



**Indian-Non Judicial Stamp
Haryana Government**

Date: 21/09/2023

Certificate No. G0U2023I3290



Stamp Duty Paid: ₹ 863000

GRN No. 107373089



Penalty: ₹ 0

(Rs, Zero Only)

Seller / First Party Detail

Name: Elecon Engineers

H.No/Floor: 1690/tf
Sector/Ward: Na

LandMark: Sunder bhawan bhagirath palace

City/Village : Chandni chowk District : Delhi

State: Delhi

Phone: 98*****24

Others : Smt amrika kumar and shri voqesh kumar



Buyer / Second Party Detail

Name : Harsh Chotani

H.No/Floor : J/1163a

Sector/Ward : Na

LandMark: Palam vihar

City/Village: Gurugram

District : Gurugram

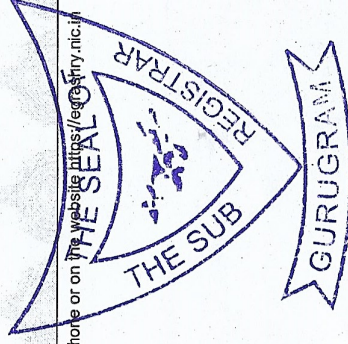
State: Harvard

Phone: 98*****24

Others: Mrs pooja chotani

Purpose: SALE DEED

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



SALE DEED

1. Property No. : 68
2. Type of Deed : Shop/SIS
3. Village/city Name & Code : Gurugram
4. Segment/Block Name & Code : HUDA, Sector-18
5. Unit Land : 75.62 Sq. Mtrs.
6. Having Covered area : 151.24 Sq. Mtrs.,(1628 Sq.Ft. approx),
7. Transaction Value : Rs. 1,00,00,000/-
8. Stamp duty : Rs. 8,63,000/-
9. Stamp Certificate No. & Date : G0U2023I3290 dt. 21/09/2023
- 10.Registration Fee & Pasting Fee GRN No : 50010/- GRN No. 107373089
11. Commercial or residential : Commercial
12. Property ID : 1CM9WNU4

THIS SALE DEED is made at Gurugram on this 18th day of October, 2023 by M/s. **ELECON ENGINEERS (Pan No. AAAFE2212N)**, having its office at **Sunder Bhawan, IIIrd Floor, 1690, Bhagirath Palace, Chandni Chowk, Delhi-110006**

11/11/11

प्रलेख क्र.:8283

मुद्रण दिनांक 18/10/2023 09:57 AM

पंजीकरण दिनांक:18-10-2023

वसीका संबंधी विवरण	
वसीका का नाम SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील- गुरुग्राम	स्थित- Sec-18
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	हरियाणा शहरी विकास प्राधिकरण क्षेत्र
पता : 68, Sector 18, Gurgaon I, Gurugram	
धन संबंधी विवरण	
राशि- 13403481 रुपये	कुल स्टाम्प शुल्क- 804268 रुपये
स्टाम्प नं- G0U2023I3290	स्टाम्प का मूल्य- 863000 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- MAHENDER SINGH ADV	सेवा शुल्क- 200
भूमि का विवरण	
व्यवसायिक	75.62 Sq. Meters
भवन का विवरण	
दुकान (City)	1628 Sq. Feet
स्थानीय शहरी निकाय संबंधी विवरण	
प्रॉपर्टी आईडी- ICM9WNU4	मालिक- Ms Elecon Engineers
पता- 68, Sector 18, 122015, 122015	

यह प्रलेख आज दिनांक 18-10-2023 दिन बुधवार समय 9:54:00 AM बजे श्री/श्रीमती/कुमारी MS ELECON ENGINEERS Thru AMBIKA

KUMAROTHER Thru YOGESH KUMAROTHER निवास . द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता

(Signature)

MS ELECON ENGINEERS

संयुक्त उप पंजीयन अधिकारी Gurugram

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

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(Signature)

