2514

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25-6-21

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

सत्यमेव जयते

Certificate No.	:	**IN-DL74454885185963T**
Certificate Issued Date	:	19-Apr-2021 04:18 PM
Account Reference	:	NONACC (BK)/ dl-corpbk/ CORP NAJAF/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL-CORPBK48472376449079T
Purchased by	:	NU STORES PRIVATE LIMITED
Description of Document	:	Article 23 Sale
Property Description	:	LAND AT VILLAGE SAMALKA NEW DELHI
Consideration Price (Rs.)	:	58,00,000 (Fifty Eight Lakh only)
First Party	:	S K SETHI
Second Party	:	NU STORES PRIVATE LIMITED
Stamp Duty Paid By	:	NU STORES PRIVATE LIMITED
Stamp Duty Amount(Rs.)	:	3,48,000 (Three Lakh Forty Eight Thousand only)

LOCKED

Please write or type below this line

For Nu-Stores Pvt. Ltd.

Director

SR 0002262142

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Warning

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(1st page being e-stamp No.IN-DL744548851859637)

VENDOR
(S. K. Sethi)
Aadhaar Number:3703-4214-6895
Income Tax PAN:ASJPS~~723C~~ 7233C

VENDEE
(NU-STORES PVT. LTD.)
Income Tax Pan: AACFN-6139-P
through Dir. Jagdish Yadav
Aadhaar Number: 4348 8623 5080

SALE DEED FOR Rs.58,00,000/-

1.	Type of Deed		: Sale Deed
2.	Name of Colony/Locality		: Village Samalka, New Delhi
3.	Type of Property		: Agricultural
4.	Total Area/Land Under Sale		: 0.2916 Acre (approx.)
5.	Minimum rate of land fixed by Govt.		: Rs.53,00,000/- Per Acre
6. (a)	Stamp Duty	@..3%	: Rs.174,000/-
(b)	Corporation Tax	@..3%	: Rs.174,000/-
(c)	Total Stamps	@..6%	: Rs.348,000/-

This **SALE DEED** is made and executed at New Delhi on this 25th day of June, 2021, by **Sh. S. K. Sethi (Surender Kumar Sethi),** Son of Shri N. S. Sethi, Resident of Flat No.42-C, Pocket-A, Mayur Vihar Phase-2, Delhi-110091, hereinafter referred to as the **"VENDOR"** (which expression shall unless repugnant to the context mean and include **"the VENDOR"** and his legal heirs, successors, legal representatives, administrators, nominees, executors, assigns etc.) of the one part;

IN FAVOUR OF

M/s. NU-Stores Pvt. Ltd., a Company duly incorporated under the Companies Act, 2103, having its registered office at N-1, BMC House, Middle Circle, Connaught Place, New Delhi, represented through its Authorized Signatory Shri Jagdish Yadav S/o Shri Umrao Singh, duly authorized vide Resolution passed in the meeting of Board of Directors held on 7th June, 2021, hereinafter referred to as the **"VENDEE"** (which expression shall unless repugnant to the context mean and include **"the VENDEE"** and its successors, legal representatives, administrators, nominees, executors, assigns etc.) of the other part.

For Nu-Stores Pvt. Ltd.

Director

THE SEAL OF
SUB. REGISTRAR-VIII

WHEREAS the VENDOR has represented that he is the absolute, lawful, rightful and recorded owner/bhumidar of **Agricultural Land measuring 1 Bigha 8 Biswas, i.e. being ½ (one-half) Share in Agricultural Land total measuring 2 Bighas 16 Biswas, comprised in Khasra No.31//13(2-16), situated in the revenue estate of Village Samalka, Tehsil Vasant Vihar, New Delhi,** as per the revenue records.

That the said land stands duly mutated in the name of the VENDOR in the Revenue Records as sole & exclusive owner/bhumidar and the VENDOR has full and absolute right to sale and transfer the aforesaid land in his sole discretion. And the said land is the self acquired property of the VENDOR and his legal heirs or any other person(s), except the VENDOR, has no rights, titles and interest in the said land, and the VENDOR is fully competent and empowered to sell and transfer the said land unto the VENDEE.

