, estate, contract, right or option of preemption or right of first refusal or similar arrangement for the said Property and there are no outstanding claims, dues or demands from Vatika Limited, its Maintenance Agency / RWA and / or any third party in respect of the said Property. There are no matters or circumstances which have not been disclosed in writing to the VENDEES the disclosure of which might affect the willingness of the VENDEES to execute this sale deed.
 - b. The VENDOR hereby have handed over to the VENDEES all original title, ownership and all other documents / papers pertaining to the said Property as also all papers relating to House Tax Receipts, Clearance of dues, etc. relating to the said Property in possession of the VENDOR and the VENDOR has/have not retained any title and property related papers / documents relating to the said Property.

For RPC FOODS PVT. LTD.

c. The VENDOR declare and affirm that this transaction of sale is not in violation of any law in force.

d. The Sale Deed is being executed by the VENDOR without any compulsion, force and in full sense and with sound mind and this is an irrevocable sale deed and binding on the VENDOR and their heirs.

e. The VENDOR shall sign all documents and papers and do all acts deeds and matters required / necessary to register this Deed as well as to update the records of Vatika Limited, its maintenance agency(ies), resident's welfare association, the MCG, and any other local authorities as per requirements.

10. That the VENDOR hereby transfers all the rights and privileges accorded to them by virtue of their being the owners of the apartment to the VENDEES.

11. That the VENDEES will continue to be governed by the Clauses of the Conveyance deed the VENDOR had with Vatika limited.

12. That all the expenses for the registration, stamping, engrossing and other incidental charges for registration of this sale deed have been borne and paid by the VENDEES.

13. That the taxes, cesses or dues, electricity charges, maintenance charges or demands payable to Vatika Limited as also the maintenance agency and all other third party dues and governmental dues/levies/taxes in respect of this Property has been absolutely paid and cleared by the VENDOR for the period upto the date of execution of this Sale deed. Thereafter it shall be the responsibility of the VENDEES for future Taxes etc.

14. That the VENDEES hereby further agrees to bear any additional charges subsequent to the sale for the period post the date of the sale deed, which may be levied by the Govt. or local authority for provision of external and/or peripheral services attributable to the said property and whereas the VENDEES have also agreed to pay

For RPC FOODS PVT. LTD.

- 8 -

pro-rata maintenance charges for maintaining various services and facilities in the said colony until the same are handed over to a local authority.

15. That all the Original Previous documents concerning this property has been handed over by the VENDOR to the VENDEES at the time of execution and registration of this sale deed.
16. That the VENDEES shall abide by all the terms and conditions as laid by concerned authority, at the time of allotment or execution and registration of this sale deed.
17. That The VENDOR has a good and marketable title in the above said property and the property under sale is the self acquired property of the VENDOR and does not constitute property of Hindu Undivided Family.
18. That the Contingency Deposit, Maintenance Security Deposit which the VENDOR has paid to M/s. Vatika Ltd., Now the VENDEES is entitled to get the said amount endorsed in their favour.

THE VENDOR DECLARE AND ASSURE THE VENDEES

- A) That the property hereby conveyed is their self purchased/acquired property by virtue of the Conveyance Deed mentioned herein above and that no one else except the VENDOR has any rights, claims, interest and title whatsoever in the property hereby conveyed.
- B) That the property hereby conveyed is free from all sorts of encumbrances, prior sales, agreements to sell, gifts, acquisition, disputes, litigation, notification, mortgages, court decree and attachments etc.
- C) That the contents of these presents are true and correct, if at any time hereafter (i) the assurance and contents contained hereinabove are found to be incorrect; (ii) due to any defect in the title of the VENDOR of their rights the Property hereby conveyed or any part thereof (iii) in case the peaceful possession of the VENDEES is obstructed / hampered (iv) in case any third party claims rights / title to the said Property and

For RPC FOODS PVT. LTD.


/ or (v) non payment of any liabilities / dues taxes, charges to Vatika Limited / its maintenance agency or any governmental body / authorities and the VENDEES suffer any loss then the VENDOR shall be liable to make good the loss thus suffered by the VENDEES and keep the VENDEES safe, harmless and indemnified through their property, movable and immovable, against all losses, cost, damages and expenses occurring / suffered thereby to the VENDEES, which inter-alia also includes the attorneys, cost and conveyance charges.



D) That the VENDEES can get the property mutated/transferred in their name as owner in the record of M/s. Vatika Ltd., or any other concerned companies/authorities on the basis of this Sale Deed or its Certified true copy.

E) This Sale deed supersedes all earlier agreements documents and shall be operative and valid and applicable document for all purposes.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR RESPECTIVE SIGNATURES ON THIS SALE DEED ON DAY, MONTH & YEAR MENTIONED HEREINABOVE IN PRESENCE OF THE WITNESSES GIVEN BELOW :-

WITNESSES:-


Drafted By
Hem Ram Khatana
Advocate
Distt. Court, Gurugram

VENDOR

For RPC FOODS PVT. LTD.


Director

VENDEES

1.

IDENTIFIED BY ME

After Seen ^adhar Card of Parties
(Not Responsible if Id is not Genuine)

JP SHARMA (ADVOCATE)
GURUGRAM

2.