MS ELECON ENGINEERS

दिनांक 18-10-2023

संयुक्त उप पंजीयन अधिकारी Gurugram

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी HARSH CHOTANI पुत्र SANJIV CHOTANI POOJA CHOTANI पत्नी HARSH CHOTANI हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनिश्चित कर लिया है 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 VARINDER KUMAR SHARMA पिता BRAHM DUTT SHARMA निकासी PLAT NO 88 PLOT NO GH 36C PARK VIEW APRT SEC 56 GGN व श्री/श्रीमती/कुमारी RAI KUMAR पिता TARA CHANDR बिक्री के तहत गुरुग्राम GGM ने की ।

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

दिनांक 18-10-2023

संयुक्त उप पंजीयन अधिकारी Gurugram



Shri Harsh Chotani (Pan No. AELPC3125R, Aadhaar No. 6736 7984 7270) son of Shri Sanjiv Chotani & Smt. Pooja Chotani (Pan No. APPW7621L, Aadhaar No. 3666 3470 4537) Wife of Shri Harsh Chotani both resident of J-1163A, Palam Vihar, Gurugram, hereinafter collectively called the VENDEE which expression shall also unless inconsistent with the context includes all their heirs, representatives, administrators, successors, executors and assigns of the OTHER PART.

AND WHEREAS the above said Vendor is the absolute owner in possession of Service Industrial Shop No. 68, measuring 75.62 Sq. Mtrs., having total covered area 151.24 Sq. Mtrs, (1628 Sq.Ft. approx), (consisting of Basement 75.62 Sq. Mtrs., Ground Floor 75.62 Sq. Mtrs.), situated in Shopping Centre, Sector 18, Maruti Industrial Area, Gurugram, by way of Conveyance Deed Vasika No. 1275 Dated 19.04.2011 registered in the office of Sub Registrar, Gurugram (hereinafter called the PROPERTY).

WHEREAS HUDA (presently known as HSVP had sold the above mentioned Plot No. SIS-68 to M/s. ELECON ENGINEERS (Partnership Firm) in an open auction vide Form CC Memo No. 1271 dt. 24.10.94, Possession Letter No. 2499 and 1090 dt. 02/07/1991

1211 du. 27.10.97, 1055551011

Reg. No.

Reg. Year

Book No.

8283

2023-2024

1



विक्रेता



क्रेता



गवाह

संयुक्त उप पंजीयन अधिकारी
गुरुग्राम

विक्रेता :- thru AMBIKA KUMAROTHER MS ELECON ENGINEERS thru YOGESH KUMAROTHER

क्रेता :- HARSH CHOTANI POOJA CHOTANI

गवाह 1 :- VARINDER KUMAR SHARMA

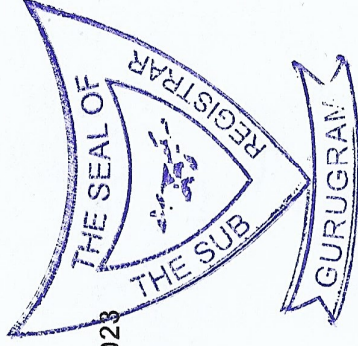
गवाह 2 :- RAJ KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8283 आज दिनांक 18-10-2023 को बही नं 1 जिल्द नं 94 के पृष्ठ नं 110.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2452 के पृष्ठ संख्या 67 से 68 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मरे सामने किये है।

दिनांक 18-10-2023

संयुक्त उप पंजीयन अधिकारी गुरुग्राम



and 24/07/1997 vide Drawing No. DTP(S) 397/93 dated 19/03/1993 Who constructed the shop and have taken full completion certificate from HUDA vide Memo No. SDE(S) 865 Dt. 18/09/2009 and also got the conveyance deed registered on dt. 19/04/2011 vide Vasika No. 1275.

Whereas the Vendor has taken the sale permission in favour of the Vendee vide endorsement/memo No. ZO002/EO004/UE007/TRANS/00000000356 dated 19/09/2023 from the Haryana Shahari Vikas Pradhikaran (HUDA), Gurugram.

AND WHEREAS Vendor herein due to some family needs and commitments decided to sell the said property and the Vendee herein agreed to purchase the same.