AND WHEREAS the VENDOR, for his bonafide needs and requirements, has agreed to sell, convey, transfer and assign his all rights, titles and interests in the aforesaid **Agricultural Land measuring 1 Bigha 8 Biswas, i.e. being ½ (one-half) Share in Agricultural Land total measuring 2 Bighas 16 Biswas, comprised in Khasra No.31//13(2-16), situated in the revenue estate of Village Samalka, Tehsil Vasant Vihar, New Delhi**, together with all structures (pucca or otherwise), crops, trees, groves, tubewell, boundary, other movable attached alongwith his all rights, title and interest including Bhumidari, cultivatory rights, hereinafter collectively referred to as "the said land", alongwith all benefits, facilities, privileges, easements or advantages belonging to or in any way appertaining to the said land to the VENDEE for a total sale consideration of **Rs.58,00,000/- (Rupees Fifty Eight Lakhs only).**

AND WHEREAS the Vendor has obtained the requisite No Objection Certificate No.F093644150/LA/ADM/ND/LSR/2020/798 dated 22.06.2021 from the competent authority for the confirmation of non-contravention of the provisions as laid down under the Delhi Land Reforms Act, 1954, and particularly for the confirmation of non-contravention of the provisions as laid down u/s 33, 74(4) and 81 of the Delhi Land Reforms Act, 1954, to enable him for the transfer of the said land in favour of the Vendee.

AND WHEREAS the VENDEE has agreed to purchase, acquire and possess the said land relying on the various assurances, covenants, representations, statements and undertaking given by the VENDOR and believing the same to be true and acting on the faith thereof and on the terms and conditions mentioned hereunder.

For Nu-Stores Pvt. Ltd.

Director

RegNo. 2514 Date 25/06/2021 11:34:42AM

Deed Related Detail

Deed Name	SALE — SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil	SR VIIA Sarojini Nagar
Village/City	Samalka Village — Building Type
Place (Segment)	Samalka Village
Property Type	Khadar
Property Address	House No.: , Road No.: , Samalka Village
Area of Property	2.00 Bigha 16.00 Bishwa 0.00

Money Related Detail

Consideration Value	5,800,000.00 Rupees — Stamp Duty Paid 348,000.00 Rupees
Value of Registration Fee	58,000.00 Rupees — Pasting Fee 100.00 Ruppes
Transfer Duty	174000 Rupees — Government Duty 174000 Rupees

This document of SALE SALE WITHIN MC AREA

Presented by: **Sh/Smt.** S K SETHI **S/o, W/o** N S SETHI **R/o** FLAT NO 42-C PKT-A MAYUR VIHAR PH-2 DELH 91

in the office of the Sub Registrar, Delhi this 25/06/2021 11:05:42AM day Friday between the hours of

Registrar/Sub Registrar
SR VIIA Sarojini Nagar
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri / Ms.
S K SETHI

and Shri / Ms.
NU STORES PVT LTD THRU JAGDISH YADAV

Who is/are identified by Sh./Smt./Km. HITESH BHARDWAJ S/o W/o D/o LATE DEEPAK BHARDWAJ R/o FLAT NO 311 NAVSANSAD VIHAR APTTS. PLOT NO. MIG-22 DWARKA ND 75
and Shri/Smt./Km VED PRAKASH S/o W/o D/o SHYO TAJ R/o VILLAGE NILAHERI 197 JHAJJAR HR 124149

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

For Nu-Stores Pvt. Ltd.

Director

Registrar/Sub Registrar
SR VIIA Sarojini Nagar
Delhi/New Delhi

Date 28/06/2021 13:05:46

THE SEAL OF DISTT. NEW DELHI SUB. REGISTRAR-VIIA

2185435302514

NOW THIS SALE DEED WITNESSTH AS UNDER:

1. That in pursuance of this Sale Deed and against the total consideration of **Rs.58,00,000/- (Rupees Fifty Eight Lakhs only)**, the VENDOR doth hereby sell, convey, assign and transfer his all rights, titles and interests in the aforesaid land (fully described above) together with all structures (pucca or otherwise), crops, trees, groves, tubewell, boundary, other movable attached thereto alongwith his all rights, title and interest including Bhumidari, cultivatory rights, to the VENDEE, absolutely and forever.