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

1. That the Vendor has agreed to sell the aforesaid property and the Vendee have agreed to purchase the same for a sum of **Rs. 1,00,00,000/- (Rupees One Crore only)** which is paid by the Vendee to the Vendor as the cost of above said property including 1% TDS as under:-

Rs. 5,00,000/- vide RTGS UTR No. SBINR1202291003754850 dated 10/09/2022.
 Rs. 5,00,000/- vide RTGS from Account No. 00000056420002787 dated 10/09/2022.
 Rs. 10,00,000/- vide RTGS UTR No. SBINR12023092073233037 dated 20/09/2023.
 Rs. 9,00,000/- vide RTGS UTR No. SBINR12023092173344153 dated 21/09/2023.
 Rs. 10,00,000/- vide RTGS UTR No. SBINR12023092273579557 dated 22/09/2023.
 Rs. 10,00,000/- vide RTGS UTR No. SBINR12023092373805849 dated 23/09/2023.
 Rs. 10,00,000/- vide RTGS UTR No. SBINR12023092473848154 dated 24/09/2023.
 Rs. 10,00,000/- vide RTGS UTR No. SBINR12023092573876608 dated 25/09/2023.
 Rs. 10,00,000/- vide RTGS UTR No. SBINR12023092674156787 dated 26/09/2023.
 Rs. 10,00,000/- vide RTGS UTR No. SBINR1202309274410560 dated 27/09/2023.
 Rs. 50,000/- TDS vide BSR Code No. 0002271 Challan Serial No. 43623 Dated 29/09/2023.
 Rs. 50,000/- TDS vide BSR Code No. 0002271 Challan Serial No. 44985 Dated 29/09/2023.
 Rs. 10,00,000/- vide RTGS UTR No. SBINR12023101778389964 dated 17/10/2023.

Rs. 1,00,00,000/- (Rupees One Crore only).

Gpt
Sumit

2. That the Vendor herein grants, conveys and transfers all its rights, titles and interest in the said **Service Industrial Shop No. 68, measuring 75.62 Sq. Mtrs., having total covered area 151.24 Sq. Mtrs, (1628 Sq.Ft. approx), (consisting of Basement 75.62 Sq. Mtrs., Ground Floor 75.62 Sq. Mtrs.), situated in Shopping Centre, Sector 18, Maruti Industrial Area, Gurugram,** unto the Vendee herein.
3. That the above said property transferred herein is free hold and free from all encumbrances, claims, demands, dues, liens, mortgages, decrees, litigation, prior sales, agreement to sell etc.
4. That the actual physical possession of the above said property hereby conveyed has been delivered to the Vendee at the spot who has become the absolute owners 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 its heirs etc.
5. That all the expenses for the stamping engrossing and other incidental charges for this sale deed have been borne and paid by the Vendee.
6. That the taxes, cesses, dues or demands, Municipal Corporation Tax, bills etc. in respect of this above said property has been paid and cleared by the Vendor upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the Vendee for future taxes etc.
7. That all the previous Conveyance Deed and other original relevant papers concerning this above said property will be handed over by the Vendor to the Vendee in original at the time of execution of this sale deed.

THE VENDOR DECLARES AND ASSURES THE VENDEE

- a) That the property hereby conveyed was its self acquired property by virtue of the Conveyance Deed mentioned herein above and that no one else except the Vendor have rights, claims, interest and concern whatsoever in the said property hereby conveyed on any part thereof.

G. S. D. Sharma

- b) That the property hereby conveyed is free from all sorts of encumbrances, 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 if at any time hereafter the assurance and contents contained herein above are found to be incorrect due to any defect in the title of the Vendor or its rights to sell the above said property hereby conveyed on any part thereof and the Vendee suffers any loss then the Vendor will be liable to make good, the loss thus suffered by the Vendee and keep the Vendee saved, harmless and indemnified through its property moveable and immovable against all losses cost damages and expenses occurring thereby the Vendee.

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

WITNESSES:

DRAFTED BY ME

MAHENDER SINGH
ADVOCATE, GURGAON

1. RAJ KUMAR S/O TARACHAND
R/o PACHHON, MANESAR

VENDOR

Varinder Kumar Sharma
2. Varinder Kumar Sharma
S/o Sh. Brahm Dutt Sharma
R/o Flat No. 802, Plot No. GH-36C
Park View Apartment, Sector 56
Gurugram

VENDEE