2. That the VENDEE has paid the aforesaid consideration of **Rs.58,00,000/- (Rupees Fifty Eight Lakhs only)** in the following manner: -

Amount	Ch./RTGS Nos.	Dated	Bank
Rs.5,00,000/-	355086	04.01.2021	Axis Bank Ltd.
Rs.15,00,000/-	UTIBR520210209 00359304	09.02.2021	-do-
Rs.37,42,000/-	355096	07.06.2021	-do-
Rs.58,000/-	1% TDS has been deducted as withholding taxes and will be deposited in terms of Section 194IA of the Income Tax Act, 1961		

in full and final payment to the VENDOR, and the legal receipt of the same is hereby admitted and acknowledged by the VENDOR in full and final payment towards the sale price of his rights, titles and interest in the aforesaid land.

3. That the VENDOR hereby explicitly admits and declares that having received the aforesaid consideration in full and final payment, now nothing is left due to be paid by the VENDEE to the VENDOR on account of sale consideration against the purchase of the said land, as the aforesaid consideration represents the full and final consideration for the transaction.

4. That with the execution of this sale deed all the rights, titles, interest, claim or concern of the VENDOR has ceased and the VENDEE has stepped into the shoes of the VENDOR forever. The VENDEE shall henceforth enjoy the rights of absolute ownership without any interference or objection from the VENDOR or any one else.

For Nu-Stores Pvt. Ltd.

Director

THE SEAL OF
DISTT. NEW DELHI
SUB. REGISTRAR-VIIA

5. That the VENDOR has delivered the proprietary and symbolic possession of the said land to the Vendee, as the physical possession of the land measuring 2 Bighas 16 Biswas of private land out of Kh.N.31//13 is with Mrs. Sharda Yadav (one of the director in NU-Stores Pvt. Ltd.) since 2009, and the Vendee is fully aware of it.

6. That the VENDOR has undertaken and assured the VENDEE that his right and title in the said land subsists and except the VENDOR none else including his legal heirs, representatives, etc. have any right, title, interest or claim whatsoever or howsoever in the said land and the VENDOR has full, unfettered and unrestricted right, power and absolute authority to sell, transfer, convey and assign the said land and he is fully competent to execute this Sale Deed and to sign all necessary documents in this regard.

7. That the VENDOR assure the VENDEE that he has legal, clear and marketable title in respect of the said land and the same is free from all sorts of encumbrances including but not restricted to prior sale, pledge, mortgage, charge, will, gift, exchange, lien, guarantee, surety, security, agreement, arrangement, power of attorney, proceedings, decree, trust, claim, *lispendens*, breaches, disputes, litigation, court injunction, stay order, notice, attachment, acquisition etc. and is not subject matter of any HUF, Trust, minors etc.

8. That the VENDOR has assured and undertaken to the VENDEE that there is no other subsisting agreement, arrangement, MOU, settlement, power of attorney etc. in respect of the said land or any part thereof with any person, authority, organization etc. and the VENDOR has further assured that he has neither done nor been party to any act whereby his rights, title and interest in the said land may, in any way, be impaired or whereby the VENDOR may be prevented from transferring the said land.

9. That the VENDOR has represented and assured to the VENDEE that there is no breach, violation etc. and he has not violated any of the bye-laws, rules and regulations etc. of any statute as applicable to the said land and have deposited all demands, dues etc.

10. That the VENDOR shall not act in contravention to this Sale Deed or evade any action that may put the VENDEE to any losses/ damages or which is detrimental to the interest of the VENDEE.

For Nu-Stores Pvt. Ltd.

Director

R

THE SEAL OF
DISTT. NEW DELHI SUB REGISTRAR-VIII

11. That there is no poultry farm, warehouse, cattle livestock, raising of grass on the said land. The said land is agricultural land.

12. That the said land has not been notified under section 4 &/or 6 of Land Acquisition Act, 1894, and/or under the provisions of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, either for the planned development of Delhi or for any other purposes. This Sale Deed does not contravene the provisions of the Delhi Land Reforms Act, 1954.

13. That the said land is being used for agricultural purposes and neither any notice u/s 81 of the Delhi Land Reforms Act, 1954, has been received nor any proceedings are pending in any court of law.

Relying on the aforesaid representation and believing the same to be true and acting on the faith thereof, the VENDEE has agreed to purchase the said land and the VENDOR does doth hereby indemnify and shall keep VENDEE indemnified for all losses and damages that the VENDEE may suffer because of any defect in the title of the VENDOR.

14. That all taxes, such as Municipal taxes, Land Revenues and other charges etc. has been paid by the VENDOR and VENDOR shall be fully responsible and liable for all such arrears, liabilities etc. related upto the date of possession. The VENDOR also undertakes that he will be liable and responsible for all the above payments even if any demand arises in future. Thereafter the same shall be paid and borne by the VENDEE.

15. That the VENDOR admits and confirms that after execution of this sale deed in favour of the VENDEE, the VENDOR has been left with no right, title, claim or interest whatsoever in the said land and the VENDEE has become the absolute owner thereof, for all intents and purposes and the VENDEE is fully competent and empowered to avail all benefits, rentals, deposits, accruals, enjoy the same as well as to transfer or alienate the same or any part thereof, by way of sale, mortgage, gift, collaboration, lease or otherwise deal with the same in the manner, they like, subject to Revenue Authorities/Tehsil's rules and regulations without any disturbance, hindrance, approval, objection or demand from the VENDOR or anybody else claiming under or in trust for him.

For Nu-Stores Pvt. Ltd.

Director

THE SEAL OF
DISTT. NEW DELHI SUB-REGISTRAR-VIII

16. That if in future the said land and/or any part thereof is acquired by any department, authority or government, in that case the VENDEE shall be entitled for all benefits, rights, claims, residuary rights, advantages and easements pertaining to the said land including the compensation of the same as well as the alternative lands/properties and the VENDOR shall have no claim whatsoever in this regard.

17. That in the event of any of the covenants, representations, undertakings, assurances etc. made herein by the VENDOR turning out to be incorrect or false or found contrary or the title of the VENDOR in the said land is found defective or if any one else claims adverse right or interest in the said land, then the VENDOR shall be liable and responsible for all the liabilities, risks, dues, losses, costs, expenses, claims, arrears etc. on whatsoever account or of whatsoever nature. In case the VENDEE suffers any types of losses, damages, costs etc. on their accounts or is deprived off from the whole or any part of the said land, in that event also the VENDOR shall be liable and responsible to make good and pay such losses, damages, costs, expenses, loss or profits etc, thus suffered /sustained by the VENDEE and he will keep the VENDEE freely, clearly and absolutely acquitted and exonerated and forever saved, defended, harmless and indemnified against the same and also compensate the VENDEE for the same. In addition to the same the VENDEE shall have right to take legal action against the VENDOR. The VENDOR and all kind of his moveable and immoveable properties shall be responsible to fulfill all the losses that may be sustained by the VENDEE. The VENDEE shall be fully entitled to proceed for all action, claims, dues, losses etc. against VENDOR, and none shall have any right to raise any objection against the same.

18. That the VENDEE can get the said land mutated/transferred in their own name in the records of concerned authorities, and as well as the meter, connections, facilities etc. related to the said land, wherever if so required, on the basis of this Sale Deed or its certified true copies, and the VENDOR shall be deemed to have given his "No Objection" in this regard and the VENDEE may also get new connections installed at the said land in their own name at their own costs and expenses. The VENDEE shall also be entitled for all the security deposits etc. made by the VENDOR and may derive all benefits and accruals thereof.

For Nu-Stores Pvt. Ltd.

Director

R

THE SEAL OF DISTT. NEW DELHI SUB. REGISTRAR-VIIA

19. That the VENDOR and all persons claiming under or through the VENDOR shall and will, as and when required by the VENDEE and at the VENDEE's costs, agree to do all acts and execute all documents and to present himself before the concerned authorities as be reasonably required by the VENDEE for more fully effectuating the sale being hereby made or for more fully owning and enjoying the said land or defending any action or proceeding concerning the same.

20. That any error or omission or mis-description of the property under sale regarding the numbers or any references to the number of documents, books, volumes or pages of Registrar's office, regarding the title deed of the said property shall not annul the said deed and if such error or miss-description is material one, the VENDEE will be entitled to get it removed by the VENDORS or his attorney(s) by obtaining further necessary deed of assurance or supplementary deed at the cost of the VENDOR.

21. That all the expenses of this sale deed viz. Stamp Duty, Registration Charges etc. have been borne and paid by the VENDEE.

22. That the parties are Indian Nationals.

23. That the Sale Deed is executed at New Delhi and Court(s) in Delhi/New Delhi, alone will have the exclusive jurisdiction over this Deed to the exclusion of all other courts and the Deed shall be set to any construed in accordance with the laws of India.

IN WITNESS WHEREOF THE **VENDOR** AND THE **VENDEE** HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS SALE DEED ON THE DAY, MONTH AND YEAR, FIRST WRITTEN ABOVE IN THE PRESENCE OF THE FOLLOWING WITNESSES;

VENDOR

WITNESSES: -

1.
Hitesh Bhardwaj S/o Late Sh. Deepak Bhardwaj
Flat No.311, Navsansad Vihar Aptts., Plot No.4,
Sector-22, Dwarka, New Delhi-110075
DL No.0920130218677

For Nu-Stores Pvt. Ltd.

VENDEE Director

2.
Ved Prakash S/o Sh. Shyo Taj
Village Nilaheri(197), Jhajjar, Haryana-124149
UID No.4018 5667 7391

Reg. No.	Reg. Year	Book No.
2514	2021-2022	1

Ist Party IInd Party Witness

Ist Party S K SETHI

IInd Party NU STORES PVT LTD THRU JAGDISH YADAV

Witness HITESH BHARDWAJ, VED PRAKASH

Certificate (Section 60)

Registration No.2,514 in Book No.1 Vol No 1,539

on page 82 to 90 on this date **28/06/2021 12:56:16PM** day Monday

and left thumb impressions has/have been taken in my presence.

Sub Registrar
SR VIIA Sarojini Nagar
New Delhi/Delhi

Date 28/06/2021 13:05:52

Govt. of NCT of Delhi

For Nu-Stores Pvt. Ltd.

ctor

THE SEAL OF DISTT NEW DELHI SUB-REGISTRAR-VIIA

2185151802514

FORM-A

1. Name of office of Sub-Registrar:- VIIA, Sarojini Nagar, New Delhi

2. Name and Father's name
3. &Add.ofTransferor — S. K. Sethi (Surender Kumar Sethi), Son of Shri N. S. Sethi, Resident of Flat No.42-C, Pocket-A, Mayur Vihar Phase-2, Delhi-110091

4. Name and Father'sname
5. & Address of Transferee — M/s. NU-Stores Pvt. Ltd., a Company duly incorporated under the Companies Act, 2013, having its registered office at N-1, BMC House, Middle Circle, Connaught Place, New Delhi, represented through its Authorized Signatory Shri Jagdish Yadav S/o Shri Umrao Singh,

6. If the property was transferred earlier (Yes/No)

(a) If yes, amount of consideration: Rs.

7. Amount of consid.of the present transfer: Rs.58,00,000/-

8. Other information:-

A. In case of Agriculture Land:-

i) Name of Revenue Estate	SAMALKA
ii) Name of the Village	SAMALKA
iii)Kh.Nos.	½ (one-half) Share in Kh.No.31//13(2-16),
iv)Area of Land under transfer	0.2916 Acre (approx.)

B. In case of non-agriculture land:-

i. Location of the property :-

(a) Name of the colony/locality
(b) Sl.No. of the colony/locality — NA
(c) Category of the colony/locality
ii. Area (in Sq. mtr.)

iii) Land use:-

(a) Residential-1
(b) Govt. Public Purpose-1
(c) Private Public Purpose
(d) Industrial-2
(e) Commercial-3

iv) Land marks, if any, with the help or such the property can be located :-

For Nu-Stores Pvt. Ltd.

Director

C. In case of built-up property other than flat:-

i) Total area of
ii) Land use NA

(a) Residential-1
(b) Govt. Public Purpose-1
(c) Private Public Purpose
(d) Industrial-2
(e) Commercial-3

iii) Total plinth area of the property:
iv) Plinth area under transfer in Sq. Mtr. NA
v) Year of construction
vi) Nature of construction

{in case of colonies falling in categories 'G' & 'H' please mention the corresponding value of the following types of structure applicable in your case.

Pucca - 1.0
Semi Pucca - 0.75
Katcha - 0.5

D. In case of Flats:-

i) Contructed by DDA/Co-operative Group Housing Society (CGHS)/Private builder .....NA.....

ii) Plinth area of the flat in Sq. Mtr. .....

iii)Whether number of storeys in the building of your flat exceeds four or not (Yes/No) .....

Signature of Transferor

VERIFICATION

We above named do hereby solemnly declare that what is stated above is true to the best of our knowledge and belief.

Verified today this 25th day of June, 2021.

For N[illegible] Stores Pvt. Ltd.

Signature of Transferee

Signature of Transferor

THE SEAL OF DISTT. NEW DELHI SUB. REGISTRAR-VIIA

424

T-13
3358
25-6-21

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

सत्यमेव जयते

e-Stamp

Certificate No.	:	IN-DL88707581266564T
Certificate Issued Date	:	23-Jun-2021 03:02 PM
Account Reference	:	IMPACC (IV)/ dl771803/ DELHI/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL77180376202991807888T
Purchased by	:	JAGDISH YADAV
Description of Document	:	Article 48 Power of attorney -SPA
Property Description	:	LAND AT VILLAGE SAMALKA NEW DELHI
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	S K SETHI
Second Party	:	JAGDISH YADAV
Stamp Duty Paid By	:	JAGDISH YADAV
Stamp Duty Amount(Rs.)	:	20 (Twenty only)

LOCKED

UID: 3703 4214 6895 ..... Please write or type below this line ..... UID 4348-8623-5080

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

THE SEAL OF
DISTT. NEW DELHI
SUB. REGISTRAR-VIII

(1st page being e-stamp No.IN-DL88707581266564T)

SPECIAL POWER OF ATTORNEY

This Special Power of Attorney is made and executed at New Delhi on this 21st day of June, 2021, by **Sh. S. K. Sethi (Surender Kumar Sethi),** Son of Shri N. S. Sethi, Resident of Flat No.42-C, Pocket-A, Mayur Vihar Phase-2, Delhi-110091, (hereinafter referred to as "the Executant"), in favour of Shri Jagdish Yadav, S/o Shri Umrao Singh, R/o 5, Avenue Casurina, Rajokari Village, New Delhi-38, hereinafter referred to as the Attorney.

WHEREAS I, the Executant, have sold out my rights, titles, and interest in Agricultural Land measuring 1 Bigha 8 Biswas, i.e. being ½ (one-half) Share in Agricultural Land total measuring 2 Bighas 16 Biswas, comprised in Khasra No.31//13(2-16), situated in the revenue estate of Village Samalka, Tehsil Vasant Vihar, New Delhi, (hereinafter referred to as the said land) alongwith the boundary wall and all other super structure thereon, and with all rights of ownership, possession, privileges, appurtenances, easements, patent or latent, enjoyed or reputed to be enjoyed in respect thereof to M/s. NU-Stores Pvt. Ltd., a Company duly incorporated under the Companies Act, 2013, having its registered office at N-1, BMC House, Middle Circle, Connaught Place, New Delhi, by way of Registered Sale Deed dated 21/06/2021.

AND WHEREAS I, the Executant, do hereby empower and authorize the aforesaid attorney to do the following acts, deeds and things in respect of the aforesaid land:-

1. To get the said land mutated in the name of the said purchaser in the records of the revenue and other concerned authorities on my behalf.

2. To withdraw the objection(s), if any, filed by me till at the time of seeking the mutation by the said purchaser(s) in the records of the concerned authorities, and the subsequent withdrawn objection(s), if any, by the aforesaid attorney shall be construed as to be withdrawn by me at that time.

3. To record statement, to file application & to sign the necessary documents, notices, 'P' Form etc., on my behalf for the mutation of the same.

RegNo. 424 Date 25/06/2021 11:35:31

Deed Related Detail

Deed Name	POWER OF ATTORNEY	SPA

Land Detail

Tehsil/Sub Tehsil SR VIIA Sarojini Nagar
Village/City Samalka Village Building Type
Place (Segment) Samalka Village
Property Type Khadar

Property Address House No.: , Road No.: , Samalka Village
Area of Property 1.00 Bigha .8.00 Bishwa 0.00

Money Related Detail

Consideration Value 0.00 Rupees	Stamp Duty Paid 20.00 Rupees
Value of Registration Fee 1,000.00 Rupees	Pasting Fee 100.00 Ruppes
Transfer Duty 0 Rupees	Government Duty 20 Rupees

This document of POWER OF ATTORNEY SPA

Presented by: **Sh/Smt.** **S/o, W/o** **R/o**
S K SETHI N S SETHI FLAT NO 42-C PKT-A MAYUR VIHAR PH-2 DELH 91

in the office of the Sub Registrar, Delhi this 25/06/2021 11:11:37AM day Friday between the hours of

Registrar/Sub Registrar
SR VIIA Sarojini Nagar
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri / Ms.
S K SETHI

and Shri / Ms.
JAGDISH YADAV

Who is/are identified by Shri/Smt/Km. HITESH BHARDWAJ S/o W/o D/o LATE DEEPAK BHARDWAJ R/o FLAT NO 311 NAVSANSAD VIHAR APPTS PLOT NO 4 SEC-22 DWARKA ND 75
and Shri/Smt./Km VED PRAKASH S/o W/o D/o SHYO TAJ R/o VILLAGE NILAHERI 197 JHAJJAR HR 124149

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Registrar/Sub Registrar
SR VIIA Sarojini Nagar
Delhi/New Delhi

Date 28/06/2021 13:04:04

THE SEAL OF DISTT. NEW DELHI SUB. REGISTRAR-VIIA

2185330200424

4. To do the needful, whatsoever may be required, for the mutation of the said property in favour of the said purchaser on my behalf.

5. To execute the rectification deed of the above said sale deed in order to rectify any typographical mistake/error, if any, and to get the same registered before the registered authority in my name and on my behalf.

I, the Executant, do hereby agree to ratify that all the acts, deeds and things got to be done by my aforesaid attorney shall be construed as the acts, deed things done by me, as if I would have been present personally.

IN WITNESS WHEREOF, I, the Executant, have executed this SPA at New Delhi on the day, month and year, first mentioned above, in the presence of the following witnesses:-

WITNESSES:-

EXECUTANT

1.
Hitesh Bhardwaj S/o Late Sh. Deepak Bhardwaj
Flat No.311, Navsansad Vihar Aptts., Plot No.4,
Sector-22, Dwarka, New Delhi-110075
DL No.0920130218677

ATTORNEY

2.
Ved Prakash S/o Sh. Shyo Taj
Village Nilaheri(197), Jhajjar, Haryana-124149
UID No.4018 5667 7391

Reg. No.	Reg. Year	Book No.
424	2021-2022	4

Ist Party

IInd Party

Witness

Ist Party S K SETHI

IInd Party JAGDISH YADAV

Witness HITESH BHARDWAJ, VED PRAKASH

Certificate (Section 60)

Registration No.424 in Book No.4 Vol No 180
on page 24 to 26 on this date **28/06/2021 12:55:23PM** day Monday
and left thumb impressions has/have been taken in my presence.

Date 28/06/2021 13:05:29

Sub Registrar
SR VIIA Sarojini Nagar
New Delhi/Delhi

THE SEAL OF DISTT. NEW DELHI SUB. REGISTRAR-VIIA

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